

El Dorado Realty, Inc.

NEIGHBORHOOD VOICE

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“Celebrating over 35 years of service”

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FROM THE DESK OF

RON BEELER

It is almost time for Halloween again, this year it's on a Saturday, so turnout may be larger than usual. However, I was disappointed last year, thinking that on a Friday the turnout would be much higher and we only had three kids show up. Let's see if I buy two bags of candy, I'll be overwhelmed with children and if I buy twenty bags, no one will come. I guess the best plan is to think two and buy twenty. I hope the reason for the low turnout has been the increased activity at the schools and parks, which is a very good thing and preferable to walking door to door. But I do miss seeing all the smiley faces and cute costumes. Cubberley is holding its annual "Fall Carnival" on Friday Oct. 30th from 2 pm to 5pm. They will be having a rock slide, pony rides and petting zoo, along with lots of other fun things

to do and eat. Come one. Come all.

Keller School has planned their annual "Trunks & Treats Event", where parents drive on to the grounds and pass out goodies from their car trunks. This is an event I have missed in the past and hopefully this year I can see how it works.

October 23rd 6:30 pm to 8:00 pm.

While on the subject of schools, I received word from Principal Spivey, at DeMille, that the Long Beach unified School Board has scheduled a meeting to discuss the status of plans for the conversion of De Mille Middle school to a thematic High school. Since hearing this from Principal Spivey, the meeting has been confirmed by Edith Martinez at the Long Beach School Board.

This should be an interesting meeting, and I hope many in the neighborhood will make an extra effort to attend. I had just about decided that all the petitions were in and it was time to submit them at an upcoming School Board meeting I am talking about the petition that would request the school Board to stop action on their plans until the neighbors were given a chance to hear full details of their plan. I received petitions with a total of 79 signatures, not overwhelming but certainly enough to make an

impression on the School Board. I encourage anyone with an opinion to attend, both pro and con, this is the neighborhoods opportunity to express their feelings about the plan.

DeMille High School Community Meeting

DeMille Auditorium

7025 Parkcrest Avenue

October 22, 2009

Thursday at 7:00 P.M.

I understand that the only work performed at the school, to date, has been to take soil samples at various locations around the campus. I had heard earlier that some of the class rooms had been modified to fit the demands of the Thematic school. This was evidently erroneous information. Principal Spivey tells me that DeMille enrollment is down from 900 in 2008 to 620 this year and will continue to decline in near term years.

I picked up the following "Lost Kitty" notice, on-line at <http://groups.yahoo.com/group/cliffmayranchos>, which by the way, is an interesting site to join for a lot of information

about our neighborhood. For those not using the internet I thought you would like to see this appeal for a good home.

Affectionate Cat Needs Loving and Peaceful home.



My name is Gimmee and I am an 8 year old female. I believe that I am part Burmese and I am a small indoor-only kitty who has been declawed on my front paws. I am very affectionate and just want to sit by you or on your lap. I enjoy closets and sunbeams. I need a peaceful environment as I have not had any other cat, dog or children in my home before. I do have asthma of which I have to take a one-a-day medication which I am good at doing with some tuna-juice!

The reason I am looking for a new home is that my prior owner just passed away a couple of weeks back, of brain cancer. She was a devoted mom and I stayed right by her side until her very last days. I have been very sad to have lost my only support system as I currently have no family to permanently adopt me - I am all alone!

I currently have a surrogate mom who is desperately trying to find me a home before she moves out of state in December. She cannot keep me.

Unfortunately, at that time I will have to go to a shelter or be put down.

Please contact Meyrna at 949-285-9074 if you would like to adopt me!

Our good friend, Carl Powell, has asked that we keep his Father in our hearts, as he has had to have surgery recently and is expected to have a tough recovery. Carl has been through a lot lately, but always prefers to work than sit around and worry about his family and all the things that have befallen them this last year. In truth, he is one of the prime motivators for me to write this newsletter, just to keep him busy delivering it.

Real estate continues to gain strength, especially in our neighborhood. There were ten homes in our immediate neighborhood that closed escrow between August 1st and Sept 30th. The top Rancho went for \$642,000 with a Carson Park getting \$550,000. These prices are comparable to the prices back in 2004/5 as the prices rose steeply and then in mid 2007/8 as they came down. So, once again, I feel comfortable that we are past the bottom and recovering from the recession in housing prices. During this same time period, there were eight homes that went into escrow, it will be interesting to see their final sales prices as they close escrow.

As I write this newsletter there is only one two-bedroom, one three-bedroom and two four-bedroom, or larger homes, available for sale in our neighborhood. This represents less than one-percent of the 1700 homes covered by the delivery of this newsletter, from Spring on the south to Parkcrest on the north and between Studebaker and Stevely.

Another sign of the growing recovery in our real estate market is the reduction in time on the market between initial introduction and accepted offers. Because of increased caution by Lenders, the time to actually close a sale is higher, so as a consequence homes only appear to be on the market longer. It is never a bad time to buy real estate when you are certain you will not have to sell when the market becomes saturated. Always think of real estate as a long term investment, and you will not go wrong.

FREE

PROPERTY

EVALUATION

NO STRINGS ATTACHED!

Evaluation compares the features of your home to recent homes sold and yields realistic Market Value through the Sales Cost Analysis approach.

Ron Beeler, El Dorado Realty Inc. (562) 243-0645 or 429-0686

I had hoped to have a new Rancho listing on the market by now, but the Owner has decided to rent the property for a while and see if the market won't give a better return on her investment. Disappointing for me, I was really looking forward to marketing the property. I get antsy, when I don't have listings in the neighborhood, so if anyone out there wants to be assured of an attentive Realtor, I am available, ready and anxious to be of service.

Speaking of rentals I saw this Ad in a recent e-mail:

3-Bdrm, 2-Ba, 1,456 sq.ft. Rancho, available October 1st. tiled floors, insulated roof, Central Air & Heat and freshly painted. Washer/Dryer, Stove, Refrigerator, Trash Compactor & Microwave. \$2300/Mo.

Call Georgine Pickering at (949) 307-5398.

My Daughter (a Foster Mother), recently introduced me to a program that I feel will allow me to “give Back” to our community in a very interesting way. CASA, Court Appointed Special Advocate, is a totally volunteer organization created for the purpose of serving as an advocate/friend of children in the care of the County. These children have been removed from their homes due to abuse or neglect or have abandoned by their parents. I am attending classes in Orange County and it seems incredible the number of children needing this type service. Last night I found that a young couple in the group were related to my favorite Escrow Officer, Jennifer Sterud, of Anchor Seaport Escrow, small world! Once I graduate, with 30-hours training and full background investigation, I will be asked to advocate for one, or sometimes two, children at a time. I will spend time with these children, hopefully gaining their trust and friendship, so that I can look out for their general well being and educational growth. My assignment will last a minimum of two years, but desirably until the children are returned to their parents, are adopted, or are emancipated. These children have many problems and they need at least one person in their lives who

is only interested in them and can provide friendship and guidance without any strings attached.

If any of you are interested in this type service, they hold frequent orientation meeting and I would be happy to provide details.

I got all excited this week when I received a letter from the City of Long Beach about a Public Hearing about a proposed 60-foot-high monopine (phoney Pine tree) consisting of twelve panel antennas (Cell phones etc.), one GPS antenna and eight equipment cabinets to be located at 3401 Studebaker. I envisioned the City placing the pole in the middle of the lawn in front of the Christian Science Church. When I called for information I was told that my worries were unfounded and that the pole was to be placed back in their parking area between two existing, 60 foot plus pine trees, so the installation should be barely noticeable. Good Planning!

I understand that the Good Neighbor Picnic was well attended by between 1500 & 2000 people. I hated to miss it but I was committed elsewhere. I hear the Chalk Art Contest went well and the Carnival games and food were great.

Experienced Tutor in Elementary Reading & English, also available for Child Care, House & Pet Sitting. Call Julie (Karen Ave.) at; (562) 425-0840 or 441-5777 (Cell)

Our Grandson, Dane, is visiting from Pennsylvania and he loves to take walks. Being somewhat cognitively challenged, he acts much younger than his actual age of twenty, but has a great sense of direction, so I let him take walks in the neighborhood, while I attend to other chores.. He is very

well adjusted and anxious to meet new people and see different places. As a sign of our time, however, his behavior and tendency to stop and stare at interesting houses, has raised some concerns. Because we have all heard the advice to be suspicious of strangers in the neighborhood, and this is wise, the police have been called to check on Dane a couple of times. The police are really responsive to this type call and show up almost immediately. Since Dane always carries identification and can provide our phone number, we are quickly called and can clarify the situation. The police are always very courteous and Dane is getting the message that when he walks in the city, he will attract unwanted attention if he loiters too long in front of someones home. He comes from a very rural community in Pennsylvania and has to be reminded that in the city, one has to act a little differently. The good news though is that he is learning and neighbors are taking the right action when they see someone or something unusual or suspicious in the neighborhood.

I hope everyone has heard, the Feds have strengthened the “Do Not Call” registry law to make offenders subject to a \$16,000 fine per call. However, the only way this law can be enforced is if people will call the FTC and complain about abusive callers. Two ways are available to report;

1. Donotcall.gov website.
2. (888) 382-1222

Hopefully this will work better than in the past, because I recently bought a device to screen calls to my home, that I am afraid causes some legitimate callers to pass on calling me at all?



384 Santiago Avenue, Alamitos Heights

Custom built, 5-Bedroom, 6-Bath, 4,400+ sq. ft. home in exclusive "Pill Hill" neighborhood adjoining Recreation Golf Course. This home is on an 8,100+ sq. ft. lot with Pool & Spa. This is truly a one of a kind home, call to day for a private showing.

Asking; \$2,000,000



5813 Oliva Avenue, Lakewood

Remarkable 3-Bedroom, One-Bath, 1,150+ sq. ft. home with a Swimming Pool. Upgraded Kitchen and Bath. Refinished Hardwood Floors. This is a Short Sale and should sell quickly.

Asking \$379,900



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