

El Dorado Realty, SoCal

NEIGHBORHOOD VOICE

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“Celebrating over 35 years of service”

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FROM THE DESK OF RON BEELER

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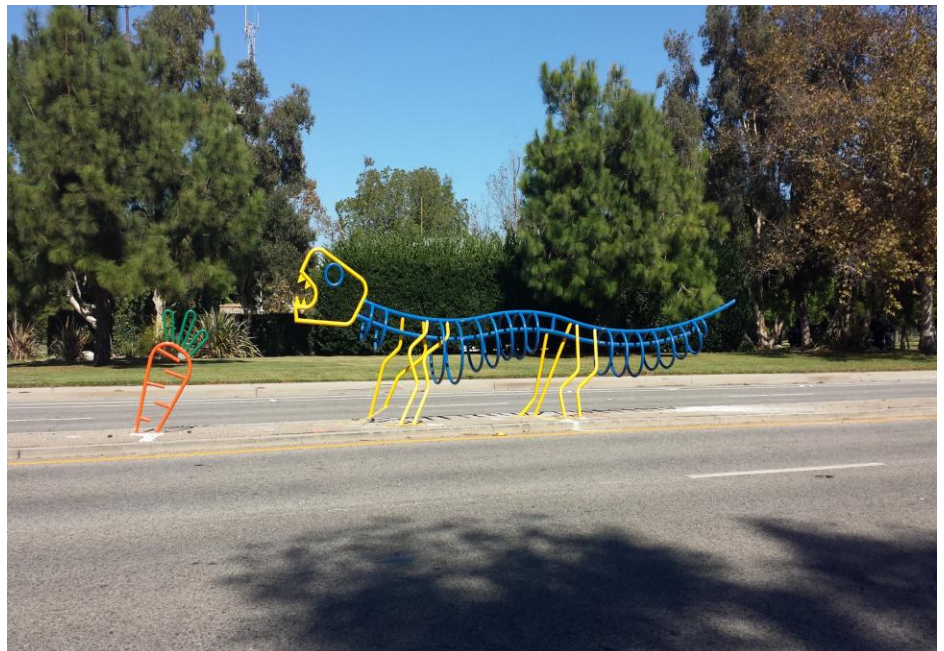
What in the world are those gigantic, skeletal like structures in the median along Wardlow Road, near the Fire Station?

Well I called Gerrie Schipski's office and was given the low-down. Because of continuing complaints from both sides of El Dorado Park about traffic speeders on Wardlow, the City Engineer's office has been trying to come up with a solution to slow traffic for some time. You may remember there was talk that the traffic signal, at the Fire Station, was triggered to turn red if speeders were sensed.

Evidently that wasn't too successful. Someone from the City Engineers office, just happened to notice that the City had a number of large skeletal looking bike racks in the warehouse that were not being used. Creatively the thought occurred that people driving along Wardlow might be curious about the objects and slow down to see what they were? I know I slowed down, in fact I stopped and took pictures. It crossed my mind that someone expected people to park their bicycles there? This made no sense at all.

It is important to realize that they were originally purchased through a State Grant, to the city some years back, to promote bicycle ridership in Long Beach, but the City ended up with too many so they have just been in storage all this time. The only cost involved was in getting them to the site and bolting them down to the median.

Let's give them a chance to work, and hope that nobody tries to park bicycles there, although that would really slow traffic.



HAPPY HALLOWEEN



A word to the wise, the coyotes are active in the neighborhood. One sighting recently was near Karen and Harco, where a small dog taken by a coyote possibly by jumping the fence from Volk Avenue into the backyard.

Well as winter approaches there are a few events occurring that I thought might be of interest to neighbors;

October 26th from 1 to 5 pm at the El Dorado Community Center & "Ghoul" Neighbor Park, there will be a Halloween Laser Show, Games, Crafts, Face Painting and a Bounce House. There will be "A-Scary-Um" Costume Contest for youth up to 10-years old. There will be an Aquarium Creature with a chance to win a Family 4-Pack to visit the Long Beach Aquarium of the Pacific. Also featuring a Carved & Decorated Pumpkin Contest.

At the same time, there will be a Halloween storyteller in the Library, followed by the movie classic "Abbott & Costello Meet Frankenstein" at 2-pm,

Later in the day, the movie "Young Frankenstein" will be aired at Sunset in "Ghoul" Neighborhood Park with Free Popcorn.



HOLIDAY "BONE-ANSA"

Join the "Friends of El Dorado Park" in a fund raising event, to raise money in support of the Dog Park. The event will be held in the Good (formerly Ghoul) Neighbor Park starting at 10 a.m.

Gourmet Food Trucks
Silent Auction
Raffle for a Kindle Fire
Come play in the snow and enjoy Christmas music with your friends and a live DJ.

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
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On to real estate, I know we are all interested in the state of property values, so it is with great pleasure that I publish my latest updated charts of home sales in the neighborhood, and when I say neighborhood, please remember I only show homes in our specific neighborhood from Studebaker Rd to Stevely Ave, and from Spring St. North to Parkcrest.

The trend continues to be hot, with limited homes available throughout the two tracts of

homes. I expect the growth to continue, albeit at a slower pace. As long as interest rates remain low, and they just fell back into the 3.0 range for 30-year loans, this month, the demand will outstrip availability.

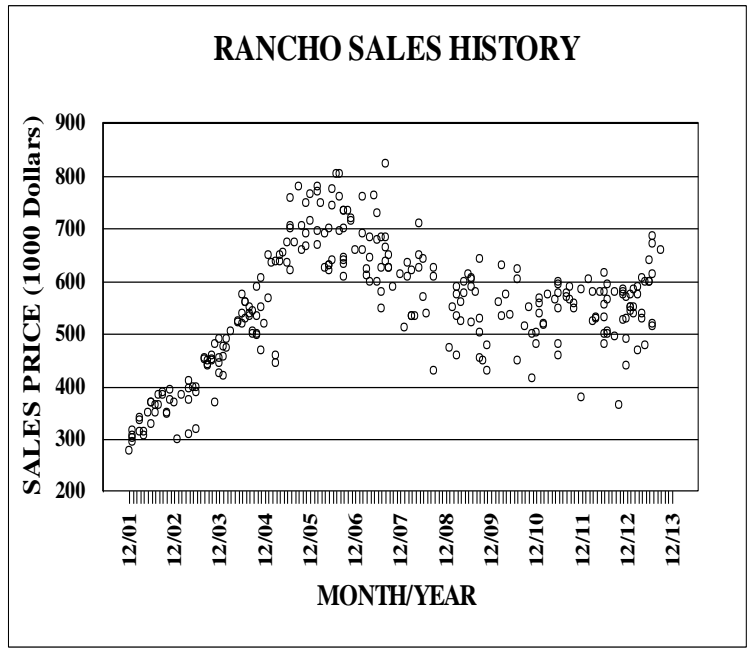
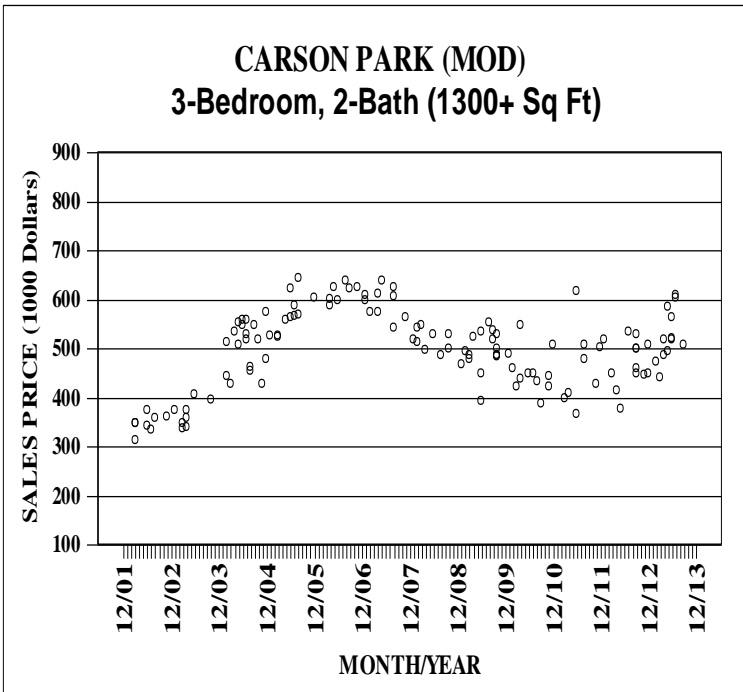
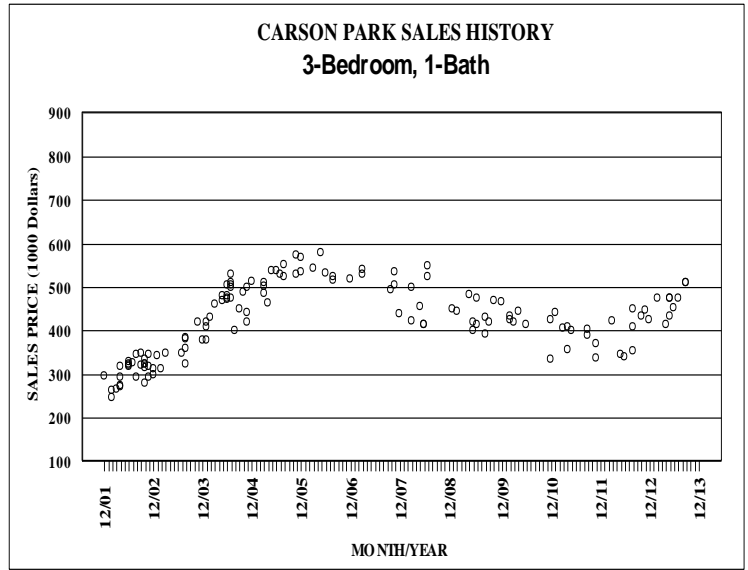
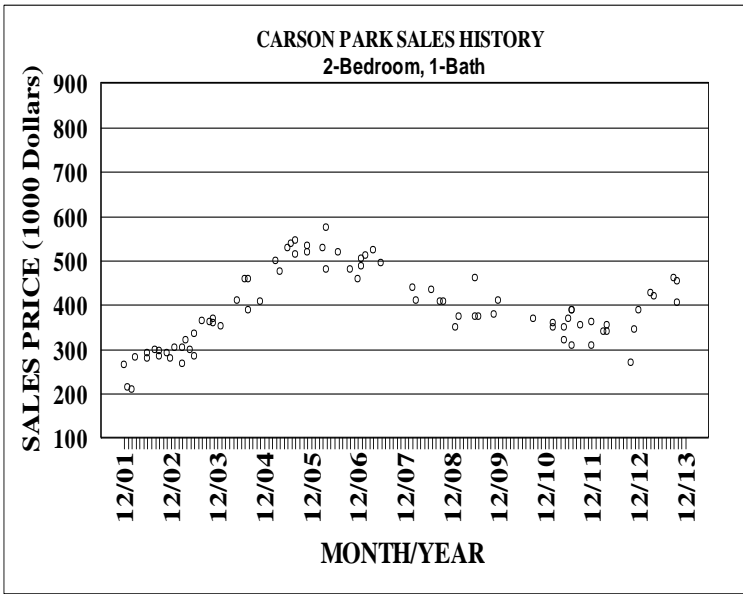
As usual there were not many two bedroom, 1-bath homes to work with, but the chart clearly shows a tremendous recovery in the prices of these homes.

The same goes with the 3-bedroom, 1-bath homes, more of which were available, just because there are more of these homes than any other.

Next come the remodeled/add-on homes in the 3 to 4-bedroom, 2-bath category. Here the range in prices is large due to differences in square footage and to the extent of remodeling some owners have put into their homes. We are really pushing towards the \$600,000 highs that we saw before the recession in 2007.

Finally, the Ranchos. The desire for the Cliff May designed homes just keeps getting stronger each year, and if you love them, you have to have one.

The range in prices is again large, due in fact to the features owners have incorporated in and out of the homes, i.e. gardens, pools and patios, all visible from the large quantity of windows found in these "Out Door Living" style homes, but not necessarily visible from the street. The privacy, offered by fencing in the front yards in many of these homes, is a big factor in their desirability.





El Dorado Realty SoCal Proudly Presents:

3779 Volk Avenue, Long Beach, CA 90808

(Corner Volk and Harco)

4-Bedrooms, 2-Baths, 1,477 Sq. Ft.

Located in the heart of the tract on an unusually large, 5,870 Sq. Ft., irregular shaped, corner lot. Tastefully modernized by the original owners, over the years. You will love this home! Call for private showing (562) 243-0645. Ask for RON.

ASKING PRICE: \$540,000



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