

# *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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There is no better incentive for me to sit down and prepare a newsletter, than to have it rain, something I wasn't sure we were ever going to see it again. My only hope is that a good portion of the rain we received on September 8<sup>th</sup> went in to our ground supply to help reduce our water shortage?

Hot topic in the neighborhood recently has been Coyote sightings and attacks. I hope many of you read a few of the comments from our neighbors on “Next Door Neighbor”, but just in case you have not become involved with this neighborhood chat line, I will duplicate a couple of interesting pieces in this newsletter.

“On July 6<sup>th</sup>, at approximately 6 a.m., Jane took Clara, our Golden Retriever, out for a short walk. Jane looked across Clark Ave. into Rosie the Riveter Park and saw a light colored dog being trailed by a coyote. Jane came back to the house and informed me of the situation. I quickly grabbed a leash and went back to the park. I saw a badly injured dog being cornered by, not one, but two coyotes. I put on my best “cop face” (I am retired CHP) and scared off the bad coyotes.”

The poor dog was bleeding under his chin and lay down from exhaustion. Not knowing if the dog would bite me if I approached him, I went back home and called Animal Control. They said they would get there as soon as they could. Fearing for the dog's safety, I returned to the park with not only a leash, but also a big bowl of water. I put the bowl of water down a few feet from the dog, then stepped back and stood still. The dog got up and shakily drank the whole bowl of water. Then he slowly approached me. I thought either I am going to be bitten or it will be OK. The dog kissed my lower leg then leaned heavily on me. I quickly put on the leash and slowly brought him to my house.

The dog had a collar on with two phone numbers. I had Jane call the first one and she got voice mail and left a message. I then told her I know it is early in the morning, but go ahead and call the second number. She got a very sleepy person on the line and explained the situation. The family was very happy to learn that their dog was here, injured, but safe. The dog's name was Luger and he had gotten out of the house and been missing since the 4<sup>th</sup> of July evening. The family lives close to Mezzanine and Bellflower. They thought he was gone forever and they would never see him again.

Luger's family quickly came to pick him up and a great reunion was observed. I advised then to take him to the vet right away to treat his injuries. They did and were told the injuries were severe to his throat area, left shoulder and left hip. Luger has recouped physically. He was a brave dog during his scary experience. I love a good ending! Not only did the CHP train me to protect people, I also protect dogs as well!”

Christine J. Crowthers

CHP Retired

Note: Chris, and her partner Jane, lived for several years, here in our neighborhood, in the 7000 block of

Keynote. They moved to a new home over on Peabody, near Clark.

The next communiqué came by way of the [CliffMayRanchos@yahoo.com](mailto:CliffMayRanchos@yahoo.com) and is rather graphic, so proceed with care. The incident is in our neighborhood, so it is of special importance.

Wednesday September 3<sup>rd</sup>.

“Let me preface this by saying I am giving details of the following so, as a neighborhood, we know what coyotes are doing and how they behave. If you have a weak stomach, you may not want to read further, but I know that two coyotes were on Lees Ave. at 4:30 a.m. a couple of Sundays ago and made off with an orange cat.

My neighbor’s son spotted two coyotes across the street from our homes on Sunday August 24<sup>th</sup> at 4:30 a.m. as he was packing up to go surfing. I live in the 3000 block of Lees Ave. He said one of the coyotes had a cat in its mouth. He scared the coyotes, the one momentarily dropped the cat on the sidewalk, which laid motionless, then he picked it back up and they both ran off with it to the park across Spring Street.

It was dark and he was obviously caught by surprise, but my neighbor’s son described the cat as orange on top and on its sides, with white underneath and white stripes going up its sides. He said he thought it had a fluffy coat. I’ve spoken with a few neighbors and the potential owner of the cat, so I think we know which one it may have been, since none of us have seen the cat for over a week (though that cat doesn’t have a fluffy coat)?

I thought this might be something neighbors would want to know. I’ve called the Long Beach animal Care Services and reported the sighting. Be aware of coyote activity in our neighborhood should you have outdoor pets. This is one of the many reasons why to keep your cats indoors.”

Neil

And this from Joe Sackett on Stevely, on Sept. 3<sup>rd</sup>, “A cat was eaten on Stevely, about four houses from Wardlow.”

We, personally, have taken new steps to keep our two cats indoors. We still let them out for a few hours in the late morning and get them back in by 4 p.m. They

never stayed out at night, but since I feel the critical time is from dusk to dawn, we just feel a little safer, it isn’t always easy, but worth setting a new routine.

Ok, how about some real estate news? The end of summer and the start of the new school year has seemingly put a damper on home sales in the neighborhood. I, just this last week, pulled my listing on Keynote off the market until Spring. The Owner was worn out waiting for the next Realtor to call and ask to show the property and, as things slowed down, it just got harder to put up with.

This was a great 3-bedroom, 2-bath home with a large Family Room, total square footage over 1,700 sq. ft. with all new windows, new central heat and very tastefully updated. The Asking Price had been lowered to \$585,000, and well worth every penny. I can still make this home available, so if you come across anyone looking for this size home, I would be thrilled to sell it, just give a shout.

You might remember I have had some trouble recreating my sales graphs for the homes in our neighborhood, due to the obsolete program that I had been using, Lotus 123, and having to learn to prepare them on Excel, well I am happy to say I have had some great help and I am very close to being able to publish them again. In the meantime our Pacific West association of Realtors has come up with some new tool to do a similar function. Charts can now be created to show the mean or average sale price of a particular size home, i.e.; bedrooms, baths, & square footage, on a monthly basis for a specific Zip Code in Long Beach.

Actually, if I can narrow down the Zip Code further, I should be able to restrict the charts to our neighborhood alone. However, in thinking about it, why should I limit the scope, maybe it is better to get the larger picture of home sales throughout the 90808 Zip code neighborhood?

Examples of the new charts are presented on the next page. I am happy to say, prices are back to the pre-crash levels reached in 2008. Sales since August have been slow, but that is not unusual for this time of year, what with last minute vacations and then the return to school.

I have worried that we were recovering too fast, and that may be another reason for the slow down here at the end of the year? As you will see our homes follow the trends reported for the entire City of Long Beach,

meaning that we are still competitive and will continue to see gains in our property values.

### CARSON PARK 2-Bedroom, 1-Bath

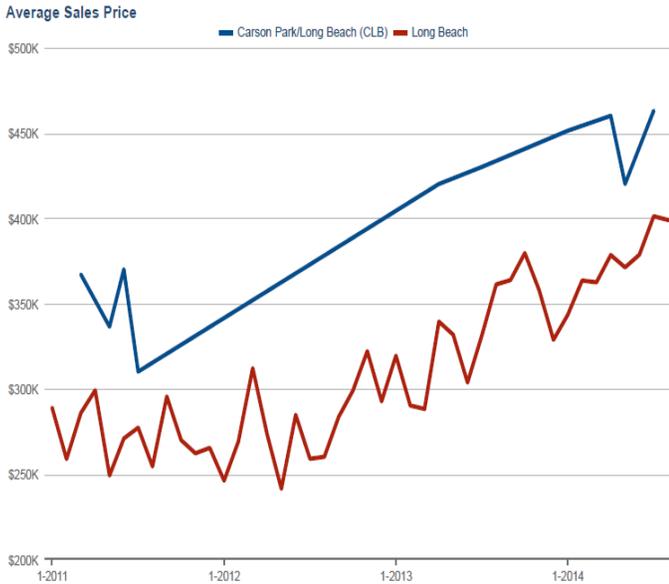


Chart (1) our old favorite, but few homes to base an average on, the 2-Bedroom, 1-Bath Carson Park Home. The upper line on these charts reflect the average price of homes of this type sold between January 2011 and September 2014, by month. The lower line in all these charts reflects the sales of similar homes throughout the city of Long Beach.

### CARSON PARK 3-Bedroom, 1-Bath

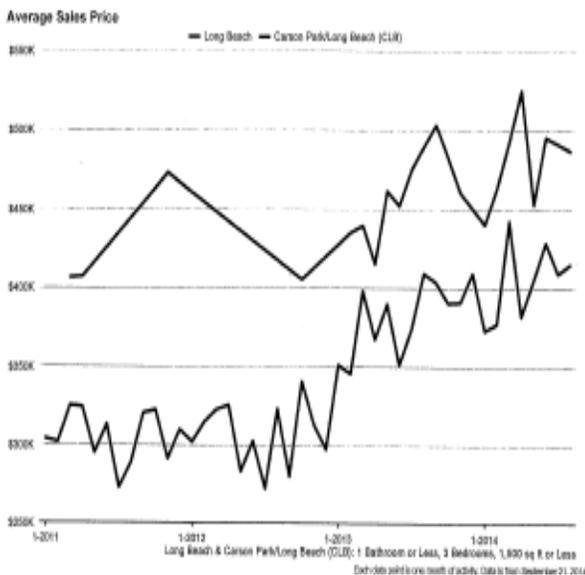


Chart (2) represents the average sales price by month for 3-Bedroom, 1-Bath, Carson Park Homes which closed escrow/sold between January 2011 and September 2014.

### CARSON PARK 3-Bedroom, 2-Bath

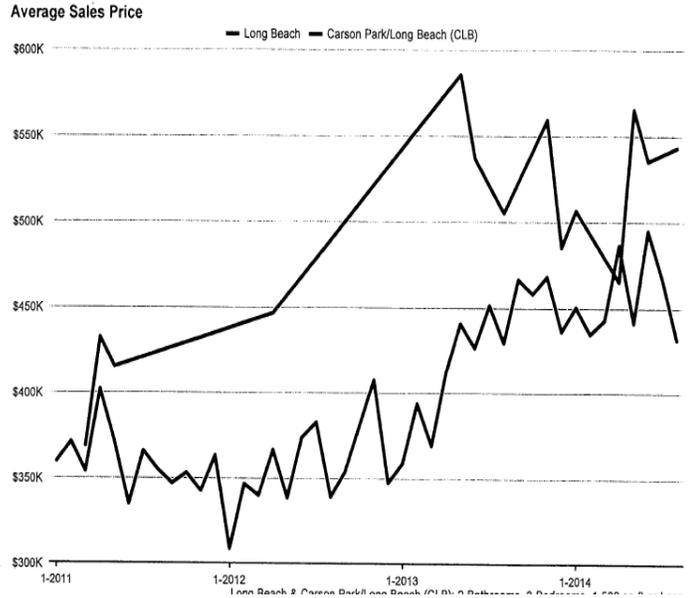


Chart (3) represents the average sales price for 3-Bedroom, 2-Bath, under 1,500 sq. ft., Carson Park Homes which closed escrow/sold between January 2011 and September 2014

### RANCHO 3+ Bedrooms, 2-Bath

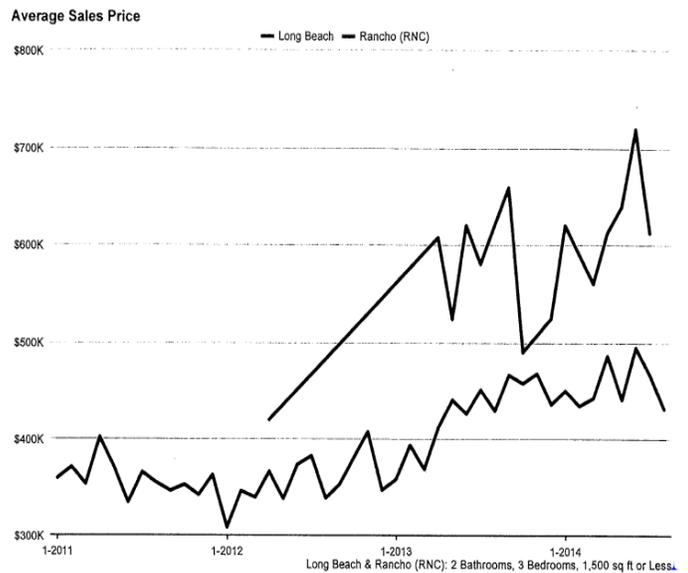


Chart (4) represents the average closed escrow/sold price by month for all Ranchos, under 1500 sq. ft., sold between January 2011 and September 2014. I am not sure why this chart doesn't show sales between January 2011 and about March 2012? Also, since the Ranchos are so unique, the lower line in this chart is not very significant, as it reflects all 3-Bedroom 2-Bath homes throughout the city. This is still a learning process and I will better at the process in time.



**CARSON PARK HOME** This property has been taken off the market, temporarily, to allow for the Owner to have a break from showings through the holidays, and to upgrade some features of the home. Look for the home to be back on the market in the Spring of 2015. The home features 3-Bedrooms, 2-Bathes, a large Family Room, with Fireplace, all new Dual Pane Windows and Central Heating. If you know of someone looking for a great home in the interior of the tract, please have them call me for more information.



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