



iLove Seaside Ranchos

Your Seaside Ranchos Online Neighborhood

Check out Bob's daily blog about Cooper, the cats, family and the neighborhood at:

"Please remember to call me first for all of your real estate needs and referrals."

www.iLoveSeasideRanchos.com

APRIL ISSUE



We had a welcome surprise for Spring Break as Eddie unexpectedly returned for 10 days. He was suppose to be in Florida with his baseball team playing in a tournament, but for some reason it was canceled and we flew him home at the last minute. Chicago is usually a reasonable plane fare as there are so many flights each day, but last minute during a holiday week was a challenge. It was great having Eddie home since we weren't expecting to see him for a couple of months. I picked him up late on the evening of the 21st and the picture is of his mom greeting him after walking in the front door around midnight. It had been an exhausting couple of weeks for Eddie staying up til 5 am each morning studying for finals. I was giving him wake up calls at 8 am his time to help him get his busy day started, as he was worn out. His first night back he slept until 1:30 pm the next day. Between his internship a couple of hours every day, pledging to get into his fraternity which was 6 weeks of studying, going to class, practicing two nights a week with his baseball team, and going to the gym most other evenings, the kid has a full dance card. It was my birthday the Monday before he arrived and Lisa and I were going to go out for a nice dinner, but when we found out Eddie would be in town, we waited until Saturday so the three of us could celebrate together. We went to Flemmings which is an incredible steak house and was quite a treat for us all.

Lisa threw a small birthday party for me on the 16th with just a few close friends over for an amazing dinner. Lisa puts on quite the spread. From appetizers to the many amazing deserts, it was an incredibly fun and delicious evening that put a bit of a dent in my diet. Our friends Jeff and Stephanie got the cutest puppy that Cooper was very intrigued by as you can see in the other picture. Cooper doesn't realize how big he is and that everything he does creates havoc for everyone around him. That puppy Cookie is so darn cute and sweet, but we couldn't trust Cooper with her so Cooper ended up locked in our bedroom most of the evening. It's not that he wanted to harm her in any way, but with his size it could have easily happened. Stephanie was hanging on to Cookie for dear life when Cooper was around trying to figure out how to get her to play with him.

ROSS FAMILY RECIPE FOR APRIL

Shrimp, Crab and Turkey Sausage Gumbo

1 lb. spicy turkey sausage	1/2 cup all purpose flour	1/2 tsp. salt
1 cup chicken stock	10 oz. frozen sliced okra	1 lb. shrimp
1/2 cup margarine	28 oz. can chopped tomatoes	1/2 cayenne (or more to taste)
2 garlic cloves minced	1/4 cup fresh parsley minced	1/2 cup chopped green onion
8 oz. can tomato sauce	1 tsp. dried thyme	1 tbs vegetable oil
2 bay leaves	1/4 tsp. black pepper	1 lb. crab (imitation ok)

Directions: Slice turkey in 1/2 inch pieces and brown in vegetable oil. When just brown, but not over cooked, add stock and turn off heat. Set aside. Make a dark brown roux with flour and margarine. Turn off heat and add frozen okra, onions, green pepper, celery and garlic. Mix vegetables into roux and let sit for 5 minutes. Turn on heat to a sauteing level and cook vegetables until limp. Add sausage with stock, tomatoes, tomato sauce, parsley, bay leaves, thyme, black pepper, and cayenne. Simmer 5-10 minutes, taste and adjust seasonings. Add shrimp and crab and continue simmering 5-7 minutes until fish is cooked. Serve over rice. Sprinkle green onion on top.

OUTSTANDING LANDSCAPING AWARD



Congratulations to the Mohammed family for winning the Outstanding Landscape Award for the month of April. They have done a wonderful job landscaping the complete corner of Warmside and P.V. Blvd where their home resides. The Mohammed family will receive a \$50 gift card to The Bluewater Grill in King Harbor, a wonderful seafood restaurant that Lisa and I both love. Please show your support and stop by and see what a lovely and extensive job of landscaping they have done at 22528 Warmside Ave. **Each month I will present this award along with a \$50 gift card to The Bluewater Grill as well as my Landscaping Award sign.. Each month I will present this award along with a gift card to the Bluewater Grill as well as my Landscaping Award Sign.**

FEBRUARY GIVEAWAY WINNER

The winner of the \$100 Trader Joe's gift card was Madeline Van Leuvan on Kathryn Ave. Congratulations!

\$100 MARCH GIVEAWAY

I am now giving away one \$100 Trader Joe's Gift Card each month. **All entries need to be in by April 30th. You can enter by emailing me at iLoveSeaside@aol.com or call me at 310-871-6184.** All entries must include name, address and phone number to be eligible. **Good luck!**

WHAT IS MY HOME WORTH?

Call or email me and I will be happy to provide you with a complimentary market analysis. You will get a net sheet reflecting an estimate of all of your closing cost along with my estimate of your check at the close of escrow. Please consider my more than 20 years of experience, local knowledge and Seaside residency when you are ready to market your biggest asset. Find out why your neighbors have repeatedly chosen BOB ROSS when they are ready to market their homes.

BOB ROSS Seaside REAL ESTATE Update

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Seaside REAL ESTATE Update

BOB ROSS

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Your Seaside Neighbor and Realtor

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RECENT SEASIDE ACTIVITY

Current Listings*

Address	Approx Sq Ft	Bd/Ba	DOM	Asking Price
22815 Anza Ave	1080	3+1	14	\$619,900
23115 Doris Way	1243	3+1	3	\$849,000
22328 Shadycroft Ave	2700	3+3	10	\$1,079,000
5107 Sharynne Ln	2034	3+3	11	\$1,199,000
5228 Vanderhill Rd	3384	4+4	16	\$1,500,000

Overall Recent Seaside Sales*

Address	Approx Sq Ft	Bd/ba	DOM	Sales Price
4404 W 234th St	1516	3+2	25	\$467,000
23023 Anza Ave	1500	4+2	8	\$640,000
5018 Sepulveda Bl	2372	4+3	225	\$750,000
22532 Leyte Dr	2091	4+2	8	\$832,500
22419 Warmside Ave	3842	4+3	20	\$1,200,000
23060 Doris Way	5223	5+7	50	\$1,637,500

Your home has appreciated significantly over the past 15 months. With little inventory and lots of buyers for the area, it's definitely a sellers market. If you owe more money on your home than it's worth, have a notice of default, or you are not sure of the current value, I can help. Do not walk away from your home. A foreclosure can cause 10 years of damage to your credit while a properly executed short sale can allow you to rebuild your credit in two years or less. Or, if you are retiring and thinking about taking your equity elsewhere, you might be able to take your low tax base with you to your new location. If you are doing estate planning, your parents or spouse have passed away and you need a valuation on your home for tax purposes, don't spend \$500 on an appraisal when I will do it without cost or obligation. If you need a referral for a reputable trades person or mortgage broker, I can also help. Please call me first for all of your real estate needs and referrals. I'm an invaluable real estate resource.

THE ROSS REPORT

The Case-Shiller 20-City Index rose by 1.0 percent in January, its 12th consecutive monthly increase. Prices are now up by 8.1 percent from their year-ago levels and have risen at a 10.8 percent annual rate in the last three months.

Other housing data continue to be overwhelmingly positive. February new home sales were down somewhat from January but were still 12.3 percent above their year-ago level. There was a similar story with existing home sales, which edged up slightly from January's levels. Existing home sales for the month were 10.2 percent above year-ago levels. February housing starts were up 0.8 percent from January and 27.7 percent from year-ago levels. Single family starts were up 0.5 percent for the month and 31.5 percent from year-ago levels.

While this come back in housing is impressive, it is important to realize that the rapid growth is starting from very low levels. Starts peaked at over 2 million in 2005; the 917,000 annual rate for February was still less than half of the bubble level. It is reasonable that starts will continue to increase over the course of the year, as vacancies are falling back to more normal levels. However the vacancy rate still remains at unusually high levels. Furthermore, it is not plausible that starts will go back to their bubble pace.

In the Seaside area there were 6 sales in the last 30 days and 15 over the past 90 days, similar numbers to last months report. The 15 sales totaled \$10,947,000. This is an average of \$729,800 for a 1815.26 square foot home that was on the market 56.53 days averaging \$402.03 per square foot.

When it comes to your real estate business and referrals, please remember, nobody works Seaside harder or better than Bob Ross. I enjoy giving back to our community with local Team Sponsorships, Monthly Giveaways, the Landscaping Award, Local Information and Updates, and most recently the creation of our New Interactive Neighborhood Website www.iLoveSeasideRanchos.com, which is now on line.