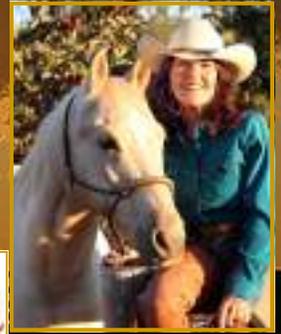


# EQUESTRIAN & Real Estate News



*Devon Carter Camilleri*

*Recognized, Respected, Recommended*

*January 2013*



★ *Dear Family & Friends,*

★ *Once again it is that time of year for reflection and looking forward to the goals we hope to accomplish in the New Year. I am happy to have the opportunity to stay in touch with each of you and hope that the information my assistant, Jennifer Lego, and I send you throughout the year is useful and fun. And by-the-way, after 6+ years of new articles each month, we are always ready to hear your suggestions.*



★ *Did anyone take my advice and write down your goals in the first person, dated Dec. 31, 2012 at the beginning of last year? Someone told me "goals are dreams with deadlines." If so, have you checked to see how many of those dreams may have just "come true?"*

★ *I am blessed to have my health, family, friends and home after a year of very trying times for so many. I am very thankful to be in a business that allows me to help others with some of the most difficult challenges of their lives. As I continue to consult with families that face foreclosure, eviction, loss of a job and worries about cuts in their schools and health care, I realize that bravery shows itself in many ways. A natural disaster is not the only time individuals show resilience and strength. I am humbled by those who have come to me for help and I work toward the best possible solutions for them. None of us want to "need help", but I too, don't shoe my own horses.*

★ *Through all of the trials that we face we should to be thankful for that which we do have and not lose hope for a better tomorrow. If I can be of any help to you in the new year, please allow me that opportunity.*

*God Bless you, your family and our country,*



## January Equestrian Events

**Jan 5 & 20, Lake View Terrace - How to Train Your Horse 101 (Brand New Courses)** - Celie Weston Horsemanship and Summer Hawk Ranch have joined forces to deliver three 8 week courses in how to train your horse from beginning to advanced! Starting with ground work and ending with advanced riding exercises, these courses will give you all the tools you need to train your horse to be safe, soft, supple and just an absolute blast to ride. Participants will receive a "certificate of completion" after successfully completing each course level in theory and practice. The courses each span over 8 weeks, one session per weekend and each session lasts approx. 3 hours. For ONLY \$50 per session (\$400 in total), you receive 3 hours of training! This amounts to an amazing price of \$16 per hour - a deal we guarantee you won't be able to find anywhere else!!! Course 1 starts December 15th from 2pm to 5pm. For more information please contact Celie Weston Horsemanship at 818-862-7785 or [celiewestonhorsemanship@gmail.com](mailto:celiewestonhorsemanship@gmail.com). Hurry to sign up as spaces are limited and be sure to Join our new Facebook Group Page "How to train your Horse 101" for more training tips, helpful discussions and inspiration.

**Jan 25-27, Pomona - Sierra Empire Arabian Horse Association 38th Annual Horse Show**, Pomona Fairplex. Over \$7500 in cash and prizes, Increased prize money in performance classes, Prize money to Halter Champions, Jackpot classes--winner takes all. We welcome Rob Hess Photography. Every horse entering the fairgrounds must have a health certificate dated within 72 hours of arrival. They will be checking at the guard towers. Premiums will be available online November 5, 2012 . For more information contact our Jackie Williams 760-868-4405 [www.sierraempireaha.org](http://www.sierraempireaha.org)

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If you have an event that you would like me to include in an upcoming newsletter, email me the information at

**[Devon@RanchAndEstateHomes.com](mailto:Devon@RanchAndEstateHomes.com)**

## FOR A LUCKY NEW YEAR

*Traditionally, it was thought that one could affect the luck they would have throughout the coming year by what they did or ate on the first day of the year. For that reason, it has become common for folks to celebrate the first few minutes of a brand new year in the company of family and friends. Parties often last into the middle of the night after the ringing in of a new year. It was once believed that the first visitor on New Year's Day would bring either good luck or bad luck the rest of the year. It was particularly lucky if that visitor happened to be a tall dark-haired man.*

*Traditional New Year foods are also thought to bring luck. Many cultures believe that anything in the shape of a ring is good luck, because it symbolizes "coming full circle," completing a year's cycle. For that reason, the Dutch believe that eating donuts on New Year's Day will bring good fortune.*

*Many parts of the U.S. celebrate the new year by consuming black-eyed peas. These legumes are typically accompanied by either hog jowls or ham. Black-eyed peas and other legumes have been considered good luck in many cultures. The hog, and thus its meat, is considered lucky because it symbolizes prosperity. Cabbage is another "good luck" vegetable that is consumed on New Year's Day by many. Cabbage leaves are also considered a sign of prosperity, being representative of paper currency. In some regions, rice is a lucky food that is eaten on New Year's Day.*





### Hacienda With Equestrian Business Allowed, Bosnall

4,960 Sq. Ft. Hacienda style home on 5.82 Acres, has 6 Bedrooms / 4.5 Baths. Equestrians will appreciate the turn-key facilities: privately gated, lush landscaping, all MD barns match (total 14 shedrow barn stalls), 1 grass pasture, indoor & outdoor wash racks, 1913 sq ft MD hay/storage barn & 3034 sq ft MD utility building with 12'x 24' office, separate trainer/ranch hand quarters with porch, septic & private lawn. Includes .23 acre lot for total 6.05 acres. Room for arena & paddocks. Some areas recently used as Organic produce farm.

*Offered at \$789,500*

## Available Properties



**Equestrian Estate, Fallbrook** - 3.35 Fully Fenced Acres in the Rolling Hills area of Fallbrook, 3,261 Sq. Ft., 4 Bed /4.5 Baths, Maids Quarters with Kitchenette & Full Bath, 4 Stall Barn, Turn Outs, Tack Room, Feed Room, 2nd Barn with 2 stalls, 3 large Pastures, Auto Waterers, White PVC Fencing, Well, 1/5 mile trail around the entire property, main entry gate & separate service entrance.....**Offered At \$1,150,000 to \$1,250,000**



**Twin Oaks Valley Beauty, San Marcos** - 3.07 Acres, Sprawling Single Level, 4 Bedroom / 4 Bath, 3,461 Sq. Ft., Double Maple Entry Doors, Tile Floors, 10 Ft. Ceilings, Pool/Spa, Kitchen has Granite with stainless sink & appliances, French Doors, Covered patio, Gazebo, Horse facilities include: Arena, Tack/Feed Barns, Grass Pasture & separate service entrance. Room for horse trailer & truck parking.....**Reduced!! at \$799,900**



**4+ Acre Equestrian Beauty, Valley Center** - Single Level, 4 Bed / 3 Bath, 3,215 Sq. Ft. home, views, hardwood & travertine flooring, 2 fireplaces, large covered patio, formal dining room, gourmet kitchen, Master retreat, Dressage Arena, Round Pen, 2 Covered Paddocks, Hay Shed, Tack Shed, 3 Grass Pastures with vinyl fencing, Detached Workshop, Orange Grove, Lots of room for more, fully fenced...**Offered at \$721,500**



**Historical Adobe Home, Valley Center** - 3 Bed / 3 Bath, 3,286 Sq. Ft. on 3.07 Fenced Acres, Upgraded Home, New Master Suite, Vaulted Wood Beam Ceilings, Saltillo Tile, Bedroom Loft w/ Bath, Large Garden, Detached Structure Can Be Converted to Guest Quarters, 3 Car Detached Garage, Horse Facilities: 2 turn outs w/ automatic waterers & 5000 gallon water tank, room for an arena.....**Offered at \$700,000**

**Buy This House & Seller Will Carry Financing on Adjacent Lot**



**Prime Equestrian Lot, Valley Center** - Contingent on sale of home lot, 2.67 Fenced Acres, 4 stall Barn, one stall oversized for foaling, feed storage, tack room, fly system & lights in each stall, 600 ft. well, large arena w/ vinyl fencing, round pen, 4 corrals w/ shed covers & automatic waterers, grain hopper, turn-out pasture w/ v-mesh, Room for RV and/or living quarters trailer & dump station....**Offered at \$185,000**

**LOT AVAILABLE: 9.38 Acre Lot - Valley Center** - All Flat & Usable, Horses Allowed, L Designation, Perfect Property for Horse Ranch, Secluded but Close to All, Studded w/ California Coastal Oaks, Stream on Property Line, Permitted 2,620 Sq. Ft. High Steel Construction Tractor/Equipment Barn, Water Meter, Seller May Carry 1st Deed.....**Reduced To Sell!! \$399,500**

For a private viewing of any of these homes or to receive a FREE market analysis on your home call Devon at (760) 522-8559

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**DRE #01047285**



My business is built on your referrals! I focus 100% of my energy on my clients and in return I depend on you to refer your family and friends to me. If you are genuinely pleased with my services, the greatest compliment you can give me is a referral. Referrals are what determine my success ... one home at a time, one friend at a time, one client at a time. I thank you for your trust and sincerely hope you will tell your friends, family, neighbors and co-workers about my services. If you know someone who is thinking of selling or buying a home, please have them call me at **760.522.8559**

*Thank You For Your Referrals!*

*Most folks are like a barb-wire fence, they have their good points.*

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—Unknown

# The REAL ESTATE Corner

## 10 Musts When Hiring A Home Improvement Contractor

The Contractors State License Board provides this 10-point checklist for hiring a contractor:

1. Hire only state-licensed contractors.
2. Ask to see a copy of the contractor's license and insurance and check that the contractor's license is in good standing at [www.cslb.ca.gov](http://www.cslb.ca.gov).
3. Get at least three bids.
4. Get references from each bidder and take the time to check out their work.
5. Make sure the details of the project and the payment terms are in writing.
6. Confirm the contractor's liability and workers' compensation policies are active and the coverage amounts are adequate by calling the insurance companies.
7. Don't pay more than 10 percent of the contract price or \$1,000; whichever is less, as a down payment.
8. Progress payments should not get ahead of the work.

9. Keep a job file containing all relevant paperwork, including the contract and record of payments.
10. Do not make the final payment until you're satisfied with the job, including cleanup.

A tradesman doing a job for less than \$500 in labor and materials is not required to be licensed. A solo licensed contractor doing his own work without any employees is not required to carry a workers' compensation policy.

So if you're hiring a contractor for a job costing more than \$500 or he has employees, make sure he has the proper license and adequate insurance or realize you may have to pay the piper.

