

EQUESTRIAN & Real Estate News



Devon Carter Camilleri Recognized, Respected, Recommended July 2012 Issue

Hiring A Horse Sitter

Truly, it is an understatement to call hiring a horse sitter difficult. You know how hard horses are to take care of because you do it every day. How can you possibly trust someone else to be able to handle all of the what-ifs that go along with the care of your animals? Here are some guidelines to help you find someone good so you can enjoy wherever it is you are traveling to.

Where to Look

Start by asking your local vet, farrier, trainer or horse supply store for recommendations. Also consider contacting a local vet school for students, a little medical training is always a plus. If those don't work for you, try online. Many horse directories will have listings for horse sitters.

What to Look For

A personal recommendation from someone you know and trust would be first and foremost. Again, that can't always happen so start by searching the professionals.

Someone with an established business has a higher likelihood of being stable and trustworthy. Even better if they are insured which eliminates paperwork headaches on your end. Important to remember that the horse sitting services may cost more initially, but when you consider all of the small issues involved, in the long run they may be a better value.

What to Ask

This is common sense and specific to your needs in many ways. Do you have an entire farm to manage, or do you just need someone to feed your horse treats at 3pm every afternoon?

Important to remember:

- Check References - Speaking to former clients is one of the best ways to evaluate your perspective sitter.
- The Bonding Myth - Bonding is designed to protect employers from employee theft - it is not set up to help the client (i.e. you on your vacation).
- Insurance is more important - CYA, if the sitter or any of your animals are injured. Only hire a sitter with insurance certification.
- Amount of horse experience - Having experience with large and unpredictable animals lowers the risks involved and provides your animals a higher standard of care. Experience with injury - Can mean the difference between a sore foot and a large vet bill.

What to Require

Before you start signing paperwork and writing checks, it's a good idea to do a trial run with your potential candidate. This allows you to go through the motions of your routine and explain the process, it also gives you a chance to watch your candidate interact with your animals. Trust your animal's judgment of the people you interview.

Once you've made the decision there are three things you need

1. Someone near who you can trust to be around should your sitter need some local help (or can't get a hold of you right away).
2. A contract that details liability responsibility should anything happen while your animals are in the care of another.
3. All of your sitter's contact details.

How to Prepare

Make things as simple and obvious as possible for someone walking into your routine. This saves them time, confusion and frustration and lets you map out your routine in it's simplest form.

Key Essentials

- Label stalls - with the animal's name and important information. Post emergency contact numbers - Yours, the vet, the farrier, your local contact.
- Label all foods & important meds - Give specific details. Insurance - Understand your policy regarding property and your animals.
- Notify key people - Let your vet & farrier (and of course your local contact) know the dates you will be gone and make sure your animals can be treated for emergency in your absence.

What to Provide

This list has the potential to become very long, be reasonable and organized.

Be sure to pay well - You get what you pay for. Put together a notebook - Keep everything together, make it easy to use and include the following:

- Daily task list and feeding schedule.
- A page for each animal with description, illnesses, allergies, quirks or special instructions.
- A list of people allowed access to your property, animals & equipment and who can do what.
- Any vital information about the property itself.
- Another list of emergency contacts (pays to be over cautious with this info).
- Some specific contact instructions, and a general idea of what warrants a call to you and what your local contact can handle.

by The Equinest www.theequinest.com

My personal recommendation for a great horse sitter is:

**Tricia's Equine & Critter Sitter
All Animals Welcomed**

**Tricia Thompson, Animal Care Specialist
Serving Fallbrook, Bonsall & Temecula
tcrittersitter@yahoo.com - 760-420-2778**

July Equestrian Events

- **July 1, Temecula** - AQHA Reining and Trail Special Events, for more info www.scpa.net
- **July 1, Morro Bay** - Application Deadline for 2012 Miss Country Western USA , Event Date is August 10th-11th, www.CountryWesternPageant.com
- **July 1, Murrieta** - Southern California Professional Horseshow, Murrieta Equestrian Center
- **July 4, Poway** - Polo Fun Day, www.pvra.com
- **July 8, Vista** - Horse Show #3, Vista Palomar Riders, Virginia Mulvaney 760-803-370 or email vmulvaney@cox.net
- **July 8, Poway** - Jumping Clinic - Tamra Smith, www.pvra.com
- **July 14, Poway** - Open Show, www.pvra.com
- **July 14-15, Del Mar** - Showpark County III Horse Show, Fairgrounds Horsepark, <http://www.showpark.com>
- **July 14-15, Hemet** - California Guest Ranch Saddle Series, Reed Valley Ranch, www.SherylLyndeClinics.com
- **July 14-15, Woodcrest** - Dressage Clinic & Open House with Elizabeth Poulin, Liston Stables, www.ListonStables.com or call Venice 951-789-6225, 951-660-7442
- **July 15, Poway** - Dressage Show, www.pvra.com
- **July 15, San Marcos**, Hunter/Equitation Jumping Schooling Show, Los Vallecitos Riders
- **July 18-20, Del Mar** - Showpark Summer Festival Horse Show, fairgrounds horsepark, www.showpark.com
- **July 22, Temecula** - AQHA Reining and Trail Special Events, for more info www.scpa.net
- **July 22, Poway** - Hunter Jumper Show, www.pvra.com
- **July 28, Poway** - Gymkhana (Night), www.pvra.com
- **July 25-29, Del Mar** - Showpark Racing Festival Horse Show, fairgrounds horsepark, <http://www.showpark.com>
- **July 28-29, Vista** - Southern Horseman's Council Show, www.vistapalomarriders.com
- **July 31-Aug 5, Del Mar** - Showpark August Festival Horse Show, fairgrounds horsepark, <http://www.showpark.com>

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

Devon@RanchAndEstateHomes.com

Hot Spots for 4th of July Fireworks

The Port of San Diego will be hosting the Big Bay Boom, the city's largest fireworks display spanning five beautiful bay front locations. **San Diego's Big Bay Boom begins at 9pm.**

Shelter Island: Catch the fireworks from this small and intimate beach spot. Shelter Island is a narrow strip of land located on Point Loma's bay front. 2071 Shelter Island Drive, San Diego, CA 92106

Harbor Island: Located near the San Diego International Airport, Harbor Island is a prime waterfront location to watch the fireworks and enjoy San Diego's bright city skyline. 2040 Harbor Island Drive, San Diego, CA 92101

Embarcadero: Located behind San Diego's convention center, the embarcadero is another gorgeous bay front location to catch the firework show. There is plenty of parking nearby in the Gaslamp Quarter and during the day you can enjoy walking around the shops and restaurants in downtown. 1325 Pacific Highway, San Diego, CA 92101

Seaport Village/Coronado Landing: One of San Diego's favorite local attractions is Seaport Village. 809 W Harbor Dr # A , San Diego, CA 92101

Imperial Beach Pier: Folks living in South Bay, can catch the Big Bay Boom fireworks display from Imperial Beach Pier. 2 Elder Avenue, Imperial Beach, CA 91932

San Diego County Fair: Enjoy a full day of patriotic festivities, live music, entertainment and of course delicious fair food and fast coasters and rides. Join Catch their grand 4th of July fireworks display starting at 9pm.

SeaWorld: SeaWorld San Diego is known for its spectacle shows and summertime fireworks show - "Into the Blue," but the 4th of July is especially breathtaking. With the San Diego bay as its backdrop, visitors will be treated to a magnificent fireworks display. Seaworld's fireworks show is at 9:30pm.

Hornblower: Grab a front row seat right under the action and enjoy a romantic cruise for two. The San Diego Hornblower will be hosting the "Fireworks Dinner Cruise Celebration." Enjoy a scenic three hour cruise aboard a grand yacht, gourmet buffet dinner, wine and cocktails, live music, dancing and more. At night, guests will have the best view to the Big Bay Boom Fireworks Show.





Perfect Horse Property & Seller Will Carry Back

All Flat & Usable Land, 9.38 Acres, Horses Allowed with L Designation, Perfect Property for the Horse Ranch You've Always Wanted, Secluded but Close to All, Studded with California Coastal Oak Trees, Stream on Property Line, 2,620 Sq. Ft. High Steel Construction Tractor/Equipment Barn, Water Meter.

Offered at \$399,500

Available Properties



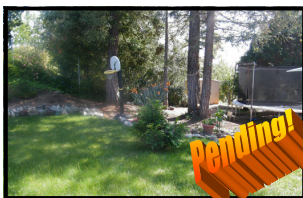
4+ Acre Equestrian Beauty - Valley Center - Single Level, 4 Bed / 3 Bath, 3,215 Sq. Ft. home, views, hardwood & travertine flooring, 2 fireplaces, large covered patio, formal dining room, gourmet kitchen, Master retreat, Dressage Arena, Round Pen, 2 Covered Paddocks, Hay Shed, Tack Shed, 3 Grass Pastures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



Spanish Hacienda with Guest House - Bonsall - Sprawling Single Level, 4 Bedroom / 3 Bath, 3,526 Sq. Ft., detached guest house, wrap around patios, BBQ, waterfall & pool, tile & wood flooring, vaulted ceilings, cozy living & family rooms each with fireplace, gourmet kitchen, Located in Saratoga Estates, 4 stall barn, room for arena/pasture, direct access to 5 miles of equestrian trails.....**Reduced To Sell!! \$620,000**



Gavalin Mountain Colonial - Fallbrook - 4 Bedroom, 4 Bath Home, Custom Built, 4,684 Sq. Ft., Panoramic Views Sunrise to Sunset, Grand Entry, Large Bedrooms, Large Gourmet Kitchen with Island, Tile & Wood Flooring throughout, Over 2000 Sq. Ft. of Decks, 3 Car Attached Garage with Extra Rooms for gym office or wine cellar, RV Parking, Horse Facilities, Santa Margarita River Trail Access.....**Huge Reduction!! \$499,000**



Ranch Style Charmer - Fallbrook - 3 Bedroom / 2 Bath, 1,509 Sq. Ft., Single Level Home, Mountain Views, Sits on .47 Acres, Pool, Lush Landscaping, Large Variety of Trees (Oak, Elm, Almond, Olive, Macadamia, Persimmon, Loquat and others), Oak Hardwood Floors Throughout, Fireplace in Family Room, Open Kitchen and Family Room, Great Location, Close to Schools and Shopping.....**Offered at \$242,500**

Lots & Land



9.38 Acre Lot - Valley Center - All Flat & Usable Land, Horses Allowed, L Designation, the Perfect Property for that Horse Ranch You've Always Wanted, Secluded but Close to All, Studded with California Coastal Oak Trees, Stream on Property Line, Permitted 2,620 Sq. Ft. High Steel Construction Tractor/Equipment Barn, Water Meter, Seller May Carry 1st Trust 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

www.RanchAndEstateHomes.com



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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

What to do (and not do) before a home appraisal?

When remodeling, DO tackle all the major features in each room.

KITCHEN

DO have:

- An open layout.
- Newer, matching appliances; stainless steel.
- Extra perks like [small-beverage refrigerators](#), dual dishwashers, instant hot water, and a central vacuum clean-out.
- Granite countertops.
- Custom cabinetry.

DON'T try to fix outdated cabinetry or countertops. These need to be replaced if you want to add value -- new hardware won't be enough to fix them.

BATHROOM

DO have:

- New fixtures and mirrors.
- A freshly painted tub, if necessary.
- Natural light.
- Good ventilation.
- New or refaced cabinetry.

DON'T let your bathroom feel dark or have any outdated colors or materials.

BEFORE YOUR APPRAISAL

DO make a list of recent improvements to your home. Think big and small here -- this can range from renovating the kitchen to painting your deck. Make sure your appraiser has a list when comparing your home to others in the area.

DO talk to your appraiser before the inspection. Discuss your house and its history. Find out the appraiser's history, number of years in business, and knowledge of the area. The key in getting a fair appraisal is to have an appraiser that is experienced and knowledgeable in the local market, and that you've checked out.

DO ask your real estate agent to do a walk-through with the appraiser. Your agent can point out all of the work that you've done and make sure the appraiser is familiar with all of the comparables in our area and how your location can make a difference in the comparables.

