

# EQUESTRIAN & Real Estate News



*Devon Carter Camilleri Recognized, Respected, Recommended May 2012 Issue*

## Where To Board Your Horse In North County

### Bonsall

#### **Heartland Farms**

8125 Via Urner Way  
Bonsall, CA 92003  
760-451-1242  
[heartlandfarms@earthlink.net](mailto:heartlandfarms@earthlink.net)

#### **Kimberly Monk Dressage**

7117 Via Mariposa  
Bonsall, CA 92003  
760-433-2077  
[kimshalfhalt@aol.com](mailto:kimshalfhalt@aol.com)  
[www.kimberlymonk.com](http://www.kimberlymonk.com)

#### **Rancho Linda Marchadores**

PO Box 1008  
Bonsall, CA 92003  
858-212-6650  
[lholst@juno.com](mailto:lholst@juno.com)

### Escondido

#### **Blue Fox Farms Riding School**

9645 Rancho Drive  
Escondido, CA 92029  
760-745-3922  
[alixed@hotmail.com](mailto:alixed@hotmail.com)

#### **Eden Valley Stables**

Central Escondido by Hwys 78 & 15  
760-445-9800  
[StablesOfEden@aol.com](mailto:StablesOfEden@aol.com)

#### **Flying C Farms**

17180 Bear Valley Lane  
Escondido, CA 92027  
760-751-0609  
[cynthia\\_46@mac.com](mailto:cynthia_46@mac.com)

#### **Hunter Equestrian Center**

1009 Country Club Drive  
Escondido, CA 92029  
760-294-6666  
[info@huntereqcenter.com](mailto:info@huntereqcenter.com)  
[www.huntereqcenter.com](http://www.huntereqcenter.com)

#### **LaFleur Farms & Affinity Training**

3150 Old Oak Tree Lane  
Escondido, CA 92026  
760-390-1850  
[lafleurfam@cox.net](mailto:lafleurfam@cox.net)

#### **Royal Heaven Farm**

2440 Cloverdale Rd  
Escondido, CA 92027  
619-985-9462  
[www.royalheavenfarm.com](http://www.royalheavenfarm.com)

### **Savvy Stables**

26002 Bear Valley Hts. Road  
Escondido CA 92027  
760-807-7250  
[7savvy@gmail.com](mailto:7savvy@gmail.com)  
<http://www.savvystables.com/>

### **Summit Ranch**

2052 Summit Drive  
Escondido, CA 92025  
760-745-0514  
[tomhufford@aol.com](mailto:tomhufford@aol.com)

### **Top Line Training**

26990 North Broadway  
Escondido, CA 62026  
760-751-3048  
[toplinehouse@direcway.com](mailto:toplinehouse@direcway.com)

### **Turning Leaf Farm**

1849 Country Club Dr.  
Escondido CA 92029  
Phone: 760 525 2305  
[jess@turninglf.com](mailto:jess@turninglf.com)

### **Whispering Winds Retirement Ranch**

1023 Country Club Drive  
Escondido, CA 92029  
760-738-8822  
[HoundsToHorses@aol.com](mailto:HoundsToHorses@aol.com)

### Fallbrook

#### **Blue Sky Ranch**

38053 De Luz Rd  
Fallbrook, CA 92028  
760-728-8927  
[ccockroft@perris-ca.org](mailto:ccockroft@perris-ca.org)

#### **Brook Town Training**

Fallbrook, CA 92028  
760-716-8246  
[brooktownponies@yahoo.com](mailto:brooktownponies@yahoo.com)  
[www.brooktownponies.com](http://www.brooktownponies.com)

#### **Del Rio Farms**

4571 S. Mission Rd.  
Fallbrook, CA 92028  
760-731-2244  
[Delriofarms@aol.com](mailto:Delriofarms@aol.com)

#### **Fabulous Horse Farm**

4141 Highway 76  
Fallbrook, CA 92028  
760-728-5918  
[sam@financialcornerstone.com](mailto:sam@financialcornerstone.com)

### **Fairbrook Farm**

4949 South Mission Road  
Fallbrook, CA 92028  
619-990-5625  
[fairbrook@tfb.com](mailto:fairbrook@tfb.com)  
[www.fairbrookfarm.com](http://www.fairbrookfarm.com)

### **Jami Butler Equestrian Services**

Fallbrook, CA 92088  
760-801-9046  
[jamibutler1@hotmail.com](mailto:jamibutler1@hotmail.com)

### **Pony Express Riding**

4777 South Mission  
Fallbrook, CA 92028  
760-518-2412  
[equine7930@aol.com](mailto:equine7930@aol.com)

### **Sandia Creek Ranch**

40373 Sandia Creek Drive  
Fallbrook, CA 92028  
760-728-9696  
[tauni@sandiacreek.com](mailto:tauni@sandiacreek.com)  
[www.sandiacreek.com](http://www.sandiacreek.com)

### Oceanside

#### **Rancho Alegre**

Oceanside, CA 92057  
760-505-6608 - Carmen Rodriguez  
[mcr49779@yahoo.com](mailto:mcr49779@yahoo.com)  
[www.angelfire.com/hero/ranchoalegre](http://www.angelfire.com/hero/ranchoalegre)

### San Marcos

#### **Discovery Valley Equestrian**

140 Deer Springs Road  
San Marcos, CA 92069  
760-471-5011  
[DiscoveryValleyEquestrian@yahoo.com](mailto:DiscoveryValleyEquestrian@yahoo.com)

#### **HM Farms**

PO Box 1352  
San Marcos CA 92079  
909-322-8522  
[hmerten45@gmail.com](mailto:hmerten45@gmail.com)

#### **Legacy Farm**

2635 North Twin Oaks Valley Road  
San Marcos, CA 92069  
760-744-2282  
[info@LegacyFarmTraining.com](mailto:info@LegacyFarmTraining.com)

#### **Liz Bolton Stables**

2635 N. Twin Oaks Valley Road  
San Marcos CA 92069  
858-229-9691  
[lizboltonstables@gmail.com](mailto:lizboltonstables@gmail.com)

### **North County Feed and Supply**

2333 North Twin Oaks Valley Rd.  
San Marcos CA 92069  
760-744-4490 or 760-471-5011  
[gauchogabe@aol.com](mailto:gauchogabe@aol.com)

### **Pathfinder Farm**

2101 Marilyn Lane  
San Marcos, CA 92069  
760-744-9128

### **Ute Mountain Morgans**

3615 N. Twin Oaks Valley Road  
San Marcos, CA 92069  
760-471-2575 or 760-471-6912

### Vista

#### **Mystic Equine**

1046 Little Gopher Canyon Rd  
Vista CA 92084  
760-803-1370  
[virginia@mysticequine.com](mailto:virginia@mysticequine.com)

#### **Paradise Hill Equestrian Facility**

1679 Sunset  
Vista, CA 92081  
760-672-5359  
[john@paradisehill.net](mailto:john@paradisehill.net)

#### **Quail Haven Farm and Quail Haven Riding Academy**

1204 Little Gopher Canyon Road  
Vista, CA 92084  
760-643-1819  
[lessons@quailhavenfarm.com](mailto:lessons@quailhavenfarm.com)  
[www.quailhavenfarm.com](http://www.quailhavenfarm.com)

#### **Ranchito Santa Fe Equestrian Center**

1025 Little Gopher Canyon Road  
Vista, CA 92084  
619-864-3276

#### **Rancho Dos Palmas**

2260 Glenview Lane  
Vista 92084  
619-933-6233  
[ann@ranchodospalmas.com](mailto:ann@ranchodospalmas.com)

#### **Regency Show Stables**

1204 Little Gopher Canyon Road  
Vista, CA 92084  
760-643-1819  
[www.quailhavenfarm.com/RegencyShowStables.html](http://www.quailhavenfarm.com/RegencyShowStables.html)

# May Equestrian Events

- **May 1-6, Del Mar** - Hunter Jumper Week, Del Mar National Horse Show, [www.delmarnational.com/hunter\\_jumper.html](http://www.delmarnational.com/hunter_jumper.html)
- **May 5, Bonsall** - Understanding Your Horse clinic, Hidden Hills Equestrian Ranch, Mane Horsemanship 909-584-9870 or email [info@manehorsemanship.com](mailto:info@manehorsemanship.com), [www.hiddenhillsranch.com](http://www.hiddenhillsranch.com)
- **May 5, Murrieta** - SCPHA - AQHA/Open Reining Event, Murrieta Equestrian Park, [www.scpa.net](http://www.scpa.net)
- **May 5, Monte Nido & Calabasas** - Emergency Horse Rescue Microchip ID Program, with Conejo Valley Equine's Richard Stevens, DVM. Morning appointments 9-12:00 at Pony Cross Farm, Monte Nido. Afternoon appointments 1:30-4:30 @ Malibu Valley Farms, Calabasas. Contact Stephanie Abronson at 818-222-PONY (7669), [Stephanie@abronson.com](mailto:Stephanie@abronson.com)
- **May 5, Ramona** - Drille Divas and Rhythm Riders Relay for Life Team presents Horse Power for Life, All to benefit the American Cancer Society/Relay for Life, [www.drillediva.com](http://www.drillediva.com)
- **May 6, Murrieta** - SCPHA - AQHA Trail Events and Open Breeds Show, Murrieta Equestrian Park, [www.scpa.net](http://www.scpa.net)
- **May 7, Chowchilla** - Lazy K Ranch's Pick-A-Colt Day Production, sale features well-known APHA and AQHA bloodlines, [www.lazykranch.com](http://www.lazykranch.com), 559-665-2908 (Sherry) 559-760-7055 (Michelle)
- **May 20, Pasadena** - Rose Bowl Riders Summer Hunter Schooling Show, with Judge Regina Antonioli, [www.rosebowlriders.org](http://www.rosebowlriders.org)
- **May 20, San Marcos** - Common Ground Clinic, Three local legends: Elizabeth Hopps McConnell-Dressage, Lou Roper-Western, and Sarah Baldwin-Hunter/Jumper come together for a clinic that weaves the disciplines together through classical training, Walnut Grove Park Arena, 760-744-0780 or email [patty@pathfinderfarm.com](mailto:patty@pathfinderfarm.com), [www.KeepItEquestrian.com](http://www.KeepItEquestrian.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](mailto:Devon@RanchAndEstateHomes.com)**

## Boarding vs Home: Which is Right For You & Your Horse?

### Pros of Boarding:

- **It's social.** Lots of horse friends and their horses to hang with around the barn, on the trails, at shows. It's fun to be with people who share your passion.
- **The facilities.** You often have access to more facilities when boarding, such as an indoor arena, wash stalls, and tack rooms.
- **The care.** It's nice to have other people who are there on a daily basis to clean your horse's stall, feed him several times a day, and handle their turnout.
- **The freedom.** You have freedom to go away on trips, stay home if you aren't feeling well and take care of other aspects of life without neglecting your horse.
- **The supplies.** You don't have to worry about tracking down hay, feed, bedding, and any other necessary supplies that can sometimes be difficult to find at a good price, at the right quantity. And you don't have to worry about unloading and stacking those bales of hay either
- **Sharing the vet.** Sharing a vet call is one way you can save some money boarding over home care. When you can split a \$50 farm call fee between five owners, that's good savings!

### Cons of Boarding:

- **It can be more costly.** When you board, you are paying for the people who are taking care of your horse for you, as well as for the facilities.
- **Less input.** When you board, you have less input in how your horse is cared for than if you had him at home. You may want him to have more shavings, but that's added expense for the owner who may nix it. It's more difficult to institute complicated feed or care routines that take more time on the worker's part. You also must adhere to the farm's vaccination and de-worming policies, which can run contradictory to your preferences.
- **Extra costs.** Many farm owners will charge you extra if you want them to give your horse supplements, put on and remove blankets, provide medical care such as wrapping legs, or even turnout. All of those require time, and time is money when they have to pay an employee to handle those services for your horse.
- **Barn drama.** It happens everywhere. Kinda unavoidable when you put a bunch of women (and a few men) into a close situation with all their "kids" too.

### Pros of Having Your Horse at Home:

- **Accessibility.** There's something beautiful about having your horse right there, greeting you first thing in the morning and when you get home from work, available to visit and ride any time you want.
- **Control.** With your horse at home, you have total control to care for him in the way you see most fit. A lot of the horse owners I know who've really taken the time to get to know their horse as well as equine anatomy and best care practices, will be super picky about feed, routine, and more. You can also control the atmosphere and the people and horses around your horse. At home, you can do things exactly the way you want to.
- **Cost effective.** You can save money by keeping your horse at home because you aren't paying for the man-hours needed to care for your horse daily and maintain the property.
- **Attentiveness.** With your horse at home, you see him several times a day. This allows you to catch any issues or injuries very quickly.
- **Relationship.** Part of building a relationship with your horse is knowing everything about him ... his stall habits, when and where he likes to sleep, how he interacts with other horses in the pasture. You are in a better position to observe all this with him at your house.

### Cons of Keeping Your Horse at Home:

- **It's all on you.** All the time. No sick days, and no vacations unless you can find a very responsible pet sitter and pay them accordingly.
- **Fewer facilities.** Most people with horses at home don't have an indoor arena, so can't ride in inclement weather. You have to get creative in many areas that would be covered by a decent boarding barn.
- **More responsibility.** You have to find hay and bedding suppliers, and find ways to get these materials to your farm and stored. You are also responsible for property maintenance ... mending fences, keeping water troughs from freezing in winter, keeping the barn in tiptop shape.
- **Ebbs and flows in costs.** You may not have that good-sized monthly boarding bill, but you will have very large expenses several times a year when you need to bring in a hay shipment. Also, there's no one to share those vet farm call fees with.
- **Isolation.** You may not have friends nearby to share rides and horsey time with.



### 4+ Acre Equestrian Beauty - Offered At \$721,500

Fantastic single level view home with spacious floor plan. Hardwood & travertine flooring throughout. Living room has custom built in book shelves, fireplace & French doors leading to large covered patio with a second fireplace in the family room. Has formal dining room & gourmet kitchen with granite counters, island, walk-in pantry, 5 burner GE Profile cook top & double oven, Built-in Kitchen Aid refrigerator, wet bar & breakfast area. Luxurious master retreat has walk-in closet, patio access & large master bath with dual sinks, soaking tub & separate shower. Two of the three spacious bedrooms share a convenient Jack & Jill bath and 4th bedroom is located at the far end of the home, perfect for guests. Large laundry room with utility sink and cabinets. Almost 5 Acres with a spring fed pond, views and a gentle walk to horse facilities from the house. HORSE FACILITIES INCLUDE: Regulation Dressage Arena (68 x 200 Meters), Round Pen (52' Diameter), 2 Covered Paddocks (24 x 32), Hay Shed (8 x 10), Tack Shed (12 x 10), 3 Grass Pastures with vinyl fencing & large Oaks for shade, Detached Workshop (24 x 20). Property also has a Orange Grove with 250 Navel Trees. Lots of room for more...add a pool, RV Parking or Granny Flat. All fully fenced & gated with electric phone entry.

## Available Properties



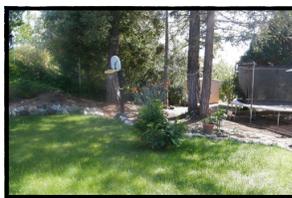
**Spanish Hacienda with Guest House** - Sprawling Single Level, 4 Bedroom / 3 Bath, 3,526 Sq. Ft., detached guest house, wrap around patios, BBQ, waterfall & pool, tile & wood flooring throughout, vaulted ceilings, cozy living & family rooms each with fireplace, gourmet kitchen, Located in Saratoga Estates, 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**



**Remodeled Cul-De-Sac Home - Fallbrook** - Spacious 2,016 Sq. Ft. Home, 3 Bedroom, 3 Bath, Open Floor Plan, Large .23 Acre Usable Lot, Meticulous Landscaping, Fenced Back Yard, Vaulted Ceilings, Hardwood Floors, Tile Entry & Kitchen, Fireplace in Living Room, Large Family Room, Master Suite with walk in closet, French doors throughout, 2 Car Attached Garage, RV Parking.....**Reduced To Sell!!! \$330,000**



**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](http://www.RanchAndEstateHomes.com)



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[www.RanchAndEstateHomes.com](http://www.RanchAndEstateHomes.com)

Cell: (760) 522-8559

**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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# The REAL ESTATE Corner

## Design Trends for 2012

**Classic yet contemporary.** The new houses with strong sales now are those that blend modern and traditional elements to create cleaner and simpler elevations. Interior spaces are clean, bright and simple. Gone are the heavy detailing and generous ornamentation of the recent past.

**Outdoor spaces as an extension of living space.** Whether for a single-family house or a multifamily building, home buyers are looking for private outdoor spaces that blend seamlessly with the indoors. This trend cuts across geographic regions, being as true in the colder sections of the country as in the warmer, milder areas.

**Good, cost-effective designs.** To keep construction costs low, we'll see multiple roof lines and complexity give way to simplified forms. Gone is the "exploding roof" design paradigm for the straightforward gable roof and rectangular form. Innovative and creative approaches to layouts, storage, curb appeal and so on will be established in the early design stage to ensure that the new designs don't become boring.

**The family triangle.** It used to be that open floor plans were limited to certain geographic regions and buyer profiles. Now the open floor plan is desired throughout the country and by every market segment. The old living room has been replaced by a flexible space that can be used as needed while still being close to the family triangle. The jurors noted that these new open plans rely on light and detail to give a feeling of spaciousness rather than simply being large.

**Multigenerational living.** Whether it's because more are children returning home after college or more parents are moving in with the family, multigenerational homes are increasing in popularity. In fact, one study indicated that the construction of such homes has jumped 30 percent in the past few years.

So whether they create "lock-off" units, two master suites (one up, one down) or some other type of space, builders are recognizing the increased need for these types of homes and planning for them in their designs. Amenities such as wider hallways, elevators, grab bars and so on are becoming the norm.

**Kitchen entertaining with a view.** Kitchens continue to be without a doubt the center of the house. But with square footage being trimmed, designers are having to develop innovative solutions for storage and functional needs. There's also an increasing use of large windows to keep the kitchen light, bright and airy so it can live large. The loss of wall space for cabinetry is made up with walk-in pantries (dubbed the "Costco Closet"), where it's not uncommon to find the (messy) kitchen desk hidden from view.

**Green design elements that consumers understand and want.** Buyers expect a certain level of green elements in their homes today. Items that are familiar, reduce operating costs and are easy to use are the most popular.

**Less land development, more focus on multifamily.** The trend is to smaller developments and infill properties with a proximity to transportation and other amenities. A mix of housing types and buyer profiles is evident so that families across generations can live close to one other. Less emphasis is now placed on the importance of a car, as buyers want to live in walk-to-everything communities.