



Alta Murrieta HOMES

Laura & Cheryl
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Broker/Realtor® | Broker/Realtor®



Your Real Estate Consultants

August 2018

Alta Murrieta Residents

Looking Inside . . .

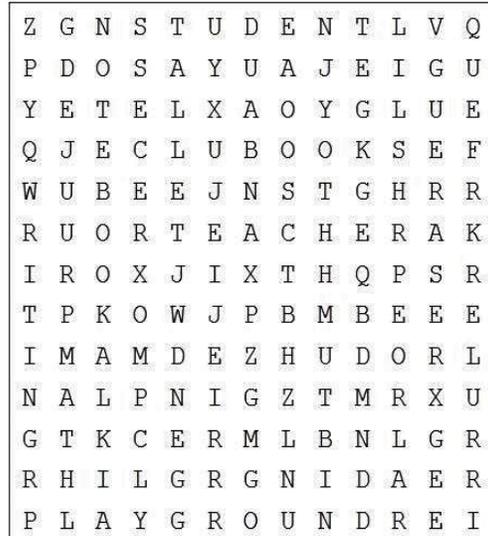
- ➔ Back To School Start Date
- ➔ Word Finder
- ➔ Team Integrity July Seller/Buyer Sales
- ➔ Recipe Corner
- ➔ Neighborhood Market Report
- ➔ Free Learning Websites for Kids
- ➔ Welcome New Homeowners
- ➔ The Garage
- ➔ Trivia
- ➔ Real Estate Market Correction
- ➔ Splashing Eagle Water Park
- ➔ Termite Inspections
- ➔ Make The Right Move
- ➔ Advertisers
- ➔ Did You Know?
- ➔ Drawing Contest
- ➔ Tip of the Month
- ➔ Trivia Answers
- ➔ Drawing Winner
- ➔ Economic Development in Murrieta

August 15, 2018

Is The First Day Back To School!



Back to School



- | | | |
|----------|------------|---------|
| BOOKS | NOTEBOOK | RULER |
| DESK | PAPER | STUDENT |
| ERASER | PENCIL | TEACHER |
| GLUE | PLAYGROUND | WRITING |
| LUNCHBOX | READING | |
| MATH | RECESS | |



Recent Buyers/Sellers
Represented by Team Integrity Realty



24759 Prairie Trail Court
Menifee
\$438,000

SOLD!



28375 Mary Place
Murrieta
\$460,000

SOLD!



31849 Corte Priego
Temecula
\$390,000

SOLD!



39823 Spinning Wheel Dr
Murrieta
\$2,200

LEASED!



41529 Corte Pergamino
Temecula
\$460,000

We got this buyer **\$5,000**
in Closing Costs!

SOLD



JUST LISTED

NEW LISTING
Meadowview
31280
Calle Felicidad
Temecula
\$925,000



NEW LISTING
24541
Via Las Laderas
Murrieta
\$405,990

JUST LISTED

Recipe
Corner
from . . .
Our dear
friend, client,
and long-time
Murrieta Resident, Alta Curran -
Thanks Alta!



Cranberry Jello Salad

| | |
|---|---|
| 1 lg. box raspberry Jello | 1 (20-oz.) can crushed pineapple, juice & all |
| 1-1/4 c. boiling water | 1 (10 oz.) bottle 7-Up |
| 1 (14-oz.) can Ocean Spray whole cranberries, juice & all | 1 c. chopped nuts |

In a 9 x 13-inch Pyrex dish dissolve Jello in water and add cranberries, pineapple, 7-Up and nuts. Put in refrigerator to set.



ALTA MURRIETA SINGLE STORY

VIEW HOME WITH A POOL!

If you or someone you know is looking for a beautiful single story home in Alta Murrieta contact us today. This one WILL NOT LAST!

Team Integrity Realty

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#01932682

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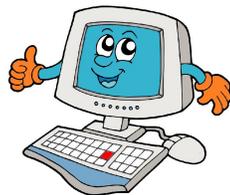
(951) 285-1245

“NEIGHBORHOOD MARKET REPORT”

June 2018 Sold Properties in Alta Murrieta

| Property Address | BR/BA | Sq/Ft | Days on Market | Sold Price | Date Sold |
|-------------------------|-------|-------|----------------|-------------|-----------|
| 39650 Ramshorn Dr | 3/3 | 1,840 | 47 | \$395,000 | 06/04/18 |
| 40081 Willowbend Dr | 5/3 | 2,538 | 7 | \$435,000 ▼ | 06/07/18 |
| 39267 Via Sonrisa | 4/3 | 2,002 | 6 | \$445,000 ▲ | 06/07/18 |
| 39648 Old Spring Rd | 4/3 | 1,640 | 8 | \$389,000 ▼ | 06/08/18 |
| 25436 Lavender Cr | 3/2 | 1,560 | 11 | \$395,000 ▼ | 06/13/18 |
| 39693 Old Spring Rd | 2/1 | 1,028 | 52 | \$345,000 | 06/15/18 |
| 39725 Wild Flower Dr | 3/2 | 1,354 | 7 | \$385,000 ▼ | 06/18/18 |
| 25328 Ridgeplume Dr | 4/2 | 1,493 | 3 | \$378,000 ▲ | 06/18/18 |
| 25468 Copperleaf Ct | 5/3 | 2,607 | 27 | \$530,000 ▼ | 06/20/18 |
| 25500 Buckley Dr | 3/2 | 1,183 | 14 | \$360,000 ▲ | 06/21/18 |
| 39594 Via Temprano | 4/3 | 2,318 | 7 | \$430,000 ▲ | 06/22/18 |
| 25204 Corte Sandia | 4/3 | 2,538 | 0 | \$443,777 ▼ | 06/22/18 |
| 25746 Palermo Ct | 4/3 | 2,300 | 38 | \$417,000 ▼ | 06/25/18 |
| 25451 Marvin Gardens Wy | 4/4 | 2,435 | 2 | \$492,000 ▲ | 06/29/18 |
| 39270 Corte Pluma | 5/3 | 2,222 | 6 | \$469,000 | 06/29/18 |

8 Free Learning Websites For Kids



- seussville.com
Play games, read and hang out with Dr. Seuss and his friends
- funbrain.com
Practice math/reading skills while having fun
- reading.ecb.org
Play games when you go “into the book” while practicing reading strategies
- abcya.com
Have fun while practicing math and reading
- turtlediary.com
Fun online games, videos, experiments, puzzles, coloring sheets, and more!
- highlightskids.com
Have fun with games and hidden pictures
- kids.nationalgeographic.com
Learn about geography and amazing animals
- e-learningforkids.org
Fun with science, environmental skills, math and more



New Alta Murrieta Homeowners

We want to welcome the following new homeowners to our neighborhood of Alta Murrieta

| | |
|---------------------|---------------------|
| Michael & Sonya E. | Finis & Kathleen T. |
| Ricky & Wendy N. | Micky M. |
| Jay & Heather I. | Anabel G. |
| Eloy B. | Scott & Melody J. |
| Karen D. | Francine R. |
| Rizza S. | Jessica B. |
| Paul & Geraldine C. | Judith G. |

We hope you are all moved in and settled. Check out **Alta Murrieta Real Estate Group** on Facebook.

Things You Should Keep in Your Car



Open a typical motorist's glove compartment and you will embark on a modern-day archeological dig, complete with such artifacts of the 1990s as a cold French fry or a Metallica tape. Of course, car makers designed glove compartments to carry useful things, particularly for emergencies. Here are a list of items that could help get you out of a jam.

- **Spare Key** – Even geniuses sometimes lock their keys in the car or lose them. Instead of humiliating yourself by admitting to the act, buy one of those magnetic key cases that hides a spare key under the car.
- **Portable Solar Charger** – Who among us hasn't been in the middle of a long car ride, only to realize that your smart phone is about to die and you can't do anything about it?
- **Battery Pack Jump Starter** – Jumper cables are still vital, but without a friendly stranger there to let you hook your car to theirs, they're pretty pointless.
- **First Aid Kit** – For minor wounds and for minimizing damage until EMTs can arrive, you need a first aid kit. It's actually mandated by law in most countries.
- **Spare Tire and/or Slime** – If your car doesn't come with a spare (or even room for one), a full can of Slime is vital. A can of sealant may very well get you off a dangerous freeway shoulder in a jiffy. Look for a big can with a screw-type connector valve.
- **Jack & Lug Wrench** – So you've got yourself a spare tire and it's properly aired up. Great! However, it's not going to do you much good if you don't have a means of

jacking the car up or removing the lug nuts. Carry a full-sized wrench, sold at most discount stores or auto parts stores.

- **Air Pump** – Again, you should always have a spare tire and jack in your car, but if you're close to town and can get to a shop quickly, an air pump will save you a ton of time and effort.
- **Tire Pressure Gauge** – They're small, affordable, and can give you peace of mind when journeying out on a long drive (at least as far as your tires are concerned). At \$100 a pop, good tires are worth caring for. You ought not rely on the gauges on service station air pumps. If you have a gauge, it's easy to accurately check your tires in the morning before driving.
- **Durable Multitool** – Fact: a good multitool is the second most useful thing on this list. Even if you don't own a car, this is a must-have.
- **Hazard Triangle/Flares** – If you have any sort of problems on the road at night, you want to be as visible as possible. Like the first aid kit, this is mandatory in many countries.
- **Safety Vest** – Many roads aren't lit that well, and some aren't lit at all. If you need to pull over in the middle of the night, you'll absolutely need to stand out to other tired, late-night motorists.
- **Blanket** – Ah, the blanket. It'll keep you warm in the winter if you break down and it'll keep you and your tools clean if you have to change out a tire, or get a look under your car. Have leather seats and need to pop open the hood in a rainstorm? The blanket is a perfect makeshift seat cover when you jump back in.

- **Tow Strap** – Why would you need a tow strap? For starters, getting your car a relatively safe distance off the road until a tow truck can get there is extremely important.
- **Duct Tape** – This should seem obvious. Duct tape can temporarily fix almost anything.
- **Flashlight** – You'll definitely need this for changing a tire at night, but it'll also illuminate your work space and allow other drivers to easily spot you from a distance.
- **Granola Bars** – A few granola bars are useful if you get stranded some day or have to hike any distance. The same goes for a quart of water. Also, in the category of the big hike, you ought to carry a sweater.
- **Seatbelt Cutter/Window Breaker Emergency Escape Tool** – One moment, you're safely driving behind the wheel of your car cruising down the road at a completely acceptable speed. The next minute, a runaway driver appears out of nowhere. You swerve to avoid him, but it's too late – you've just flipped your car and you're hanging upside down by your seat belt. Keep this in the center console for easy access just in case you need it!
- **LifeStraw Personal Water Filtration System** – Whether you're a die-hard hiking or camping enthusiast or just want to spend a nice afternoon outdoors, you should NEVER venture outside without knowing where your next drink of fresh water is coming from.



1. **On average, how many words do most people speak in a day?**
6,750
16,000
249,500
3,250
2. **Which letter is not found in the name of any U.S. state?**
J
Z
X
Q
3. **What is glass mainly made up of?**
Crystals
Highly compressed water
Sand
Plutonium
4. **What is a normal body temperature for a dog?**
106°
102°
98°
94°
5. **What is a group of crows called?**
Flock
Swarm
Murder
Gaggle
6. **About what percentage of California's land is covered in forests?**
38%
41%
53%
45%
7. **More people are killed in Africa every year by _____ than any other animal?**
Crocodiles
Lions
Buffalo
Hippos

~Answers on back page~

Real Estate Market Correction?

The **housing market in our region appears to be in a state of flux right now** across several indices.

Historically, June has been our highest month for single family home sales – and it may be again this year. But, **sales are well off last years' pace, posting the lowest 1st half sales in the past four years**, some 9% off last year's 1st half (5,953 / 5,404).

This may not be a localized phenomenon since sales across the state were down 4.6% in May.

Pending home sales coming into July are also down 6% from June indicating that July will not be a gangbuster month either. As I said last month, **I hate to call a trend predicated on a brief data window, but we're running on six months' of reduced volume sales at this point**, so lagging sales is one factor to consider.

Another factor indicating a market shift is **median price data. Our median price has dropped for three consecutive months** and fallen four out of six months this year. The **decline has not been precipitous, falling just 1% in the past quarter** (\$376,833 / \$374,605) but that reverses a trend of steadily escalating

prices reaching back nearly six years. Median price for the region is up just 2% since January (\$368,333 / \$374,605). Year-to-year the **1st half rate of appreciation has slowed from an average of 7% to just 3% this year.**

That's another factor to consider. If there's a bright spot it's inventory. Available **inventory is up 10% month-over-month** (2,203 / 2,454) and up nearly 30% from a year ago



(1,743). That 700+ additional units is more than can be attributed to the 550 unit drop in sales across the same period. Inventory is back to mid 2016 levels and that's good. Increased inventory combined with reduced sales inevitably leads to slower price appreciation, as we're witnessing. Months inventory stands at about 2.5 months in June compared to just 1.7 months last June.

Temecula and Murrieta continue to suffer from reduced effective inventory in that last month each city had four sales in excess of

\$1,000,000 yet Temecula shows 78 properties listed over \$1,000,000 and Murrieta has 88. That's a **22-month inventory** in that price range and **reduces the effective inventory in each city by nearly 20% for properties available to 98% of prospective buyers.** It hasn't hurt them so far but sellers of higher end properties will need to adjust their expectations accordingly if they have any time frame for a sale.

Not saying this is the end of our rally market – according to 'experts' that's still a ways down the road.

And by slowing some now, we may avoid a more serious correction in the future. But the market has shifted. My friends working with banks are getting more indications that banks are ramping up the foreclosure market again, yet that isn't reflected in the numbers at all.

Distressed properties still represent a scant 2% of both active and sold properties – 1% short sales and 1% REO's. Rising interest rates have impacted buyers' ability to purchase and new homes coming on the market in cities across our region give buyers more opportunities outside of the existing resale market. And, by all indication, the market for new homes is strong.

So while there's no immediate cause for alarm, change is in the wind!

Article brought to you by: Gene Wunderlich-Director, Government Affairs at Southwest Riverside County Association of Realtors (SRCAR) in Murrieta

Splashing Eagle Waterpark In California

Jump, play, and splash the day away on Lake Hemet's **Splashing Eagle Waterpark** open Thursday through Monday throughout the summer season. This huge, inflated, water-play structure floats on 470 acres of the lake's Swim Cove and offers water fun for all ages. **Splashing Eagle Waterpark** has 25 independent structures with a fenced off and designated swim beach area that includes both a wading beach and inflatable swim park, a shallow kids splash zone and a deeper youth/adult play area. New and unique outdoor recreation experience for the San Jacinto Mountains. Open Memorial Day to Labor Day - Lake Hemet Recreation Company 56570 Highway 74, Mountain Center, CA 92561. Main Phone: (951) 659-2680, Kiosk/Gate: (951) 659-5461



How often should a termite inspection happen, and what does it cost?

Ideally, you should plan to have your home inspected for termites once a year, particularly if you observe termite activity. Signs of activity can include swarming, as well as:

- Mud tubes, which the light-averse insects build to move from place to place in or around your home.
- Sagging floors and ceilings, which could indicate termites eating away at wood.
- Termite excrement, which looks like wood pellets or coffee grounds.
- Discarded wings, from termites chewing off or dropping wings after they establish a new colony.

There are four main types of termites — dampwood, drywood, Formosan and subterranean — and they thrive in different climates. Termites eat 24 hours a day, seven days a week, and cause major damage to your home and surrounding structures. When the evidence of termites in a home is ignored, serious damage can occur.

Termite inspections typically cost about \$75 to \$150. However, some companies waive the inspection fee if you hire them to get rid of the termites. The real expense is in the treatment.



Termites commonly cause problems in homes, but it's not always easy to detect an infestation. Getting a routine termite inspection from a professional exterminator will ensure your home stays termite free.

Make The Right Move by Calling The Right Agent

If you are thinking about selling there is only one thing you need to do . . .



We **ALWAYS** answer our phone and we are **NEVER** too busy for your call.

Team Integrity Realty - Office Phone

(951) 290-8450

Laura Holbert, DRE#01932682 (951) 704-4635
Cheryl Shadden, DRE#01932888 (951) 285-1245

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DID YOU KNOW?

- A giraffe can clean its ears with its 50 cm (20 in) tongue.
- The heart of a blue whale is the size of a small car.

DRAWING CONTEST



Enter for a chance to win a \$25 Gift Card from Target. Let's build your creative confidence and show everyone your drawing skills. Monthly drawing contest for ages 12 and under. This month create a drawing of your favorite animal. All drawings must be submitted by August 15, 2018 in order to be eligible for the contest. The winner will be randomly drawn and acknowledged in our next month's newsletter. Winner will be notified by email and/or phone.

Submit all drawings to: Cheryl Shadden at Cheryl.Team@verizon.net or mail to Team Integrity Realty - 37290 Los Alamos Road, Murrieta, CA 92563.



Name: _____

Age: _____

Address: _____

Parent Phone: _____ Parent Email: _____

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**LOCAL
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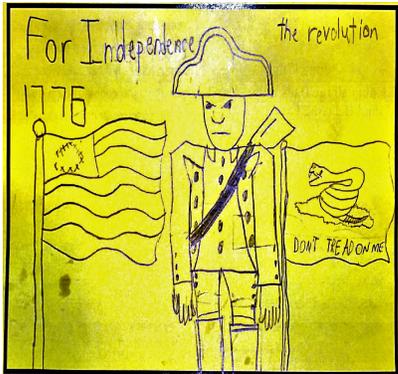
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Tip of the Month

**Clean the Air While
 You Clean the House**



Your vacuum's agitator brush and exhaust whip up dust that eventually settles on the surfaces you've just cleaned. Filter out some of that dust before it settles by switching your thermostat to 'fan on.' This turns on the blower inside your furnace and filters the air even while the system isn't heating or cooling. Leave the blower on for about 15 minutes after you're done cleaning. But don't forget to switch it back to 'auto.' Most blowers aren't designed to run constantly.



**Congrats
 Ivan D.
 (Age 9)**

Your drawing was randomly chosen as our Drawing Contest Winner to receive a \$25 Target Gift Card!

LOOK INSIDE
 for the new drawing contest!

**Economic Development Continues
 to Boom in Murrieta**

HealthSouth is in the process of submitting an application to the City of Murrieta and the State hospital agency for the development of a brain



rehabilitation hospital in the east side of Whitewood, south of Baxter in the North Murrieta Technology Corridor.

HealthSouth is the largest owner and operator of stroke, neurological, orthopedic, cardiac, brain and spinal cord injury facilities in the United States.

- Trivia Answers
- 1. 16,000
 - 2. Q
 - 3. Sand
 - 4. 102
 - 5. Murder
 - 6. 45%
 - 7. Hippo

It was brought to our attention that in the June issue of our newsletter it appeared that a trivia question was missing. Mike, this is the question from the June issue Trivia:



8. How many legs do Butterflies have?



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www.TeamIntegrityRealty.com**