



View From The Shores

FALL 2014

SALES ACTIVITY AT THE SHORES

Just before the start of summer sales were very active, but when the heat of summer arrived, buyers seemed to take a time out. In mid-August buyers came out of hibernation and the buzz was on. This is not the normal pattern at The Shores. Usually in the spring a slow burn starts and by July 1st buyers are percolating over the listings. This year at The Shores, it was extremely slow in July. In contrast, buyers in the village were fighting over houses listed under \$2 million. There were multiple offers. One home buyer told me they made three offers on three different properties and they were out bid each time. There has always been a different pattern of home buyers in the village; when the village is hot, The Shores has cooled off. In the recent history of sales in the village, a large number of buyers are second home buyers. This is never a good thing for a community, since this type of buyer is not vested in the community when it comes to charitable support of the schools and our hospital. The Coronado Shores complex was built as a vacation home retreat and these buyers have come from all over the United States. Coronado village and The Shores share a community that supports their lifestyle. Every decade brings on a new market and buyers that change with the growth of prosperity.

The following list is the most recent sales since the Summer *View From The Shores*:

ONE BEDROOMS

El Camino	1103	\$695,000	June
El Encanto	0801	\$693,000	June
Cabrillo	0807	\$1,100,000	July
La Princesa	0701	\$900,000	Aug
Las Palmas	1601	\$762,300	Aug
La Princesa	0710	\$860,000	Aug

TWO BEDROOMS

Cabrillo	1108	\$2,000,000	June
El Encanto	0702	\$1,139,000	June
La Princesa	1002	\$2,000,000	June
El Encanto	0907	\$1,640,000	Aug
El Encanto	0109	\$1,395,000	Aug
Las Palmas	1402	\$1,215,000	Aug

TWO BEDROOMS + DEN & THREE BEDROOMS

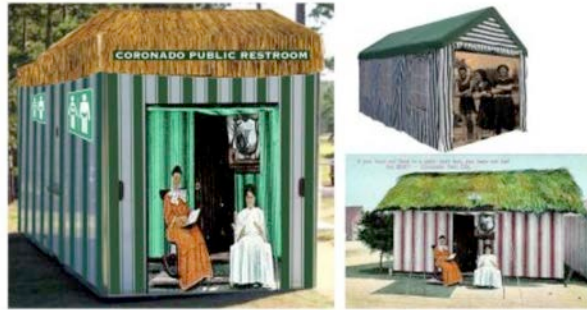
El Mirador	1404	\$2,049,000	Aug
La Princesa	1104	\$2,500,000	Aug

(Sales prices reported are from the MLS and the County Recorder's office)

IT'S ON WHEELS

A new neighbor has landed and is parked on Avenida del Sol, the cul de sac street between the Hotel Del and the start of The Shores. The South Beach public

restroom made its appearance just in time for the Labor Day weekend. If you haven't seen it yet, take a walk and check it out. The City Council has been working on what to do about the lack of a public restrooms on this stretch of beach since 2002. You wouldn't think



it would take 12 years to come up with a solution. However, governments move slowly, especially Coronado in their effort not to offend anyone. In 2009 it was proposed that Avenida de las Arenas would be an ideal location. The beach public parking lot apparently is owned by The Shores complex and putting in a public toilet caused a roar that could be heard from the guard kiosk to City Hall. Not in my Backyard (NIMB). During the early years, the City even looked into the French street toilets, which are self-cleaning; however, the price tag was just under 1 million dollars for one toilet. It wasn't in the budget. Two years ago the City approved the purchase of a portable trailer, 1/10 the cost of a French Loo, that is outfitted with two public toilets and a larger handy cap toilet. It is the size of a small mobile home that takes up less than two parking spaces. The trailer has electricity for lights and water for the wash sinks. And best of all, it has been designed to look like one of the tents from Tent City.

The above picture was presented to City Council and approved approximately one year ago. The trailer doesn't have this style of roof and it has different scenes that are far more integrated on the vinyl skin cover. The scenes on the front and back are a map of Coronado and the other side is a large reproduction of a young couple from the original Tent City. Some might find it unattractive, but it's well done considering what it is. It's a solution that was desperately needed.

THERE GOES MY MEAT BALL

Rhinoceros Café & Grille on Orange Avenue consistently served the biggest plate of pasta with meat balls. Their large servings of pasta were a hit from the start. After two decades of great food and service they closed their doors on September 2nd. Their food was always consistent and the menu never had any

surprises. You would know what you would be ordering for lunch or dinner before you even left the office or home. Rhinoceros always provided us locals with our favorites; Thai Salad and Penne A la Vodka to name just a few. The restaurant

was always a favorite for the returning summer and winter owners and renters. One owner would tell me how they loved going in for dinner on their first night back to Coronado. They would be greeted by the friendly smiles from the staff that they got to know over the years. Rhinoceros had a great run and I, along with all of our office will miss the birthday lunches that Rhinoceros catered. We are looking forward to trying the new restaurant, Islander Cafe that will be specializing in fresh seafood and local beer. They will have big shoes to fill to match Rhinoceros portions.

SIGN UP TO DO THE RAIN DANCE

When the second week of September hits we all take a big sigh of relief. Parking spaces become available, no waiting at your favorite restaurant and it doesn't feel like you are living in Disneyland; we have our town back. It doesn't feel much like fall with our weather this last week in the high 80's with humidity. The building managers are now bringing to our attention that we must be aware that we all need to conserve water. This winter an El Nino condition in the pacific is trying to take shape, it has now been reported that it doesn't look like it will be strong enough to bring rain to Southern Cal. An El Nino condition is a change in the trade winds and the jet stream that affect our weather pattern and many states to the east. Something to think about when the water is running down the kitchen sink, let's think conservation first and turn the faucet off.

*We built them. We sell them.
We lease them.*

Yvonne
Yvonne Barnum
President



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