



iLove Seaside Ranchos

Your Seaside Ranchos Online Neighborhood

Check out Bob's daily blog about Cooper, the cats, family and the neighborhood at:

"Please remember to call me first for all of your real estate needs and referrals."

www.iLoveSeasideRanchos.com

MARCH ISSUE



This is the Cooper stare down when he thinks he's entitled to something I'm eating. He was burning a hole through me with that stare. In this case I was eating a banana and he always gets the last bite. Sometimes I try and fake him out and pretend I ate the last bite just to see his reaction. His

reaction always cracks me up. His face is so expressive. That dog has quite a personality, even though he can be very trying. He loves everything. Since we have been watching his weight, giving him carrots, tomatoes, a piece of banana, some grapes, apple, a broccoli stalk or just about any other healthy food is a well received treat by Cooper and not damaging to his new sleek body. He is a good looking boy. He is 6 this month and has never looked better. He is also behaving better, at least some what. He will still jump up and grab food off the counter if we are careless about leaving something within his grasp. He also likes to lick the dishes as they go into the dishwasher. One thing we noticed is that he seems to act out more when he hasn't been walked recently. The more he gets walked, the better he behaves. If you think about it, how much does a dog have to look forward to besides eating, being walked and petted or played with on occasion? It's not like they can read or watch TV. Cooper so looks forward to feeding time and is right in my face at 6:30 am and 5 pm. He has a clock inside of him and knows when feeding time is. He hops in the air in excitement when I am scooping his food out of it's storage bin. Lisa says she feels bad for him because he so looks forward to his meals and he devours them in about 90 seconds and can't believe that's all there is.

Like Cooper, I notice my mental state changes drastically when I haven't been getting enough exercise. I try and get to the gym 5 days a week, on top of all the walking I do in the neighborhood delivering my monthly newsletter. However when I was recovering from hernia surgery, I couldn't work out at all for over a month and was getting edgy. Unfortunately, my appetite didn't diminish with my lack of exercise and I put on a few pounds. Welcome to the outer reaches of middle age. I have been dieting since the first of the year and had a goal for my birthday in March that I don't think I am going to quite reach. However, I am eating much healthier and feeling better. My sweet tooth is constantly reminding me that it wants to be fed. That has been the hardest thing for me to cut out.

ROSS FAMILY RECIPE FOR MARCH

Chunky Chocolate Cookies

1 pkg. Duncan Hines dark chocolate fudge cake mix	1 tsp vanilla
2 eggs	1 cup semi sweet chocolate chips
1/2 cup butter, melted	1/2 cup walnuts, chopped
1/4 cup brown sugar, packed	

Directions: Preheat oven to 350 degrees. Grease baking sheets. Place cake mix, eggs, melted butter, brown sugar and vanilla extract in a large bowl. Stir with a spoon until thoroughly blended. Stir in chocolate chips and walnuts. Drop by spoonfuls onto baking sheet. Bake at 350 degrees for 12 minutes for chewy cookies or 14 minutes for crisp cookies. Cool 2 minutes on baking sheets. Remove to wire racks. Store in airtight container.

OUTSTANDING LANDSCAPING AWARD



Congratulations to the Gutierrez family for winning the Outstanding Landscape Award for the month of March. They have done a wonderful job with the front of their home including their landscaping and white picket fence. The Gutierrez family will receive a \$50 gift card to The Bluewater Grill in King Harbor, a wonderful

seafood restaurant that Lisa and I both love. Please show your support and stop by and see what a lovely front yard they have at 22602 Gaycrest Ave. **Each month I will present this award along with a \$50 gift card to The Bluewater Grill as well as my Landscaping Award sign.. Each month I will present this award along with a gift card to the Bluewater Grill as well as my Landscaping Award Sign.**

FEBRUARY GIVEAWAY WINNER

The winner of the \$100 Trader Joe's gift card was Stu Peterson on Draille Congratulations!

\$100 MARCH GIVEAWAY

I am now giving away one \$100 Trader Joe's Gift Card each month. **All entries need to be in by March 31st. You can enter by emailing me at iLoveSeaside@aol.com or call me at 310-871-6184.** All entries must include name, address and phone number to be eligible. **Good luck!**

WHAT IS MY HOME WORTH?

Call or email me and I will be happy to provide you with a complimentary market analysis. You will get a net sheet reflecting an estimate of all of your closing cost along with my estimate of your check at the close of escrow. Please consider my more than 20 years of experience, local knowledge and Seaside residency when you are ready to market your biggest asset. Find out why your neighbors have repeatedly chosen BOB ROSS when they are ready to market their homes.

BOB ROSS Seaside REAL ESTATE Update

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Seaside REAL ESTATE Update

BOB ROSS

www.ILoveSeasideRanchos.com

Your Seaside Neighbor and Realtor

Proud Sponsor of South High Baseball, South High Womans Softball and Tabb Little League.

RECENT SEASIDE ACTIVITY

Current Listings*

Address	Approx Sq Ft	Bd/Ba	DOM	Asking Price
23126 Audrey Av	2640	4+2.5	1	\$809,000
5308 Sunnyview St	1594	4+2	19	\$989,000

Overall Recent Seaside Sales*

Address	Approx Sq Ft	Bd/ba	DOM	Sales Price
22315 Anza Av	1136	3+2	106	\$535,000
22516 Biak Ct	806	2+1	98	\$565,000
5261 Bindewald Rd	860	2+1	4	\$600,000
22402 Susana Av	1228	3+2	7	\$615,000
22627 Marjorie Av	1116	3+1	0	\$620,000
22514 Evalyn Av	1465	3+2	114	\$655,000

Your home has appreciated significantly over the past 15 months. With little inventory and lots of buyers for the area, it's definitely a sellers market. If you owe more money on your home than it's worth, have a notice of default, or you are not sure of the current value, I can help. Do not walk away from your home. A foreclosure can cause 10 years of damage to your credit while a properly executed short sale can allow you to rebuild your credit in two years or less. Or, if you are retiring and thinking about taking your equity elsewhere, you might be able to take your low tax base with you to your new location. If you are doing estate planning, your parents or spouse have passed away and you need a valuation on your home for tax purposes, don't spend \$500 on an appraisal when I will do it without cost or obligation. If you need a referral for a reputable trades person or mortgage broker, I can also help. Please call me first for all of your real estate needs and referrals. I'm an invaluable real estate resource.

THE ROSS REPORT

There is no inventory and hundreds of buyers for our neighborhood. This is great news for prospective sellers as there will be buyers competing for your home and driving up prices. When I put your home up for sale, not only will you get the full benefit of my expert marketing program to drive traffic to your home, but a very accommodating market place as well.

If you are considering buying a home, we are still at the early stages of this recovery with plenty of upside potential. I have testimonials and dozens of references from your friends and neighbors to help give you peace of mind when making the decision to hire me. I will help give you an edge when trying to win any multiple offer situation you may find yourself in. My expert negotiating skills will also help get you top dollar from prospective buyers bidding on your home.

If you have been waiting for the right time to act, the time is now. Give me a call today and set up an appointment. I am right around the corner and ready to assist you, no matter what your real estate need may be. If you owe more money than your home is worth, I can help you get a short sale. If you are in foreclosure, don't let the bank take your home. This would be disastrous for your credit long term and future financial well being. Call me before it's too late and I will use all of my 26 years of experience to try and help.

If you haven't been paying close attention to the market place, your home is worth significantly more than it was 15 months ago. So, if you have been waiting for the market to change before considering selling, it changed in January 2012 and prices are accelerating at a fast pace. Call me first for the answers to all of your real estate questions as well as your real estate needs and referrals. Nobody lists and sells more Seaside homes than I do and nobody works harder for his clients to accomplish their real estate goals while maintaining a spotless reputation. I am confident enough to say, just knock on anyone's door in the neighborhood and ask your neighbors about me.

In the Seaside area there were 6 sales in the last 30 days and 16 over the past 90 days. The 16 sales totaled \$625,500. This is an average of \$664,093 for a 1518 square foot home that was on the market for 100.93 days averaging \$415.05 per square foot.

When it comes to your real estate business and referrals, please remember, nobody works Seaside harder or better than Bob Ross. I enjoy giving back to our community with local Team Sponsorships, Monthly Giveaways, the Landscaping Award, Local Information and Updates, and most recently the creation of our New Interactive Neighborhood Website

www.ILoveSeasideRanchos.com, which is now on line.