



There's No Place Like Home

Issue 1 July 2012

Social	1
Park Happenings	2
Presidents Corner	3
Financial Affairs	4
Real Estate Update	4
Meet Our Gate Attendants	5
Safety Report	5
Dogs on Leashes	6
Architectural Update	7
How Are We Doing? Form	8
Fire Season Safety	9
Fire Season Safety cont.	10
Board of Directors	11
Meeting Date	11
Safety & Streets	12
Welcome New Neighbors	12

Ice Cream Social & Our New Community Park Tot Lot!



On Sunday, June 24th, children lined up to cut the ribbon and gain access to the new playground equipment.

This project took about two years in planning and construction and 85 bags of concrete to complete. Poly Landscaping

removed the brush from the site and installed a small rock wall retaining wall on the north side. BCD Property brought construction equipment and did the excavation. Also, BCD assembled and installed the equipment once it arrived. If anyone needs either landscaping or construction work I strongly recommend them.

The Tot Lot plan was fully funded and installed, thanks to the generosity of 14 neighbors who donated \$21,600 and your Association added \$5,000 to provide the funding.



Much appreciation goes to all of the members who were involved from the initial planning stage and who allowed us to create such a wonderful addition to our community park.

Michele Joyce & Wayne Breise

More Park Happenings



We now have two new full time "attendants" in our park, a coral tree, dedicated by Gladys & Breffni Barrett, and a Magnolia tree, dedicated by Chuck & Rhona Gorder. These two specimen trees will add a little balance and beauty, especially when they mature in two or three years. The dedication plaques were added in late June.

Since the inception of the park, more than 30 neighbors have now contributed \$95,000 to our Park Development fund.

The excess soil from the tot lot excavation was placed on the western side of the park for

erosion control and a few additional native plants were added to this area.

Wayne Breise
Park Development

The Ice Cream Social brought out many neighbor's, their children and their grandchildren! In addition to the Niederfrank's Ice Cream, soft drinks, wine, beer and a cheese and fruit tray were served.

To see more pictures of our Social go to <http://www.alvaradoestates.org/social>

New Tot Lot Claims Early Success!

Three year old, Van Joyce, made his first "neighborhood friend" this week when he met sweet, little two year old Maximillian at the new tot lot.



The two became fast friends while testing the speed of the new park slide. Van determined, "We gonna have a lot of fun here, Mommy. I'm sorry they didn't build a playground for you." We hope many more friendships are formed (young and old) playing together in our park. Thank you Wayne.

Michele Joyce
Social & Tot Lot Committee



Presidents Corner — *Alfredo C. Valverde Jr*

Dear Neighbors,

In our Community, I always find a lot of good deeds to write about. All the voluntary work performed by our Board of Directors and their relentless commitment to our lovely community, are good deserving topics. This time however, I wanted to write about my son who last month after completing his voluntary work at Morley Field, earned the Eagle rank. As you can envision, I was very proud of his accomplishment. Achieving the highest rank of Boy Scouts is in itself very impressive especially when you take into account that less than 2% of all scouts ever achieve this rank. The rank of Eagle Scout, has been earned before the scout's 18th birthday, Nicholas did it before his 15th birthday. His mission statement was also very impressive, Nicholas wrote to the Members of the Board of Review... *"I believe that as a member of our community, it is our obligation and duty to help others. We are all an integral part of one global village and the relationships we develop affect all. I like to lead by example. By volunteering my skills and time, I believe others will do the same. I cannot expect to receive if I do not give. To be a leader, I believe is to guide others by demonstrating with actions what is expected of them. Therefore, I must follow my aspirations, hopes and dreams if I want to help others succeed with theirs. I will continue to develop my character and uphold the principals of the Boy Scout Law while moving closer each day toward my goal. Life is a journey filled of endless possibilities but without objective and purpose, the course can lead one astray. Leadership, service and commitment are my objectives and helping others my purpose in life"*.

While this looked as the perfect topic, before Memorial Day, I received the bad news that one of our troop's Eagle Scout, Stephen Priest, had stepped on a mine while serving our nation in Afghanistan. Stephen, a boy I have seen grown up to become a nice young man and who became an Eagle Scout last year, enrolled in the Army in October. Due to his severe injuries to his left arm and the loss of both of his legs, he would have to go through agonizing surgeries and therapy to regain some mobility. Needless to say, I was saddened by his tragedy. I spent Memorial Day's weekend, placing the American flag on the tombs of the heroes at the Rosecrans National Cemetery, while thinking about their sense of duty and sacrifices. Last week I received an update from Stephen's father. He told me that even through the painfully agony of the surgeries, Stephen has kept his fervent love for our Country and he does not regret his fate. Today, while writing about this article, I cannot help but to think about our serene and peaceful community and how we owe our way of life to so many dedicated heroes who do not ask for anything in return. As a thank you to the many people who volunteer and contribute to maintain our peaceful world, on the upcoming birthday of our nation, I would ask you to let the American flag fly high, free and proud.

It would be interesting to know how many Eagle Scouts have grown up in Alvarado Estates. Please let me know if you know their names. Thank you for your continue support and enduring trust.



Financial Affairs

There are enough numbers on the year-end financial reports to put a person to sleep. However, the general message is that your Board continues conservative fiscal policy. Actual costs for the year were in line with our established budget. More important, our Capital Improvement Reserve Account is properly funded and your annual assessment went down 5% last year. Does anyone know of another Home Owners

Association that has a fully funded Reserve Account and has lowered assessments? I would bet against it!

Ken Klayman, our Treasurer for the past several years gets much of the credit. Next time you see him, be sure and say "Thanks" for his efforts.

David Wiles
Safety & Newsletter Committee Chair

Real Estate Update



ALVARADO ESTATES REAL ESTATE ACTIVITY AS OF JUNE 25, 2012

ACTIVE LISTINGS:

Property Address	Beds/Baths	Est. Sq.Ft.	Price	Only 3 days on the market, has 4 offers, will close over asking price!
4951 Yerba Santa Dr.	4br/5ba	5,842	\$1,100,000	
4505 Palo Verde Terrace	3br/5ba	4,429	\$1,399,000	
4461 Palo Verde Terrace	7br/6ba	6,141	\$1,475,000	
4605 Yerba Santa Dr.	9br/10ba	15,000	\$7,999,995 - \$9,999,995	

PENDING SALES

Property Address	Beds/Baths	Est. Sq.Ft.	Price
4430 Palo Verde Terrace	4br/4ba	2,796	\$690,000

SOLD HOMES:

Property Address	Beds/Baths	Est. Sq.Ft.	Price	Closed Escrow
4904 Yerba Santa Dr.	6br/4ba	3,559	\$1,048,000	1/18/12
4901 Toyoff Way	4br/5ba	4,368	\$1,495,000	2/15/12



Information compliments of PAPITTO PROPERTIES w/Keller Williams Realty. Information is believed to be reliable, but is not guaranteed. If you would like more information on the luxury home market or any properties in San Diego please call Marisa Papitto at (619) 993-1565 or e-mail at Marisa@PapittoProperties.com. Or visit www.PapittoProperties.com. 3965 5th Ave. Suite 300 • San Diego, CA 92103



www.PapittoProperties.com

“Meet our Gate Attendants”

Constantine Mattis:

Constantine is our morning gate attendant. He is from St. Petersburg, Russia. When Constantine came to the United States in 2007, he spoke only Russian. Quickly, in six months, he learned to speak English. In Russia, he graduated from in 2000. Continued his education in biochemistry and finished his studies in 2005. His interests also include: science, physics, anatomy and physiology. He aspires to learn two more languages, German and French. Along with his job as gate attendant, he is also a nutrition consultant and a personal trainer. In his spare time he is a competitive sportsman in power lifting and body building. His goals are to own his own business before his 35th birthday. Oh, and he came here because he loves our beautiful California weather. Editor's note: Constantine is observant and works diligently the early shift (6:30am-2:30pm).

Abraham B. Alvarez:

Abraham was born in San Diego, CA, on February 19, 1988. Hispanic Latino, now 24 years old. He graduated from Montgomery High School in 2001. Married and expecting a child, recently enrolled in the Southwestern Community College where he is taking general and criminal justice classes. He is a drummer at the Southwest Baptist Church. Abraham likes to play worship music in church and has been playing drums for 15 years at church. He has been employed by U.S. Security for 3 years. He describes working at Alvarado Estates as his favorite post ever. Editor's note: Abraham is the afternoon Gate Attendant (2:30pm-8:30pm). He is always cheerful and with a great attitude toward his work.

Georgui Vesselinow:

Georgui works on Saturday 6:30am-2:30pm and on Sundays 8:30am-5:30pm. He is from Georgia in Western Asia. He moved here from Green Bay, Wisconsin and he is a devoted Packer's fan. He is currently attending school. Georgui has been our Gate Attendant for many years and he is very punctual and reliable.

John Villa:

John is our Gate Attendant alternative. He covers any and all shifts any time our regular attendants are absent. If you see a big fellow standing up and welcoming into our community that is John, make sure you said hello to him. *The attendants are still in the need of a chair. Drop one at the gate if you have one and do not need it. Thank you!*

David Wiles - Safety Report

Canyon Dwellers - Obviously the homeless are not welcome and are a cause for fear to some. It is very difficult to deter them from sneaking into the canyons. I haven't found a volunteer willing to crawl around, at night, with a flashlight, and ask them to leave! I don't recall having any more problems since 2009 when they cruised our streets at night looking for valuables in unlocked cars. Some smoke cigarettes which is a fire safety concern. All of our past fires have been caused by cars on Montezuma, Fairmount or I-8. Without a patrol that routinely ousts the homeless, the best that we can do is report any sightings. Please call me at 619-501-7700 and include a detailed description, the time, and location.

Please Report Any Suspicious Activity - If you experience or observe any suspicious activity, that includes any service vehicles damaging property, please me at 619-501-7700.

A Reminder about AE Rules for Owner's of Man's Best Friends

Due to the death of a member's beloved pet and reports of other pets being attacked by dogs off leash the board will be strictly enforcing the rules. As a homeowner it is your responsibility to control your pets (and any guest pets). Please report off leash dogs to Animal Control at 619-236-4250 as well as calling David Wiles at 619-501-7700. Homeowners will be notified of the report and repeat offenders will be subject to fines.

8. Pets

8.01. General Statement. Usual and ordinary household pets ("Pets") may be kept on a Lot Owner's property in a manner that does not constitute an unreasonable annoyance or nuisance to Community Residents, provided they are not maintained for commercial purposes or in unreasonable numbers. Pets on a leash held by a person capable of controlling the Pet shall be permitted in the Common Area when observing the Rules regarding the immediate removal and clean-up of such Pet's waste. Each Lot Owner shall be liable for all personal injury or property damage caused by Pets brought upon or kept upon any Lot or the Common Area by the Lot Owner or Lot Owner's guests. Upon the written request of any Lot Owner, the Board shall conclusively determine, in its sole discretion, whether a particular Pet constitutes a nuisance, or whether the number of pets on any Lot is unreasonable. Any decision rendered by the Board to exclude a Pet from the Common Area shall be enforceable by penalty fines for non compliance. Although the streets in the Association area are private, the jurisdiction of the public authorities to regulate stray animals continues. Laws regarding leashes, nuisance barking and the maintenance of vicious or dangerous animals also apply within the Association area.

8.02 Leashes and Mess. As required by the San Diego Municipal Code, pets not confined to the house or a fenced yard shall be kept on a leash by the resident responsible for the animal. It shall be the responsibility of the person who walks a pet to assure that the pet does not leave droppings on the street, on lawns or driveways or in shrubberies of any other lot in the Association area. Thus, a dog walker is expected to carry a tool for scooping and a container for collecting the droppings and is responsible for placing the droppings in an appropriate disposal site, which cannot be Common Area or the Lot of another without specific written consent.



**As A Courtesy To Others, Please Do Not Dispose
Of Your Pet Waste In The Trash Receptacle
Located Next To The Picnic Table.**

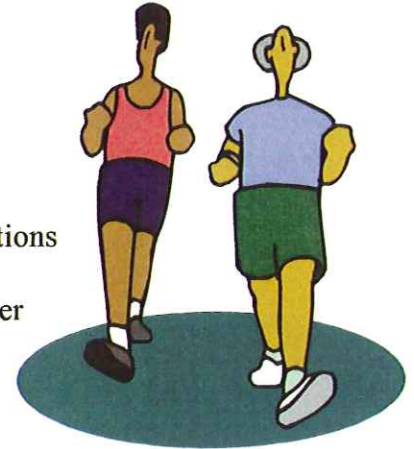
It is my goal to create a "Pet Roster" listing their name, breed, homeowner's name, address and phone number. All pet owners could be helped if they register their pet with the Safety committee, so that an attempt can be made to unite owners with their pets, avoiding impoundment. It would be a first step before calling animal control. Please call me if you would like you pet listed (or better yet) want to help me with this project. Thank you.

David Wiles - Safety & Newsletter Committee Chair

Architectural Updates

Neighborhood Beautification

As we walk throughout Alvarado Estates almost every day we receive informal requests and comments from many members. One of which is to create a Neighborhood Beautification Committee. This group would make recommendations that would enhance our curb appeal. This is typically something that an HOA management company would do. We are such a unique community we have never seen a need for that. Let us know if you would be interested in being a part of this group.



Mailboxes

And speaking of curb appeal, the mailboxes in Alvarado Estates make a statement. The question is, "Does yours make a positive statement or a negative one?" It's funny how you don't notice things unless you're actually looking for them. Maybe it's time to assess your own curb appeal? Is your mailbox in need of repairing, restoring or replacing? How about your numbers? If you plan on changing the color, or replacing your mailbox, just remember you need to have Architectural approval first.

Also, as a courtesy to your neighbors please remind your guests not to park in front of mail boxes.



RV Storage

"Probably the only person that likes to look at a Recreational Vehicle is the person who owns it."

-Author Unknown

Long time Alvarado Estates residents Art & Gwen Flaming own a number of self-storage facilities. They have generously offered to help homeowners in our community solve any RV storage issues. They are offering all members a 50% discount or \$50 per month, whichever is less. The facility is in Rancho Bernardo. In addition to being gated with security, this location has a Wash Station and a Dump Station. Call Danielle at 619-641-7851 to find out more about this very generous offer.

Trash Cans & Recycling Bins

This is a reminder that trash cans and recycling containers should be put out no earlier than Thursday afternoon. In addition, when being stored they should not be visible from your front or side yards.

LJ Joyner & Susan Clarke Crisafulli - Architectural Committee Co-Chairs

How Is Alvarado Estates Doing?

Hello Neighbors:

If you have an Association issue you would like addressed, your Board of Directors will do their best to address it in a timely manner. Just fill in the form below, completing each blank*, and return it to me at alfredoalverde@cox.net. I will see that it gets to the proper person.

Please keep in mind that some matters require a decision on the part of the entire Board and will have to be placed on the agenda of the next meeting. See <http://www.alvaradoestates.org> for meeting dates.

As a member in good standing, this form will be returned to you noting the Board's decision or action at the bottom.

Thank you.

Alfredo Valverde

President & Communications

***For processing, all blanks must be completed.**

Date:

Member's Name

Address

Lot Number

Daytime Phone

Evening Phone

E-Mail Address

This is my concern:

The Fire Season is HERE...Defensible Space!



Many portions of the unincorporated areas of the County of San Diego share expansive, rural settings of native plant life. Fire is an important factor in maintaining the healthy status of these native plant species. Since these areas are also highly desirable places in which to live, maintaining a defensible fire space around structures is essential, and required, for protection against fire. This information will provide you with some helpful hints to assist you in defending your property.

During the October 2003 Firestorms, it was painfully evident that there was insufficient "Defensible Space" on many properties which contributed to destroyed homes and other structures. As a result, the County of San Diego has amended an ordinance that requires residents to keep their property free of fire hazards: including certain vegetation types, green waste and rubbish. Residents can comply with this ordinance by creating a "Defensible Space" around their homes and by taking other preventative steps on their property.

WHAT IS DEFENSIBLE SPACE? ----- Defensible Space is the area around a structure where combustible vegetation that can spread fire has been cleared, reduced or replaced. This space acts as a barrier between a structure and an advancing fire.

HOW LARGE SHOULD THE DEFENSIBLE SPACE BE? ----- You need to clear combustible vegetation in a 100-foot radius from any structure. Your local fire agency may require you to clear additional vegetation by a written letter. You are not required to cross your property line in order to clear the 100 feet. The neighboring property owner may be required to clear the additional distance by the fire agency.

HOW DO I MAINTAIN THE DEFENSIBLE SPACE? ----- You may plant fire-resistant, irrigated landscaping in the first 50 feet of the 100 feet from your structure. These plants need to be maintained all year around. Note: no irrigated or non-native landscaping is allowed within an open space easement.

- You need to keep natural vegetation in the remaining 50 feet of the 100 foot space. This would be the area furthest away from your structure. The plants need to be thinned and cut back to no more than 6 inches above the ground.
- You may need to do this several times a year since the plants grow back.
- Do not completely remove all vegetation which would leave the ground bare. Some vegetation is necessary to prevent erosion. When native vegetation is removed for fire control the bare soil is particularly vulnerable to soil erosion.
- Do not remove or disturb the existing plant root system to prevent any future erosion.
- Remove dead and dying vegetation.
- Trim trees that overhang or touch your structures.
- Properly irrigating plants will help prevent plants from igniting. Wildfires rarely occur until after June, because as little as 1 inch of water per month keeps drought adapted plants from readily burning. Permanent irrigation should be confined to landscaping within the first 50 feet of a structure.
- Trees and shrubs can be maintained by deep watering at least once a month for drought tolerant species and once a week for high water requiring plants.

Page 10

HOW DO I CLEAR LEGALLY? ----- Combustible vegetation can only be removed by mowing, cutting and grazing as long as the root structure is left intact. Any trees you remove shall have the stumps cut no higher than 8 inches above the ground. The only exception would be an orchard. Orchard trees may have their stumps completely removed.

CAN I CLEAR INTO OPEN SPACE? ----- If an open space easement is located on your property you may legally clear the 100 feet from your structure, even if it takes you into that easement, upon written authorization of your fire protection district. No irrigated or non-native landscaping is allowed within an open space easement.

WHAT IS COMBUSTIBLE VEGETATION? ----- Combustible vegetation is any material that left in its natural state will readily ignite, burn and cause fire to move to any structure or other vegetation. This would include dry grass, brush, weeds, litter and waste. This would not include fire resistant landscaping some of which can be found in the "Suggested Plant List For Defensible Space" later in this handout.

WHAT ELSE SHOULD I DO TO PROTECT MY PROPERTY AGAINST FIRE?

- Vary the height of plants and adequately space them. Taller plants need to be spaced wider apart.
- Existing trees and large shrubs should be pruned by cutting off any branches up to 6 feet above the ground to prevent ground fires from spreading upwards into trees.
- For fire truck access, remove vegetation within 10 feet of each side of your driveway.
- Remove any tree limbs within 10 feet of your chimney.
- Work with your neighbors to clear common areas between houses, and prune areas of heavy vegetation that are a fire threat to both properties.
- Avoid planting trees under or near electrical lines. They may grow into or make contact with overhead lines. Under windy conditions these instances may cause a fire.
- If you have a heavily wooded area on your property, removing dead, weak or diseased trees may improve growing conditions. This will leave you with a healthy mixture of both new and older trees.
- Any removed trees may be chipped and left on your property if they don't present a fire hazard. Contact your local fire agency to find out how to do this.
- Don't forget to legally dispose of all your cut vegetation. You may contact your local landfill to inquire about green waste recycling. Open burning may not be allowed. Contact your fire agency for more information.
- Stack firewood and scrap wood piles at least 50 feet from any structure and clear away any combustible vegetation within 10 feet of the piles. Many homes have "survived" as a fire moved past it, only to burn later from a wood pile that caught fire after the firefighters had moved on to protect other homes.
- Check and clean your roofs and gutters on all structures several times during the spring, summer and fall to remove debris that can easily ignite from a spark

FIRE AGENCY CONTACT LIST - East County Fire Protection District (619) 579-6034

California Department of Forestry and Fire Protection (619) 590-3100 - United States Forest Service (619) 674-2901 - Department of Planning and Land Use, General Information (858) 694-2960 - County Farm and Home Advisor (858) 694-2845 - Insurance Information Network of California -- [Brochures](#) or call (800) 397-1679

For further information, contact the California Department of Forestry and Fire Protection, San Diego Unit at 2249 Jamacha Road, El Cajon, CA 92019 (619) 590-3100, the County Department of Public Works at (858) 694-2212

Board of Directors, Committee Chairs, and Contact Information

Name	Function(s)	Telephone	email
Alfredo Valverde	President & Communications	619-980-8686	alfredoalverde@cox.net
Wayne Breise	Vice President, Rules, & Park Development	619-287-0707	wbreise@cox.net
John Lusti	Secretary	619-286-8822	john@lustimotors.com
Ken Klayman	Treasurer	619-287-6305	ksk@klayman-and-fairley.net
Don Benke	Landscape Chair	619-286-4840	dqbenke@cox.net
David Wiles	Safety & Newsletter Chair	619-501-7700	motormarvel@me.com
Dennis Collins & Steve Neu	Gate Committee Co-Chairs	619-287-9424 619-284-0816	D4DCollins@aol.com sneu@mac.com
Wes Hinkle	Street Committee Chair	619-286-0445	BEV@WESHINKLE.COM
LJ Joyner & Susan Clarke Crisafulli	Architectural Co-Chairs	619-248-3419 619-224-0400	ljoyner@ymail.com scc@FUN-damentals.com
Sean Ostler	Webmaster	619-972-1621	sean@seanostler.com
Michele Joyce & Evelyn Ang	Social Committee Co-Chairs	619-368-2000 619-501-4972	evelyn@jobelevphant.com michelejoyce@cox.net

Gate Kiosk Attendant, 4950 Yerba Santa Drive, 619-582-1184
Tawny Tillinghast, Property Manager, Associated Professional Services,
(619) 299-6899

*Next Board Meeting Scheduled for Tuesday,
August 7th @ 7:00 p.m.
At the offices of Associated Professional Services
7007 Mission Gorge Road, San Diego, CA 92120*



Alvarado Community Association
4774 Yerba Santa Drive
San Diego, CA 92115

Working Toward Community Harmony

Safety & Streets



Safety - Please remember, speeding (over 25mph) in Alvarado Estates is against the rules, and is a rude way to treat your neighbors. We have no sidewalks and with lots of walkers, **and now with children going to the Tot Lot**, just slow down, please.

Street Cleaning - The street sweeper is in Alvarado Estates on the third Wednesday of every month, between 9 am and noon. Please have cars parked in driveways and bushes/trees close to the street trimmed so the sweeper has the 10 feet of height he needs to get close to curbs.

- Wes Hinkle - Streets Committee Chair

Rattlesnake Alert: It is the season and I have caught two in the last three weeks. Those two, are now living in a river estuary, far from here. Also, another rattler was reported coming up from the canyon behind Norris Rd. The little ones are easy to catch, for the big ones please call me at (619) 501-7700. To see how dangerous rattlers can be, just Google "Jimmy Fallon-rattlesnake."

- David Wiles - Safety & Newsletter Committee Chair

Coyote Alert: - Have you noticed the coyotes wandering around? Many of the residents abhor them, but they do keep our rabbits, rodents, squirrel population from exploding. To deter them, consider a dusk to dawn, low energy consumption flood light, or a motion activated light system. Pet food left outside attracts them, as well as unsecured garbage containers.

Welcome new AE Neighbors!

Richard Rementilla and Neil Frank

