



# There's No Place Like Home

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## Annual Picnic in Our Community Park

On Sunday, November 11th, we held our 26<sup>th</sup> annual picnic. Long time resident Albert Feurzeig graciously hosted the picnic at her home for 21 years. This was our 5<sup>th</sup> year to celebrate in our beautiful community park.



Michele Joyce our Social Chair delighted us with a wonderful BBQ catered by Gibbs Ribs. Pulled pork sandwiches along with chicken and turkey sausages were offered.

**Michele Joyce & Keith Gibbs**

**Alberta &  
Laz**



To view all picnic photos go to <http://www.alvaradoestates.org/picnic>

Elaine Boland, Jim & Jacquie Jorgenson



The Joel & Stephanie Smith Family

## Welcome New Neighbors!

Stacey James & Sandra Marciari (with Carole Breise & Susan Crisafulli)

*Not in attendance - Guadalupe Lopez & Mrs. Kami Ghosh*



Kelly Cook & Scott Rubin





## Presidents Corner — *Alfredo C. Valverde Jr*

Your Board of Directors is working hard to insure that Alvarado Estates retains its pristine serenity and value. Our homes have maintained their worth even in a sluggish economy and our community continues to be a place like no other. As you know, even in “America’s Finest City, our little neighborhood is considered a beautiful oasis framed by palm trees, gorgeous manicured landscaped gardens and unique homes. The Board and its Committees strive to preserve harmony in both our home designs and the treatment of all our neighbors. While last year you saw many changes and beautification projects, the Board has planned and is developing many more needed improvements. A small example of the projects is the development of the Alvarado Estates News Letter, the asphalt overlay of LeBarron Road, the stop signs enhancement, the tot lot at the park, the home tour, the ice cream social and many more to come. We thank you for your enduring support and your continued trust.

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## Safety Report

Safety is relative here in Alvarado Estates. In theory, the only folks that enter our neighborhood are supposed to be here. Six cameras record all vehicles entering through the gates. Only pedestrians entering through the canyons avoid the scrutiny. If a person in a car does not have a clicker, security sticker, code or invitation from a homeowner, the gate attendants turn them back. The honor system allows most to enter who know the name of a resident. Tightening it up would inconvenience some homeowners. Tradesmen and service personnel are allowed in, but their information is logged in and license plate numbers are recorded along with the time of entry. No record is kept of when they leave. Over the last ten years, few incidents have been recorded. A statue was stolen off of a front porch, exotic plants have been pilfered. But the only rash of crimes seems to have come from homeless nomads, and the proof is not certain.



How can we better protect ourselves from these invisible night marauders? Communication is key! Let the safety committee know of ANY thefts, missing property, or out of place vagrant types. Also, motion detector lights installed in strategic locations on your property not only deter trespassers, but alert you to their presence. Working together, we can make our neighborhood even safer than it is.

- David Wiles - Safety & Newsletter Committee Chair  
619-414-4353 or [motomarvel@me.com](mailto:motomarvel@me.com)



*Alvarado Estates Neighbors & Friends  
You're Invited to Attend*

## **Happy Hour to 2013!**

**A Happy Hour discussion of idea's and resourses on how to maintain and increase your property value as we enter the next 7-year cycle in real estate.**



**Please join Marisa, Dustine and Cynthia along with Industry Professionals Home Stager with color pallet samples and design advice • Painter • Water Conservationist Xeriscape • Mailbox samples including installer • Discussion of Home Values in AE**

**Tuesday, December 11, 2012**

**5:00 PM to 7:00 PM**

**5130 Norris Road • San Diego, CA. 92115**

*Light hors d'oeuvres & Refreshments will be served.*

**Please RSVP your attendance by Wednesday, December 5th to Dustine Gallagher  
Dustine@PapittoProperties.com or call: 619-987-1565**

### **ALVARADO ESTATES REAL ESTATE ACTIVITY AS OF NOVEMBER, 2012**

**ACTIVE LISTINGS:**

<b>Property Address</b>	<b>Beds/Baths</b>	<b>Est. Sq.Ft.</b>	<b>Price</b>
5261 Le Barron Rd.	4b/4b	3,059	Coming Soon!

**PENDING SALES**

<b>Property Address</b>	<b>Beds/Baths</b>	<b>Est. Sq.Ft.</b>	<b>Price</b>
No pending properties at this time			

**SOLD HOMES:**

<b>Property Address</b>	<b>Beds/Baths</b>	<b>Est. Sq.Ft.</b>	<b>Price</b>	<b>Closed Escrow</b>
4505 Palo Verde Terrace	3b/3fb/2-1/2b	4,429	1,366,000	10/12/12



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**

## "Pit Bull: Are We at Risk?"

By Jean Shea - Homeowner



Recently, there was a pit bull attack in Alvarado Estates that caused a death and the homeowner laying in the street screaming for help. Sadly this brutal attack was on a valued pet, however, in truth it could have easily been someone's child or grandchild.

Pit bull mauling has attracted increased national and local attention. Recent maulings in San Diego have included a 75 year old woman who was mauled by the neighbor's two pit bulls and later died as a result of her injuries. An eight month old baby boy was attacked and killed by three pit bulls residing in his home. A four year old girl who asked the owner of a leashed pit bull if she could pet the dog resulted in severe wounds to her face and shoulder when the dog

attacked her and the owner was unable to restrain it. These are just a few examples. There are many more.

What is the truth about pit bulls? Pit bull is not a breed of dog. It is a term used to describe several breeds of dogs including the American Pit Bull Terrier, Staffordshire bull terrier, and the American Staffordshire terrier. The term "pit bull" comes from the dogs past as a bull baiting dog. They were bred to take down large game—deer, bear, boar and cattle. As for the word "pit bull" the dog fighters of the past used this term to champion their best fighting bulldog a "bully in the pit" or a "pit bull." These strong, stocky, wide jawed, round-headed dogs were bred to be aggressive, tenacious, fast and agile creating the pit bull terrier. Intimidating looks and deadly reputation, it remains a status symbol for gang members. It is also the most common at many urban animal shelters nationwide.

America's shelters report 70% of their dogs are pit bulls or pit bull types. Most animal shelters agree that the pit bulls they handle have more breed-specific behaviors such as aggressiveness toward other dogs, more difficult to predict, more difficult to handle due to physical strength, and do not kennel well. The very traits that shelter workers found problematic are the essence of the breed.

Pit bull bites are the most common reported to the County's Department of Animal Services. The Union-Tribune analyzed county records for the fiscal year that ended June 30th, looking at each breed with more than 1,000 licenses in the agency's jurisdiction area. Per 100 dogs, pit bulls had the highest rate of reported bites: 11.22 bites per 100 dogs. Compare this with the Golden Retriever having just 0.34 bites per 100 Golden Retrievers.

## **"Pit Bull: Are We at Risk?" *Continued***

Any knowledgeable pit bull breeder will tell you the number one rule of owning a pit bull is to never assume your dog won't bite. Most pit bulls "turn-on" around 2 years of age when they are mature. Their instincts kick in full swing and their prey drive is in full gear. Although the level at which it happens varies, it will happen no matter how well the dog is treated or trained. Pit bull jaw strength and behaviors when they do attack make them the most dangerous of all breeds. Capable of severing limbs due to their great strength and high energy level, pit bulls are the most dangerous and most destructive of all breeds of dog. In most cases, once a pit bull decides to attack, there is no calling it off. An attack by a pit bull can result in significant maiming, disfigurement or death to the victim.

Attacks by pit bulls are associated with higher morbidity rates, higher hospital charges, and the higher risk of death than are attacks by other breeds of dogs. Studies have shown that pit bulls have a different attack pattern—attacking indiscriminately, without warning and with little interest in stopping. In 2011, despite being regulated in Military Housing areas and over 650 U.S. cities, pit bulls were responsible for 71% of all fatal dog attacks nationally. Most dog attack fatalities are children. According to dogsbite.org, during the one month period from September 1st to October 4<sup>th</sup>, nine people were killed by dogs. Of these attacks, 67% involved pit bull or pit bull mix. All involved a pet pit bull killing a family member.

As concerned neighbors we want our neighborhood and its streets to be safe for all. Due to the recent pit bull attack in our community and the undeniably higher incidence of attacks by pit bulls, we are proposing a ban within our community on the pit bull. We propose there be no new pit bulls allowed to reside in the community and visitors cannot bring them inside our gate. This ban will eliminate unnecessary risk to all residents, their children and pets, and provide increased assurance that we can walk our streets more safely.

Your voice can make a difference. If you agree that pit bull ownership is not appropriate for Alvarado Estates, and a measure should be placed on the annual March meeting ballot for a vote; your response of support is needed. Please call or email your support of the ban ballot measure to Jean Shea at [mailfromjean@yahoo.com](mailto:mailfromjean@yahoo.com) (619)286-5857 or David Wiles at [motormarvel@me.com](mailto:motormarvel@me.com). Help make our community a safe place for all.

*This is a homeowner editorial and does not necessarily reflect the views of the board of directors.*

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## ***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.



***“Tis the Season....to Remember Our Gate Attendants”***

**Mary Lou Montgomery** - Mary Lou was born in Corpus Christi, Texas, and her family moved to San Diego in 1959. She graduated from Clairemont High School. She has three children and four grand children. She started working for U.S. Security over three years ago, and started in Alvarado Estates in September and says she likes the residents, who are very friendly. She generally works mornings, from 6:30 am until 2:30 pm, Monday through Friday.



**John Villa** - John is the big, friendly man who works the afternoons from 2:30 pm until 8:30 pm, Monday through Friday. He is from Lorain, Ohio, but loves San Diego and the weather. He played sports in Ohio, and has worked for security companies for the last 24 years. John likes to attend church on Sundays, and enjoys helping people. He likes to talk to people and says the people in Alvarado Estates are great people. He has worked at our gate for over a year, and enjoys protecting the people.

**Georgui Vesselinow** - AKA George 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. George has been our Gate Attendant for many years and he is very punctual and reliable.

*If you are planning on having any holiday parties please let the gate attendants know.  
Also, we will be observing our holiday hours of 9:00 am to 5:00 pm on Christmas and New Year's Day.*

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***Neighborhood Pride & Beautification***

Special thanks to Dustine and Marissa for bringing together reliable, affordable professionals that can help us with home repair and/or remodeling and taking the hassle out of finding someone. We hope to see you at the Happy Hour on December 11<sup>th</sup>!

It's funny how you don't notice things unless you're actually looking for them. When was the last time you assessed your curb appeal? Is it time for a fresh coat of paint? Is your mailbox in need of repairing, restoring or replacing? How about your numbers? If you plan on changing the color of your house, or replacing your mailbox, just remember you need to have Architectural approval first. And to make it easy we can approve it on December 11<sup>th</sup> at the Happy Hour!

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

**Trash Cans & Recycling Bins** - This is a reminder that trash cans and recycling containers should be put out **no earlier than Thursday afternoon**. If you need your gardener to put them out for you consider changing your yard work to Thursdays. In addition, when being stored bins and cans should not be visible from your front or side yards.

## Architectural Happenings

### Major Remodel – Magnificent Impact!



Courtney Carter and Nicodemus Watts did a spectacular job building their new home. The original house was completely demolished and rebuilt on the original foot print. The pool was removed and the foyer and three car garage were added to the square footage.

As you can see by the before and after pictures shown, the front yard looks so much more spacious and inviting. Thank you both for all of the hard work and for creating such a grand and beautiful home in our neighborhood!



## Board of Directors, Committee Chairs, and Contact Information

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

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

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***Next Board Meeting Scheduled for Tuesday,  
December 4th @ 7:00 p.m.  
At the offices of Associated Professional Services  
7007 Mission Gorge Road, San Diego, CA 92120***

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

*Working Toward Community Harmony*

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## *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

**Vandalism Alert** - Over the last several months we had a number of robberies from unlocked cars. To deter any would be burglars we recommend that you not leave any valuables in sight and that you keep your cars locked at all times.

- David Wiles - Safety & Newsletter Committee Chair

## **Moving Sale**

Long time resident Alberta Feurzeig has several large pieces of furniture that include a Steinway grand piano with the player mechanism and multiple music rolls, a dining room table and chairs and exercise equipment. If interested please call 619-265-7629 or 619-208-0202.