

- Meet Our Gate Attendants Pg 4
- Architectural Spotlight Pg 5
- Montezuma Trail & Beautification Project Pg 6
- Welcome New Neighbors! Pg 7
- Dog Park Proposal Insert

INSIDE
THIS ISSUE:

- More Annual Picnic FUN! 2
- Presidents Message 3
- Real Estate Update 3
- Neighborhood Pride 4
- Meeting Dates 7
- Board of Directors 7
- Safety & Streets 8

There's No Place Like Home

ISSUE 3

DECEMBER 2013

Annual Picnic in the Park

On Sunday, October 27th we held our 27th annual picnic. This was our biggest attendance so far and this year brought more children than ever before. They were in full swing, vertical jumps, gunny sack racing, and freeze dancing!



Special thanks to Dustine Gallagher, our Social Chair, who went all out and delighted us with lots of decorations, games and contests for the kids, and wonderful gift baskets (won by Gladys Barrett & Diane Gaske) as well as a huge spread of hamburgers, hot dogs & more cupcakes ever seen in one setting. Thanks to our members whose costumes were creative and entertaining as we tried to figure out who was who behind the make-up & masks!



This Year Featured Pirates



David Wiles &
Dottie Millbern

Thank you to everyone who came out to celebrate with us. Your participation and support of the picnic gives the entire event a life of its own! Thank you to the set-up/tear down crew! Thank you to Jerry & Alfonso for storing all of the stuff in your garage. Thank you to Wes & Bev Hinkle for shopping, setting up & serving!

And Lots of Kids Having Lots of FUN!

"And more thanks to Larry Doemeny for taking and sharing his photos."

You can see all of the photos Larry took [AE Picnic Photos](#).



Dustine and kids in full play !

You can view "favorite photos" on our website <http://alvaradoestates.org/events/picnic/2013>.

Presidents Corner — Dennis Collins

2013 has been a year in which several homes have changed owners and several are undergoing extensive remodeling and we are sure that they will add to our beautiful area. It is my privilege to thank all the board members for their work and commitment to the improvement and maintenance of our neighborhood.

2014 may be trying at times. The city will be replacing the sewers under most of our streets and they'll probably be patched like Montezuma for most of the year. We are asking that all electrical service be placed underground at this time so that when we resurface the streets they won't have to be dug up again. We will keep you posted as the work progresses.

We are giving the gate attendants Christmas & New Years off. If you are having guests those days they will need a code or they'll call you from the phone on the Kiosk and you press the number 9 on your phone. We wish you Happy Holidays and may your New Year be filled with blessings!"

"May this Holiday Season bring Health and Happiness to you and your family."

Real Estate Update

Marisa

PAPITTO TEAM



Marisa • Dustine • Cynthia

Happy Holidays!

Marisa, Dustine and Cynthia wish everyone in the Alvarado Estates Community a wonderful Holiday Season and Prosperous New Year!

ALVARADO ESTATES REAL ESTATE ACTIVITY

ACTIVE LISTINGS: Source: SANDICOR 2013

Property Address	Beds/Baths	Est. Sq.Ft.	Price
4848 Yerba Santa Dr.	4BR/5BA	4,032	\$1,995,000 - \$2,295,000
4605 Yerba Santa Dr.	8BR/11BA	15,000	\$6,500,000 - \$7,500,000

PENDING SALES:

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

SOLD HOMES:

Property Address	Beds/Baths	Est. Sq.Ft.	Sold Price
5120 Norris Rd	6BR/6BA	5,345	\$1,680,000
5140 Norris Rd	4BR/5BA	3,900	\$1,990,000

Source: Sandicor November 20, 2013

www.PapittoProperties.com • Marisa@PapittoProperties.com 619-993-1565

“Every home in our neighborhood contributes to the overall impact of our community and determines the value of our homes. When was the last time you stood in the street and looked at your property from lot line to lot line?”

Neighborhood Pride—Curb Appeal

Mulch and ground covers are a very important part of your landscape and should be replaced every 1 to 2 years. Reasons why you want mulch and ground covers:

- It can completely alter the appearance of your garden beds and landscape.
- It is a time saver. Applying a 2-to3-inch layer will result in a significant reduction in weed germination and growth. That’s hours of weeding time eliminated.
- It is a water saver. Evaporation is reduced significantly.
- It reduces plant stress by keeping your soil cool and by maintaining moisture uniformity. This eliminates extreme heat and drought stress on plants.
- It helps reduce soil erosion on slopes and hills – especially newly graded ones.
- Organic mulch improves soil texture and adds nutrients.
- In addition to looking great, it can keep a garden clean, keeping mud from splashing up on plants, walls and onto paths.

If you have exposed sprinkler pipes it’s time to replace your ground cover!

Tis the Season to ...



Mary Lou Montgomery — 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 grandchildren. She started working for U.S. Security over three years ago, and started in Alvarado Estates in September 2012. She says she likes the residents who are very friendly. She generally works mornings from 6:30 am until 2:30 pm, Monday through Friday.

Art Laurena — was born in the Philippines. He has been a security officer in a gated community like ours since 2003 and says “I love this place.” When he met

Remember Our Gate Attendants

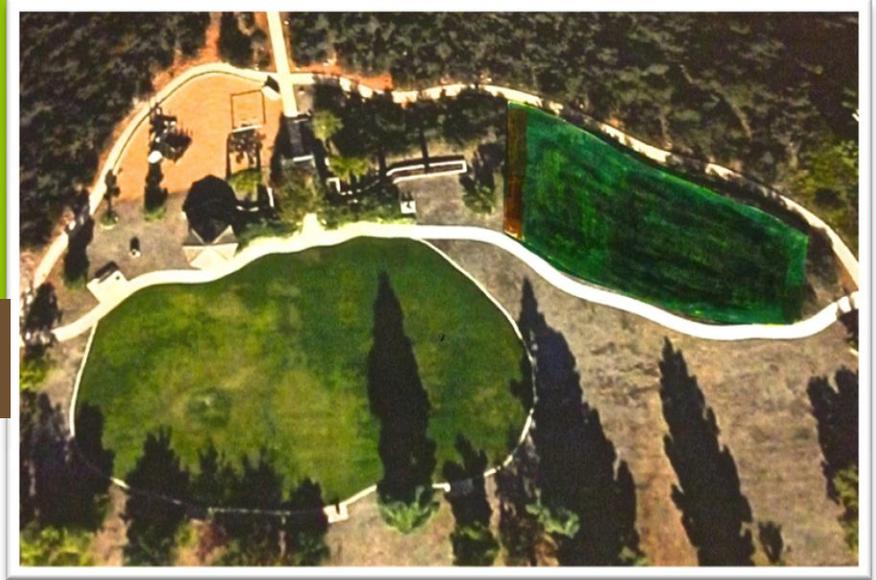
his bride to be he moved from Orange County to be with her. He is an avid sports fan on his time off and has worked the afternoons from 2:30 pm until 8:30 pm, Monday through Saturday, since he joined us in January of this year.

Georgui Vesselinow — AKA George, is from Georgia in Western Asia. He moved here from Green Bay, Wisconsin and 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. He works on Saturday 6:30am-2:30pm and on Sundays 8:30am-5:30pm.

Gate Kiosk Attendant, 4950 Yerba Santa Drive, 619-582-1184

Community Park

Aerial view of Alvarado Estates Park with proposed off-leash area



DONATIONS NEEDED!!!

Naming Opportunities

\$5,000 Dog Park Name

\$2,500 Bench (two available)

\$1,500 Dog Water Fountain

\$1,000 Trashcan

Dog Park Features

- The dog park will be located on the east end of the park (see green shaded area in above photo).
- The dog park will provide a nice balance to the existing park and children's playground.
- A four-foot high bronze wrought iron fence will surround the dog park. The entrance will be on the east end. The fence will be screened with existing and new landscaping.
- The dog park will have a dog water fountain, benches and waste receptacles.
- The dog park will be grass.



New plants, such as the Pride of Madera pictured to the left, will enhance the beauty of the park.



The Benefits of a Dog Park are Many

Dog parks promote responsible pet ownership, give dogs a place to exercise safely, thus reducing barking and other problem behaviors

Enhancing Property Values

- People will pay more to live in a neighborhood with more amenities.
- Half of San Diego household own dogs.
- People with dogs will want to live in a community with an off-leash dog park.

Fostering Community

- Dog parks provide a community setting for people to gather and socialize.
- People find it easier to talk to each other with dogs as the initial focus.
- Watching dogs play is entertaining!

Improving Dog Behaviors

- Socialized dogs are happier, healthier and less aggressive towards other dogs and people
- Lack of exercise is a primary reason that dogs misbehave
- Off-leash parks provide dogs exercise

Rules for the Dog Park

Strict rules will be enforced at the dog park.

- The park will be restricted to residents only.
- The park may only be used during certain hours.
- Aggressive dogs shall be banned from the park.
- All owners must clean up after their pets.



Architectural Spotlight



Mediocre Before

Alice & Philip Cohn had lived in their home at 5330 Le Barron for several years before they decided their yard was in need of a major overhaul. The original trees had been planted too close to the home and were causing foundation problems. The goal was to create a landscape plan that enhanced the architectural integrity of their home and yet maintained some privacy.

They found just the person who could do that for them in Randy Taggart (he also worked with LJ Joyner to update the front gate in 2012 and has worked with several homeowners.)

Randy can be contacted at 619-322-8066

Major After!



“Major kudos long overdue to the Cohn’s, as we think they deserve an award for Best Landscape Remodel.”

Montezuma Trail &



The only improvement made to Montezuma Road.

Most College residents, and most users of the University, drive this road every day. It is time to elevate Montezuma Road to safer, more reasonable, and possibly even, to unique standards.

Entire College Area



The “Dollar Per Ticket” fund was created by San Diego State University to mitigate the negative impact that the proposed Cox Arena traffic would have on the residents within the College Community. The fund was to be used for “capital improvements or operating costs in support of capital improvements, as agreed upon by the parties.” There are two major projects that are being considered, a traffic monitoring system and the Montezuma project. The traffic system is being supported by the University who believe that a probable reduction to their traffic control efforts will occur. The Montezuma project is, so far, supported by 270 residents in the College Area. The CACC will make a final recommendation at their January meeting.

The traffic system is based on remote control of certain traffic signal lights. I would share more information related to the traffic system, however no one has published a description of the system and no one has published cost estimates for public review.

In our opinion, it is time to honor the spirit of the original agreement by creating a long-lasting and visible capital improvement that will primarily benefit the College Community residents. A substantial improvement to Montezuma Road will accomplish this objective.

Beautification Project

The Montezuma Trail will create a “Gateway” entrance to the College Area that compliments and enhances both the College Community and the University. This improvement to Montezuma will increase pedestrian and bicycle safety along Montezuma Road by mitigating motor vehicle traffic through the use of alternate modes of transportation. This project will:

- Improve pedestrian safety and encourage greater pedestrian usage by installing a connecting sidewalk between Yerba Santa and Fairmount.
- Improve bicycle safety and encourage greater bicycle usage by creating a larger bike lane that includes an automobile traffic buffer zone.
- Improve the City Transit bus stop to promote greater use of public transportation by creating a modern, sheltered bus stop.
- Raise the appearance of Montezuma to a level that justifies its role as a Primary Gate-

Creating A “Gateway” Entrance

way to the College Area and the University.

- Create an opportunity to establish a unique signature for our community through the use of art work displays within the project.
- Enhance the pride that we all feel for the College Community.

The estimated costs for the project have been carefully vetted and will allow the project to proceed in steps if initial funds are not adequate to complete the entire project.

Does any university in California have a primary access road that compares to the lower portion of Montezuma? Does any nearby community have a primary access road in this condition?

Board of Directors & Committee Chairs

Dennis Collins	President	619-287-9424	D4DCollins@aol.com
Wayne Breise	VP, 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
Jose Reynoso	Landscape Chair	619-582-4511	jsreynoso@cox.net
David Wiles	Safety & Newsletter Chair	619-501-7700	motormarvel@me.com
Jim Joyce		619-268-2000	jj@aethlonmedical.com
Steve Neu	Gate Committee Chair	619-318-8301	sneu@mac.com
Wes Hinkle	Street Committee Chair	619-286-0445	BEV@WESHINKLE.COM
LJ Joyner	Architectural Co-Chair	619-269-0897	ljjoyner@ymail.com
Susan Crisafulli	Architectural Co-Chair	619-224-0400	scc@FUN-damentals.com
Dustine Gallagher	Social Committee	619-287-5130	Dustine@PapittoProperties.com

“Our board meetings are held at the offices of APS at 7:00 p.m. When scheduled they are on the first Tuesday of the month.”

Association Management Information

*APS—Associated Professional Services
7007 Mission Gorge Road, San Diego, CA 92120
Amber Myers, Property Manager,
(619) 299-6899 AMyers@apsmanagement.com*

2014 Annual Meeting – Saturday, March 8th

*Our Next Board Meeting is Scheduled for
Tuesday, January 7th @ 7:00 pm*

Welcome New Neighbors!



John & Lori Mullen

Julie & Jenny Dunne and sons Tyler & Cody



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 more 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

Dogs Off Leash & Pet Roster - It is our goal to create a "Pet Roster" listing their name, breed, age, color, weight and 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, should they be found unattended. Our plan is to have that roster at the front gate so any member can find out if a pet is listed. It would be a first step before calling animal control. Please call me @ 619-501-7700 if you would like your pet listed or email Susan scc@FUNDamentals.com with your information.

- David Wiles - Safety & Newsletter Committee Chair