

BUSINESS NAME

SPECIAL POINTS OF INTEREST:

- **NEW Park Proposals — Pitch & Putt & Clubhouse Insert**
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There's no place like home

ISSUE I

JUNE 2014

Vino & Gelato in Our Park!

Dustine "Our Party Queen" (and Social Committee Chair) really out did herself once again! Our 2nd Annual Vino & Gelato Party in the Park was another great success.

This year featured dark chocolate, vanilla & strawberry gelato as well as raspberry sorbet. And for the dogs Paw Pleasers provided Bacon Ice Cream.

Lots of FUN was had by all and it was so great to have so many new members join us this year!



Jason & Eric Poliak



Julie & Jen Dunne

Special thanks go to Alfonso Logan, Jerry Moe, David Wiles & son Matthew for setting up the tables, chairs, canopies and most of all their time and to Dennis Collins for providing his 4 EZ ups. And Austin Hong, Byron Knight, Jim Joyce & Jeff Macgurn for tear down. A special shout out to Jon-Michael for keeping us all motivated with his good humored skills of delegation. We all got to "Groove On" his LA sense of style....



Ron, Clover & Marc Gottlieb

More Vino & Gelato FUN! And...



Steve & Roxanne
with Duchess

More thanks go to Larry Doemeny & Chris Crisafulli for taking such great photos! To see all of them go to <http://alvaradoestates.org/events/social/2014>

Jesse Lowe, Jon-Michael Marconi, David Wiles (who bartended too) Byron Knight, Austin Hong & Jerry Moe



OUR PARK
NAMING
DONOR—
THE HON
FAMILY
DOG
PARK—
STEVE
NOTTOLI
AND
ROXANNE
HON

Dog Park Dedication



Thank you to all of the generous donors for helping make this happen and the support of our wonderful community.

Our bench donors; The Ang and Joyner Families

The fountain donors; Jerry Moe and Alfonso Logan

The tree donors; Phil Cohen & the Boland Family

And Dennis Collins for his gift of \$1000

Thanks to everyone who donated and helped make our dog park. great! - LJ Joyner

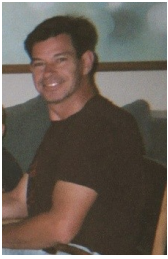
Home Tour in 2015?



Lots of members expressed an interest in having a Home Tour at the Vino & Gelato social. The last time we had one was in 2008. We typically feature 5 homes and usually have it in the spring when the flowers are in bloom and before the hot weather and vacation season starts. If you would like to have your home featured contact Dustine our Social Committee Chair at 619-987-1565 or Dustine@PapittoProperties.com.

Also, if you would like to see this happen as well as more social events Dustine would love to have more committee members to help do just that.

Presidents Message — Jose Santos Reynoso



This is my first column and I would like to invite all of you to ask for responses or discussion on specific issues or concerns that you may have for future newsletters. The next year promises to be a very eventful, exciting and perhaps frustrating one. In light of the current sewer work, our streets will be a major focus for us. It never hurts to keep an eye on things when someone is doing work around our homes. Getting the undergrounding of utilities in conjunction with or close to the sewer work is proving to be a bit tedious. However, Wes Hinkle, Wayne Breise and I have been in contact with the powers-that-be that can make this happen and we will continue to push.

We are also working on upgrading our gate and security systems, as some elements are way past their prime. Thankfully we are in capable hands with Steve Neu and Austin Hong leading the charge, with the sage counsel of our former president, Dennis Collins. We will not only move forward but we will do so in a manner consistent with the groundwork that has been laid out over the years. Long story short, I am extremely grateful that we have an outstanding group of volunteer board members with incredible skills and expertise, whose focus is on making our community even better.

"I would like to encourage everyone to get involved in our community as well as the College Area Community Council."

Your Input is Always Welcomed and...

APPRECIATED !!! Just look at our park—tot lot, dog park,..., neither would have happened without you. You don't necessarily have to get on the board but by your suggestions, and hopefully your participation in projects and events, whether it be sharing expertise, skills, etc.

For several years I have been the Alvarado Estates liaison to the CACC (and College Area Community Planning Board), as part of a concerted effort to have our voice heard as part of the greater College Area—especially on issues that could have a significant impact on our community. After all, there is a world outside our gate that affects us directly. I am happy to report that rather than sitting back and collecting information, we have become a proactive voice within the Council and the Board, often being the catalyst for further improvements in the greater community that will benefit us all. Membership is \$10 per year per household. A great benefit is that you get "affiliate" rates at the Aztec Recreation Center at SDSU. The discount is approximately 25% off the regular rates for memberships or day use of all their facilities, which means you save more

There is Strength in Numbers

than the \$10 the first time you use the benefit. Becoming a member is easy. Online, go to www.collegearea.org. It takes just a few minutes. If you'd like a paper application, let me know.

Here are a few greater community updates: the retail/mixed use project proposed for the area bounded by College, Montezuma and Lindo Paseo is scheduled to break ground in September. The university is rethinking the name but an announcement will be made shortly—AND, we were told that discussions seem positive for the grocery component of the project to be a Trader Joe's—we'll keep our fingers crossed. The portable buildings currently there will disappear in June or July. On another positive note, the Montezuma Trail project first proposed by Wayne Breise, has made the official Capital Improvements Projects (CIP) list at the city and funding, possibly as part of other projects, is being sought. Now we just need to push to make it happen sooner rather than later, from whatever source we can identify.



Montezuma Project Update



The only improvement made to Montezuma Road.

THE FOUNDATION QUESTION IN MY OPINION IS "WHOSE MONEY IS THIS?"

We need your clout! Let's create an entrance we would all be proud of! NOT THIS!



The Dollar Per Ticket fund was created in 1995 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". There are two major projects that are being considered - a traffic monitoring system and the Montezuma project.

The CACC agreed to support both of these projects. However, SDSU recommended that the traffic system be pursued and declared the Montezuma Project "an inappropriate use" of the funds. No explanation was provided.

Norm Greene (1995 HOA President) and I met with Megan Collins who represents SDSU and we made the following points:

1. The traffic system does not exist in San Diego and is considered experimental. Will it work? Meetings open to community members should be created so that details can be explored. Transparency is needed. \$350,000 should not be risked until all questions have been answered. Megan made no promises but agreed to consider our request

Long Lasting Impact

2. The Montezuma project is a capital improvement that will have a long lasting impact on the entire College Area and it is supported by the College community. We asked that SDSU reconsider their position. No promise was received.
3. At the last CACC meeting, I asked them to support Alvarado Estates on these issues. The CACC will consider action at their next meeting.
4. Alvarado Estates spent three years in litigation with SDSU to create this fund. The fund was created to pay the College community for the problems that would be created by the Arena. The \$550,000 in the fund, and the anticipated \$200,000 in additional contributions, belongs to the College community, not SDSU, in the opinion of many college residents.

The effort to assure that the fund is used for capital improvements supported by the College community will continue.

- Wayne Breise

Creating A "Gateway" Entrance

We need your help to make the much needed improvements to Montezuma Road. SDSU has opposed the idea, and the City (Marti Emerald) is influenced by that. Why do we need your help? One look at Montezuma Road from Yerba Santa to Fairmount will answer the 1st part of the question and the 2nd part is you may have influence with the City or the College. This is a "no brainer" folks! Please contact any BOD member by email or phone if you want to add your name to influence either entity. Alvarado Estates cannot miss this opportunity to forever upgrade Montezuma Road for the betterment of the entire College neighborhood.

- David Wiles

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?

CC&R and Rule Reminders - Renting Your Home

Article 5, Section 3. D. General Restrictions on Use: "In exercising the right to occupy or use a Lot ... the Owner ... shall not: D. Lease or rent a Lot in derogation of the following: (1) All leases and rental agreements must be in writing. (2) All leases and rental agreements must be for the entire Dwelling, and not merely parts thereof, ... (3) No lease or rental shall be for a period of less than 30 days. (4) All leases and rental agreements shall be subject in all respects to the Governing Documents, and shall provide that failure to comply with the requirements of the Governing Documents shall constitute a default under the lease which may be cured by eviction of the tenant either by the Owner or the Association. (5) Any Owner leasing or renting a Lot shall promptly notify the Association in writing of the names of all tenants and members of a tenant's family occupying such Lot and shall provide the Association with a complete copy of the lease or rental agreement."

Use of Premises 3.01. Rentals Lot Owners are permitted to rent their homes, in their entirety, but not portions thereof, with Board approval and in accordance with the CC&R's and Rules . An exception is available for tenants who provide services to the Lot Owner or residents or members of the family of the Lot Owner or residents. All pertinent forms (Registration and Gate Security Forms) listed under Section 14 must be completed and submitted to the Board by the tenant. No renter shall be permitted to enter into occupancy without first having been provided with a copy of the CC&Rs and the Rules.

"The posting of commercial signs on lots is prohibited, except For Sale signs and residential security-system signs."

Help...Your House is Flooding!

This problem has occurred twice in the last month. An irrigation line (or pool pump), has flooded a property, and no one had a contact phone number, cell phone or email to contact the house owners (occupants), which made the flood worse. Please contact the Board of Directors so that your contact information is complete and updated. It is for your protection. You can request all contact information be "Use only in case of emergency" but we need the contact information. Feel free to email me davidwiles@me.com or any BOD member. Your help and cooperation will make for a safer neighborhood. Scuba divers always dive with a buddy. Buddy up with a neighbor (or neighbors), and share contact info, and give the BOD that information. It can also be your office if they have 24 hour pick up. Questions? Please ask if you have any reluctance.

- David Wiles - Safety & Communication Committee Chair

Dogs Off Leash & Pet Roster Update

We have created 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 & Communication Committee, so that an attempt can be made to unite owners with their pets, avoiding impoundment, should they be found unattended.

The Pet Roster is located on the last page of the Roster that is distributed to all of the homeowners via email, and can also be found 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.

If you would like your pet listed email Susan at scc@FUN-damentals.com with your information.

- David Wiles - Safety & Communication Committee Chair



Our Dog Park is the Only Leash Free Zone in Alvarado Estates

Virtual Neighborhood Watch



"At last week's public safety meeting, the police department announced that Nextdoor.com celebrated its first anniversary and that they feel it is invaluable to maintaining neighborhood contact, which is the best crime-prevention and quality of life tool they have seen and highly recommended that all communities sign up." - Jose Reynoso

What is Nextdoor? Nextdoor is the private social network for you, your neighbors and your community. It's the easiest way for you and your neighbors to talk online and make all of your lives better in the real world. And it's free.

Thousands of neighborhoods are already using Nextdoor to build happier, safer places to call home.

Nextdoor's mission is to use the power of technology to build stronger and safer neighborhoods.

"We created this company because we believe that the neighborhood is one of the most important and useful communities in a person's life. We hope that neighbors everywhere will use the Nextdoor platform to build stronger and safer neighborhoods around the world."

We currently have 16 of our members signed up. To find out more about Nextdoor.com or to sign up go to <https://alvaradoestates.nextdoor.com>.

"It is great to see our home
values coming back."

Real Estate Update

Team
PAPITTO
PREMIER
PapittoProperties.com



Alvarado
ESTATES
Luxury Home Activity

ACTIVE LISTINGS:

Property Address	Beds/Baths	Est. Sq.Ft.	Price
5595 Toyon Road	1.52 Acre	Vacant Lot	\$525,000
5220 Le Barron	4BR/3BA	2,544	\$795,000 - \$850,000
4940 Armin Way	4BR/3BA	2,608	\$995,000 - \$1,150,000
5261 Le Barron Road	3BR/4BA	3,059	\$1,249,000
5481 Toyon Road	4BR/4BA	5,675	\$1,299,000 - \$1,399,000
4491 Yerba Santa Drive	6BR/5BA	4,149	\$1,650,000

PENDING SALES:

Property Address	Beds/Baths	Est. Sq.Ft.	Price
4605 Yerba Santa Drive	9Br/11BA	15,000	\$9,750,000

SOLD HOMES:

Property Address	Beds/Baths	Est. Sq.Ft.	Sold Price
5697 Yerba Anita Drive	5BR/3BA	3,200	\$770,000
4676 Yerba Santa Drive	5BR/3BA	3,417	\$1,175,000
4620 Yerba Santa Drive	6BR/5BA	5,000	\$1,292,000
4444 Yerba Santa Drive	4BR/4BA	2,943	\$1,450,000
4848 Yerba Santa Drive	4+2BR/5BA	4,032	\$1,850,000

COMING SOON:

Property Address	Beds/Baths	Est. Sq.Ft.	Price
4941 Armin Way	3BR/4BA	3,174	TBD

Source: Sandicor 06/2014

Dustine@PapittoProperties.com ~ 619-987-1565

THERE'S NO PLACE LIKE HOME

Architectural Spotlight



Kudos go to The Ang Family who totally transformed this dated home into an Italian Villa!

In 2010 they added a pool and after returning from Italy they

"We moved here in 2006 and in 2011 we went to Italy for a whole month to try to get ideas for the house."

Outdated

hired Architectural Designer Dena Gillespie, "Who with our needs, ideas and her talent put together the new look for our house."

They hired contractor Richard Morse to do the heavy technical lifting and their very loyal handyman Javier Rendon helped do the old world "touches" since he is master of this craft. They also had an artist, Jean Karam do the whole inside of the house in Venetian Plaster and create wall murals and frescos, with inspiration from the San Domenico Palace in Taormina, Italy.

Updated

WOW! Is all we can say about this magnificent remodel!

If you're planning on "updating or remodeling" your home we would like to feature it in the newsletter so remember to take a "Before Picture."



Alvarado Archives—Subdivisions



4777 Avion Way designed by renowned architect Cliff May

A SELLING
FEATURE
WAS TO
BE ABLE
TO FLY
YOUR OWN
PLANE TO
OUR
NEIGHBOR
HOOD AND
PARK AT
YOUR
HOME.

Avion translated from Latin means airplane.

4825 Avion Way



Did you know that the original development of the mesa and canyon areas which we all know as our neighborhood began in what became the newest section (located behind the gate) of Alvarado Estates?

In 1951 the original subdivision maps for Alvarado Units 1 & 2, (the first lots of Alvarado Estates), were approved. Unit 1, comprising lots 1-12, was already located within the city limits of the City of San Diego. Unit #2, comprising lots 13-104 was located in the unincorporated portion of the County of San Diego and annexed to the City upon the approval of the subdivision map. The streets were named after native plants of the area with a comical 'play on words' for Toyoff. Alvarado Terrace, (Armin Way and Norris Road) subdivision map was approved in 1956. The newest section of Alvarado Estates behind the gate (Le Barron Road and Avion Way) Map Unit #3 was approved 1963.

This same Unit #3 area was acquired and developed originally in the late 1930's as a private compound. The compound was completely self-sufficient; including a main residence, guest house, servants quarters, stables, orchards, vineyard, oil storage tank basements, electrical generators, water well, water tower, vegetable and formal gardens including a fountain and pond. The only access to this entire mesa area of our neighborhood was an asphalt paved road started from Montezuma

Road. Remnants of this driveway are still visible today as it goes up hill on the east side of LeBarron Road. The original blue prints of the main home labeled an 'assembly room' which is the living room. The original architectural style is 'modern' of that time and includes the unusual design features of corner windows and a large basement. This compound was built by the Jehovah's Witnesses on the belief that this area would be the 'chosen' saved land for a cataclysmic end of the world thought to occur imminently. After the cataclysm failed to occur, this compound was sold to Mr. and Mrs. Gillies who were famous local aviators of the time. They constructed an airstrip which was located in the general area of Avion Way. LeBarron Road was named after neighbor Captain LeBarron who was a resident of the neighborhood active on the Board of Directors of our Association as chairman of the Architectural Committee.

When Units 1 & 2 of Alvarado Estates were first developed it obtained a long term lease for the airstrip as an amenity for the then 'lot sales' subdivision. In the early years the homeowners' association had their annual meeting and parties at the compound. This airstrip idea proved to be unpopular with most lot owners and the lease was cancelled by mutual agreement in order to

facilitate the subdivision per Unit #3. The Gillies joint ventured with developer Fred Eason to subdivide the compound into Le Barron Road and Avion Way. Fred had a flair for building luxury homes of the time. His first two homes were built at lot 111, 8270 Le Barron Road and lot 110, 4777 Avion Way. He subsequently would build a new home to live in with his wife and family and sell it and build new homes. Some lots were sold to owner/occupants who built their own new homes. When new TV channel 39 first started Mr. Eason was one of the first advertisers. The ads featured his new subdivision in Alvarado Estates. Although he paid for a limited number of advertising spots, his commercials ran during all hours of all days when the new station was on the air as they didn't have enough other advertisers to fill the advertising time slots. Today, the original home of the compound is located at 4825 Avion Way. This is where I grew up with my three younger sisters and our home remains our family's main residence.

- submitted by Gregory Lambron

Board of Directors & Committees

Jose Reynoso	President & Landscape Chair	619-582-4511	jsreynoso@cox.net
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
Austin Hong	Gate Committee	619-272-2580	jeffandaustin@gmail.com
David Wiles	Safety & Communication Chair	619-501-7700	motormarvel@me.com
Jim Joyce	Website Committee Chair	619-368-2000	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

Our Next Board Meeting is Scheduled for
Tuesday, August 5 @ 7:00 pm

Our Guest Speaker will be David Akin,
Public Utilities Consumer Advocate, discussing water billing issues

Welcome New Neighbors!



Donald Butler

Marc & Clover Gottlieb and sons Jaxon & Jett

Jesse & Whitney Lowe and sons Thomas & Nicholas

Alexander Thibadeau and Salome Ghanaei & daughter Imahn



Alvarado Community Association

4774 Yerba Santa Drive
San Diego, CA 92115

Working Toward Community Harmony

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, & pets to the Dog Park** - just slow down, please.

Street Cleaning Has Been Cancelled - While the sewer construction is under way there will be no street sweeper. Please help by sweeping up and keeping your curb areas clear of debris.

Blowing Leaves By Gardeners - Please inform your gardeners to blow leaves into a pile and sweep up the leaves and place them in the trash cans. We have observed them blowing leaves into the neighbors yards, as well as, blowing them into the storm drains. The association has had to pay to have the storm drains cleaned out because of this. **Be a Good Neighbor and pick up your leaves.**

- Wes Hinkle - Streets Committee Chair

Fire Safety Update - Defensible Space - We could be in for a very long, hot summer and homeowners need to keep their lots and canyons clear of dead brush to reduce the fuel-load that maximizes the potential for a very hot, rapidly spreading fire. We need to do everything we can to minimize the potential of the immediate hazards like a spark from a car or a thrown cigarette near the roadway. The association and a number of homeowners use Poly for clearing and cleaning up. He is very reasonable and if you need someone to help you with that he can be reached at 760-213-0846.

- David Wiles - Safety & Communication Committee Chair

Hot Tip - Got yellow spots from dog urine on your lawn? Periodically sprinkle pelletized gypsum and then water. It neutralizes the ammonia in the urine and minimizes/prevents any yellowing & helps soften clay soil. Home Depot sells it.