

**SPECIAL  
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# There's No Place Like Home

ISSUE 3

NOVEMBER 2014

## Annual Picnic in the Park

On Sunday, November 2nd, we held our 28<sup>th</sup> annual picnic. This year's theme was a Harvest Festival and once again we had one of our biggest attendance so far. And this year brought more children than ever before.



Special thanks to Dustine Gallagher, our Social Chair, for organizing the event and Lori Mullen for doing such a great job with the games and contests for the kids. They were in full-on play mode which included, building a scarecrow, relay races, musical hula hoops, cup cake walk, limbo, the chicken dance, hokey pokey, and mummy wrap!



## This Year Featured ...

Lori Mullen  
& the kids  
taking a much  
deserved  
break .



Thank you to everyone who came out to celebrate with us. Your participation and support of our annual 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.

## Lots More Kids Having Lots of FUN!

*"And more thanks  
to Chris Crisafulli  
& Larry Doemeny  
for taking and  
sharing their  
photos."*



You can see all of the photos Larry took at [Alvarado Estates Harvest Festival](http://www.alvaradoestates.org/events/harvest-festival)

Kids &  
Crazy  
Glasses !

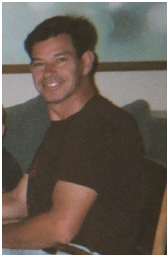


You can view "favorite photos" on our website <http://www.alvaradoestates.org/events/picnic/2014>

THERE'S NO PLACE LIKE HOME



# Presidents Corner — Jose Santos Reynoso



The past few months have been busy for us in our continuing efforts to improve our community. We decided to piggyback on the sewer work at the gate and do something that the board has planned for many years. To bring Alvarado Estates into the 20th century we installed a bathroom in our storage shed next to the gate for the attendants to use, rather than the port-a-potty. By working with the city and negotiating with the contractor doing the work on the sewers, we managed to get the sewer hook-up fees, the lateral line, as well as the build-out of the actual bathroom (by our own contractor) for slightly less than what the hook-up fees alone would

have cost us.

We are also going to complete the planned upgrades to the gate itself, the access systems, and the cameras. This will improve the overall effectiveness and functionality of the systems and reduce our operating costs. Kudos to Steve Neu, Austin Hong, and David Wiles for all their work!

Also, I am very excited about having the new Farmers Market and the creation of the South Campus Plaza and all that it brings our community. See page 5 for the details. Until then....

**“May this**

**Holiday**

**Season bring**

**Health and**

**Happiness to**

**you and your**

**family.”**

## Real Estate Update

**Team PAPIITTO**  
PREMIER  
**PapittoProperties.com**

*Papitto Properties would like to wish everyone in the Alvarado Estates Community a Happy Holiday Season and Prosperous New Year!*

*Happy Holidays!*

**Luxury Home Activity**

<b>ACTIVE LISTINGS:</b>			
<i>Property Address</i>	<i>Beds/Baths</i>	<i>Est. Sq.Ft.</i>	<i>Price</i>
5481 Toyon Road	4BR/4BA	5,100	\$1,250,000 - \$1,495,000
4941 Armin Way	4BR/3BA	3,174	\$1,400,000 - \$1,450,000
5466 Fremontia Lane	4BR/5BA	3,940	\$1,950,000
4635 Yerba Santa Dr.	4BR/5BA	5,682	\$2,495,000
<b>PENDING SALES:</b>			
<i>Property Address</i>	<i>Beds/Baths</i>	<i>Est. Sq.Ft.</i>	<i>Price</i>
4491 Yerba Santa Dr.	5BR/5BA	4,149	\$1,495,000 - \$1,595,000
4620 Yerba Santa Dr.	6BR/6BA	5,000	\$1,999,000
4605 Yerba Santa Dr.	8BR/11BA	15,000	\$9,750,000
<b>SOLD HOMES:</b>			
<i>Property Address</i>	<i>Beds/Baths</i>	<i>Est. Sq.Ft.</i>	<i>Sold Price</i>
4941 Armin Way	4BR/3BA	3,174	\$945,000
5261 Le Barron Road	3BR/4BA	3,059	\$1,145,000
Fairmount Ave.	4 Vacant Lots	(92,93,94,96)	\$800,000

Call for details 619-987-1565

Source: Sandicor 11/18/2014

**Dustine@PapittoProperties.com ~ 619-987-1565**

*"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?"*

## Privacy, View, & Lighting—Trees

One thing we all covet is our privacy, view, & lighting policy. Whenever you make any alterations to your property it needs to be approved by the architectural committee for that very reason. With the drought and the bark beetle infestation we have lost a number of large trees.

We want to remind you of Rule 5.03 d. Cutting Trees. No trees over four inches in diameter at a point 4 feet above the base are to be cut on native ground without prior approval of the Board. A request to remove trees should be included on the application with photographs of existing trees.

If you severely trim or remove any trees without permission and affect your neighbors privacy you may be required to plant new mature trees to rectify the situation. It is always better to ask for permission rather than forgiveness!

Many members use Jim's Horticulture to maintain healthy trees. 619-447-0845

## 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. Her birthday is February 10th.

**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 his bride to be he

## Remember Our Gate Attendants

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. His birthday is September 9th.

**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. His birthday is February 3rd.

*Gate Kiosk 619-582-1184*

# Community News Update

We have a new Farmers Market every Wednesday afternoon - rain or shine - from 2-6 pm in the Winter and 3-7 pm in the Summer, in the east parking lot of the College Avenue Baptist Church which is located at 62nd and El Cajon Blvd. Drive in access is via El Cajon Blvd. at 62<sup>nd</sup> St or you can park in the lot on College and walk around the buildings adjacent to the main parking lot. Please support it so that it continues.

Also, this month SDSU is breaking ground on what is now called South Campus Plaza at College and Lindo Paseo Drive., left of Montezuma. As of last month they were working out the final details on their primary tenant, a well-known grocery chain that, as part of the negotiations, per their company policy, requires that their presence not be announced publicly until they do just prior to opening in early 2016.

***“Nextdoor’s mission is to use the power of technology to build stronger and safer neighborhoods.”***



## Nextdoor.com—Virtual Neighborhood Watch

Board member Austin Hong recommended to us that we set up an Alvarado Estates site within the community networking site, Nextdoor.com. It is a great way to disseminate information to neighbors, organize events, share recommendations, borrow things, report suspicious activity, or ask for help/advice, etc.

The police department uses it constantly to provide relevant information, advisories, etc. You can see postings by and for Alvarado residents only or for and from neighboring communities as well, such as Kensington, Talmadge, and College View Estates. You set up what you want to see and who sees what you post. We provided access to our last newsletter to Alvarado residents only. I encourage you ALL to join at [www.alvaradoestates.nextdoor.com](http://www.alvaradoestates.nextdoor.com).

- Jose Reynoso, President



# Streets & New Sewer Line Update



The replacement of our sewer lines within our Association is close to complete. Originally scheduled for November, the Resident Engineer now says "probably in January".

On departure, the City intends to patch the centerline and lateral trenches, then slurry our streets curb to curb. As you may recall we applied a new asphalt overlay on most streets in 2010. The patch & slurry intentions of the City would not return our streets to their original condition in our opinion. The exact obligation of the City is not clear at this point. Discussions are being held.

Your Association has several options. We can stay quiet and let the City patch & slurry; we can pressure them to grind and overlay; or we can hire our own contractor to do the grind and overlay on our dime, then ask the City to give us credits for any cost savings our action creates. If you recall our actions when the water line replacement project was completed in 2010, this third option was the final resolution. We may be going there again. Stay tuned.

Our objective is first class streets.

- Wayne Breise & Wes Hinkle—Streets Committee

## "Burglars Trade Secrets To Not Break in"

1. A dog or sign  
warning of a dog
2. Lights on inside
3. Burglar alarm
4. Camera
5. Lights outside on  
motion detectors



## Safety Report &....

**Pet Safety**—This is a reminder of the danger of not only coyotes but snakes, hawks & owls to our pets and children. One of our neighbors lost their Yorkie to a rattlesnake 3 weeks ago during the hot spell we had.

We have a very low crime rate in our neighborhood because of our gate, which has cameras and recorders. But that can give us a false sense of security as the homeless can access our neighborhood from many points off Montezuma, Fairmount and I-8. Consequently, over the past 15 years, most of the incidents reported, are crimes of opportunity where cars parked outside are unlocked and items stolen.

**Vandalism**—Once again, we had two recent reports from members. This time they broke car windows late at night. We believe they are homeless canyon dwellers who look for crimes of opportunity. We need to patrol the canyon, and encourage all homeowners along the rim of the canyon, to utilize motion detector lights to help thwart any prowlers. We must educate our neighbors and

## Reporting Crimes—David Wiles

their guests to not leave any valuables within sight inside vehicles parked over night on the streets.

All incidents should be reported to both David Wiles at 619-501-7700 and the SDPD at 619-531-2000. It is important for the police to know about these things so they can direct our activity appropriately. You may be directed to file a report either by telephone or internet.

I might add that SDPD Officer McElroy attends all of our board meetings and is committed to fighting any crime in our neighborhood. He says, "If anyone wishes to speak with me in person or by email please do at (858)495-7971 or [amcelroy@pd.sandiego.gov](mailto:amcelroy@pd.sandiego.gov)."

Please feel free to call David Wiles anytime if you have any safety concerns.

# Members Remembered....

**Rear Admiral Bruce Boland** passed away on August 19. He, and his wife Elaine, have lived on Le Barron since 1987. His career included serving 34 years as a Naval Officer and jet pilot, San Diego Deputy County Administrator, President & CEO of United Way, and lastly serving on the Airport Authority Board which was instrumental in the "Green Build" of Terminal 2. Not only was it completed on time and under budget, this year it was awarded the Leadership in Energy and Environmental Design, making it the only commercial airport in the world to receive it. This year they dedicated a tree in the Dog Park.

He assumed the presidency of Alvarado Estates when we were going through a period of turmoil that almost tore the association apart. He restored the confidence of the community in both the association and its board of directors. He promised to serve one term and he did, but he accomplished a lot in that year.

The Board would like to honor not only his memory but his contribution to our community.

**Dimitra Deveros** passed away on August 14. She, and her late husband John, lived at 5455 Toyon Rd from the mid 1980's. Dimitra emigrated from Greece in 1958. Her brother, the late Laki Vassiliadis was another Greek emigrate. Laki, with his wife Carol, also lived in Alvarado on Yerba Santa Dr.

Dimitra was better known as Toula and was a fabulous cook, exceptional wife and mother. She is survived by

*"It is  
neighbors like  
these that  
formed the  
foundation  
for Alvarado  
Estates."*

# Members Remembered....

her daughter Angela Adu-Badu, her son-in-law Jeffrey Adu-Badu and her grandchildren Ioanna, Nicholas & Alexandros. Dimitra dedicated the Bottle Tree on the southeast corner of our park to her husband John Deveros in October, 1999. Carol & Laki Vassiliadis dedicated the Laki Gazebo in the park in August 2002.

**Marjorie Heilbrunn** passed away on November 19. She, and her husband Howard, too are long time members. She was born and raised in Chicago. They met on a blind date and were married in 1965. They moved to San Diego in 1973 and had two children.

Margie and Howard spent every moment together pursuing classes in guitar, art, cooking and dance. She loved shopping for herself and her family. She was a patron of the department stores, and Howard says, "She was almost singlehandedly responsible for the profits of Nordstrom & Macy's."

She will always be remembered for attending our annual Halloween picnics, where she and Howard showed up in the most clever of costumes. They were always contenders for the "Best Costume Contest."

# Irrigation Meters

We are still researching the cost and locating a contractor who can install irrigation meters to those members that would like one. Our best guess is the initial cost to each homeowner to install an irrigation meter would be somewhere in the \$7500 to \$10,000 range, and that is with multiple owners installing at the same time. It requires trenching in the street to connect at the main line, plus installing a back flow, and getting a city permit.

The cost of the irrigation water is \$4.62 per HCF PLUS the monthly service fee of around \$50. Most of your water bill is from irrigation and the new tier rate of \$8+ is what is causing the outrageous water bills we are getting. There is a small window of time to do this, and it is now while the streets are torn up with the sewer project. If you are interested in investing in an irrigation meter please email Susan [scc@fun-damentals.com](mailto:scc@fun-damentals.com) or call 224-0400.

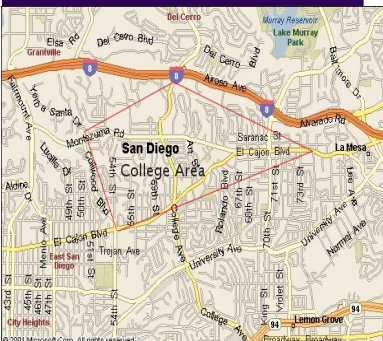




The only improvement made to Montezuma Road.

*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



## Montezuma Trail & ...

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 supported by the majority of College Area residents. The CACC fully backs this project.

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.

## Creating A “Gateway” Entrance

The Montezuma Trail will create a “Gateway” entrance to the College Area that complements 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 qualifies as a “Complete Streets” Project.

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?**

## “Complete Streets” Project

“Complete Streets” are streets for everyone. They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. “Complete Streets” make it easy to cross the street, walk to shops, and bicycle to work. They allow buses to run on time and make it safe for people to walk to and from train stations.

**As a community we cannot afford to be complacent on this issue. We urge all members to contact both Marti Emerald and Kevin Faulconer to let them know that the improvement to Montezuma is honoring the original agreement and in the communities best interest. Please take the time to contact them both at [martiemerald@sandiego.gov](mailto:martiemerald@sandiego.gov) and [kevinfaulconer@sandiego.gov](mailto:kevinfaulconer@sandiego.gov).**



# Board of Directors & Committee Chairs

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
David Wiles	Safety/Security Committee Chair	619-501-7700	motormarvel@me.com
Jim Joyce	Communication Committee	619-268-2000	jj@aethlonmedical.com
Austin Hong	Gate & Communication Committee	619-272-2580	jeffandaustin@gmail.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](mailto:AMyers@apsmanagement.com)**

***Our Next Board Meeting is Scheduled for***  
***Tuesday, December 2<sup>nd</sup> @ 7:00 pm***

***2015 Annual Meeting – Saturday, March 14th***

## Welcome New Neighbors!



Amy & Hakan Anuk

Kyle & Candice Buckett

Paul Feuer & Jerry Freeman

Dennis Gretsinger



## Alvarado community Association

4774 Yerba Santa Drive  
San Diego, CA 92115

Working Toward Community Harmony

# Street Safety & Front Gate



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

**Front Gate Replacement of Stickers with Clickers** - The barcode reader is no longer functioning and we are having difficulty finding a company to repair the unit due to the age. The Board discussed the cost to replace the machine and feels it would be prohibitively expensive and out weighs the benefits. We are requesting that you if you have stickers, that you please go to the gate attendant to apply for a clicker. We apologize for any inconvenience and are reducing the cost of the clickers to \$20 for members who currently have stickers.

- Steve Neu—Gate Committee Chair

**Free to Residents—Agapanthus Plants** - The Steenerson's at 4470 Yerba Santa are taking out over 40 plants and if you'd like them, please email him at [DSTEENERSON@DISERVICES.COM](mailto:DSTEENERSON@DISERVICES.COM).