

SPECIAL
POINTS OF
INTEREST:

- Streets Project Update Pg 3
- Member Classifieds Pg 4
- Pets, Poop & Leashes Pg 5
- Architectural Update Pg 6
- Community News Pg 8
- Welcome New Neighbors Pg 9

INSIDE
THIS ISSUE:

- 2017 Home Tour? 2
- Presidents Message 3
- Members Remembered 5
- Real Estate Update 6
- Architectural Spotlight 7
- Meeting Dates 9
- Board of Directors 9

There's No Place Like Home

ISSUE 2

JUNE 2016

Party in the Park!

Lori Mullen "Our FUN Coordinator" and Social Committee Co-Chair once again pulled off a great party! Our 5th annual June Party in the Park was another hit.

This year we dedicated the Pitch n' Putt and held our first Golf Championship. Based on the high number of members competing this is sure to be an annual event!

We had 14 golfers in the 16-and-under age group with Mark Lusti taking home the junior division trophy. And we had 18 golfers in the senior division with Mike Costa taking home the Alvarado Estates Cup.



And the Winners Are!



Mike Costa & Wayne Breise

Special thanks to Wayne Breise for coordinating and running the championship and David Wiles for providing the pop-up tent.

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

Jesse Lowe & sons Thomas & Nicholas



More Party in the Park FUN!

More thanks go to Larry Doemeny & Chris Crisafulli for taking such great photos! To see lots more go to [AE Party Pix](#) and [Larry's pix](#). And of course, Jerry Moe & Alfonso Logan for storing the tables & chairs .



John & Sarah Boyer with Susan Crisafulli

Jeanne Cunningham, Stacey James, Byron Knight, Geri Sander, Scott Rubin, Lori Mullen, Kelly Cook & Steven Cavadias.



SPECIAL THANKS GOES TO STACEY JAMES FOR DONATING THE BEER AND WINE !

Everyone Raved About the Food!

This year was a Greek theme featuring chicken kebobs and gyros with hummus and pita bread. Dessert was Sample Trays from Nothing Bundt Cakes in chocolate chocolate-chip and lemon.

Thanks to Dustine and Marissa for discovering the Olympic Café. They are a full service restaurant (breakfast, lunch & dinner) located at 2340 University Ave. (corner of Texas).

For our party of 50+ people, we ordered 25 chicken kebobs cut in half and 4.5 lbs of gyros, 20 pitas and a pint of tzatziki sauce.

Donna, the owner, can be reached on her cell 619-379-0858 to help you with any catering needs. She will help you decide the portions needed for your party. Let her know that you are from Alvarado Estates. You might get a special treat!

Home Tour in 2017?

Lots of members have expressed an interest in having a Home Tour. The last time we had one was in 2008. We typically feature 5 homes, next year we are thinking mid-May, and having a "progressive". Home Tour. If you would like to have your home featured contact LoriMullen@gmail.com or 831-539-1274

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



Presidents Message — Jose Santos Reynoso



Well, summer has officially arrived. It's time to enjoy both our beautiful weather and surroundings, more than usual. At my house we are busy with basketball, biology camp, zoo camp, and academic boot camp—almost worse than when the kids are in school but we do what we can to encourage strong minds and bodies in our families. We are fortunate that our board members, both current and past have had the foresight to build community and then using that base, to suggest and then nurture ideas to further the community spirit that we all enjoy. That's how our community park came to be and then a tot lot and then a dog park and now the Pitch n' Putt. Hopefully, that sense of enthusiasm and community spirit will never die. It is a hallmark of Alvarado Estates and it makes our community that much

more desirable.

As most of you know, I am also president of the College Area Community Council (and simultaneously, chair of the College Area Community Planning Board). One of the things that has stood out since I began going to CACC meetings and then joining the board is a strong us-versus-them atmosphere, which, in my opinion, has hindered some really worthwhile endeavors that would benefit the entire area because the powers-that-be at the city, etc., know which bones to throw to keep the “community” happy. I put the word community in quotes because there is not, in my view, a strong sense of community that encompasses the entire College

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

There is Strength in Numbers

Area. There are four major constituencies in our area; resident homeowners, SDSU and its students, non-resident property owners (landlords) and the business community. I have pledged to myself to bring all four groups together for the common good (of all). To this end, I have met and am still meeting with these groups and laying out an agenda that will generate some visible, actually tangible results that will inspire the community as a whole to continue onward and upward. I intend to propose a simple ice cream social, hosted by the CACC, probably in early September when students are back, and have residents, businesses, and city and SDSU officials meet students, and provide information that may be useful to everyone in different situations. Not a radical idea but a first step in getting people to work together. The feedback, so far, from the Associated Students, a couple of CACC committees and some elements of the university is very positive. When it does happen, I will make sure you are all informed and I will encourage you all to attend. Just think this may be the catalyst for getting the Montezuma Trail or the Montezuma Wall mural done. My goal is to build a sense of community, like we have here and would appreciate your support.

Streets & Gate Upgrade Completed! What Next?

It is with great relief to say that the sewer line undergrounding within Alvarado Estates is now complete.

The City and SDG&E are now taking the first steps toward planning the undergrounding of our utility lines. This project should not be as disruptive as the past Sewer or Water line activity.

Some of our utility lines are currently underground (Avion & Le Barron) and many of the laterals are also undergrounded. Much of the activity will take place behind the curb and not in the street. The best current guess is that this project may begin next year. We should have details later this year. - Wes Hinkle, Street Chairperson & Wayne Breise, Street Committee



Curb Appeal Enhances More Than a House

Do you smile when you approach your house because of its welcoming charm? Do your neighbors compliment you on your front garden or window boxes? Does your house have curb appeal? It defines your home's style and enhances both your property values and community standards.

Defining curb appeal—Rob Crenshaw knows a bit about this. One of his roles as president of the Coronado Floral Association is heading up its annual Home Front judging. "Every property gets a look. We are proud that all of this work contributes to maintaining or increasing our property values," he says.

Crenshaw's team of 100-plus volunteers looks at all 6,000 or so single family home fronts in Coronado, he reports, with their sharp eyes. To win a coveted blue ribbon, a home must have a well-tended lawn, great design, mature plants, excellent attention to detail and obvious exceptional effort.

Curb appeal can be improved with simple things, such as repainting the entry area, front door or porch. Add color with flowers and shrubbery, minimize or eliminate anything seen from the curb that is not pretty or attractive, like hoses, old furniture and personal items like shoes.

"To me, it's all about effort," Coronado's Crenshaw notes. "Start with keeping what you have neat



YOUR
HOMES
OUTWARD
APPEAR-
ANCE
DEFINES
YOUR
NEIGHBOR
HOOD,
YOUR
STREET
AND YOU.

Proposed Home Front Judging Here

and tidy, within the budget you can afford."

"Curb appeal is as important as ever," says Realtor Ross Whitney. "A huge component of buying your personal home is emotion. So if the buyer is in a negative frame of mind before opening the front door, it's a good chance there's no reason to open it."

So how about you? Are you in a blue ribbon mood when you stand at your entry? Does your home front welcome you and your visitors with tidy style? If not, it's probably time to freshen things up a bit. 'Tis the season.—Excerpts from [UT Home Section](#)

Coronado Judging Criteria—Neatness and grooming of plants and lawn • Curbside appeal • Suitability and site utilization • Proportion, balance, form, texture and color • Originality and distinction • Plant materials • Construction details

There is a lot of support for an annual Home Judging in Alvarado Estates. What do you think?

Member Classifieds

Soccer in the Park—We are organizing a weekly soccer game in our own Community Park on these Sundays: July 3, 17, 24, 31, and August 21. It would be held from 4 to 5:30pm, and we would like to limit it specifically for 5 to 11 year-olds. We will have Jason's soccer coach there that we will pay for ourselves, and ask that parents bring snacks occasionally. We would like to limit total participation to about 8 kids total. Please contact either myself or Peggy (4704 Yerba Santa) ASAP if you would like to participate. Thank you!

Eric—619-981-2770 or ericsands@sbcglobal.net Peggy—619-341-3415 or peichenhan@gmail.com

Newly Remodeled House Coming on the Market July 9th. "We'd love to let Alvarado Estates homeowners have the first option if they have any friends or family looking to move into this lovely neighborhood." - Andrew Cole owner—4402 Yerba Santa—858-382-5522



Association Rules Reminder— Estate Sales & Signs

3.09. Sales.

In addition to the prohibitions of commercial activities listed in the CC&Rs, it is not permitted to conduct a yard sale, garage sale, estate sale or auction within the Association area.

The association has acknowledged that there are times when the sale of a home is caused by the death of a member, or when they are moving to smaller quarters, and an estate sale can be beneficial for the family. In this case they are allowing an estate sale to be advertised to members only. Members may only invite their family and friends. It may not be advertised to the general public. In addition, no signs directing prospective buyers are allowed inside or outside of the community. If the owner is found in violation of either of the two stipulations it will be shut down immediately.

3.10. Signs

The posting of commercial signs on lots is prohibited, except For Sale signs and residential security-system signs. Political signs are to be taken down the day after elections.

And while we all know that it is important to follow the Rules, no one likes to be put in the position of being “the policeman” when those Rules need to be enforced.

*“Elsie Howe—
a cherished,
loyal friend
and
community
treasure who
will be missed
by all.*

Members Remembered

Elsie Howe passed away on January 6th. She married her beloved husband of 66 years, Gerald (Jerry) Howe in 1949 while he was a student at the U of MN Medical School. She designed their home and moved into Alvarado Estates in 1982 upon its completion.

Their family included a son Jerry, and a daughter Laura. She was active in the PTA when her children were younger, also a Girl Scout leader and she enjoyed being the scorekeeper at her son Jerry’s Little League baseball games. A skilled bridge player, Elsie was a member of the American Contract Bridge League, playing socially and also duplicate style at the “Adventures” Bridge Club.

Elsie believed in keeping fit; she ran many 10K road races, all after the age of 50. In her 50s, she also backpacked the Inca Trail to the famous Machu Picchu ruins in Peru, traversing a 14,000 foot pass with her husband and daughter. She was an aerobics instructor and regularly attended aerobics, pilates and yoga classes until her early 90s.

Pets, Poop & Leashes—Be a Good Parent!

It’s your responsibility as a pet owner to follow the rules. We have received complaints of dogs being walked off leashes and **no one wants to have to pick up after your pet!**

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.



Architectural Update

The good news is we are seeing nice price increases in the sales of homes over the past year. We want to thank all of you who have been diligent in keeping your yards and houses maintained to the standards of our community.

While we are experiencing water restrictions, it is important to understand that if you have stopped watering your lawn, you need to come up with an alternative permanent landscaping plan.

As a reminder, any changes need Architectural approval. New plans need to be submitted to the committee at architecture@alvaradoestates.org or by calling Susan Crisafulli at 619-224-0400.

Water Restrictions—you are allowed to water only 2 days a week for 5 minutes each. Houses ending in odd numbers water on Thursday & Sundays, even numbers on Wednesday & Saturday.



“It is great to see our home values coming back.”

Real Estate Update

PAPITTO
PREMIER
PapittoProperties.com



ALVARADO ESTATES

LUXURY HOME ACTIVITY

ACTIVE LISTINGS

<i>Property Address</i>	<i>Beds/Baths</i>	<i>Est. Sq.Ft.</i>	<i>Price</i>
4901 Toyoff Way	4BR/5BA	3,820	\$1,555,000 - \$1,655,000
4727 Avion Way	4BR/5BA	4,268	\$2,000,000

PENDING SALES

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

SOLD HOMES

<i>Property Address</i>	<i>Beds/Baths</i>	<i>Est. Sq.Ft.</i>	<i>Sold Price</i>
4402 Yerba Santa Dr.	4BR/4BA	2,942	\$875,000
4635 Yerba Santa Dr.	4BR/5BA	5,682	\$2,400,000

COMING SOON

<i>Property Address</i>	<i>Beds/Baths</i>	<i>Est. Sq.Ft.</i>	<i>List Price</i>
5130 Norris Rd.	4BR/4BA	2,700	\$1,695,000 - \$1,945,000
<i>Features: Pool, Spa, Expansive Veranda, Canyon View, 2 Car Garage + Carport & 1.02 Acreage</i>			

Call for details 619.987.1565

Source: Sandicor 6/28/2016

Sotheby's

Dustine@PapittoProperties.com 619.987.1565

Architectural Spotlight



“The existing water-loving lawn, along with the problematic trees were removed and the driveway was enlarged.”

Outdated

Lori and John Mullen moved into their home at 5140 Norris Road in Alvarado Estates in June 2013. After completing an extensive major remodel on the home in 2015, they decided to renovate the front yard as well. Their three large existing trees were causing major foundation issues. They chose to continue to work with the contractor that remodeled their home, Welby Construction Management (WCM) as they were incredibly happy with the quality of work, professionalism and integrity of Ed Welby.

WCM partnered with SR Clarke Landscape Architecture & Development to design and install a beautiful new front yard that included a larger circular driveway. Tiles from the entry were incorporated into the design along with a pebble tech border. And created one of the more unique driveways in AE! Their landscape addition included low maintenance, drought tolerant plants and three beautiful, mature date palms. The new landscape has conserved water, minimized maintenance and has revealed the beautiful architecture of the house.

And the end result...a home that looks much bigger and more grand than before!

Updated!



Solar/Remodel & Construction

Alvarado Estates has had a lot of turnover in homes recently. In addition, many residents are remodeling, re-landscaping or even building new homes in our community. All of the investment into these projects will increase the value of our neighborhood and keep it looking good into the future.

When any homeowner is planning a new project they need to first obtain approval from the Architectural Committee before work begins. In addition, the Architectural Committee has received complaints regarding contractors and their employees or other types of tradesman for various issues that have caused us to specify new [Project Requirements](#) for the homeowners and their workers to adhere to. We follow the same rules as the City.

And while many homeowners in Alvarado Estates are enjoying the benefit of solar they still must comply with our Homeowners Association Rules regarding aesthetics and must get approval for the placement of solar equipment, panels, and controls. Our [Solar Guidelines](#) form must be submitted for approval.

“It is always cheaper to ask for permission than to ask for forgiveness.”



PRIVACY,
VIEW, &
LIGHTING
ARE
COVETED
ALONG
WITH OUR
TREES.
IT'S WHAT
MAKES IT
SO GREAT
TO LIVE
HERE!

Be a Good Neighbor

Taking into account how your neighbor's privacy, view, and lighting might be affected is critical before making any kind of changes to your home. And one of the reasons we require approval.

In the case of a neighbor dispute, the Board is hopeful that it can be worked out among each owner. While we are here to support our members, having the board mediate should be a last resort. If you happen to see any questionable activity, (a non-emergency like excessive water running down the street or tree branches that have broken off) before you call the board, attempt to locate the homeowner first. You may be able to resolve the issue and not have to make the call after all.

Creating Safer Streets

The Board's current project is working on slowing traffic on Yerba Santa. Traffic engineers have been retained. A traffic study is planned to determine the daily traffic count and average current speed. The engineers pointed out that traffic speed is primarily influenced by the street design, not speed limits. Yerba Santa is designed for 35-40 MPH. This may explain why previous efforts to slow traffic have largely failed. Mini traffic circles, stop signs, painted cross walks and additional traffic markings on the streets are being considered along with any additional suggestions made by the engineers. - Wayne Breise



Board of Directors & Committees

Jose Reynoso	President & Landscape Chair	619-582-4511	president@alvaradoestates.org
Wayne Breise	VP, Rules, & Park Development	619-287-0707	landscape@alvaradoestates.org
John Lusti	Secretary	619-286-8822	architecture@alvaradoestates.org
Ken Klayman	Treasurer	619-287-6305	treasurer@alvaradoestates.org
Austin Hong	Technology/Communication Chair	619-272-2580	communications@alvaradoestates.org
David Wiles	Safety/Security Chair	619-501-7700	safety@alvaradoestates.org
Paul Feuer	Safety/Security Committee	619-640-2003	feuerpm@gmail.com
Steve Neu	Gate Committee Chair	619-318-8301	gate@alvaradoestates.org
Wes Hinkle	Street Committee Chair	619-286-0445	streets@alvaradoestates.org
Stacey James	Architectural Committee	619-269-0897	architecture@alvaradoestates.org
Susan Crisafulli	Architectural/Communication	619-224-0400	architecture@alvaradoestates.org
Lori Mullen	Social Committee	831-539-1274	social@alvaradoestates.org

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
Therese McLaughlin, Property Manager,
(619) 299-6899 xt 107 tmclaughlin@apsmanagement.com**

**Our Next Board Meeting is scheduled for
Tuesday, July 5th @ 7:00 pm**

Welcome Back New Neighbors!



Angela & Jeff Adu-Badu

Mark & Pamela Armstrong

(Both Angela & Mark grew up here)



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 children going to the Tot Lot, pets to the Dog Park and Pitch & Putters** - 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.** Also, please help by sweeping up and keeping your curb areas clear of debris.

- Wes Hinkle - Streets Committee Chair

Fire Safety Update - Defensible Space - We could be in for a very long, hot summer and owners 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 have 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 HOA and a number of homeowners use Poly for clearing and cleaning up. He is very reasonable if you need help with that and can be reached at 760-213-0846.

- David Wiles, Safety & Security Committee Chair

Friday Trash Pickup - Please put your cans out no earlier than Thursday afternoon and have them removed by Saturday morning.

Hot Tip - Call your homeowners insurance company and ask if they offer a discount for living in a gated community with attendants on duty, as well as, being a member of an HOA.