

ALVARADO COMMUNITY
ASSOCIATION

**SPECIAL
POINTS OF
INTEREST:**

- Home Tour
& Upcoming
Social
Events Pg 4
- Suspicious
Happenings
Pg 4

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There's No Place Like Home

ISSUE I

JANUARY 2017

Upcoming Annual Meeting...

“Spectacular!”

“Riveting—Edge of Your
Seat Entertainment!”

“Two Thumbs Up!”



Just a few reasons why you don't
want to miss our 69th Annual Association Meeting being held on:

Saturday, March 18th at 3:00 pm

FAITH Presbyterian Church

5075 Campanile Drive

San Diego, CA 92115

Your Board is Dedicated to...

...having one of the lowest annual dues of any HOA in the country and one of the most fiscally sound!

...keeping costs in line which is why we “self manage.” Don't make them policeman—please follow the rules.

...pushing to begin the undergrounding of utilities in our community and having it started by the beginning of next year.

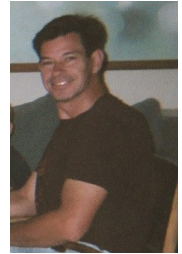
...enhancing our curb appeal by making small but noticeable changes on Yerba Santa as you approach our gate.

Presidents Corner — Jose Santos Reynoso



Coming Soon—
Trader Joes & the
Broken Yolk Café !

Another new year has begun and there are a lot of things happening all around us. I am in full support of some major changes to our greater College Area community. Using the South Campus Plaza project, (just completed by SDSU), on College and Montezuma as a cornerstone, we hope to get a community plan update underway (Specific Plan) to make the greater College Area not only a great place to live but a great destination with the addition of mixed-use development that will provide dining and entertainment options right at our doorstep. I have enlisted the help of the New School of Architecture and Design to come up with some ideas for our community that we can use and the SDSU Art department's Environmental Graphic Design class has come up with some really creative images, a-la the Kensington, North Park & Hillcrest signs to symbolize the area. Those works will be posted on the CACC website for all to view. Stay tuned.



This will be an exciting year. Be a part of it and get involved here in Alvarado Estates or with the greater community. Our neighborhoods are what we make them!

Real Estate Update

PAPITTO
PREMIER
PapittoProperties.com



Happy New Year!

**ALVARADO
ESTATES**
LUXURY HOME ACTIVITY

NO ACTIVE LISTINGS

PENDING SALES

Property Address	Beds/Baths	Est. Sq.Ft.	Price
5225 Le Barron	3BR/3BA	2,092	\$799,900 - \$849,900

SOLD HOMES

4402 Yerba Santa Drive	3BR/4BA	2,942	\$1,240,000
4901 Toyoff Way	4BR/5BA	3,820	\$1,479,000
5130 Norris Road	4BR/4BA	2,700	\$1,650,000
4727 Avion Way	4BR/5BA	4,268	\$1,882,000

Call for details 619.987.1565

Source: Sandicor 1/12/17

Sotheby's

Dustine@PapittoProperties.com 619.987.1565

THERE'S NO PLACE LIKE HOME

Architectural Spotlight



"We wanted to create a grand entrance with a welcoming feel and a home that would better suit our family of five."

Mundane to...

Tammy & Carlos Gonzalez purchased their home in the spring of 2015. And what they loved about it was the expansive park like setting that included a tennis court and pool with sunset views to "live for!"

The extensive remodel was designed to make the home more "family friendly." All the bedrooms were reconfigured so they were on the same level. And a mud room was added so that everyone's coats, shoes, and backpacks had a nice place to live too.

Magnificent!



Alvarado Estates Home Tour is Back!



We have a wonderful park filled with activities for all ages.

Years ago, our Social Committee hosted an annual Alvarado Estates home tour. Several residents opened their homes for a neighborhood 'open house'. It's been awhile, as the last event was held in 2008. This year we're doing it again on Sunday, April 23rd beginning at 2:00pm. Four homes will be on the tour and we will have a progressive dinner throughout the afternoon/evening.

Do you have a recently remodeled or renovated home? Does your home have interesting architectural details that you would like to share with your neighbors? Is your home historically significant? If you would like to have your home featured or want to be involved in social events contact Lori Mullen at LoriMullen@gmail.com. In the meantime please put Sunday April 23rd on your calendar and watch for more details!

Save the Dates - For Our Community Park Parties

Saturday, June 17 - 2nd Annual Golf Championship

Saturday, August 19 - Family Movie Night Under the Stars

Saturday, October 28 - Annual Picnic & Halloween Party

Members Remembered

Virginia Alessio—on December 8th, she passed away peacefully in her home surrounded by her family at the age of 91. The youngest daughter of Charles and Myrtle Hirt's nine children, Virginia attended San Diego High School and worked at California Photo before marrying her husband Tony Alessio in 1951.

Virginia and Tony built their home in Alvarado Estates, where she lived for the next sixty years. A loving mother and devoted wife, Virginia loved traveling with friends especially to the Mauna Kea Resort and the Kona coast.

She also enjoyed cooking, jazzercising, and the many years she was a member of the El Tiempo Dance Club. Those who knew her will always remember her charm, grace, generosity, and sharp sense of humor.

Suspicious Happenings

Could this be the culprit?



Mysterious packages were delivered to many homes within Alvarado Estates during the holidays. Each package was in a holiday bag, contained a cookie shaped as a dog or dog bone and was labeled with the resident dog's name. Some say these were delivered between midnight and 3 AM but most agreed that this was a day time event. A close review of the gate video indicated no clues. An inside job was suspected. An extensive investigation produced no leads. All dogs interrogated said nothing & saw nothing but some had cookie crumbs on their face. After the investigation was closed, an anonymous envelope and photo was slid under the front door of a Board member.

After thought...if your dog was left out, they may not be in the Pet Roster. To be included in future cookie capers, send your dog's info to Susan scc@fun-damentals.com

Board of Directors & Committee Chairs

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	safety@alvaradoestates.org
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, February 7th @ 7:00 pm***

Welcome New Neighbors!



Holly Carter & Rebecca Chambers
 Robert Gleason, Marc Matys & sons Max & Chase
 Theodore & Diane Quintin Richter & Juana Flores
 Will Sprong & Brett Peterson
 Michael & Tonnia Strand



Alvarado Community Association

4774 Yerba Santa Drive
San Diego, CA 92115

Working Toward Community Harmony

Streets & Safety

Flags Fly
In Our
Park on
All Major
Holidays.
Kudos to
Wes For
Making It
Happen!



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.

Friday Trash Pickup - Please put your cans out no earlier than Thursday afternoon and have them removed by Saturday morning. Also, make sure they are not next to the mailbox. This is a safety issue as putting the vehicle in reverse could

cause a child or animal to be hit inadvertently.

Curb Painting—We are scheduled to have each home's street address painted on the curb. The paint is reflective so vehicles traveling at night will be able to read them. Also, in the event of an emergency each home will be easily identifiable. If you DO NOT want your curb painted please contact Wes at 619-286-0445.

- Wes Hinkle - Streets Committee Chair

