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# There's No Place Like Home

VOLUME I, ISSUE 2

APRIL 2017

## Home Tour & Progressive Wine Dinner!

Lori Mullen "Our FUN Coordinator" and Social Committee Chair once again pulled off a great event! It was her idea to combine the Home Tour with a Progressive Wine Dinner and clearly our neighbors loved the idea. We had over 75 attend!

When asked what her favorite part of the remodel was she replied, "The folding doors that create a seamless indoor outdoor space, the beautiful hardwood floors throughout the house and the large, open kitchen. Oh yeah, and removing "the accident waiting to happen" step in the living room!"



**Lori Loves Her New Kitchen**



And John, "The new fireplaces & sound system." This photo shows the view looking out and the photo below shows the same view looking in from the patio seating area.

**Living Room Before & After**

### The Mullen's—5140 Norris Road

It has been 9 years since we've held a Home Tour and based on the rave reviews we got there are sure to be more! All we need are 4 homes and I think we already have 2 for our 2018 home tour.

If you are interested in showcasing your home or have ideas for our social events contact [LoriMullen@gmail.com](mailto:LoriMullen@gmail.com).



# Home Tour—Salad Course



When we asked Tammy what she loved most about their new home in 2015 she said, “The expansive park like setting that included a tennis court and pool with sunset views to “live for!”

And their extensive remodel took advantage of all that and more. Everything 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.

**“WE  
REPLACED  
THE  
SINGLE  
LADDER  
WITH A  
MASSIVE  
ROCK  
WATER  
SLIDE.”**

The backyard was transformed into a resort-like setting with a kids paradise pool and a colossal cabana & fabulous fire pit.



**Tammy & Carlos Gonzalez—**

**4491 Yerba Santa Drive**

Tammy also said, “I love the large new kitchen and the wide open space we created. It’s amazing to open the sliding glass patio doors to watch the sunset every evening...and my husband loves the tennis court and his music room.”

And this is not your average music room. It’s more like a “rock star suite! With 5 full sets of drums and 7 guitars. Maybe we have a local concert in the making?”

**THERE’S NO PLACE LIKE HOME**



# Home Tour—Light Entrée Course

Robin & Kent purchased their home in 2008. One of their major desires was to create a much more prominent view from the street. And that they did!

Robin spent hours researching different architectural styled homes and decided she wanted a European feel but the most important thing she said, “Was to have a home that was comfortable, warm, and inviting. I wanted my grandchildren to feel free to be kids any where in our home.”

**Kitchen—Then**



*“We only added 500 more square feet but the 14’ ceilings and the added outdoor living space makes it feel twice the size.”*

**& Kitchen—Now**



What a difference the added ceiling height and beams make! And Robin added, “By knocking out all the walls our home now seamlessly flows from room to room.”

## Robin Diamond-Williams & Kent Williams— 5040 Yerba Santa Drive

They transformed their canyon into a “backyard oasis” with the outdoor living room, the newly added wave pool, multiple seating areas, and a decadent dining area that seats 12.

Then add the 2000 bottle wine cellar and the Tequila & Tapas Hut and they created a home that is an entertainers dream come true!



# Home Tour—Dessert Course



When asked what Angela's favorite part of the remodel was she replied, "We LOVE our new kitchen! Jeff and I both love to cook, but cooking in our old home was frustrating because we would try to cook at the same time. So it was very important for us to be able to cook at the same time and still be in the same room."

The cabinets were custom made in Verona, Italy by Maistri, and they flew in the technicians so they were installed properly.

The kitchen was designed by Michelle of Ikies Design, out of Los Angeles. The appliances are all Sub Zero/ Wolf and the specialized round prep sink is from Germany.

**NOW THIS  
IS WHAT  
YOU CALL  
A HOME  
COMMITT-  
ED TO  
SOME  
SERIOUS  
COOKING!**

## Kitchen—Before Above & After Right

Their newly designed kitchen is perfectly suited for them. In case you didn't count—they have a total of 11 burners—and that's just on the inside.



## Angela & Jeff Adu-Badu—5455 Toyon Road

Their outrageous outdoor kitchen has a pizza oven, 24" & 42" grills, 2 burners plus a 52" grill with a spit that's big enough for a whole lamb or 8 chickens.

And the incredibly delicious dessert spread was lovingly prepared by Chef Ioanna, AKA Anna, who just happens to be Angela's daughter. Several owners expressed an interest in having a cooking class. Stay tuned! She does catering too and you can contact her at [PiqueSeasonCuisine@gmail.com](mailto:PiqueSeasonCuisine@gmail.com)



# Are You A Speeder?

Your Board continues to work with the issue related to speed and pedestrian safety on our streets. After extensive discussions, the concepts of Speed Bumps, Roundabouts, and additional signage were considered and rejected. Attempting to slow traffic by narrowing the driving lanes on Yerba Santa with additional street markings was agreed upon. A “bike lane” or “buffer lane” was added to accomplish this objective. The remaining traffic lanes are now at the minimum width required for residential traffic.

Did it work? Do we have a speed traffic speed problem?

In June of 2016, when the pedestrian lane was in place but the bicycle lane was not, we asked street engineers to conduct a speed & traffic study.

In December of 2016 the bicycle lane was added. In January 2017 an additional speed & traffic study was conducted.

The small but measurable reduction in speed and the thought that the new bicycle/buffer lane has caused vehicle traffic to remain closer to the center line, should be good news for our members who enjoy walking and riding their bikes.

Listed below you will find a summary of all the data collected.

## On Yerba Santa at La Barron:

**June 2016** average speed = 27 mph = 25% at 30-39 MPH —24 hr traffic count 363

**Jan 2017** average speed = 26.5 mph = 21% at 30-39 MPH —24 hr traffic count 379

## On Yerba Santa near Norris:

**June 2016** average speed = 26 mph = 25% at 30-39 MPH —24 hr traffic count 903

**Jan 2017** average speed = 24 mph = 19% at 30-39 MPH —24 hr traffic count 818

## At Yerba Santa 100 yds south of Palo Verde:

**June 2016** no survey conducted

**Jan 2017** average speed = 22 mph = 4% at 30-39 MPH —24 hr traffic count 228

**“What have we learned? Yerba Santa enjoys a very low traffic volume and reasonable speeds when compared to City standards.”**

# Do You Actually Know How Fast You Are Going?

**“If a driver tends to speed, their personality probably has a lot to do with it.”**

Habitual speeders have personality factors that are linked to aggressive driving and road rage. When asked about their reaction to posted speed limits comments ranged from, “Well, that’s a target, you should aim for around there” to jokingly saying, “Well that’s the minimum speed that you should be going. You should at least be keeping up with that.”

**PLEASE be more considerate and follow the posted speed limits.** The main culprits are not the service workers and delivery agents. It is the same small group that constantly speeds. If you see a speeder jot down the license plate or vehicle description and report it by calling the gate attendant at 619-582-1184. **What’s it going to take to slow down?**



## Presidents Message—Jose Santos Reynoso



**This is YOUR community. Get involved. It's for good reason! We want you to participate in the direction we take on a variety of issues.**

**"Low Inventory.  
Great Time to Sell"**

Since most of the final decision-making takes place at our board meetings we encourage our neighbors to attend and make their positions known. This is critical to maintaining the positive momentum on issues that we have witnessed over the years. And to make it more enticing we decided to hold our July meeting at 5:00 PM instead of 7:00 PM. And in our park instead of at the offices of APS! We then took it a step further and decided to make it a social event with wine and cheese, after the meeting--after being key, so we can get some real work done. You will hear more before then but what a great way for members to see for themselves what the board deals with and, hopefully get excited about participating. So, stay tuned.

I had hoped to have updates on a number of items dealing with the greater College Area community, but I have not heard back on some of them, with one positive exception. Trader Joe's has decided to hold off on a grand opening for their new location at South Campus Plaza (at College and Montezuma), but will have a soft-opening for the community right after SDSU's graduation, when the decrease in student traffic will make it much easier to get the community there and so that they can focus on what they have to offer US. Keep in mind that parking for their new location is already set in the new parking structure within the complex..

Special thanks to all our members who have supported in making our entryway along Yerba Santa look so good and I wish you all a great summer!

## Neighborhood Real Estate Update

### ALVARADO ESTATES LUXURY MARKET REPORT

#### ACTIVE LISTINGS

4666 Yerba Santa Drive 4 Bedrooms / 4 Baths 3,046 SqFt \$1,440,000

#### PENDING SALES

4875 Avion Way 5 Bedrooms / 4 Baths 4,115 SqFt \$1,350,000-\$1,450,000

#### RECENTLY SOLD

5225 Le Barron Road	3 Bedrooms / 3 Baths	2,092 SqFt	\$ 815,000 Sales Price
5526 Toyon Road	3 Bedrooms / 2 Baths	2,860 SqFt	\$1,135,000 Sales Price
4402 Yerba Santa Drive	3 Bedrooms / 4 Baths	2,942 SqFt	\$1,240,500 Sales Price
4727 Avion Way	4 Bedrooms / 5 Baths	4,268 SqFt	\$1,882,000 Sales Price
5335 Le Barron Road	5 Bedrooms / 4 Baths	5,651 SqFt	\$2,120,000 Sales Price

We have sold 27 homes in Alvarado Estates, more than any other agent!  
Call the Neuman Team today for a free, confidential market analysis of your home.

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**THERE'S NO PLACE LIKE HOME**

# No More “Blow & Go!”



**We are now responsible for all 20 storm drains in our community.**

## Why now?

At the time we installed the gate in 1998, Alvarado signed an agreement with the City that made our Association responsible for all streets behind the gate. That has actually worked quite well. Without City policy restrictions we have been able to keep our streets in a condition

far above City standard.

Last year the City made a very serious repair on one of our street storm drains at the bottom of Toyon at their expense. During this activity, the City discovered that they had failed to transfer

the responsibility related to storm drains located in our streets behind our gate, to our Association. That oversight was corrected in 2016 with our cooperation.

As a first step, we have contracted with a street maintenance contractor to vacuum clean all drains. This will be done in the next couple of weeks and again late in the year. Total cost, less than \$3,000. We then plan to review our decision and probably plan an annual cleaning in following years at a cost of less than \$2,000.

In addition, storm drain replacements need to be planned for in the future. This will impact our capital improvement reserve requirements. It appears that we will remain over 100% reserved after this calculation is made.

**Please talk to your gardeners....have them sweep and put debris in trash cans. Help keep the gutters in front of your home clean and notify the [Alvarado Street Committee](#) if you observe a problem with a storm drain.**

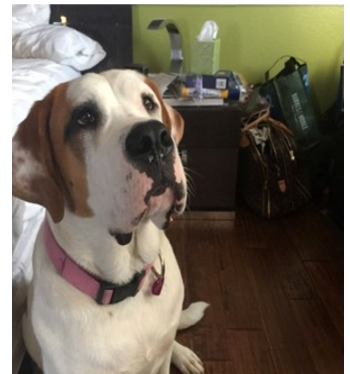
**“You can help keep this new expense manageable by preventing debris from entering our storm drains.”**

# 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.





## Members Remembered



Dr. Gerald Everett Howe died at home on March 5, 2017 in his sleep at age 95½, just the way he wanted to go. His beloved wife Elsie died in January 2016, and this last year was no doubt difficult for him. They were married for 66 years. Elsie designed their home and they moved into Alvarado Estates in 1982 upon its completion.

An outdoorsman, Jerry enjoyed hunting and fishing-doves in Mexico, ducks in MN, pheasants in South Dakota, salmon in Alaska and marlin in Baja.

He ran before it was popular-but he ran around the neighborhood in his hiking boots, a pack full of rocks on his back followed by at least 2 golden retrievers. He hiked Iron Mt. off Highway 67 before there was a well-traveled trail. On one trek, his daughter's dog was bit by a rattlesnake. Always prepared, Jerry had antivenin with him. He gave his dog a shot and carried him down the mountain over his shoulders. The dog lived; the rattlesnake did not.

He was one of the surgeons on the first kidney transplant team for San Diego at UCSD, and was a full clinical professor of Surgery/Urology. He retired at age 70 shortly before his first grandson, Louis Gerald, was born. He embraced his next profession: champion skeet shooter and the best "Papa" ever!

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 yard. And is 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 calling the board, attempt to locate the homeowner first. You may be able to resolve the issue and not have to make the call.

## Where is Your Curb Appeal Pride?



While every one appreciated our wonderfully wet winter, the downside are all of the weeds it produced. Every square inch of your garden contains weed seeds, but only those in the top inch or two of soil get enough light to trigger germination. Whether you choose wood chips, bark nuggets, straw, or even pine needles, keep the mulch coming to smother out weeds.

Mulch benefits plants by keeping the soil cool and moist and depriving weeds of light. It's important to replenish the mulch as needed to keep it about 2 inches deep (more than 3 inches deep can deprive soil of oxygen).

**Also, exposed irrigation lines & electrical wires are just plain unsightly!** They need to be covered too. And please alert you gardeners to maintain your entire street frontage. **Many homes have weed laden areas that never get attention. Mulch Early & Mulch Often!**



# Board of Directors & Committees

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

**Our board meetings are held at the offices of APS at 7:00 p.m. When scheduled they are on the second 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](mailto:tmclaughlin@apsmanagement.com)**

***Our Next Board Meeting is scheduled for***  
***Tuesday, May 9th @ 7:00 pm***

## Welcome New Neighbors!



Logan & Kara Lee and children  
 Lydia, Levi, & Lukas

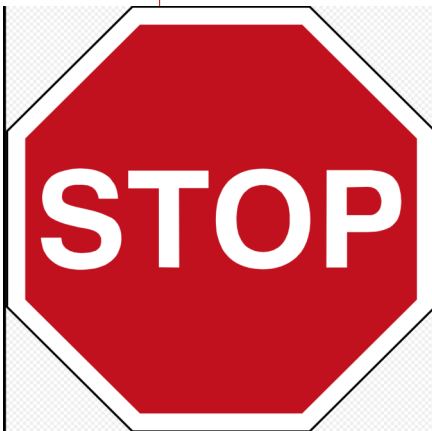


## Alvarado Community Association

4774 Yerba Santa Drive  
San Diego, CA 92115

**Working Toward Community Harmony**

## Streets & Safety



**STOP**—to arrest the progress or motion of : cause to halt • stopped the car

As the person in charge of the gate as well as a resident that cares about the safety of the community I take notice when I see people doing something unsafe that if left unchecked WILL result in injury to a resident or member of the public. We have stop signs at the top of the hill at Yerba Santa in front of the gate as well as one intended to cause drivers to pause and check for cross traffic when leaving AE.

In a 3 minute period around 6pm during the work week I counted 5 cars leaving AE and NOT one stopped at the exit stop sign, one slowed slightly but all the others exited the drive way to Yerba Santa at the same speed they came through the gate. These were not workers and contractors who usually drive trucks or vans—these were BMW's, Lexus, and Mercedes driven by residents. The attendants all report that there are daily near misses between vehicles ignoring the signs.

I suspect that many who blow through the stop signs don't realize it, some are in a rush somewhere but the truth is that a short pause at the signs won't materially affect your arrival time and in fact it might save a whole lot of time if you avoid a collision.

People love AE because it is a quite safe community—please try make sure it stays that way and observe the stop signs!

- Steve Neu—Gate Committee Chair