

SPECIAL
POINTS OF
INTEREST:

- Members in the Spotlight Pg 4 & 5
- Fire Safety Pg 4
- Estate Sales & Signs Pg 5
- Gate Operations Update Pg 6
- Welcome New Neighbors Pg 7

INSIDE
THIS ISSUE:

- More Park Party FUN! 2
- Presidents Message 3
- Real Estate Update 3
- Members Remembered 5
- Architectural Updates 6
- Meeting Dates 7
- Board of Directors 7

There's No Place Like Home

ISSUE 3

JUNE 2017

Park Party & Golf Championship!

Lori Mullen "Our FUN Coordinator" and Social Committee Chair once again pulled off a great party! Our 6th annual June Party in the Park and 2nd Annual Golf Championship was another hit.

We had 8 golfers in the 16-and-under age group and 14 golfers in the senior division. And tensions were on high as the championship ended in a sudden death playoff for both the junior & senior divisions.

Nicholas Smith proudly took home the junior division trophy after a harrowing 5 holes when he aced out Matthew Reynoso. And I think we will see more of Matthew practicing in

the park to take next years title!

Larry Salerno & Susan Crisafulli were tied for 1st with Larry Salerno taking home the Alvarado Estates Cup on the 2nd hole when Susan pulled a "Dustin Johnson" and choked.



Wayne Breise with winners Larry Salerno



& Nicholas Smith

Special thanks to Wayne Breise for coordinating and running the championship! All he could say about this years' championship, "It was Thrilling!" And lots of FUN was had by all.

More Pix can be seen on our [website](#) and at [Larry's Pix](#).



More Party in the Park FUN!

New Members Robert Gleason & Marc Matys with sons Max & Chase



Brett Peterson, Will Sprong, Tonnia Strand & Leeann Raymond

Congratulations go to Tonnia Strand for winning the Icebreaker Bingo! She received two tickets to the Magic Castle.

SAVE THE DATE— Our next Social Event is **Family Movie Night Under The Stars on Saturday, August 19**. Rumor has it we could be seeing ET or Inside Out. Do you have a favorite? Let Lori know by casting your vote at Lori-Mullen@gmail.com or 831-539-1274 .

Also, if you would like to see more social events, or help in the planning, Lori would love that!



SPECIAL
THANKS
GO TO
LARRY
DOEMENY
& CHRIS
CRISA-
FULLI FOR
TAKING
OUR
GREAT
PHOTOS!

Everyone Raved About the Food!

This year we again did a Greek theme featuring chicken kebobs, gyros, rice & Greek salad, with hummus and pita bread. Dessert was Donut Holes. Clever huh? They looked like golf balls!

And like last year the [Olympic Café](#) catered the event. They are a full service restaurant (breakfast, lunch & dinner) located at 2310 University Ave. (corner of Texas).

For our party of 50+ people, we ordered 25 chicken kebob & gyro dinner platters with the kebobs cut in half.

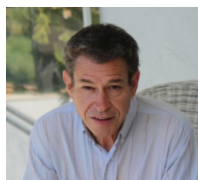
Donna, the owner, can be reached on her cell at 619-379-0858 to help you with any catering needs. She will help you decide the portions needed for your party. Let her know that you are from Alvarado Estates. You might get a special treat!

Preserve Your Park Legacy



Our Pitch-n-Putt Golf Course was created by the generosity of our neighbors (like everything in our park) through donations. And it was the gifts of the benches, walls and engraved tiles that allowed us to create yet another FUN family-friendly experience for our members. No worries if you missed out getting a tile back in 2015, as we planned having enough space to add more. For only \$200 you too can Preserve Your Park Legacy with a personalized 6" tile. All proceeds go to our park maintenance fund. If you would like to order one contact Susan Crisafulli at scc@FUN-damentals.com.

Presidents Message — Jose Santos Reynoso



San Diego has beautiful weather and we have a beautiful park. To celebrate these two blessings, our next board meeting will be held in our park at 5:00 PM on Tuesday, July 11th.

Your board values your input on all matters and this meeting will be an opportunity for you to provide just that. You'll see that board meetings are never dull but just maybe sometimes seem a bit boring with all the minutia! And hey

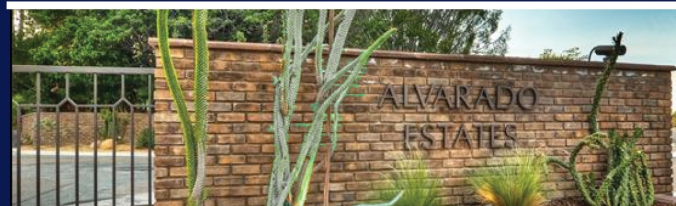
who knows, you may even decide that joining the board or just getting involved on a given issue now or in the future may actually be FUN. We sure think it is!

I have invited representatives from the City Utilities Undergrounding Dept. to come give us an update on the timing and process for undergrounding our utilities. Check the agenda when it is distributed for verification. Also, working on a Fire Department spokesperson regarding our clearing of brush in the canyons. In addition, we will have some lovely light snacks and libations following the meeting so that we can all party at the park on what we hope will be a beautiful evening.

Please join us!

“There is a lot of activity right now & pricing is coming back to pre-recession levels.”

Real Estate Update



PAPITTO
Real Estate Group
PapittoProperties.com

ACTIVE LISTINGS

Address	Bed/Bath	ESF	Price
4666 Yerba Santa	4BR/4BA	3,046	\$1,440,000



5604 Toyon Rd.	5BR/5BA	5,746	\$1,399,000 - \$1,499,000
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4811 Yerba Santa	4BR/5BA	6,335	\$2,350,000
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COMING SOON! 4525 Yerba Santa

4BR/3.5BA • 4,528 ESF • Price: \$2,200,000 - \$2,400,000 • Single Level
Newly Constructed in 2012 • Approx. 1.1 Acre • 3 Car Garage

PENDING SALES

Address	Beds/Bath	ESF	Price
4560 Yerba Santa	4BR/5BA	4,900	\$1,795,000



SOLD HOMES

Address	Beds/Bath	ESF	Price
5526 Toyon Rd.	3BR/2BA	2,860	\$1,135,000



4875 Avion Way	5BR/4BA	4,115	\$1,430,000
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5335 Le Barron Rd.	5BR/3.5BA	5,651	\$2,120,000
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Dustine@PapittoProperties.com • Call for details 619.987.1565

Sandicor 6/21/17
Sotheby's

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.”

Do you think we should have an AE Home Front judging too? [Let us know.](#)



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

Norris Road Owners Rock!

Big kudos go to Julie & Jenny Dunne, Holly Carter & Rebecca Chambers, Lori & John Mullen, and Lee & David Amos who have done fabulous front yard landscape remodel/upgrades and have been diligent to maintain their yards on a weekly basis. If you haven't taken a walk or a drive up Norris Road lately—you should take a look—they've raised the bar!

BIGTHANK YOU!—The Secret Curb Appeal Society

Fire Season Could Be BIG

Fire Safety Update - Defensible Space - With all the rain we've had 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. Every year his crew clears 5' from the curb along Yerba Anita and those owners share in the cost. He is very reasonable if you need help with that and can be reached at 760-213-0846.

- David Wiles, Safety & Security Committee Chair



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.

“Pat Benke’s family immigrated from Syria in 1911. Her latest book, “Qudeen the Magnificent” is 12 short stories about Syrian girls.

Members in the Spotlight

If you ask most bestselling authors how they made it as novelists, you’ll hear about workshops, writers’ groups or backgrounds in journalism. Rarely will you hear a career trajectory like Patricia D. Benke’s.

Benke was a San Diego appellate court judge who was being considered for the California Supreme Court when she told a newspaper reporter that she enjoyed writing fiction.

Less than a week after the news story ran, a literary agent called her and asked if she’d like to write a book. This led to a four-book contract with Avon/Hearst and the Judith Thornton legal mystery series, which had a loyal following for more than a decade.

Initial print runs on Benke’s books were 100,000. Despite her literary success, Benke is keeping her day job on the Court of Appeals. “I love the law and at the appellate level I’m engaged every day in writing appellate opinions. I find that being both analytical and creative helps me remain more agile in both areas of my life.”

Members Remembered

Deanne Bloom passed away on June 12 at home surrounded by family. A very proud American and San Diego native, she was born on September 14, 1937 to Florence and Julius Brown. When Julius passed, Deanne stepped in as family matriarch.

Like him, she was strong, unwavering, opinionated, and loving. Deanne was quick-witted, athletic, fiercely independent, strong willed, and principled from an early age. When she set a goal, she was unstoppable. At just 14 years old, she won over Lenny’s heart, her forever partner and husband.

We will also remember Deanne for her amazing parties, her lifelong friendships, cooking holiday feasts for dozens, and ultimately raising a family full of love, humility, and togetherness.



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."

**OUR GOAL
IS TO
KEEP THE
ORIGINAL
PARTS
RUNNING
IN THE
MOST
ECONOMI-
CAL AND
RELIABLE
WAY
POSSIBLE.**

Gate Operations Update

The entry gate mechanics and the electronics are aging and as a result in the past few months we have had some issues with gear boxes failing and switches and electronics acting up. We tried to work with the previous gate service company to be more proactive and perform service before the systems actually failed but were unable to get them past doing crisis service when something actually broke with the resulting long waits for parts to be ordered and then installed. We decided to change service companies and got bids from a couple companies to going through and clean up the wiring and remove the rats nests of old cables and wires that have accumulated over the years. When complete we should have a more reliable serviceable gate system that can be maintained and repaired more easily. -

Steve Neu - Gate Committee Chair

Don't Shoot The Messenger!



The Good News is you live in an HOA...and the Bad News is you live in an HOA!

Everybody wants to be a good neighbor and not complain...But they do...to the board members. Trust us—we don't want to feel or act like policemen any-more than you want to feel like you're being scolded or punished.

It is the boards responsibility to follow up on all complaints and to enforce the Rules. It is our goal to continue to maintain the tradition of self-managing our HOA... which keeps our dues extremely low... and saves us about \$140,000!

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	Architectural/Safety/Security	619-640-2003	architecture@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

When
scheduled our
board meetings
are held on the
second Tuesday
of the month
at the offices of
APS at 7:00
p.m.

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 11th @ 5:00 pm in our Park

Welcome New Neighbors!



Daniel & Kieu Marnell

Jean Iovino



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

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

Flags Fly in the Park—Wes Hinkle has been a board member since 2011 and is in charge of the Street Committee. His patriotism runs deep as he served 33 years in the Marine Corps and retired as a Colonel. The flags will be displayed during daylight hours at our community park in honor of those who have and do bravely serve our country. Holidays they are scheduled to be out are New Years Day, President's Day, Memorial Day, Flag Day, Independence Day, Labor Day, Patriots Day, Veteran's Day, Thanksgiving and Election Days.

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.

