

ALVARADO COMMUNITY
ASSOCIATION

**SPECIAL
POINTS OF
INTEREST:**

- Home Tour
& Upcoming
Social
Events Pg 4
- Tree Trim-
ming Issues
Pg 4

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There's No Place Like Home

ISSUE I

FEBRUARY 2018

Upcoming Annual Meeting...

“Spectacular!”

“Riveting!”

“Two Thumbs Up!”

Just a few reasons why you
don't want to miss our
70th Annual Association Meeting being held on:

Saturday, March 10th 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



**Your Support is
Needed & Appreciated!**

Happy New Year to all! There's a lot going on in & around our community & you ALL need to have a say in how it goes on. Get involved with our board—join a committee, go to all the events we put on, go to the park for a picnic, hit a few putts, ride on a swing. The list could go on but you get the point. It's a great community & we are just that—a community. Come to the annual meeting. It's a tremendous opportunity to find out what's going on, what's going to happen, meet our elected reps., and other local officials. It's your opportunity to be heard.

As many of you know, I have been very active in greater community issues through the College Area Community Council/Planning Board. For a couple of reasons I pulled back a bit this past year but have reached a point where I need to get back into the thick of things because the greater community is at a critical point that will determine what it will look like into the future and I/we cannot stand by silently. We're due for a community plan update. Think about what you want here (think, second off-ramp lane from Montezuma to Fairmount to reduce the traffic), what you want the area to look like. **SPEAK UP!** Join me and my effort to make the College Area, not only a great place to live but a hip, happening, great destination. Get involved, whether it's going to an occasional meeting to lend support or joining a committee to come up with some great ideas. Let me know.

Real Estate Update



PAPITTO
Real Estate Group
PapittoProperties.com

ACTIVE LISTINGS

Address	Bed/Bath	ESF	Price
4401 Yerba Santa Dr.	4BR/4BA	3,345	\$1,450,000 - \$1,550,000
5526 Toyon Road	3BR/3BA	2,900	\$1,679,000 - \$1,829,000
4421 Yerba Santa Dr.	4BR/5BA	5,529	\$2,600,000

PENDING SALES

Address	Beds/Bath	ESF	Price
4545 Yerba Santa Dr.	4BR/6BA	5,216	\$1,650,000 - \$1,750,000

SOLD HOMES

Address	Beds/Bath	ESF	Price
4655 Yerba Santa Dr.	2BR/2BA	1,939	\$1,089,000
5526 Toyon Rd.	3BR/2BA	2,860	\$1,135,000
4666 Yerba Santa Dr.	4BR/4BA	3,046	\$1,200,000
4875 Avion Way	5BR/4BA	4,115	\$1,430,000
5604 Toyon Rd.	5BR/5BA	5,746	\$1,375,000
4730 Avion Way	4BR/4BA	3,700	\$1,600,000
4560 Yerba Santa Dr.	4BR/5BA	4,900	\$1,725,000
4525 Yerba Santa Dr.	5BR/4BA	4,528	\$1,935,000
4811 Yerba Santa Dr.	4BR/5BA	6,335	\$2,300,000

Dustine@PapittoProperties.com • Call for details 619.987.1565

Sandicor 1/30/18
Sotheby's

THERE'S NO PLACE LIKE HOME

Architectural Spotlight



Front and back yard
2015



*"It is just days
away for
someone
calling it
Home.*

*And will set a
new bar for an
AE selling
price!"*

Eyesore to...

Three Real Estate Professionals joined forces to acquire this ugly duckling in the spring of 2015, in the best kept secret gated community in all of San Diego to transform it into a one of a kind Masterpiece. The plan was to leave the bank of 4 bedrooms, raise their ceilings, add 2 more bedrooms, an office, and more square feet. Ultimately the bank of 4 bedrooms didn't make the cut so in the end the only thing left was the 2 car garage.

This One of a kind new construction project now includes: 6 bedrooms, an office, 6 full bathrooms, 6,285 square feet including 910 square feet of covered outdoor living area, a fire pit, and a beautiful pool. This amazing home even has its own custom elevator! Situated at the end of Yerba Santa in the cul-de-sac with sweeping canyon views!

Eye-Popping!



Alvarado Estates Home Tour is Back!



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

We are planning to have our 2nd Annual Progressive Wine Dinner & Home Tour on Sunday, April 29th 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 29th on your calendar and watch for more details!

Save the Dates - For Our Community Park Parties

Saturday, June 9 - 3rd Annual Golf Championship

Saturday, August 18 - Family Movie Night Under the Stars

Saturday, October 14 - Annual Picnic & Fall Harvest Festival

Tree Trimming Issues

We all love our trees but they do need to be maintained. We've had several situations arise when a neighbor severely trimmed back and **"affected their neighbors privacy."** This resulted in new trees being planted to remedy that. It was a costly mistake!

Another situation arose when a neighbor trimmed branches hanging over on their property. It was another very costly mistake as some trees can only be trimmed certain times of the year. By law, you have the right to trim **branches** and **limbs** that extend past the **property line**. However, the law only allows **tree** trimming and **tree** cutting up to the **property line**. You may not go onto the neighbor's **property** or destroy the **tree**.

It is always cheaper to "Ask for permission, than forgiveness."

Our Best Advice is to be a good neighbor and talk to yours before you do any major trimming.

Member Classifieds

Starbuck's everyday without ever leaving home!



La Marzocco Linea I AV purchased new in 2006. This commercial machine has been in a home environment and has only been used sparingly averaging less than once per day. It has been impeccably maintained by an Espresso Service company in San Diego. In January 2016 it was re-conditioned adding \$2000.00 in new parts, it is in like new condition. Included with this purchase is a commercial Rossi Grinder, Maven 450 Water Filter + all accessories. Whoever purchases this La Marzocco will obtain a one-of-a-kind unit. It just needs a loving barista! This is a classic machine which sells new for \$9500.00 & priced at \$6200.. All records are available. Contact Chris Crisafulli @ 619-224-0400.

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
Christina Vargas, Property Manager,
(619) 299-6899 xt 175 cvargas@apsmanagement.com***

***Our Next Board Meeting is scheduled for
Tuesday, February 13th @ 7:00 pm***

Welcome New Neighbors!



Dan Munch

Alberto Abreu & Andrea L. Nicolas



Alvarado Community Association

4774 Yerba Santa Drive
San Diego, CA 92115

Working Toward Community Harmony

Street Safety & Going GREEN

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



36 & Counting! —That is how many children we have in our neighborhood. They range in age from newborns to teenagers. We are so glad that our park is being used more and that they are out and about on their scooters and bikes.

While our streets are private, parents need to be diligent in teaching their children street safety and making sure they are supervised at all times even in our cul de sacs.

- Wes Hinkle - Streets Committee Chair

Going GREEN & Electronic Consent Forms—In order to keep our dues from raising we are asking our members to receive HOA information electronically. We are required by law to have this signed form on file. <http://alvaradoestates.org/docs/communications/consent.pdf> Between the newsletters, board meeting agendas & meeting minutes it all adds up to lots of money (and trees) being spent to print and mail.

We appreciate your help by GOING GREEN!