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There's No Place Like Home

ISSUE 3

JUNE 2018

Park Party & Golf Championship!

Our 7th annual June Party in the Park and 3rd Annual Golf Championship was held on June 9th.

We had 13 golfers in the 16-and-under age group and 12 golfers in the senior division.

And tensions were on high as the championship once again ended in a sudden death playoff in the senior division.



Mark Armstrong & Susan Crisafulli were tied for 1st with Mark Armstrong taking home the Alvarado Estates Cup on the 4th hole when Susan pulled a "Dustin Johnson" and choked.

Sam Smith proudly took home the junior division trophy after setting a new record score of 11!

& The Winners are Mark Armstrong

& Sam Smith

Special thanks to our "Grand Marshal" Wayne Breise for coordinating and running the championship! All he could say about this years' championship, "It was thrilling to see the new course record set in the Junior Division!"

And more thanks to Larry Doemeny & Mathew Reynoso for helping Wayne out by keeping scores.



More Party in the Park



And we got a surprise visit—when our local Fire Department team showed up to take a look at our canyons in preparation for the fire season.

Carol Breise, Susan Crisafulli, Tina Reynoso & Rae Wiles prodded them into

posing for the picture.

More Pix can be seen on our [web-site](#).



Our Fire Department team leader with Wayne Breise

SPECIAL THANKS GO TO LARRY DOEMENY & CHRIS CRISAFULLI FOR TAKING OUR GREAT PHOTOS!

Everyone Had Great FUN!



Joel Smith, Eric & Peggy Poliak, Stephanie Smith, Mike & Megan Costa, & Whitney Lowe

SAVE THE DATE— Our next Social Event is **Family Movie Night Under The Stars on Saturday, August 18.**

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

would love that! Contact her at social@alvaradoestates.org.

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 susan@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 10th.

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!

We will be joined by CA State Senate President pro tempore, Toni Atkins and other elected representatives. I have also invited 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. In addition, we will have some 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!

“Only 4

homes

available

for sale!”

Real Estate Update

ALVARADO ESTATES LUXURY MARKET REPORT

ACTIVE LISTINGS

5243 Le Barron Road	3 BD / 3F/1H BA	2,970 SqFt	\$1,525,000
4421 Yerba Santa Drive	4+ BD / 4.5 BA	5,529 SqFt	\$2,399,000 Pictured
4422 Yerba Santa Drive	6+ BD / 6 BA	5,375 SqFt	\$3,495,000
4605 Yerba Santa Drive	8 BD / 10F/2H BA	15,000 SqFt	\$14,500,000

RECENTLY SOLD

4401 Yerba Santa Drive	4+ BD / 4 BA	3,345 SqFt	\$1,350,000 Sold Price
5526 Toyon Road	3 BD / 3 BA	2,900 SqFt	\$1,650,000 Sold Price
4545 Yerba Santa Drive	4 BD/3F/3H BA	5,216 SqFt	\$1,800,000 Sold 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.



Gregg Neuman
REALTOR®
CalBRE# 00809392



Paul Roberts
REALTOR®
CalBRE# 01208393

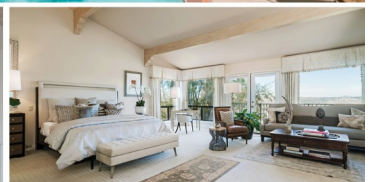


Art Lewis
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Curb Appeal Enhances More Than a House

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."



WE WILL
CONTINUE
CLEARING
- BUT IT
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CONCERT-
ED COMM-
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EFFECTIVE!

Canyon Clearing Editorial

Has there been consideration of a concerted community effort to clear vegetation in all of the ravines/hillsides near AE - in one fell swoop? This would be beneficial in two ways - it would (in a consistent, timely manner) clear the dense vegetation that poses a fire hazard in the first place (leaving root systems in place for slope stability), and it would also force the encampments to leave and at the very least be acknowledged face to face by the City (the police department's homeless outreach team could assist).

We have our property cleared two times a year down to the bottom where our property ends - but if every lot owner did this simultaneously, AND if the City chipped in to do the portions of the nearby land that are theirs - it could be very helpful.

I realize this may not be a cost that everyone planned for - but unfortunately it is a common sense part of living on/near heavily vegetated ravines in a fire-prone region.

Thank you to the HOA for removing the homeless camps and all the debris that comes with them!

Fire Season Could Be BIG

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. 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.

“San Diego has a serious problem with the homeless population and Alvarado Estates is not exempt.”

Who is Living in Our Canyons?

We have identified 12 homeless encampments on our lower hillsides that adjoin Montezuma or Fairmont. There are no known sites adjoining US 8 or Yerba Anita. This issue affects all Alvarado residents, regardless of the specific location of the camps. The homeless smoke cigarettes in our canyons, light fires to keep warm, & cook meals. This presents a significant fire danger to all homes within the Association. Health issues & the potential for crime are also concerns. Recent loss of personal property & a home break-in were probably related to the canyon dwellers.

Our Board has spent a substantial amount of time in addressing these concerns. With the use of drones, camps were located & maps have been created. City & University police were invited to Board meetings to discuss various options. “No Trespassing” signs have been posted near camp sites. We have contacted non-Association property owners adjacent to Association lots to encourage their cooperation.

Camps #1 to #6 are all along Montezuma. Most have been cleared of rubbish and appear to remain

unoccupied. Camps #7 to #12 are located at the intersection of US 8 and Fairmont near the bike path. In the last few weeks, a neighbor contracted for the removal of 36 cu yds of trash from camps 7 & 8 on the lower portion of their lot. Your Board assisted with supervision & a portion of the cost. Additional cleanup is still required in this area and is being planned. We have contracted with US Security Associates to provide uniformed agents to visit the 12 camps twice a week at random times on random days. This service, the timing, & the cost are all subject to change and will be reviewed in a few weeks. The purpose is to keep the various sites vacant.

The Rules of the Association (5.12) state that it is the individual lot owner’s responsibility to maintain his/her lot in a clean, safe and sanitary condition. This would include the lawful removal of the homeless and their property within a reasonable time after notification. In recognition of the universal nature of the risk, the Board is creating policy to share a portion of the required efforts. Relationships have been established with trash removal companies and security firms. If requested by a lot owner, the Board will assist with desired efforts. If you are aware of homeless activity on your lot, please let us know. If we learn of activity on your lot, we will contact you. Working together we can make Alvarado Estates a safer neighborhood.

- David Wiles [Safety & Security Chair](#) & Wayne Breise

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 [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."

SOLICITING
IS
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ALVARADO
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THIS
POLICY
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HAPPENING

Front Gate Default Policy

Any non-resident will be allowed through the gate if any of the following criteria are met:

1. The non-resident is able to confirm the name and address of the resident they are visiting.
2. A resident has called in advance to let the attendant know to expect specific person(s), including but not limited to large gatherings/parties.
3. A non-resident walks through the gate on foot. This is within their legal right to do so and the HOA does not have the authority to disallow this type of entry.

Any resident may choose to disallow criteria #1 above by printing the [Exception to the Default](#) and signing and mailing it to APS.

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 & Common Area Chair	619-582-4511	president@alvaradoestates.org
Wayne Breise	VP, Rules, & Park Development	619-287-0707	commonarea@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/Common Area	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 Chair	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
Christina Vargas, Property Manager,
(619) 299-6899 xt 175 cvargas@apsmanagement.com

Our Next Board Meeting is scheduled for
Tuesday, July 10th @ 5:00 pm in our Park

Welcome New Neighbors!



Adela De La Torre & Steve Bartlett



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, Presidents' Day, Memorial Day, Flag Day, Independence Day, Labor Day, Patriots Day, Veterans 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.

