

SPECIAL
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There's No Place Like Home

ISSUE 4

NOVEMBER 2018

Annual Party in the Park

On Sunday, October 7th, we held our 32nd Annual Picnic & Harvest Festival.

Lori Mullen “Our FUN Coordinator” and Social Committee Chair once again planned an event that was FUN for the entire family! The bounce house, pumpkin painting, corn hole toss, scare crow building and cake walk got every one involved.

And the Mexican food from Tacos & Gorditas was a real crowd pleaser.



New Members Maggie & Miguel Espinosa with their nephew's family busy building their scarecrow.

This Year Featured Adults &...

David & Rae Wiles
with Jim & Michele
Joyce and Friends



Lots More Kids Having Lots of FUN!

*“And more
thanks to Larry
Doemeny &
Chris Crisafulli
for taking such
great photos.”*

The kids LOVED the Bounce House & so did the parents as it gave them a brief break from all the action!

You can see all of the photos on our website at [Alvarado Estates Annual Picnic.](#)



The Cake Walk Was Once Again a Big Hit!



Special thanks to everyone who brought all the wonderful treats!

And to all of our neighbors who came out to celebrate with us. Your participation and support of our annual picnic gives the entire event a life of it's own and a real sense of community!

...& More Picnic Pix



**Could This
Be The
Scariest
Scarecrow?**

Everyone was delighted as music filled the air while kids of all ages marched in a circle for the cake walk and worked on painting their pumpkins.



**Decision, Decision,
Decision!**

Members Remembered

John Lusti—
Native
San Diegan
Nov 8, 1964—
Aug 19, 2018



John Lusti passed away suddenly and unexpectedly from a blood clot in his lungs. He and his wife, Colleen, moved into Alvarado Estates in 2001 where they raised two beautiful children, Hayley(19) and Mark(17).

Hayley is attending nursing school at Point Loma Nazarene and Mark is a senior at Saint Augustine High School.

Mark is looking to play baseball in college at SDSU, PLNU or TCU next year as a pitcher and the future looks bright for both of them.

“John will be sorely missed on the board, as he was always one who had no problem rolling up his sleeves and getting things done.”

Both children are supported by good friends, a large extended family and a strong faith in God. They now have two new Husky puppies—Hana and Lulu—keeping them busy.

John (although fiercely competitive) was always happy, outgoing, lighthearted, positive and “just plain FUN” to be around! And as co-owner of Lusti Motors he loved cars and rarely drove the same one for very long. His love of driving included “anything off road” that started when he was a child with a go kart. His brother Andre said, **“He always wanted to beat us—which meant he went full throttle, and his go kart had no brakes or a rear view mirror. And that is how John lived. His passion for life was extreme!”**

Many neighbors have expressed an interest in helping Colleen. She wants you to know that she is very appreciative of all your kind thoughts and support.

Colleen said, **“The best thing we could all do is to just honor John’s memory by being good neighbors, being respectful and being kind to one another. John was often the peacemaker here at Alvarado Estates and he would want that peace to continue. He was so proud of what our community had become and felt that the future here was so bright.”**

Everyone who knew John knows that his spirit will always be with us and never forgotten. So cheers to a great life!

And as his fellow board members and friends we say,

“Here’s to raising a glass to toast John!”



Presidents Corner — Jose Santos Reynoso



As I write this we are in the midst of yet another Santa Ana event that dramatically raises the danger of wildfires throughout our region. As all of you know, given the topography of our community, we are in an especially high-risk area. You may have noticed that SDG&E has replaced some of their most vulnerable utility poles with steel poles. That tells us that we must be extra vigilant and take whatever steps are within our means to reduce the danger to our community. Your board has and is taking steps to strengthen our defenses.

However, as I have stated in the past, WE ALL have to do our part.

“May this Holiday Season bring Health, Happiness and Joy to you and your family.”

Your Fire Safety Responsibility

Without intentionally sounding like a broken record, I encourage all residents with lots that interface with native vegetation areas to proactively maintain the 100 foot defensible space mandated by the city’s fire codes. Remember that the code requires that land, 100 feet from a structure be maintained according to guidelines established by the fire department. Those 100 feet are straight, horizontal feet from the structure, not along the terrain, which given the slopes along our perimeter, could result in only 50 feet being maintained. As an example, some of the properties at the end of Le Barron, if they trimmed the 100 feet, according to guidelines, would probably reach Montezuma Rd. This would also alleviate the homeless encampment problem that adds to our fire risk.

I get together for coffee with some great friends every week. At this morning’s coffee, one of my buddies mentioned that he downloaded an app that texts him on a random basis, several times a week with a simple message—“remember, you’re going to die.” At first it sounded rather morbid but he said he loved it because it reminds him to enjoy every minute as he lives it. That is an easy thing to forget, which is why he loves the app. The holiday season is almost upon us. Whatever holidays you celebrate, my hope is that you spend them joyously with family and friends and that the next year bring all of us many positive, enjoyable experiences, worth remembering.



As an owner
you are
ultimately
responsible
for your
guest's
behavior and
conduct.

Party Protocol & Noise Curfew

Everyone has parties and most of the time neighbors display common courtesy and common sense. An incident was reported last year over Halloween weekend where the noise level and street activity went on past 2:30 am and finally ended at 4:30. Not only is that rude it is against the Rules of Alvarado Estates and the City of San Diego. When it comes to noise this is the general rule, "In residential-only areas, a typical noise ordinance sets a "sound curfew," or period of reduced allowable noise, between 11 p.m. and 8 a.m. on weekdays, and midnight to 9 a.m. on weekends."

Party Protocol—Let your neighbors know ahead of time, give them a phone number they can call if there are any issues that may arise, and plan to schedule a gate attendant (as we don't want to give out codes) should it run past our regular time period. Contact Steve Neu if you need to schedule a gate attendant at gate@alvaradoestates.org

Owners could be subject to a fine if issues arise due to party's going past the curfew.

'Tis the Season to ...

Gate Kiosk 619-583-0880

Mary Lou Montgomery — has been on medical leave since January and has been sorely missed by the members. We are hoping for her return at some point. Her birthday is February 10th.

Art Laurena — was born in the Philippines. He has been a security officer in a gated community like ours since 2003 and says "I love this place." When he met his bride to be he moved from Orange County to be with her. He is an avid sports fan on his time off and has worked the afternoons from 2:30 pm until 8:30 pm, Monday through Saturday, since he joined us in January of 2014. We have asked that he take over the morning shift until Mary Lou returns. His birthday is September 9th.



Remember Our Gate Attendants

Yagub Hussein — AKA "Jacob" is a Somali American and native San Diegan. He has taken over the weekend shifts that George used to have. He loves playing all sports but basketball is his favorite. He is also a volunteer for PANA—Partnership for the Advancement of New Americans. His birthday is November 20th.

We've had a number of attendants fill in and these two ladies have been scheduled many weekday mornings. **Louise Macke** — She sports a short blonde bob and likes to hike & bike along with Yoga for exercise. Plus she loves art and history museums.

Robyn Klein — She sports long dark brown hair and loves shopping and eating all types of ethnic foods. She is also a big dog lover and said "Huskies rule supreme" in her heart.

2019 Home Tour? & 2019 Social Calendar

We are hoping to have our 3rd Annual Progressive Wine Dinner and Home Tour in April and we need 4 homes to do that! Contact LoriMullen@gmail.com if you would like to be a part of the showcase. The event is held on a Sunday, starting at 2:00 pm and ending at 6:00 pm, and is for Alvarado Estates members. It is not open to the general public. Our schedule is to visit each home for 45 minutes before moving on to the next one.

- Annual Meeting**—Saturday, March 9th, 2019
- Home Tour—April, 2019?**
- 4th Annual Golf Championship**—June, 2019
- Concert in the Park**—July, 2019
- Family Movie Night Under the Stars**—August, 2019
- 33rd Annual Picnic & Halloween Party**—October, 2019

“Alvarado Estates has had 5 home sales already this year – values continuing to rise!”

Real Estate Update



ACTIVE LISTINGS

<i>Address</i>	<i>Bed/Bath</i>	<i>ESF</i>	<i>Price</i>
5243 Le Barron Rd.	3BR/4BA	2,970	\$1,469,000
4615 Yerba Santa Dr.	6BR/5BA	5,334	\$1,900,000 - \$2,100,000
4421 Yerba Santa Dr.	4BR/5BA	5,529	\$2,399,000
4605 Yerba Santa Dr.	8BR/12BA	15,000	\$14,500,000

SOLD HOMES

<i>Address</i>	<i>Beds/Bath</i>	<i>ESF</i>	<i>Price</i>
4401 Yerba Santa Dr.	4BR/4BA	3,345	\$1,350,000
5526 Toyon Rd.	3BR/3BA	2,900	\$1,650,000
4545 Yerba Santa Dr.	4BR/6BA	5,216	\$1,800,000
4525 Yerba Santa Dr.	5BR/4BA	4,528	\$1,935,000
4422 Yerba Santa Dr.	6BR/6BA	5,375	\$3,300,000

Dustine@PapittoProperties.com • Call for details 619.987.1565



Recipes—One Pot Meals



**Pescado Veracruzano
(Veracruz-Style Fish)**

“I made this before and after I purchased a clay pot and actually believe you can tell the difference. All the flavors are enhanced.”

Recipe from “The Gourmet Mexican Kitchen” by Shannon Bard

Makes 4 servings—This is one of our all time FAVORITE meals!

- 4 6-ounce white fish fillets (I use wild halibut)
- 2 teaspoons salt, divided use
- ½ cup lime juice, preferably freshly squeezed
- ¼ cup olive oil
- 1 small white onion, thinly sliced
- 4 garlic cloves, minced
- 6 Roma tomatoes, diced
- 2 cups green Manzanilla olives, halved (I use ones with pits as the flavor is much better and leave them whole)
- 2 tablespoons Spanish capers
- 2 tablespoons black raisins
- 2 bay leaves
- 2 sprigs fresh thyme
- 2 sprigs fresh oregano
- ¼ cup pickled jalapeño chili slices
- ¼ cup cilantro leaves, chopped

Lightly pat the fish fillets dry with a clean paper towel & evenly season with 1 teaspoon of the salt. Place the fillets in a glass baking dish & top with the lime juice. Refrigerate for 30 minutes to 1 hour.

Meanwhile, heat the olive oil in a large cast-iron skillet or Dutch oven over medium-high heat until the oil is very hot & begins to shimmer. Stir in the onion & cook for 3 to 5 minutes, or until the onion begins to soften. Add the garlic

& continue to cook for another minute. Stir in the tomatoes & cook the mixture for an additional 10 minutes, until the tomatoes begin to soften & release their juices.

Reduce the heat to medium-low & add the olives, capers, raisins, bay leaves, thyme, oregano and pickled jalapeños to the pan. Season with the remaining 1 teaspoon salt and cook for an additional 15 minutes.

Remove the fish from the marinade & gently nestle on top of the sauce. Cover the pan with a tight fitting lid or double layer of aluminum foil & cook for 4 minutes. Gently turn the fish over & cook for an additional 4 minutes, or until the fish is opaque & begins to flake. Remove the bay leaves, oregano and thyme sprigs. Sprinkle with chopped cilantro, taste and season with additional salt (if desired) and serve. (Please let [Susan](#) know if you have a recipe you'd like to share.)

Upgrading Our Street Entryway



The Homeowners Association is in the process of creating an initial concept to upgrade Yerba Santa from Montezuma.

The goal is to make our entry more beautiful, and to have Yerba Santa look like it did years ago, with large canopied trees lining both sides of the road.

In addition to adding trees, the foot path would be upgraded as well. If you have any ideas or suggestions we welcome you to contact

common.area@alvaradoestates.org

“If you have a service or want to start a neighborhood group event we would be happy to share that anytime.”

Member Classifieds

Holiday Lighting—[Delights of Christmas](#) is a fully licensed and insured holiday lighting/decor company based here in San Diego. Our services include design, setup/removal, servicing throughout the season, storage in the off season, and anything else our customers need to make the planning and execution of their holiday lighting a success. For more information contact me at 619-794-4519 or alex@delightsofchristmas.com. The picture below is an example of the type of lighting that can be done.

—Alex Thibadeau

Does anyone play Mahjong or have any interest in starting a neighborhood group?

Contact susan@FUN-damentals.com

More Member Classifieds

Jewelry Trunk Show—Funky and Eclectic meets Fine and Elegant. Please join us for what a girl love's best... Jewelry, Food and FUN! And being able to get your Holiday shopping done early. Feel free to bring a friend too. The more the merrier!

November 8th—3:00 to 7:00 pm

For all the details and to RSVP [click here](#).

—Susan Clarke Crisafulli



Privacy, View, & Lighting—Trees

One thing we all covet is our privacy, view, & lighting policy. Whenever you make any alterations to your property it needs to be approved by the architectural committee for that very reason. With the drought and the bark beetle infestation we have lost a number of large trees.

We want to remind you of Rule 5.03 d. Cutting Trees. No trees over four inches in diameter at a point 4 feet above the base are to be cut on native ground without prior approval of the Board. A request to remove trees should be included on the application with photographs of existing trees.

If you severely trim or remove any trees without permission and affect your neighbors privacy you may be required to plant new mature trees to rectify the situation.

It is always better to ask for permission rather than forgiveness!

A neighbor's privacy always supercedes view.

Our lower canyons, being close to the trolley line, remain inviting. Fencing is being planned as an additional deterrent.

What is Going On in Our Canyons?

In short, your Board has focused a lot of attention and money on the homeless issue in our canyons. Results have been less than perfect.

David Wiles, your Security & Safety Chairperson, located two small "cabins." These have been disassembled with the cooperation of the tenants. Both had four walls and a roof. One had a locked front door and a solar panel. Additional trash has been removed from multiple sites and the occupants evicted. Weekly random patrols by our uniformed agents continue.

On the other hand, several new individuals have been noticed and a burglary occurred on Norris Rd. The police were called and an arrest was made.

What Can You Do to Help?

If your home is located on a canyon, walk out to your back yard and take a look. If you see an easy access route into and out of the canyon, make changes. Making access to your property from the canyon difficult improves your security. Also, installing motion detector lights is a good deterrent. Homeowners need to be diligent & proactive by calling the SD Police if they see signs of activity in their canyon.

Our hope is that this issue can be fully resolved before next years fire season.

—Wayne Breise

Premises under surveillance

NO TRESSPASSING

Report suspicious activity to SDPD:
619-531-2000

Letter of Agency on file with SDPD

Board of Directors & Committee Chairs

Jose Reynoso	President & Grounds Maintenance	619-582-4511	president@alvaradoestates.org
Wayne Breise	VP, Rules, & Park Development	619-287-0707	common.area@alvaradoestates.org
Stacey James	Secretary	619-322-1011	architecture@alvaradoestates.org
Ken Klayman	Treasurer	619-287-6305	treasurer@alvaradoestates.org
Austin Hong	Technology/Communication Chair	760-705-8080	communications@alvaradoestates.org
David Wiles	Safety/Security Chair	619-501-7700	safety@alvaradoestates.org
Miguel Espinosa	New Appointed Board Member	619-770-7091	communications@alvaradoestates.org
Paul Feuer	Architectural/Safety/Park	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
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 second 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 Tuesday, November 13th @ 7:00 pm

Electronic Consent Form - To receive all association information electronically by law we are required to have this signed [Consent Form](#) on file.

Welcome New Members!



Christopher Puffer & Kelly Frazelle

The Katz Family



Alvarado Community Association

4774 Yerba Santa Drive
San Diego, CA 92115

Working Toward Community Harmony

Street Safety & Front Gate



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 now with more children going to the Tot Lot, pets to the Dog Park & golfers to the Pitch n' Putt - just please slow down.**

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.

Blowing Leaves By Gardeners - OUR HOA IS NOW RESPONSIBLE FOR THE STORM DRAINS BEING CLEANED OUT & MAINTAINED. WHICH MEANS WE ALL PAY! Please inform your gardeners to blow leaves into a pile and sweep up the leaves and place them in

the trash cans. We have observed them blowing leaves into the neighbors yards, as well as, blowing them into the storm drains. **Be a Good Neighbor and pick up your leaves.**

- Wes Hinkle - Streets Committee Chair

Fire Season & Defensible Space - Now is the time to clear your canyons and within a 100-foot radius from any structure of any combustible vegetation (dry grass, brush, weeds, litter and waste). Do not completely remove all vegetation which would leave the ground bare. Some vegetation is necessary to prevent erosion. Do not remove or disturb the existing plant root system. Trim trees that overhang or touch structures.