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There's No Place Like Home

ISSUE 4

OCTOBER 2019

Annual Party in the Park

On Sunday, October 6th, we held our 33rd 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, corn hole toss, scare crow building and cake walk got everyone involved.



And the firetruck from Dang Brother Pizza was a real crowd pleaser.



New Members Rolando & Milan Flores

This Year Featured Adults &...

Newlyweds Stacey James & Jeanne Cunningham clearly were ready to play!



Lots More Kids Having Lots of FUN!

“And more thanks to Chris Crisafulli for taking such great photos.”

Proud new parents Austin Hong & Jeff MacGurn with daughter Edlyn.

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



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!

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

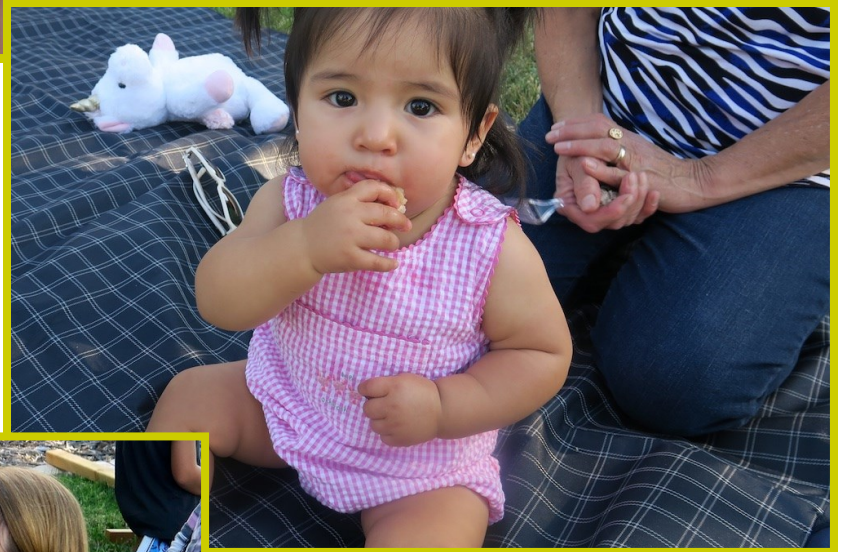
...& More Picnic Pix



**Jenn,
Carolyn,
Scott, Dylan
& Kaylynn
Housman.**

**Catalina
Quevedo
enjoyed her
cakewalk
goodies.**

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



**Finnigan Barrett with mom
Christina intently at work.**

Summer Park Party Pix

Our July Board Meeting in the Park followed by a Social Hour...



... is definitely our most popular board meeting and such a refreshing change to be outside when our weather is so nice. And because the state legislature is not in session Todd Gloria & Toni Atkins have been able to attend, as well as our, Council Person Georgette Gomez.

“The First Friday Club creates venues for kids to perform, teaching private lessons, & coaching rock, jazz, & blues bands.

Board members Paul, Steve & Wes all had birthdays in the months of June & July.



Budget cuts in our school system have forced many public schools to abandon music classes, but the First Friday Music Club has found an answer...

...“We are helping hundreds of kids realize their potential as musical artists,” says founder Glen Fisher.



THERE'S NO PLACE LIKE HOME

More Summer Park Party Pix

For two hours neighbors were treated with the sound of incredible music. The all girl and all boy bands switched sets several times and played long time favorites.

FFMC is a 501c3 non-profit organization & tax deductible.



“Our 4th annual Movie Night Under the Stars featured the Wizard of Oz.”



Picnics were packed...
Chairs were set up...
Wine was flowing...
And everyone enjoyed...
... the movie & popcorn!
Plus having more Community Comradery!



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 parties going past the curfew.

We want to thank Art for applying with Elite. He was instrumental in helping make the switch of gate companies to run smoothly.

'Tis the Season to ...

Gate Kiosk 619-583-0880

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 works the morning shift from 6:30 to 2:30, Monday through Saturday, He joined us in January of 2014. His birthday is September 9th.

Linda LaCom—was born and raised in Glendale, CA and moved to San Diego in 1971 to attend SDSU. She graduated with two degrees in Fine Arts & Physical Education. She is an avid traveler, having worked for American Airlines for 30 years as a Customer Service



Remember Our Gate Attendants

Manager and her husband was a pilot. She also enjoys gourmet cooking and snow skiing in Mammoth. She works 2:30 to 8:30 pm Mon & Sat plus the Sunday shift from 9:00 to 5:00 pm. Her birthday is September 29th.

Norberto "Robert" Garcia—was born in Tijuana. His father is a US Citizen who moved to Mexico in 1976 and two years later Norberto was born. He's single and lives in Rosarito Beach. His two favorite things are going to the movies and traveling. In December he is heading to Boston for the Patriot's Game and then on to New York City to relive New Year's Eve in Times Square. He did it two years ago and said it was "Awesome." He works 2:30 to 8:30 Tuesday to Friday and 6:30 to 2:30 on Saturday. His birthday is October 1st.

2020 Home Tour? & 2020 Social Calendar

We are hoping to have our 4th Annual Progressive Wine Dinner and Home Tour in April and we need 4 homes to do that! Contact social@alvaradoestates.org 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 14th, 2020
- Home Tour—April, 2020?**
- 4th Annual Golf Championship**—June, 2020
- Concert in the Park**—July, 2020
- Family Movie Night Under the Stars**—August, 2020
- 34th Annual Picnic & Halloween Party**—October, 2020

“Alvarado Estates has had 7 home sales already this year – values continuing to rise!”

Real Estate Update



ACTIVE PROPERTY LISTINGS

<i>Address</i>	<i>Bed/Bath</i>	<i>ESF</i>	<i>Price</i>
0000 Toyon Rd.	Not yet built*	16,910	\$1,699,000

*Buyer can purchase land with contract for seller to build with non refundable deposit.

ACTIVE LOT/LAND LISTINGS

<i>Address</i>	<i>Land</i>	<i>Lot ESF</i>	<i>Price</i>
0000 Toyon Rd. (2)	Lot only	16,910	\$397,000

PENDING LISTINGS

<i>Address</i>	<i>Bed/Bath</i>	<i>ESF</i>	<i>Price</i>
4615 Yerba Santa Dr.	6BR/5BA	5,061	\$1,500,000 - \$1,700,000

SOLD HOMES

<i>Address</i>	<i>Beds/Bath</i>	<i>ESF</i>	<i>Price</i>
4435 Yerba Santa Dr.	4BR/6BA	4,100	\$1,632,000
5130 Norris Rd.	4BR/4BA	2,640	\$1,800,000
4902 Toyoff Way	4BR/5BA	4,818	\$2,250,000

Dustine@PapittoProperties.com • Call for details 619.987.1565



Presidents Corner — Jose Santos Reynoso



Most of you know that aside from my work on the Alvarado board, I am involved with many activities in our greater community. I also sit on the Hardy Elementary PTA board and also help out with their Dad's Club. On top of that, I chair the College Area Community Planning Board, which also makes me President of the College Area Community Council. The first is a city-driven organization that advises the city on land-use issues. The latter focuses on community-driven concerns. I feel that it is important that the entire community, at the very least, be kept informed so I attend every community meeting in the College Area on top of the council/board committee meetings and a monthly meeting for the chairs of all the planning boards in the city and the business improvement district board meetings. It is a very rigorous schedule and exhausting. I've had a long, hopefully successful career and feel that I need to give back. I believe that it is important to move our greater community forward in a positive way and the community plan update that I have mentioned to many of you will be the deliverable for all this work. I believe you will

really appreciate some of the ideas that have been suggested. They promise to make our area, not only an even better place to live but a destination for many. I encourage you to stay tuned, get involved. Your two cents could be the idea that puts an idea over the top.

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

I get together for coffee with some great friends every week. At one of these get-togethers, 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. Despite all the meetings and grunt work, I really try to make the necessary time for family. 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.

Front Gate Protocol

The gate attendants have spoiled us by raising the gate arms when they are not busy with guests entering. But please be aware that you are ultimately responsible for triggering the arms and can't assume that if they are raised you can go through. We have had several instances in the past couple of months where the arms came down on a vehicle and caused damage. Sensors inside the gate detect when ONE car goes through and the arms then go down. This is to prevent unauthorized cars from taking advantage of an open gate and sneaking in behind a first car, typically a resident going through and a visitor assuming they can simply follow. The gate committee is looking into changing the system so that the arms work independently.



Members Remembered



Tula Cavadias entered eternal rest on September 02, 2019. Born in Aspropoulia Kalamata Greece on November 21, 1935 to parents Angelo and Paraskevi Kontopoulos. She married Stephen in 1958 and raised a family of 3; Mary Cavadias, Tim Cavadias and Vicky Rosenberg. They moved to Alvarado Estates in 1994. Tula loved interior decorating, golf, & traveling the world. They maintained their home in Greece . She was a fabulous cook and her Greek food was the talk of the town. She was full of life and loved being with her family.

“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 the [Katz Family](#)

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!

Saturday, November 9th—3:00 to 6:00 pm

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

—Susan Clarke Crisafulli



A neighbor's privacy always supercedes view.

Property owners are responsible for the clearing and cleaning of the sidewalks adjacent to their properties.



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!

Clean Sidewalks—Fairmont & Montezuma

We have asked the City to clear the sidewalks on the east side of Fairmont from Montezuma to US 8 and have not received a response. Our assumption was that the City was responsible. On a closer examination, we now believe that individual property owners hold this responsibility. This came to light, when I published the condition of the sidewalks that runs from Yerba Santa up to San Diego State on the “Get It Done” app. The City responded and said that these sidewalks were on property owned by individuals in College View, and that they would send notices requesting prompt clean up.

It appears that many Alvarado Lot owners that have canyon lots facing Montezuma & Fairmont, also own property that reaches to the existing curb line of these two streets. In several cases this would include the walking path on Montezuma and the sidewalk on Fairmont. The responsibility for these areas would lie with the property owner, not the

City. The bottom line here, is that waiting for the City to clear these areas has been ineffective.

We have taken action on our own. The walking path from Yerba Santa to Collwood is now passable. The sidewalk on the east side of Fairmont from Montezuma down toward US 8 has been cleared for the first time in several years. Although policy has not been firmly established, our Association is planning to maintain these areas on a shared cost basis with individual homeowners. This policy is in place and has worked well for homeowners that own lots that reach down to Yerba Anita, and for homeowners that own lots that reach down to Palo Verde. Homeowners will not be asked to participate financially in the present clean up. A plan is being developed for the future and affected homeowners will be notified. In the mean time...smile the next time you drive by these walking paths and sidewalks.

- Wayne Breise & David Wiles—Safety & Security Chair

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	Common Area	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 12th @ 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!



Rolando & Rachel Flores
 & children Milan & Isabella

Rafael Payare & Alisa Weilerstein-Payare

Morie & Schahin Schangali



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.