

ALVARADO COMMUNITY
ASSOCIATION

**SPECIAL
POINTS OF
INTEREST:**

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There's no place like home

ISSUE I

APRIL 2021

Upcoming Annual Meeting...

“Spectacular!”

“Riveting!”

“Two Thumbs
Up!”



**Just a few reasons why you don't want to miss our 73rd Annual
Association Meeting being held on:**

**Saturday, May 15th at 3:00 pm in our Community Park...with a social
hour following!**

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 the City to underground the 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!**

As more people receive the vaccine, pandemic restrictions are being slowly lifted. And with the weather getting increasingly more pleasant and warmer, I know we are all anxious to get out and enjoy our community. I encourage you all to do so, safely. We cannot let our guards down. We are planning activities, with precautions as the situation permits.

1st on tap is our Annual Meeting in May. As in the past, we hope to have some of our newly elected officials present to take your questions. They've always been very supportive of our community and we hope to keep it that way. We also hope to be able to provide a more defined plan for the proposed clubhouse. I believe you will be pleased with the proposal. Assuming expectations for pandemic progress unfold as planned, we hope to be able to hold our Golf Championship in June with only minor adjustments from past years in order to keep everyone safe, so stay tuned.

On a final note, due to some health issues, I decided to cut back on my civic/community engagement. I resigned as chair of the College Area Community Planning Board and Council (CACPB), and resigned from those boards in order to focus more on family, home & my immediate community—I think I'd go crazy without any community involvement. However, I am concerned that Alvarado Estates will have no direct input on the CACPB. I would encourage a resident of Alvarado to run for that board. Anyone interested, please call me 619-582-4511.

Real Estate Update



Current listings...

PAPITTO
Real Estate Group
PapittoProperties.com



ACTIVE

Address	Bed/Bath	ESF.	Price
4435 Yerba Santa Drive	5BR/5BA	4,094	\$2,195,000



PENDING

Address	Bed/Bath	ESF.	Price
4901 Yerba Santa Drive	5BR/8BA	6,739	\$2,200,000



SOLD

Address	Bed/Bath	ESF.	Price
4491 Yerba Santa Drive	7BR/5BA	5,065	\$2,075,000

FUN FACTS!

**Top Celebrity Homes
on the Market in California**

- Kelly Clarkson**
\$9.9M • 8Br/11Ba 10,000 sq.ft.
- John Legend & Chrissy Teigen**
\$23.95M • 7Br/8Ba 8,520 sq.ft.
- Ellen DeGeneres**
\$38M • 16 Acres
- Jennifer Anniston & Brad Pitt's Honeymoon Mansion**
\$32.5M • 5Br/13Ba

Dustine@PapittoProperties.com • Call for details 619.987.1565

Sandicor: 03/15/21
Sotheby's

Architectural Spotlight



“One of the easiest— and most affordable— ways to transform your house is with a fresh coat of paint.

Creating A Dramatic...

As you can see, the color change makes such a dramatic statement. Now the shutters pop and the three distinct colors complement each other. The paint color you choose can change the appearance and feel of your home. Deep, rich tones add depth and character, and soft neutrals can instill a feeling of calm.

Also, it's highly recommended that you paint a large section with your color samples. Too many times a choice that looked good in a small paint chip is totally disappointing once it's been applied to a large area. The Architectural Committee is here to help owners with color options, and as a reminder, approval is needed if you choose to make any changes.

Difference!



Recipes—The Best Lemon Bars



Ingredients:

- 1 cup butter, softened
- ½ cup white sugar
- 2 cups all-purpose flour
- 4 eggs
- 1 ½ cups white sugar
- ¼ cup all-purpose flour
- 2 lemons, juiced

Directions:

Step 1

Preheat oven to 350 degrees F (175 degrees C).

Step 2

In a medium bowl, blend together softened butter, 2 cups flour and 1/2 cup sugar. Press into the bottom of an ungreased 9x13 inch pan.

Step 3

Bake for 15 to 20 minutes in the preheated oven, or until firm and golden. In another bowl, whisk together the remaining 1 1/2 cups sugar and 1/4 cup flour.

Whisk in the eggs and lemon juice. Pour over the baked crust.

Step 4

Bake for an additional 20 minutes in the preheated oven. The bars will firm up as they cool. For a festive tray, make another pan using limes instead of lemons and adding a drop of green food coloring to give a very pale green. After both pans have cooled, cut into uniform 2 inch squares and arrange in a checker board fashion.

(Please let [Susan](#) know if you have a recipe you'd like to share.)

*Tart, rich and
perfection, all
rolled into one!
Wow your friends
with this simple
recipe.*

Prep:
15 mins
Cook:
40 mins
Total:
55 mins
Servings:
36

Members in the Spotlight!



Many of you have seen me and a few of my friends in the garage working when you pass by our house. We are working on a robotics competition. As part of this competition, we needed to come up with an innovation idea on how to help senior people come outdoors more often. We surveyed the people of the neighborhood 5 questions: How often do you walk? What would you like to see more of? Do you enjoy walking? Is there anything that

concerns you about walking on the street? What are some of the reasons that you come out to walk?

Most senior people come out mostly for fresh air and exercise. Some people also said they would like to see more sidewalks. People said they also would like to see more animals. Some people in the neighborhood said that they would like the cars to be slower and roads to be safer. Some of the more active seniors said that they are not personally afraid of uneven sidewalks, but other people might have a harder time and trip. They would also like to see more nature and animals with more exercise stations for seniors.

We just had our qualifying tournament on March 6 and that idea won the innovation project award. We are advancing to the southern California championship on April 10. Wish us luck!

For any questions or sponsorship to our team: FLL #50899 Mechanical Meatloaf (with a side of pickles), please email my mom, Peggy Han, peichenhan@gmail.com.

BIG KUDOS to Jason Poliak!

“Our idea started out as ‘smooth senior sidewalks’ but as time passed, we decided to create an innovation idea to make exciting outdoor spaces for seniors.”

Walking & Riding At Night

If you are like a lot of neighbors who walk or ride their bikes or scooters at dusk or nighttime, it has been suggested that you have some kind of reflective clothing that will allow drivers to see you at night. We have lots of neighbors with pets so having some kind of reflective collar or clothing for them would be a good idea as well.



Does Your Mailbox Need an Update?



We love unique mailboxes that make a statement!

It's funny how you don't notice things unless you're actually looking for them. Is it time for a fresh coat of paint? Is your mailbox in need of repairing, restoring or replacing? How about your numbers?

And it's pretty surprising that in a neighborhood of multi-million dollar homes there isn't more personal pride in curbside appeal.

If you plan on replacing your mailbox, or changing the color, just remember you need to have Architectural approval first. The Committee has approved a number of mailboxes that would compliment any style of the homes with a qualified carpenter to install them making it easy, affordable, and hassle free.

Also, as a courtesy to your neighbors and Russell our mailman, please remind your guests not to park in front of mail boxes.

Member Classifieds

Anyone having problems with rabbits or other small critters in your yard?

You can humanely remove them for **FREE** with this Havahart catch and release rabbit cage.

Contact [Lori Mullen](#)



Spring Family Portrait Special!!!

Capture the Intimate Connection of Family by scheduling a Portrait Session with our studio, on location, at home, beach or park

For \$250, you'll receive a 30 minute mini photo session (normally \$300), and three beautifully retouched digital downloads. For immediate family only.



Call Now to Reserve Your Spot!!!
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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	619-501-7700	safety@alvaradoestates.org
Miguel Espinosa	Architectural Committee	619-770-7091	common.area@alvaradoestates.org
Eric Poliak	Safety/Security Chair	619-981-2770	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
Susan Crisafulli	Architectural/Communication	619-224-0400	architecture@alvaradoestates.org
Lori Mullen	Social Committee Chair	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
Katrina Wong, Property Manager,
(619) 299-6899 xt 175 kwong@apsmanagement.com

***Our Annual Board Meeting will be held on May 15th
 @ 3PM in our Community Park with a social hour to follow.***

Welcome New Neighbors!



Pablo Prado & son Julian



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!



53 & 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!