

**SPECIAL  
POINTS OF  
INTEREST:**

- Members in the Spotlight Pg. 5
- Front Gate & Party Protocol Pg. 6 & 7
- Walking/Biking Protocol Pg. 8
- AE Archives & Member Classifieds Pg. 9
- Cookie Recipe Pg. 10
- Welcome New Members Pg. 11

**INSIDE  
THIS ISSUE:**

Annual Picnic 2  
FUN!

More Party 3 &  
Pix 4

Real Estate 7  
Update

President's 8  
Message

Architectural 10  
Updates

Board of 11  
Directors

Street Safety 12  
& Front Gate

# There's No Place Like Home

ISSUE 3

NOVEMBER 2021

## Annual Picnic & Halloween Party

On Saturday, October 30th, we held our 35th Annual Picnic and Halloween Party.

Lori Mullen "Our FUN Coordinator" and Social Committee Chair once again planned an event that was FUN for the entire family! Pumpkin painting, corn hole toss, carnival style game booths, costume parade and cake walk got every one involved.



Having two neighbors join her committee was a huge help and made it that much more FUN! Peggy Han was in charge of the carnival games, Lori led the cake walk and costume parade, and Rachel Flores was in charge of the pumpkin painting.

Kara Lee and Emily O'Gorman have offered to be part of the committee, too. Watch out for even more FUN in 2022!

## More Picnic FUN!

The Mexican food from Gringas was a hit!

*"Thanks to Chris Crisafulli & Rachel Flores for taking such great photos."*



Lots of pirates attended but none as scary as Tina Gerstler!

Catalina and her mom Maria Nava caught lots of fish.



Wonder Woman (Grace Barrett) shows off her painted pumpkin.

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





# More Halloween Costume FUN!



We had a lot more adults get into the Halloween spirit in costume, along with all the kids this year.

**Special thanks to Angela Adu-Badu for supplying Nothing Bundt Cakes for the Cake Walk!**

During the Costume Parade kids of all ages were skipping about in their costumes to the delight of the onlookers.

Thanks 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 its own and a real sense of community!





Picnics were packed and we all enjoyed this classic blast from the past!

*“King Kream once again delighted neighbors with their ice cream treats!”*

# Movie Night & Ice Cream Social

We held our Annual Family Movie Night Under The Stars on August 21st featuring “Back to the Future.” There are so many



classic films from the past, it’s going to be hard to choose which one will be next!

Then, on September 18th, we held another Ice Cream Social. Treats included sundaes, floats, cones and slushies with toppings that included Brownie Bites, Hot Fudge, Carmel, Butterscotch, Crush Cherry, Pineapple, Chocolate, Strawberry and Oreos.



You can see all of the photos on our website at [Alvarado Estates Ice Cream Social](#).

# Our Community Park...Is Just That!

Our COMMUNITY lot/park is just that; THE community meeting and gathering space to be enjoyed by all. Our CC&Rs encourage members to use the park for private functions. Anyone wishing to do so is welcome. Guidelines are on the home page of our website.

Private functions for all owners are on a “first come, first served” basis and can be reserved by contacting [common.area@alvaradoestates.org](mailto:common.area@alvaradoestates.org).

It has been brought to the attention of the board that members reserving the park for a party have faced harassment by neighbors. That is clearly in violation of our CC&R’s “**5.3 General Restrictions on Use** . In exercising the right to occupy or use a Lot or the Common Area and its improvements, the Owner and the Owner’s family, guests, employees, tenants and invitees shall not:

H. Engage in any type of harassment, illegal, noxious or offensive activity toward any Owners, residents, Association representatives, management representatives, Board members and/or vendors working in the Community.”

**“Camarada**

**2021-2022**

**concert**

**season**

**runs from**

**Oct. 24,**

**thru May**

**27, 2022.”**

## Members in the Spotlight

Camarada paints chamber music with a wide brush, often coloring outside the lines. The nonprofit’s longtime co-artistic directors, flutist Beth Ross Buckley and pianist Dana Burnett, bring different sonic sensibilities that combine to create a varied lineup of concerts.

“Dana and I don’t see eye to eye immediately,” Ross Buckley said, speaking from her Alvarado Estates home. “We’re good at listening to each other and negotiating with each other. We have different views that we take the best of, and pull it together for the concerts.”

Burnett, however, points out one place where they do see eye to eye.

“What Beth and I have in common is we’re always thinking of the next thing,” Burnett said from her home in Carlsbad. “We don’t want to be bored by rehearsals, concerts or each other. We share a high energy level for what’s coming next.”

And what’s coming next is Camarada’s 2021-22 season, “A Sense of Wonder.”

San Diego chamber music group’s new season features a varied lineup of concerts, including tango and a tribute to Carole King—By Beth Wood. Click the [link](#) to read more.



David Buckley, Dana Burnett, Andrés Martín and Beth Ross Buckley.

"We want to  
thank the  
HOA for  
hiring Elite  
in 2019. The  
front gate staff  
is so  
professional &  
everything runs  
so smoothly."  
One Happy  
Owner :)

## 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](mailto:gate@alvaradoestates.org)

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

## 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 Friday. 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 8:00 to 8:00 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. December 2019 he went 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 prior 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.



# More Front Gate Protocol

In order to maintain the security of our community, you are required to advise the gate attendant of all authorized party visitors. This is usually done by providing a list that he/she can check or by having someone at the gate to verify attendance. If someone is not on the list, they will need to call you before letting them enter which can result in backups at the gate. It is recommended that if guests will arrive outside of attendant hours that a temporary gate code for the event be arranged. NEVER give your permanent gate code to a large group of people because this puts the entire community at risk.

## Front Gate Default Policy

1. The non-resident is able to confirm the name and address of the resident they are visiting.
2. 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.**

**“Great  
time to sell  
with  
inventory  
at an all-  
time low!”**

## Real Estate Update

### Real Estate Group

4777 AVION WAY | ALVARADO ESTATES

- Listed at \$2,375,000 | Sold at \$2,600,000
- Single Level home | 4 Bed 5 Bath | Approximately 3,360 sf
- 6 Days on market

5220 LE BARRON ROAD | ALVARADO ESTATES

- Listed at \$1,249,000 | Currently Pending
- Single Level home | 4 Bed 3 Bath | Approximately 2,744 sf
- 7 Days on market

Marisa Papitto | Realtor | DRE #01071593 | 619.993.1565 | marisa@papittoproperties.com

Dustine Gallagher | Realtor | DRE #01169212 619.987.1565 | Dustine@papittoproperties.com

## President's Corner — Jose Santos Reynoso



As I've mentioned before, prior to my leaving the College Area Community Planning Board and Council, I set up an umbrella organization; the College Area Community Coalition, a 501c3 non-profit organization. There are multiple reasons for doing that. A key one, is to make any donations to the CACC tax-deductible, thereby increasing the incentive to support the organization. In addition, to be eligible to apply for grants for improvements in the community, when city funds are either not available or insufficient, & also extremely important to be able to secure insurance coverage for community self-improvement projects in conjunction with SDSU students. I had hoped to undertake these many times, but could not. Now that it has been in existence for a while, the process has begun to split the planning board from the council and then merge the council with the coalition. I convinced the council board to make sure that all communities within the College Area have a voice on the new board by having each organized/recognized community select their own rep.

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

The new board will consist of 12 members—one from each of the 6 communities, three at-large and three appointed (from SDSU, the business district and the associated students at SDSU, respectively). As of now, I believe the new entity will be called the College Area Community Council.

The above being said, I would encourage any of you to get involved and become the Alvarado Estates rep on the board. You do not need to be a member of the Alvarado board. CACC members from within Alvarado Estates simply need to vote you in. I already have a couple of residents in mind that I feel will be excellent but I'd like to hear from more of you. With the split from the planning board, it should not be an overwhelming post. PLEASE get involved and give our community a voice outside the gate. Feel free to contact me if you have any questions or would like more info.

As we approach the end of another year, my hope is that you have all been able to surmount any obstacles and are getting back to a more normal state of mind and life.

## Safety First—Ped Left, Bike Right!



Now that more of us are walking, running and riding along our streets, safety is more important than ever. But are you confused over which side of the road you're supposed to use when you walk, run or bike in our neighborhood? When a sidewalk is not available, pedestrians are required to walk/jog on the left-hand edge of the roadway, which means facing on-coming traffic. This is intended to give the driver ample opportunity to see the walker/runner, and give the pedestrian an opportunity to establish eye contact with the driver. It also means a car won't sneak up on you from behind. When bicycling, the cyclist should ride on the right side of the road, going in the same direction as automobile traffic. And don't be misled by those new arrows painted on our roadways! Those apply to cyclists only, not pedestrians. Don't forget to carry a flashlight and wear reflective clothing (or reflective collar/leash for your dog) to be easily spotted during dusk and dawn.



# From The AE Archives



The abandoned OLD Montezuma Road sits above the current one. At some point probably before 1950, this was a 2 lane road cutting through the hillside. When the hillside was graded so the land below could accommodate more traffic, the current road was built.

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

## Member Classifieds

- Bringing our clients an advanced and extraordinary way of taking photos at events, we offer portable, battery-operated photo booths with stylish backdrops, high-quality photos, and instant prints. Opt-out of traditional favors that guests throw away. Instead, give them photo prints that they can save forever. Whether it's a small backyard event or a ballroom wedding, our booth is the perfect fit for any occasion.

Salomeh Ghanaei - Owner | Creative Director

P|619-800-8782 [hello@boothsy.com](mailto:hello@boothsy.com) — [www.boothsy.com](http://www.boothsy.com)



## More Member Classifieds

- Hello AE Neighbors! We are a local family looking to move to move to AE from Coronado. Please feel free to contact us if you are considering renting out or selling your property in the near future. Hope to hear from you soon and Happy Holidays!

Thank you, Jenna & Mike Tontz

619-665-4444 or 619-504-6143 [tontzfamily@gmail.com](mailto:tontzfamily@gmail.com)

A neighbor's privacy always supercedes view when cutting vegetation.

"This is my favorite cookie that my grandmother made. So chewy and yummy!"



## TREES—Privacy, View, & Lighting

One thing we all covet is our privacy, view, & lighting. 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 neighbor's privacy you may be required to plant new mature trees to rectify the situation. While numerous homes can see into neighbors backyards what we don't want is for any direct sight lines into living areas.

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

## Corn Flake Cookies

- 1 cup white sugar
- 1 cup brown sugar
- 1 cup butter
- 2 eggs
- 1 teaspoon vanilla extract
- 2 cups coconut
- 2 1/4 cups flour
- 1 teaspoon baking soda
- 1 teaspoon baking powder
- 2 cups oatmeal
- 2 cups corn flakes

Preheat oven to 350.

Cream together butter, sugars, vanilla and eggs. Add coconut.

In separate bowl mix dry ingredients. Slowly add dry ingredients to butter mixture.

Using rounded teaspoon, place dough balls on ungreaased cookie sheet 2" apart.

Bake for 10- 12 minutes until golden.

Cool on pan for a minute or two, then transfer to a rack to cool.

- Recipe provided by Susan Crisafulli



# Board of Directors & Committee Chairs

Jose Reynoso	President & Grounds Maintenance	619-582-4511	<a href="mailto:president@alvaradoestates.org">president@alvaradoestates.org</a>
Wayne Breise	VP, Rules, & Park Development	619-287-0707	<a href="mailto:common.area@alvaradoestates.org">common.area@alvaradoestates.org</a>
Stacey James	Secretary	619-322-1011	<a href="mailto:secretary@alvaradoestates.org">secretary@alvaradoestates.org</a>
Ken Klayman	Treasurer	619-287-6305	<a href="mailto:treasurer@alvaradoestates.org">treasurer@alvaradoestates.org</a>
Austin Hong	Technology/Communication Chair	760-705-8080	<a href="mailto:communications@alvaradoestates.org">communications@alvaradoestates.org</a>
David Wiles	Safety/Security Committee	619-501-7700	<a href="mailto:safety@alvaradoestates.org">safety@alvaradoestates.org</a>
Miguel Espinosa	Architectural Committee	619-770-7091	<a href="mailto:architecture@alvaradoestates.org">architecture@alvaradoestates.org</a>
Eric Poliak	Safety/Security Chair	619-981-2770	<a href="mailto:safety@alvaradoestates.org">safety@alvaradoestates.org</a>
Steve Neu	Gate Committee Chair	619-318-8301	<a href="mailto:gate@alvaradoestates.org">gate@alvaradoestates.org</a>
Wes Hinkle	Street Committee Chair	619-286-0445	<a href="mailto:streets@alvaradoestates.org">streets@alvaradoestates.org</a>
Susan Crisafulli	Architectural/Social	619-224-0400	<a href="mailto:architecture@alvaradoestates.org">architecture@alvaradoestates.org</a>
Lori Mullen	Social Committee	831-539-1274	<a href="mailto:social@alvaradoestates.org">social@alvaradoestates.org</a>

**“When  
scheduled  
our board  
meetings are  
held 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](mailto:kwong@apsmanagement.com)*

*Our next Board Meeting is Tuesday, January 11th @ TBD*

**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!



Erys Phillips

Brent & Lora Heramb

Allen & Daniela Voight



## 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.

**Please NO Blowing Leaves By Gardeners - OUR HOA IS 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 combustible canyon vegetation (dry grass, brush, weeds, litter and waste), within a 100-foot radius from any structure on your property. 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.