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# There's No Place Like Home

ISSUE 2

JUNE 2022

## Park Party & Golf Championship!

Our 10th annual June Party in the Park and 5th Annual Golf Championship was held on Saturday June 25th.

We only had one player, Scottie Sellers (guest of Gwen Thomas) in our 16 & under Junior Division who scored a 12!

We had 12 golfers in the Men's Senior Division and 9 in the Women's Senior Division.



And tensions were on high as the women's championship ended in a sudden death playoff between Lori Mullen, Carol Paton, Dottie Millbern & Emily O'Gorman who all scored 14. Lori took the cup on the first hole.

Last years winner Jesse Lowe & Robert Stromme (guest of Mark Armstrong) tied with 12 that went into a sudden death playoff with Robert winning on the 2nd hole.

**& The Senior Winners are Lori Mullen**

**& Robert Stromme**

Special thanks to our "Grand Marshal" Wayne Breise for coordinating & running the championship! All he could say about this years' tournament, "It was thrilling to have both senior divisions with sudden death playoffs!"

More thanks to Matthew Reynoso for setting up & Jenny Dunne for helping keep scores!



# More Party in the Park



Rave reviews again on the food! We had gyros, chicken kabobs, falafel, pita bread, rice & salad from the [Olympic Café](#). They are a full service restaurant (breakfast, lunch & dinner) located at 2310 University Ave. (corner of Texas).

Jenny Dunne keeping score with Karen Austin

More Golf Pix can be seen on our [website](#)



Once again the event was catered by the Olympic Café!

**SAVE THE DATE**— Our next Social Event is Family Movie Night Under the Stars on Saturday **August 13th**.

SPECIAL THANKS GO TO CHRIS CRISA-FULLI FOR TAKING OUR GREAT PHOTOS!

# More Park FUN to Come!



**"E.T. the Extra-Terrestrial,"** celebrated its 40th anniversary this June and you'd be hard-pressed to name another Hollywood movie that's more universally beloved than this crowd-pleaser about a stranded alien and a young California boy who rescues and befriends it.

# 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](mailto:susan@FUN-damentals.com).

# Ice Cream Social & Car Show

On Saturday July 30th we held our 3rd Ice Cream Social in conjunction with an antique and classic car show. Newell Booth arranged for the La Jolla Group of the Horseless Carriage Club to tour our neighborhood and then go to the park. Long time neighbor Elaine Boland asked if we would like to also feature the San Diego Thunderbird Club since her daughter Elaine Boland Villalpando is a member.

Special thanks to neighbors Breffni Barret Jr. and Don Benke for joining the car parade with their classic cars.



*“Once again King Kream was a real crowd pleaser!”*



More Car Pix can be seen on our [website](#)

## More FUN!

The sun was out, the neighbors were mingling and smiles were everywhere to be found at this year’s Ice Cream Social and Car Show in the park. Between the feel of the warm sun, the taste of the sweet, creamy ice cream, the sounds of neighbors chatting and the sights of the beautifully restored cars, all senses were satisfied. What a great event and an incredible turnout!

- Erys Phillips with Jeff & Angela Adu-Badu & Geri Sander



## Members Remembered



Bruce Love died peacefully at home on July 3, 2022, at the age of 105 years, 11 months, and 23 days, just a week before his 106th birthday.

Bruce graduated from the University of Idaho in 1940 with a degree in electrical engineering. With the outbreak of World War II, Bruce got job offers from Charlotte, North Carolina, and San Diego. After going to the library to compare the climates of each city, he was off to San Diego with his new wife Eda.

After the War, Bruce worked for the Naval Bureau of Yards and Docks, retiring in 1969. He also did independent contracting, working on over 1500 jobs for various school districts in San Diego County. He did the electrical work for channel 10 TV, which opened in 1953. He loved what he did and didn't retire until the age of 99.

Bruce served on our board for several years. "He was bright, articulate, rational, and reasoned in his approach to all matters. A true gentleman." He was also a wonderful dancer and had a great sense of humor. He thought that the key to a long, happy life was a positive outlook, love your work, dancing, and a glass of wine in the evening.

THE TOTAL  
NUMBER OF  
BALLOTS  
RECEIVED  
IS THE  
HIGHEST  
NUMBER OF  
BALLOTS  
EVER CAST  
DURING A  
VOTE ON  
ANY ISSUE!

## What's Next for the Clubhouse?

The ballots have been counted and the results were 60 neighbors in favor and 45 not. We needed 66 favorable votes to gain the authority to move forward. Although 60 neighbors were disappointed, the negative votes tell us that 45 neighbors have serious concerns related to the present plan.....and that leads us to the important question.

What future action is in the best interest of Alvarado Estates?

Our attorney stated that the unsuccessful vote does not require the Board to abandon a building plan. She suggested we determine the reasons that negative votes were cast, modify the initial plan to address the concerns and then consider a new election process.

We are working on an opinion survey that you'll be receiving via email in about a week. We need your help! Give the questions some thought and then be ready to share your opinion. All donations are in a stand-alone bank account and will remain there until a resolution is reached.



## Art Laurena Retires

Art came to work for us as a gate attendant in 2014 working the afternoon shifts. He took over the Monday thru Friday morning shifts in 2019 when we contracted with Elite Show Services USA.

He was born in the Philippines and became a US Citizen in 2017. He had been a security officer in a gated community like ours since 2003. When he met his bride to be he moved from Orange County to be with her. He had no intention of retiring but his doctor recommended it due to recent health issues.

He said, "I love this place. It's really sad for me to leave your community so sudden, parting without seeing you all before I go, it broke my heart. I miss everybody there."

# President’s Message — Jose Santos Reynoso

Many years ago, when I began getting involved in community activities and joining the board, I asked about the possibility of adding a small playground in the park. I was told that most residents had large yards and their kids or grandkids could very easily play at their homes. Given that, I built a playground for my kids, complete with swings, a slide & a treehouse, it had everything. It was not only for our kids’ use but a place where they could get together with their friends, which to be honest, their socializing was more important to Tina and myself than having the equipment. It became a vehicle to build their community of friends. The same holds true for all the amenities, to date, in our park. They are there to encourage community. Each one was vetted by the board on its merits and left to the proponent to secure the community support/donations to make it happen. The reason for this is that by setting this hurdle, we end up with projects that reflect a high level of community support. Given that the amount of usable land in our community lot is limited we must be judicious in the number of projects that we can accommodate. During the process we went through for the proposed community center, a pickleball court was mentioned several times by various community members. I believe there is support for something like that but that is a different project. Cost estimates were looked into and we even looked at a possible location, just like we did for the tot lot, and possible exercise equipment stations, etc. I still get emails from vendors on the latest equipment available. All the amenities in the park are there to do just that. If you have an idea, present it. If you feel that you can generate the donations necessary to bring it to fruition, go for it.



*“A primary function of the board is to build and nurture community.”*

## Real Estate Update

MARKET UPDATE  
**Alvarado Estates**  
AUGUST 2022

Pacific Sotheby's INTERNATIONAL REALTY

### LUXURY HOME ACTIVITY

| ACTIVE              |          |        |             |
|---------------------|----------|--------|-------------|
| ADDRESS             | BED/BATH | SQFT   | PRICE       |
| 4605 Yerba Santa Dr | 8/12     | 15,000 | \$9,000,000 |
| 4435 Yerba Santa Dr | 5/6      | 4,094  | \$2,350,000 |
| 5220 Le Barron Rd   | 4/4      | 2,744  | \$2,199,000 |

  

| SOLD                |          |       |             |
|---------------------|----------|-------|-------------|
| ADDRESS             | BED/BATH | SQFT  | PRICE       |
| 4615 Yerba Santa    | 6/7      | 5,334 | \$3,200,000 |
| 4727 Avion Way      | 4/4      | 4,268 | \$2,850,000 |
| 4777 Avion Way      | 4/5      | 3,360 | \$2,600,000 |
| 5451 Yerba Anita Dr | 5/3      | 2,958 | \$1,450,000 |
| 5220 Le Barron Rd   | 4/3      | 2,744 | \$1,200,000 |

  

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**PAPITTO**  
REAL ESTATE GROUP

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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."



THIS ISSUE AFFECTS ALL ALVARADO ESTATES RESIDENTS & KEEPING OUR CANYONS CLEAR OF DEBRIS & CAMPS IS A TOP PRIORITY

## Fire Safe Council

Alvarado Estates has formed and joined a chapter of the Fire Safe Council of San Diego County. This is one council in a network of 160 groups throughout California who are working together to help make California fire safe by sharing a common goal of education and wildfire preparedness. Alvarado Estates recently hosted a casual meeting with our sister group in Kensington to exchange ideas. We are getting up to speed to be in a position to accept grant money for fire hardening, and we are also working with the city to get a master permit for brush clearing the entire community.

Prepare for wildfire and harden your home now. There are three ways your home can be exposed to wildfire: direct flames from a wildfire or burning neighboring home; radiant heat from nearby burning plants or structures; and flying embers. Flying embers from a wildfire can destroy homes up to a mile away and are responsible for the destruction of most homes during a wildfire. Taking the necessary measures to [harden](#) (prepare) your home can help increase its likelihood of survival when wildfire strikes..

- Eric Poliak, [Safety & Security](#) Committee Chair

## 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. In addition, he is responsible for maintaining all common areas and recently completed the Yerba Santa landscape upgrade project. He is very reasonable if you need help with that and can be reached at 760-213-0846.

- Eric Poliak, [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.

*“We always called this Mama's "never fail" recipe. I've entered this cake in contests and won with it!”*

## Moist Lazy Daisy Cake

### INGREDIENTS:

- 2 eggs
- 1 cup sugar
- 1 teaspoon vanilla extract
- 1 cup cake flour
- 1 teaspoon baking powder
- 1/4 teaspoon salt
- 1/2 cup milk



### FROSTING:

- 3/4 cup packed brown sugar
- 1/2 cup butter, melted
- 2 tablespoons half-and-half cream
- 1 cup sweetened shredded coconut

### DIRECTIONS:

In a large bowl, beat eggs, sugar and vanilla on high until thick and lemon-colored, about 4 minutes. Combine flour, baking powder and salt; add to egg mixture. Beat on low just until combined. Heat milk and butter in a small saucepan until butter melts. Add to batter; beat thoroughly (the batter will be thin). Pour into a greased 9-in. square baking pan. Bake at 350° for 20-25 minutes or until cake tests done. Cool slightly. For frosting, blend all ingredients well; spread over warm cake. Broil about 4 in. from the heat for 3-4 minutes or until the top is lightly browned.

# 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  
STRICTLY  
FORBIDDEN  
IN  
ALVARADO  
ESTATES—  
THIS  
POLICY  
SHOULD  
HELP  
PREVENT  
THAT FROM  
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 board's 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 & 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                 | 619-501-7700 | <a href="mailto:safety@alvaradoestates.org">safety@alvaradoestates.org</a>                 |
| Miguel Espinosa  | Architectural Chair             | 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/Communication     | 619-224-0400 | <a href="mailto:architecture@alvaradoestates.org">architecture@alvaradoestates.org</a>     |
| Lori Mullen      | Social Committee Chair          | 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 scheduled for  
 Tuesday, September 13th @ 6:00 pm in our Park***

## Welcome New Neighbors!



John Chiles & Sara Heidt



## 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.

