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There's No Place Like Home

ISSUE 3

DECEMBER 2022

Annual Picnic & Harvest Festival

On Sunday, October 2nd, we held our 36th Annual Picnic and Harvest Festival .

Lori Mullen “Our FUN Coordinator” and Social Committee Chair once again planned an event that was FUN for the entire family! Carnival style game booths, corn hole toss, making scare crows, and a cake walk got every one involved.



Having neighbors join her committee was a huge help and made it that much more FUN! Peggy Han supplied the carnival games with Lori's granddaughters being in charge of manning the booth, Lori led the cake walk parade, and Rachel Flores was in charge of the scare crow making. Watch out for even more FUN in 2023! We have lots of great new ideas from neighbors.

More Picnic FUN!

The pizza from
Dang Brothers
was a hit!

*"Thanks to
Susan Crisafulli
for taking such
great photos."*

Great pizza,
great
neighbors,
great con-
versations
were had by
all!



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!

More Harvest Festival FUN!



**Special
thanks to
all the
neighbors
who
brought
goodies for
the Cake
Walk!**



"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

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

Donald "Scully" Scully—was born in Glen Ellen, IL. He is an avid hiker and totally into "All things Nature" when it comes to time off. That would include trees, rocks, and animals. He works the morning shift from 6:30 to 2:30, Monday through Friday. He joined us in June after Art Laurena retired. His birthday is November 30th.

Sirio "Daly" Garcia—is "Robert's" younger sister. She LOVES everything coffee! She also enjoys traveling with her brother and her nephew. She likes going to museums and listening to all types of music. When she was younger she played the guitar.



...Remember Our Gate Attendants

She works 2:30 to 8:30 pm on Saturday plus the Sunday shift from 9:00 to 5:00 pm. Her birthday is September 17th.

Norberto "Robert" Garcia—was born in Tijuana. His father is a US Citizen who moved to Mexico in 1978 and two years later Norberto was born. He's single and lives in Rosarito Beach with his 10 year old son Angel AKA "Chaparro". His two favorite things are going to the movies and traveling. This year he and Angel took a trip to Cancun and next March they will be spending time in Mexico City. 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.

“Still a great time to sell with inventory at an all-time low!”

Real Estate Update

ALVARADO ESTATES

Annual Luxury Report

Happy Holidays from the Neuman Team!

2022 Sales Activity

ACTIVE

5220 Le Barron Road 4 BD/ 4F/1H BA 2,744 SqFt \$1,949,999

PENDING

4605 Yerba Santa Drive 8 BD/ 10F/2H BA 15,000 SqFt \$9,000,000

SOLD

4615 Yerba Santa Drive 6 BD/ 6F/1H BA 5,334 SqFt \$3,200,000

4727 Avion Way 4 BD/ 2F/1H BA 4,268 SqFt \$2,850,000

4848 Yerba Santa Drive 4 BD/ 3F/1H BA 4,032 SqFt \$2,500,000



Gregg Neuman
REALTOR®
DRE# 00809392



Paul Roberts
REALTOR®
DRE# 01208393



Art Lewis
REALTOR®
DRE# 01341786



619-595-7025

Sold@SellSanDiego.com
SellSanDiego.com

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SOLD BY THE NEUMAN TEAM!



4421 Yerba Santa Drive



5120 Norris Road



4444 Yerba Santa Drive

We have sold 29 homes in Alvarado Estates, more than any other agent!

Call the Neuman Team today for a free and confidential market analysis of your home.

President's Corner — Jose Santos Reynoso



Many of you know that there has been an effort to develop four vacant lots immediately adjacent to the west end of our community. The investor group that owns them has approached the board in the past about annexation, which we declined and recently approached the board with an idea that they felt might be of interest to our community. They are currently evaluating several options for development of the properties. They presented what they feel is probably the least negatively intrusive or impactful to our community.

They presented an idea for a hiking trail with fitness stations along the paths that would enhance rather than detract from the attractiveness of Alvarado Estates.

The concept appeared interesting to the board and they were invited to make a presentation to the community at our annual meeting in May.

Obviously, there are many details and considerations to be fleshed-out but the concept

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

has merit. It would make those lots functional while maintaining the bucolic look and feel of the neighborhood. A more detailed write-up, hopefully with some of the renderings they presented to the board is planned for our next newsletter in April, just prior to the May annual meeting.

On a celebratory note, we will be forming a committee to organize events and activities to commemorate the 75th anniversary of our community. I believe Karen Austin has graciously agreed to lead or co-lead the committee and anyone interested in helping out will be welcomed with open arms. Rumor has it that one item being discussed is a coffee-table book on the history of Alvarado Estates, complete with photos. That, in of itself would be a super-interesting project to get involved with. It's not every day that a community celebrates a historic milestone. So join in the fun!

As we approach the end of another year, my hope is that you have all been able to surmount any obstacles and challenges 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.

Park Mailbox NOT ACTIVE!



Neighbors please DO NOT place mail in the box as it is not monitored.

Any HOA mail should be mailed to:

APS—Associated Professional Services

ATTN: Katrina Wong

7007 Mission Gorge Road, San Diego, CA 92120

If you are including a check it should be addressed to: Alvarado Community Association

"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—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

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 ungreased 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	president@alvaradoestates.org
Wayne Breise	VP, Rules, & Park Development	619-287-0707	common.area@alvaradoestates.org
Stacey James	Secretary	619-322-1011	secretary@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 Committee	619-501-7700	safety@alvaradoestates.org
Miguel Espinosa	Architectural Committee	619-770-7091	architecture@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
Angela Adu-Badu	Social Committee	619-379-9310	social@alvaradoestates.org

**“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*

Our next Board Meeting is Tuesday, January 10th @ 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!



While we have no new members
it's always nice to celebrate you!
Happy Holidays from your friends in
Alvarado Estates



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.