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There's no place like home

ISSUE 1

APRIL 2025

Upcoming Annual Meeting...

“Spectacular!”

“Riveting!”

“Two Thumbs Up!”



Just a few reasons why you don't want to miss our 77th Annual Association Meeting being held on:

Saturday, May 17th 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.

President's Corner — Jose Santos Reynoso



I encourage you all to get involved and provide input.

About 15 years ago, I was asked by the Alvarado Estates board to attend the College Area Community Council/Planning Board meetings to represent Alvarado's interests and report back to the board about activities and actions that may impact our community. Fast forward many years and I was not only elected to that board but served as chair for many years. One of the major goals that I set for myself as chair was to push for a community plan update for the College Area. The last update had been done in 1989. I teamed up with a colleague and we came up with a framework for what we wanted. The goal was to minimize the negative issues that tend to be pervasive in the area, namely issues that surface because of so-called mini-dorms, single family homes converted into housing for too many students. Obviously more student housing is needed. The cornerstone of the vision was the creation of a "college town" with the usual businesses you'd expect in a traditional college town, centered at College Avenue and Montezuma Rd. This framework ended up being called the "seven visions plan" and has actually served as the basic framework for the plan update.

The first draft of the community plan update has been released and public input will be sought out. There will be meetings and presentations where you can see what is in the works. Also you can go to www.plancollegearea.org and see everything. Most people that complain about changes like this are the ones that do not voice their ideas.

Real Estate Update



ADDRESS	BR/BA	SQ FT	PRICE	STATUS	NOTE
5455 Toyon Road	3/3	4,005	\$3,495,000	ACTIVE	Gourmet Kitchen, Large Yard
5604 Toyon Road	6/4½	5,746	\$3,350,000	SOLD	Renovated & Views
4605 Yerba Santa Dr.	8/13	14,165	\$4,480,000	SOLD	Highest \$\$\$ in AE History!
5697 Yerba Anita Dr.	5/3	3,200	\$1,850,000	SOLD	Upgraded w/Pool
4620 Yerba Santa Dr.	6/5½	5,000	\$3,900,000	SOLD	Extensively Landscaped
4936 Yerba Santa Dr.	5/8	6,969	\$3,250,000	SOLD	Six car Garage & Pool



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 (619) 981-2770



Welcome to OUR Meeting Hall!



Please check your email for an UPDATED package including newly detailed floor plan and renderings of the meeting hall that have been designed based on significant community input.

It will accommodate a variety of ongoing meetings, and feature controlled-access restrooms, modern glass construction with plenty of seating, a climate controlled space, storage, and a kitchen.

We now need your support to fully fund this project, which will be a beautiful asset to our community. Please consider donating towards our goal of \$500,000 to make this dream possible.



"The vision of our founders, to encourage and facilitate the involvement of residents in the affairs of the Association" - 1948 documents.

Great Reasons to Build a Meeting Hall!

- Provide a meeting place conveniently located in the center of the neighborhood for board meetings and our important committees, including the Fire Safety/Security Committee, Architectural Committee, Social Committee, History Committee and more.
- Provide secure restroom facilities for residents who attend meetings or otherwise visit the park. Restrooms will only be accessible with a resident code.
- Provide a climate-controlled environment, allowing meetings to be held even when rain, cold, heat, evening darkness and other factors would otherwise impact attendance.
- Create a beautiful asset which will enhance individual property values.



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

From the Archives—Same View—Different Decade!



Drone Photo by Eric Sands



“The first picture is looking North from over Avion Way in 1963. The second picture is the same view today. Things have certainly changed!”

Members Remembered

Bess Lambron passed away peacefully on February 18 at the age of 95. She was known for her warmth, hospitality, and deep love for her family and community.

She and her husband Theodore (the love of her life) bought their house in 1966 after it had been vacant for many years. It is the original home/self sustaining compound of the neighborhood before AE was created/subdivided. She was in AE nearly weekly since 1954 as Greg’s godmother and godfather, Alex and Olga Trompas and their children had just built their home on Toyon Road - one of the first homes built in the neighborhood.

For many years, Bess was a self-appointed ‘welcome wagon’ for new neighbors. She’d prepare and deliver a meal or lots of baked goods upon their arrival/move in. Later she would coordinate with neighbor Mary Johnson.

Her home was the meeting center for neighborhood kids for 4th of July, Halloween, and Christmas festivities and summertime pool parties. She took pride in the neighborhood and maintained many life-long friendships with the residents - even after some of the neighbors moved away.

Her passion for gardening, her artistic spirit, and her joyful, childlike heart brought light to all who knew her.

(FYI—the picture of the house from the archives was hers)

Also long time resident Lee Amos passed away in February.



Gate Attendant Ad Hoc Sub-Committee

This ad hoc committee was authorized by the Board at the March 12, 2024 meeting and I was appointed as chair. I selected committee members (Carolyn Housman, Susan Davey, David Wiles, Steve Neu) and as of August 26, 2024, we had met nine times. The committee was formed to research various options in terms of schedule (days per week and hours per day) for the gate as well as other potential security measures such as real time monitoring of surveillance cameras.



As many of you know, in September 2024, our ad hoc subcommittee sent its report and recommendations to the Board regarding the issue of whether there should be an increase in the number of hours we have gate attendants. The issue was discussed at each Board meeting since September 2024 and most substantively at the March 11, 2025 meeting at which it was decided that the report would be presented at the 2025 Annual Meeting and Jose Reynoso would ask for a show of hands as to which of the four options homeowners preferred. The Board would subsequently discuss and decide the issue.

This revised report contains our recommendations to the Board as of September 2024. It was sent to all homeowners, but if you need another copy, please send your request to lizmissakian@aol.com.

The Committee is not unanimous as to which of the options or providers serves the HOA best, however we are unanimous that these options, as well as a description of how they compare to the current schedule at the gate and their comparative cost, should ultimately be put out to the homeowners for discussion and ultimately to the Board for a vote.

Scope of Work

The research undertaken by the committee was confined to the issue of hours of operation and security concerning the gate as well as possible high tech security options throughout the community. We were careful not to intrude on the work of the Safety and Gate Committees. We contacted many (over ten) companies offering security services; very few provide adequate gate attendant services to HOAs and all but two that did were rejected as possible providers for a number of different reasons. We ultimately requested and received two proposals from potential providers.

I met with a surveyor from one surveillance company and toured the property in detail to research possible power and internet sources for surveillance cameras to be placed at three locations. We decided, based largely on the belief that remote monitoring would not replace a live gate attendant, not to pursue this option at this time.

We considered and rejected, for now, the idea of having night patrols. Two patrols per night at about \$60 per day represents an annual cost of approximately \$21,900 which the Board may want to consider in the future.

Recommendations of Schedules

1. The 4 schedules we presented to the Board and to be presented at the annual meeting are:

- 14 hours per day 6 days per week, 8 hours on Sunday (current schedule)
- 15 hours per day (6:30 am-9:30 pm) Monday thru Saturday and 12 hours (7:00 am-7:00 pm) on Sunday
- 24 hours per day, 7 days per week
- 16 hours per day, 7 days per week

2. Cost to Homeowners (based on 112 homeowners who contribute fully to gate attendant costs)

The following amounts are based on today's prices which increase in 2025; they are the best estimates we can provide as of today.

- The 15 hours per day and current schedules represent a minor increase in fees.

Front Gate Continued

24/7: adoption of a 24/7 schedule would result in an annual increase in this line item ranging from \$84,682 to \$110,279 depending on the provider selected. This represents an additional annual increase in individual homeowner dues for this line item anywhere from \$756 to \$984 per homeowner. This represents an increase ranging from \$63 to \$82 per month per homeowner. Translating this even further, the increase would be about \$2.00-3.00 per day per homeowner depending on which provider is selected.

16/7: adoption of a 16/7 schedule would result in an annual increase in this line item ranging from \$11,883 to \$28,947 depending on the provider selected. This represents an additional annual increase in individual homeowner dues for this line item anywhere from \$106 to \$258 per homeowner. This represents an increase ranging from \$9 to \$22 per month per homeowner. Translating this, Provider # 2 is cheaper (\$25 vs. \$27.93 per hour) than Provider # 1. There are advantages and disadvantages to each of these potential providers. Both were very generous with their time not only for the meetings, but also in providing schedules and information for additional options as well as answering questions.

- Liz Missakian—Committee Chair

“Please note the following safety rules for adults and children using bicycles, scooters, minibikes, pocket bikes and any other personal mobility devices on our streets.”

Bike Safety

1. All property owners and residents, both members and non-members of the Alvarado Estates HOA, are responsible for following HOA and City of San Diego roadway rules when using the streets inside the gates, and for ensuring that their children and visitors abide by them as well. This includes personal mobility devices, whether motorized or not.
2. The California Vehicle Code (CVC) provides instructions for roadway use when there are no sidewalks. Pedestrians and joggers should move on the left side of the road facing traffic (against traffic), so oncoming risks can be seen. Bicycles and motorized vehicles should move with traffic, on the right side of the road. In other words, legs on the left and wheels on the right.
3. There is a maximum speed within the Association’s gated area of 25 mph on straight portions of Yerba Santa Drive, and 20 mph on its curves and on other streets. (CVC 701.1).
4. Safety measures and common-sense precautions should be exercised at all times. Riders under 18 are required by law to wear a properly-fitted protective helmet to reduce the risk of injury.

"Wheelies" add risk to the safety of riders and other drivers sharing the road and are prohibited per the CVC.

5. Pedaled, motorized and electrically assisted bicycles, scooters and other personal mobility devices are absolutely prohibited from being ridden on park grass, the tot lot, golf course putting green and adjacent mulch and plant areas.
6. Parents, grandparents, guardians and other caretakers are responsible for communicating these safety rules for street and park use to any minor child/children residing in or visiting their household.
7. Per CC&R's, lot owners are responsible for any damage caused by their family members and guests and this will be enforced. Parents and legal guardians are ultimately responsible for the actions of their minor children and visitors, including their compliance with rules and the financial responsibility for any injury or damage caused by their actions.
8. Alvarado Estates HOA cannot enforce CA vehicle code on the streets. However, it can cite monetary penalties on any individual homeowner when a violation of rules occurs, or if any HOA resident files a complaint about lack of road safety.

Everyone's help would be appreciated to keep our neighborhood safe!

Does Your Mailbox Need an Update?



We love unique mailboxes that make a statement!

“Many issues would never arise and/or could be easily handled if you just share your planned changes with your neighbors ahead of time.”

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 Giovanni our mailman, please remind your guests not to park in front of mail boxes.

Be A Good Neighbor

Taking into account how your neighbor’s privacy, view, and lighting might be affected is critical before making any kind of changes to your home and yard. And is one of the reasons we require approval.

In the case of a neighbor dispute, the Board is hopeful that it can be worked out among each owner. While we are here to support our members, having the board mediate should be a last resort. If you happen to see any questionable activity, (a non-emergency like excessive water running down the street or tree branches that have broken off) before calling the board, attempt to locate the homeowner first. You may be able to resolve the issue and not have to make the call.

Help Wanted

Assistant Park Manager—Some knowledge of trees & plants desired. Two hour work week with frequent time off. Great personal satisfaction guaranteed. No benefits or financial compensation. Call Wayne to apply 619-925-6149

Social Chair—knowledge of trees & plants not needed—just the desire to have FUN parties in the park and wherever! Plus you have a great team already in place with Mimi Radnam, Maria Nava, Whitney Lowe, and Allyssa Bedford! Contact Jose to apply jsreynoso@cox.net

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
Karen Austin	Safety/Security	619-886-5690	safety@alvaradoestates.org
Miguel Espinosa	Architectural Chair	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
Liz Missakian	Architectural/Communication	619-985-8848	architecture@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
Brenda Coracero, CMCA® AMS®, Property Manager,
(619) 299-6899 xt 106 bcoracero@apsmanagement.com*

*Our Annual Board Meeting will be held on May 17th
@ 3PM in our Community Park with a social hour to follow.*

Welcome New Neighbors!



Mohanned & Dema Muzaini
5604 Toyon Rd
Jorge A. Serrano
4605 Yerba Santa Dr



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!