

ALVARADO COMMUNITY
ASSOCIATION

SPECIAL POINTS
OF INTEREST:

- **Members Remem-bered Pg 4**
- **Fire Safety Pg 4 & 6**
- **RSVP Ret Sr Volunteer Patrol Pg 6**
- **Front Gate Policy Pg 8**
- **Welcome New Neigh-bors Pg 9**

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There's No Place Like Home

ISSUE 2

SEPTEMBER 2025

Park Party FUN!

What an incredible celebration!

This year, we were thrilled to combine our Ice Cream Social with our Children's Festival, honoring the amazing children in our community.



It was wonderful to meet so many new families and reconnect with familiar faces.

We are so excited to continue this fun and heartwarming tradition for years to come!

With joy and gratitude—your helpers Mimi Radman, Allyssa Bedford, and Maria Nava



More Park Party FUN!



Our last event was our traditional Movie Night in the Park. Neighbors enjoyed a showing of "Back To The Future" during the movie night in our park. The weather was perfect, and the movie was prefaced by a video highlighting the history of Alvarado Estates.



Movie Snacks & Goodie Treats were provided for everyone attending.

THANK
YOU FOR
ALWAYS
MAKING
OUR
EVENTS SO
MUCH
FUN! WE
HAVE THE
BEST
NEIGHBOR
HOOD IN
SAN DIEGO

More FUN to Come!

Saturday, October 25th—Halloween Festival—1:00 pm to 4:00 pm



We will have food, beverages, games, our infamous cake walk, costume contest and lots more!

Open to all ages

Meet YOUR Alvarado Ambassadors!



Please welcome our new Alvarado Ambassadors! Peggy Han and Geri Sander, who have volunteered to fill this needed role. They will be working to welcome new residents when they move into our community, and handle condolences to families of residents who have passed.

If you have any information that might need their "human touch" based attention, please contact them directly Peggy 619-341-3415 Geri 619-318-3080 or you may contact any board member.

Welcome to YOUR Meeting Hall!



The space will accommodate social activities such as arts/craft fairs, yoga gatherings, card & game tables, special interest clubs & classes, and SO much more! In addition, wouldn't it be great to simply walk over to the park for the monthly HOA meeting?

This central location will feature controlled-access restrooms, modern glass construction with plenty of seating, climate control, storage, and a kitchen - adding significant value and functionality to YOUR neighborhood.

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.

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.

Download renderings, promotional package and donation form [HERE](#)



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



Members Remembered



EMBER-
PROOFING
IS A COST-
EFFECTIVE
WAY TO
HARDEN
YOUR
HOME
AGAINST
WILDFIRES

Gwen Flaming passed away on June 9, 2025, at the age of 87. She married Art on June 9, 1956, and they spent 69 wonderful years together. They lived in their home at 5434 Toyon for over 20 years. In addition to raising their three children, she was instrumental in growing the family Self Storage business. Gwen was a generous philanthropist who supported numerous charities. Her favorite cause was volunteering her time and resources to Rady Children's Hospital Del Cerro Auxiliary Unit.

Minas Savvas, born on April 2, 1937, in Athens, Greece, passed away peacefully at home on August 16, 2025, at the age of 88. He was a distinguished Professor of English at SDSU for many years. He was a very proud Hellene and worked tirelessly throughout his life contributing and promoting Greek causes and letters. They moved to 4981 Armin Way in 2002 and then in 2012 moved to 4456 Yerba Santa Dr.

David A. Hawkins passed away May 29, 2025 of pancreatic cancer. He and his wife Debbie bought their home at 4664 Yerba Santa in 2017 and after an extensive remodel they moved in 2019. Most mornings he could be seen walking hand-in-hand with Debbie. They met at SDSU and were married 54+ years. David went on to establish his own CPA firm downtown San Diego. They loved traveling and visited more than 80 countries. In addition, they were avid and generous supporters of the San Diego Zoo and SDSU School of Business. David was a collector of fine wines and really enjoyed sharing a glass with friends and neighbors, prior to his diagnosis in 2023.

FSC Funds Available for Vents

The Alvarado Estates Fire Safe Council (AEFSC) was given the coveted "Project of the Year" award by the Fire Safe Council of San Diego County last year. The award was given in recognition of our Ember Resistant Vent Retrofit Incentive Program. We've recently received our 3rd grant from the San Diego Regional Fire Foundation, in the amount of \$14,500 for FY 2025-26, to continue our vent program and other efforts.

Eighteen (18) homes in our neighborhood have already been upgraded with the new safer vents. We encourage more homeowners to take advantage of this financial support and receive a free personalized evaluation/estimate for new vents by contacting one or more of the companies on our vendor list.



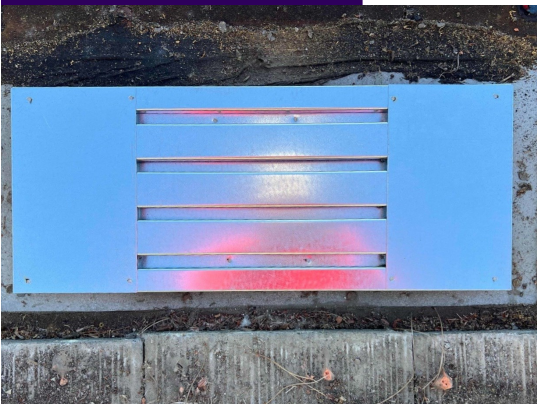
Please Apply for Your Share!

A meaningful incentive of 30% (up to \$1,000) is available toward the retrofit installation of WUI code compliant ember resistant vents. Please click here to access the instructions: [**Vent Retrofit Incentive Program**](#)

Please contact us if you have any questions.

Eric Sands
(619) 981-2770—ericsands@sbcglobal.net

Karen Austin
(619) 886-5690—karenmaustin14@gmail.com



President's Message — Jose Santos Reynoso

The function of the board of directors is to manage the association, using our CC&Rs, by-laws and rules as guides. The primary goal in all decisions and actions is to build community and harmony. Your board may be elected by you but we are all volunteers, dedicating significant time for the betterment of our community. As you can imagine, many functions and activities are very time-consuming and we can always use help. We have been very fortunate over the past couple of years to have quite a few non-board members volunteer their time on the many activities that we have undertaken. The burden on the architectural committee would be greater without the input of non-board-member volunteers. When a group of residents contacted me to look into the possibility of enhancing our security protocols, an ad-hoc committee was formed that includes many of these neighbors. The same holds true for the Park Development ad-hoc committee. And the Social Committee has always benefitted from many volunteers. Long story short, we have more non-board, than board members working for the betterment of our community. I believe this bodes well for our board's outreach efforts and for Alvarado Estates. I encourage all of you to lend your talents to the continued success of our neighborhood. Our hope is that some of you will enjoy the challenges and rewards that come with volunteering and even choose to run for the board.

WE ARE a community of neighbors helping neighbors!



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

Real Estate Update

Alvarado Estates Market Report

ADDRESS	BR/BA	SQ FT	PRICE	STATUS	NOTE
5455 Toyon Road	3/4	4,005	\$3,295,000	CONTRACT	Gourmet Kitchen, Large Yard
5604 Toyon Road	6/5	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
4921 Armin Way	4/3	3,122	\$ 950,000	SOLD	Cul-de-sac, Fixer
4922 Armin Way	3/4	3,773	\$1,700,000	SOLD	Cul-de-sac & view



RSVP—Retired Senior Volunteer Patrol

How many times, when on vacation or traveling for any reason, have you worried about your house? Did we close all the doors? What if a sprinkler valve broke off? Could someone break a window and get in?

Well, the San Diego Police Department has a valuable FREE service that not many people know about. They will send officers from their Retired Senior Volunteer Patrol (RSVP) to your house for a vacation check every day until you return.

These uniformed officers will arrive in a patrol car to check all your doors and windows, collect any accumulated newspapers, and report any suspicious or unsafe conditions. They will contact your designated person if necessary and send you a report when you return. This should give you plenty of peace of mind, and likely dissuade anyone who might be “casing” your house as a potential target.

Our Alvarado Estates neighbor, Dr. Mike Millbern, is a new member of the RSVP force and will be patrolling our and surrounding neighborhoods.

To obtain this service, apply online at least 14 days before you leave at:

www.sandiego.gov/police/services/vacation-house-check



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

AE Fire Safe Council Update

Free Home Assessments - More than 30 homeowners have received a free Home Ignition Zone (HIZ) assessment of their property by specially trained SDF-R staff who then prepared a personalized report about what they can do to harden their home and create defensible space. Please let us know if you are interested in this.



National Journalists – We hosted a visit by 15 journalists (selected from around the country) as part of a training to educate them about wildfire issues for better reporting. Thanks to the homeowners of two adjacent homes on Toyon and the homeowner who lost their home for helping us in welcoming them and top SDF-R leaders who showcased risk reduction measures.

Hillside brush management – We used some 2024-25 grant funds to clear an overgrown area susceptible to encampments along Fairmount Avenue toward the FWY 8 East on-ramp/bike bridge. It was a trial area to see if it would lessen re-encampment and make fire suppression easier in the event of fire ignition.



Bike Safety Rules

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:

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" are distracting to drivers and 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.

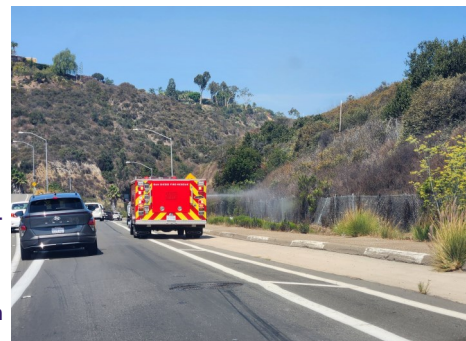


**"Everyone's
help would be
appreciated to
keep our
neighborhood
safe!"**

Continued from Pg 6



Spray Fire Suppressor – SDF-R performed a second fuels treatment within the first 10-15 feet along Montezuma and Fairmount. The EPA-approved spray acts as a retardant should a fire ignite along the evacuation corridor below our neighborhood.



Member Milestones



It's been almost one year since our very scary Halloween when Alvarado Estates and other nearby neighborhoods were evacuated because of the Montezuma Fire. Unlike the horrific Palisades and Eaton Fires, we were spared by a lack of wind and no competing needs for firefighting resources.

Still, it took a multimillion-dollar response by 18 fire agencies on the ground and in the air to control our nearly 40-acre fire. Sadly, one home was lost (ignited by flying embers) and it was in our neighborhood!

Since October 2024, there have been several more fire starts along Fairmount below AE homes. Please read ongoing information about wildfire preparedness, so that our people, pets and properties are well-prepared to withstand the threat of future wildland fires.

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.

From the Archives

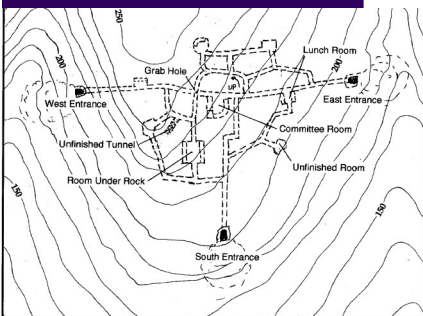


Diagram of Young's Cave, circa 1940

Scale in feet.

This is a sketched map of the approximate layout of Young's caves underneath Alvarado Estates in 1940, which in today's world, lies underneath Avion Drive and West of Le Barron.

The caves were dug in soft limestone beginning in the 1920's by W.R. Young, who was looking for an outlet to get healthy by exercising.

In this photo, the old Montezuma Road would be cut into the hill, just below the map.

Board of Directors & Committees

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
John Chiles		205-540-7038	jchiles2@icloud.com
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
Eric Poliak	Meeting Hall Committee Chair	619-981-2770	safety@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
Vander Turner, Property Manager,
(619) 299-6899 xt 106 vturner@apsmanagement.com

***Our Next Board Meeting is scheduled for
 Tuesday, October 14th-6:00 pm@ APS***

Welcome New Neighbors!



Ryan & Stacy Shamman
 4922 Armin Way



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.

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.

