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There's No Place Like Home

ISSUE 3

DECEMBER 2025

3rd Annual Light Up Alvarado Estates

Let's celebrate the season together by lighting and decorating Alvarado Estates!

We hope you will help **"Light Up Alvarado Estates"** by participating in our 2025 neighborhood lighting and decorating contest!

Important dates:

- * **By December 8th:** Register your home by emailing whitney.lowe@gmail.com or adding your name [here](#).
- * **By December 12th:** Have your home decorated for viewing and voting.
- * **Week of December 14th:** Drive or walk around the neighborhood and vote for your favorite homes.
- * **December 19th** - Complete the voting form online or drop your voting form in the mailbox at the Lowe Home at 4676 Yerba Santa Drive.
- Forms can be dropped off in the mailbox at Lowe Home at 4676 Yerba Santa anytime until December 19th. There will also be an option to vote using an online form. Please reach out to whitney.lowe@gmail.com with any questions.

Let's Light Up Alvarado Estates this holiday season!



"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 over one Halloween weekend where the noise level and street activity went on past 2:30 am and finally ended at 4:30 am. 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 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. His birthday is November 30th.

Sirio "Daly" Garcia—is "Robert's" younger sister. Last year she had a baby girl! She LOVES everything coffee! She likes going to museums and listening to all types of music.

...Remember Our Gate Attendants

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 son Angel AKA "Chaparro". His two favorite things are going to the movies and traveling. This year they spent time in Mexico City. Next year they have plans to go to Las Vegas in February and New York City for New Years Eve which will make his third time celebrating there.. He works 2:30 to 8:30 Tuesday to Friday and 6:30 to 2:30 on Saturday. His birthday is October 1st.

Spreading Holiday Cheer & Thanks!

It's that time of year when we like to spread a little holiday cheer! While we are all celebrating in our own ways, please do try to take a moment to think of and thank our gate attendants.

In keeping with our traditions, we'd like to draw your attention to our esteemed gate attendants and all they do to help us keep our community a special sanctuary. Last Halloween, Scully and Robert both had shifts to staff and manage the gate during our evacuation from the Montezuma Fire. They stood by to help fire crews and police in and assist our residents as they left.

They have "gone above and beyond" in more than one instance. In case you would like to recognize and gift something to our wonderful long time attendants we have listed their names and shift times.

**"Still a
great time
to sell with
inventory
at an all-
time low!"**

Real Estate Update

Alvarado Estates Market Report

ADDRESS	BR/BA	SQ FT	PRICE	STATUS	NOTE
5220 LeBarron Road	4/3 ½	2,744	\$1,799,000	ACTIVE	Renovated 2022
4664 Yerba Santa Dr.	4/4	3,172	\$2,995,000	ACTIVE	Renovated 2018, View
5665 Toyon Road	***LOT ONLY***		\$1,250,000	ACTIVE	Land & Approved Plans
5455 Toyon Road	3/4	4,005	\$3,015,000	SOLD	Gourmet Kitchen, Large Yard
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



President's Corner — Jose Santos Reynoso



In my last column I encouraged you to get involved in the community. Many residents are leery of, for example, joining the board because of an expectation of long hour commitments, which is not really the case, so I suggested joining a committee as a precursor to a more formal commitment. Aside from managing the “business” of the association, the board is charged with and expected to promote community. This is accomplished through a variety of mechanisms but one that stands out in accomplishing this goal is the work of the Social Committee. Obviously, the events the committee puts on are popular with residents and bring the community together. I would venture to say that all the non-board volunteers dedicate the time that they are able to commit to without interfering with their personal responsibilities to family and other commitments. I would like to use this column to recognize them. My hope is that the greater community approach them to ask about the amount of effort required and the satisfaction that they get from their involvement.

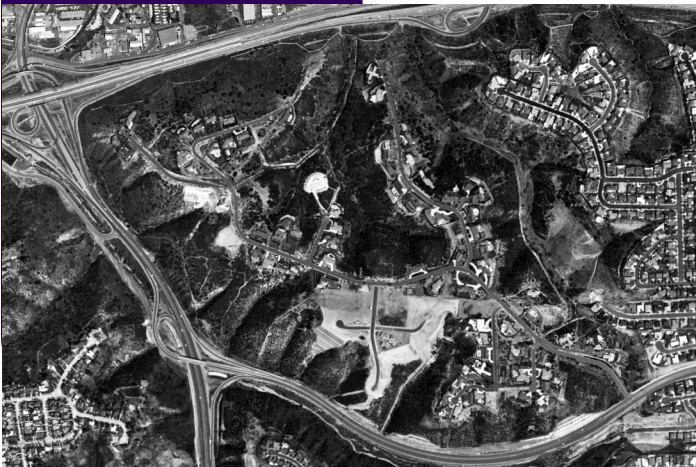
Social Committee non-board volunteer members are: Whitney Lowe, Maria Nava, Mimi Radman, Allyssa Bedford, Peggy Han and Geri Sander. Lori Mullen, long-time non-board committee member has stayed involved and many of you have seen her at events, coordinating games, etc. She obviously cares about her community and wants to stay involved.

**“On behalf of
the Board of
Directors, to all
the non-board,
community
volunteers,
THANK YOU!”**

On another note, I can’t even remember the number of times I’ve seen Lori picking up trash along our streets, sometimes while walking her dog. That’s true commitment to her community. Next time you see her, thank her or better yet, join her. There are other committees that have non-board volunteers. Carolyn Housman, Susan Davey and Kelly Cook were very helpful in the Increased Safety/Gate hours, ad hoc committee. Jesse Lowe and former long-time board member Susan Crisafulli both serve on the Architectural Committee. In addition, Susan continues to publish our community newsletter. David Wiles, a long-time board member continues to provide input and assistance to both the Safety Committee and the Gate Committee.

Former board member Karen Austin helped organize our fire safe council and has proved instrumental in coordinating the organization of new fire safe councils in surrounding communities. In addition, she sits on the College Area Community Council (CACC) board, representing Alvarado Estates; giving our community a voice within the greater community. When Karen agreed to join the CACC board I took a step back from it but remained on the College Area Community Planning Board. It is EXTREMELY important that we as a community, not only support each other within the community but that we also have a voice and be participants in the greater College Area community. Otherwise, we should not complain when something is enacted that we, as a community, disagree with.

From The Archives



In this aerial photo from 1964, we see Alvarado Estates with its first generation of homes in place. The old runway has been abandoned, and has been replaced by the subsequent grading for planned homes on two new streets - Le Barron Road and Avion Way. Yerba Santa Drive had no entry gate, and was recently connected to Montezuma only 14 years earlier. Previously, the only connection was the old driveway to the runway via the old Montezuma Road. Yerba Anita was just a dirt trail, intended for future connection to Waring Road underneath old Highway 80.

- Submitted by Eric Sands

Team AE: Neighborhood Volunteers Needed

If you are out early on a Sunday morning, you may have noticed volunteers up and down Fairmount Avenue and Montezuma Road working together to clean up our gateway to Kensington, Talmadge, College Area and SDSU. On October 5, our City Council Member Sean Elo-Rivera walked with us and on November 2, 2025, Mayor Todd Gloria and his community representative picked up trash with the "Litter Pickers." It was an opportunity to show them the condition of our area, one year after the Montezuma Fire.



Litter-Pickers actually started about 30 years ago by the Kensington Social and Athletic Club, a longtime running and walking group. Along the way, volunteers from Talmadge started helping and for the last couple of months, our AE Fire Safe Council leaders have been encouraging the participation of volunteers from Alvarado Estates and College View Estates.

"We need more volunteers.

Volunteering

makes a

difference and

is more FUN

when doing it

together!"

AE's Charles

Koeleman

While the monthly effort has a history of focusing on beautification, it now also serves to maintain our emergency evacuation route and rallies more eyes to monitor our roads, bike lanes and hillsides for critical safety issues, like encampments which can put our neighborhoods at risk of wildfire.

The group meets the first Sunday of each month from 7:00 to 8:00 a.m., while traffic is calm. They don safety vests, gloves and grabber tools (available to borrow), and spread out with trash bags and community spirit.



Within hours a full-size trash truck, in partnership with the City's Environmental Services Department, picks up all the trash at a designated spot.

Those who can make it afterward head to a nearby coffee shop, pre-arranged for a group social hour with neighbors. Even the local SDPD Community Relations Officer takes part with the cleanup and then joins in for coffee and community connection. We hope you will, too! Contact Karen Austin, AE Fire Safe Council, for volunteer information.

karenmaustin14@gmail.com

JOIN OUR FACEBOOK GROUP!

Did you know that Alvarado Estates has a Facebook group? It's a great resource to connect with residents and keep up to date with ongoing activities involving our community.

HOW TO JOIN:

From the home menu, select the 3 horizontal lines on the top right of your app. Select GROUPS. Then, using the magnifying glass, search for Alvarado Estates. Then ask to join. Simple as that!



Alvarado Estates >

Private group · 77 members

5 active now

Manage

Invite

You

Featured

Photos

Album

Write something...

Feeling

Check in

Poll

Most relevant

Charles Koeleman

Members Remembered



Leland B. Housman, MD, a prominent cardiovascular surgeon, passed away on November 10, 2025, at the age of 83. He began his career at Mercy Hospital in 1975, performing one of the first open heart surgeries in the county. Leland served as Chief of Surgery at Mercy and in 2000 joined Scripps Clinic Medical Group. After retiring from cardiothoracic surgery, he pioneered the development of the Scripps Clinic Vein Clinic. He retired from his medical practice in 2018.

In his spare time, you would always find Leland on his prized clay tennis court. He was a nationally -ranked tennis player and a pilot. In 2013 he achieved the number one ranking in the United States in Men's 70 Singles. In 2016 he was inducted into the San Diego Tennis Hall of Fame.

Leland and Carolyn moved to Alvarado Estates with their two young sons in 1978. Carolyn relates that upon viewing the home for sale on Avion Way, Leland walked through the house, out to the tennis court, came back and said, "we'll take it, the court faces the right direction".

OUR PLAN
STILL
INCLUDES A
SPECIAL
ENTRANCE
TO THE
BUILDING
FEATURING
PROMINEN-
LY
ENGRAVED
PAVERS TO
RECOGNIZE
THOSE WHO
ARE
DEDICATED
DONORS.

Meeting Hall Update

It has long been envisioned to have a central meeting facility in our community. In the past two years, nearly every homeowner has received information and the opportunity to donate to the meeting hall in some format (email, phone, personal meeting). Despite these efforts, the meeting hall remains less than halfway funded. The Meeting Hall Committee feels that the best approach moving forward is to fund the remaining needed amount by HOA assessment. Simply put, the committee and the board do not see a timely path forward that relies ONLY on donations.

Because we believe this project will benefit the entire community, in terms of both neighborhood functionality AND property values, the board has agreed to move forward with a plan to supplement existing donations with funding by HOA assessment. Our annual dues will continue to remain extremely low, ranking approximately 17 out of 107 among similarly priced (\$1M - \$4M) detached home HOA communities in San Diego County.

Your willingness to donate continues to be extremely appreciated and is still very much needed.

Committee Members...



Eric Sands, Chairperson
Jose Reynoso
Karen Austin
Mark Armstrong
Kathy Valverde
Steve Neu
Liz Missakian
David Wiles

619 981 2770
619 994 2157
619 886 5690
619 379 2415
619 944 8644
619 318 8301
619 985 8848
760 908 7135

ericsands@sbcglobal.net
jsreynoso@cox.net
karenmaustin14@gmail.com
mark.Armstrong54@icloud.com
kvalverde@cox.net
sneu@mac.com
lizmissakian@aol.com
davidwiles@me.com

If you would like to further discuss this new funding plan, please contact any committee member. (...continued on page 7)

Meeting Hall Update...(continued from page 6)



Wasn't this supposed to be funded entirely with donations?

Yes - that was the intention from the start. However, after more than 2 years of approaching nearly every homeowner directly, the meeting hall committee has reached the conclusion that although the majority of the neighborhood would like to see a meeting hall, that this will not be accomplished with donations alone. We now present this alternative to move forward so we can see this very needed project completed.

"All park events would benefit from having public restrooms."

What will happen to the existing donations?

They will be utilized as a major portion of the total costs. Nearly all donors have already stipulated that their donation will remain in place to supplement this new plan.

How will this new plan for supplemental funding work?

To supplement the existing approximately \$200K in donations, we will either finance an additional \$200K private loan at 7% fully amortized over 15 years, resulting in a payment per lot of approximately \$14 per month, which will terminate in 15 years. OR, we will have a single one time special assessment for 2026 in the amount of approximately \$1,500 per lot. Both scenarios depend on the final amount of donations collected. For both of these options, the project would further be supplemented by \$100K of excess unallocated reserves currently in our treasury. These are excess dues which have been collected and accumulating, with no specific intended purpose, making it ideal for neighborhood improvements. Your board of directors has already approved this financing structure, subject to a community-wide vote in the coming months.

What other costs would be associated with the meeting hall?

An analysis of the estimated ongoing maintenance costs including cleaning, utilities, insurance, and repair reserves,

have shown a mid-range estimate of \$5 per month per lot for ongoing maintenance. It's important to note that there have been recent discussions about the legal requirement for porta-potties full-time in the park, which would be a necessary expense to ALL homeowners if we do NOT build a Meeting Hall with bathrooms.

What are the allowed uses of the meeting hall?

Public community gatherings and all events open to the entire community for public benefit and enjoyment, such as yoga, arts & crafts, game tables, fire safety presentations, as well as monthly HOA meetings and other HOA committee meetings such as safety & security, social and other functions for neighborhood participation. Any private gatherings such as weddings, birthday parties, events requiring paid admission, and events NOT open to the HOA community are NOT allowed. All events, whether public or private, will benefit from the use of the public bathrooms and outdoor grass and park areas.



A neighbor's
privacy
always super-
sedes view
when cutting
vegetation.

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!

Member Classifieds

Zero Gravity Lift Chair by Relax the

Back—Like Brand New—only used less than a month. Dark brown/Coffee bean, Ultrafabrics Polyurethane using Yakima technology—soft hand, fade resistant, odorless, non—allergenic, pet friendly, washable.

Comes with head pillow, remote controlled adjustable lumbar, added foot extension. Retail \$4599, sell for \$2,000 <https://relaxtheback.com/products/laevo-zero-gravity-recliner-with-lift-assist>
Contact Carolyn Housman 619-971-4878



9ft Barcana Appalachian Deluxe Pre-lit Soft White—purchased from City Lights in 2018—features easy to assemble one-plug-pole technology and 10 year warranty. <https://www.barcana.com/greenery-and-lighting>. Tree comes with all decorations, which includes [Front Gates vintage collection](#) purchased in 2010, that has over 100 ornaments in varying shapes and sizes similar to the current collection on their site. Retail \$1800, sell for \$750. Contact Susan Crisafulli 619-559-0400 to come see it up close and personal.

Pottery Barn Kids/Teens—(both girls and boys), lamps, surf board mirror, decorations, bedding, bathroom and more. **Vintage Tommy Bahama**—sideboard and other furniture. Contact [Karen Austin](#)



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
John Chiles	Social Committee Chair	205-540-7038	jchiles2@icloud.com
Miguel Espinosa	Architectural Chair	619-770-7091	architecture@alvaradoestates.org
Eric Poliak	Meeting Hall Chair	619-981-2770	ericsands@sbcglobal.net
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

**“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, January 13th-6:00 pm@APS***

Welcome New Members!



Larry Wollert and Arif Kocabas
 5455 Toyon Road



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.

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

Front Gate Update - In late October, we began the trial run of expanded gate attendant hours on Sundays. Instead of an eight hour schedule, attendants will be at the gate each Sunday for 14 hours. This trial run lasts until January 20, 2026 at which time the board will make a decision on whether we should keep these expanded hours on Sundays.

Please email Liz Missakian at lizmissakian@aol.com with your thoughts/preferences regarding expanded attendant hours on Sundays.