

There's No Place Like Home

Issue 1 February 2013

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"Spectacular!"

"Exciting Edge of Your Seat Entertainment!"

"Two Thumbs UP!"

Just a few of the reasons why you don't want to miss our 65th Annual Association Meeting

March 9, 2013, at 3:00 pm FAITH Presbyterian Church 5075 Campanile Drive San Diego, CA 92115

This is the most important meeting of the year so mark your calendar. Activity will include an election of Board Members, reports from each committee, distribution of year-end financial statements and a State of the Association address from our President. Here is your chance to meet the Board and express your opinions.

* As a reminder, mailed board member election ballots must be received at APS by March 9th or they can be brought to the meeting.

Board of Directors Elections

The nomination committee is working to fill the Board and Committee positions. This is an opportunity to offer your assistance, either as a Board Member or to serve on a Committee. Here are some possibilities: Assistance on the Social Committee to help organize events; writing articles for future issues of our Newsletter, working with the gate operations, assisting with the development of the Park, working with the Architectural committee, etc.

No one of these jobs require major time and effort and all will allow you to meet many of your neighbors and provide the gratification of helping your Association. Feel free to contact any Board member or myself if you would like additional information.

Wayne Breise Nomination Committee Chairperson wbreise@cox.net



619-993-1565

Luxury Market Heats Up!

The housing market is chugging into 2013 with a head of steam. Nationally, homelisting prices were up 5.1% in 2012. Of the 100 major markets, 82 saw year-overyear gains. General strengthening of the job market means more families are able to cover a sizeable down payment. The sharpest tightening of inventory is taking place in Western states. Four of the top 10 cities to see the largest asking price recovery were in California.

Source Wall Street Journal, Jan 3 2013

ALVARADO ESTATES REAL ESTATE ACTIVITY AS OF JANUARY 2013

ACTIVE LISTINGS: Property Address Bods/Baths Est. Sa.Ft. Price N/A Currently, no homes for sale N/A N/A PENDING SALES Rads/Raths Est. Sq.Ft. Property Address Price 4461 Palo Verde Terrace 5BR/4.5BA 6,141 1,199,000 - \$1,299,888 SOLD HOMES: Property Address Beds/Baths Est. Sq.Ft. Price





No 2013 home sales to date

ts of PAPITTO PROPERTIES wyKaller Williams Resity. Information is believed to be reliable, but is not guaranteed. 3985 9th Ave. Suite 300 - San Diego, CA 92103

www.PapittoProperties.com • Marisa@PapittoProperties.com

Alvarado Estates History - by Greg Lambron

'UNIT 3, Map #' 5185 (Le Barron Road and Avion Way)

Did you know that the original development of the mesa and canyon areas which we all know as our neighborhood began in what became the newest section (located behind the gate) of Alvarado Estates?

In 1951 the original subdivision maps for Alvarado Units 1 & 2, (the first lots of Alvarado Estates), were approved. Unit 1, comprising lots 1-12, was already located within the city limits of the City of San Diego. Unit #2, comprising lots 13-104 was located in the unincorporated portion of the County of San Diego and annexed to the City upon the approval of the subdivision map. The streets were named after native plants of the area with a comical 'play on words' for Toyoff. Alvarado Terrace, (Armin Way and Norris Road) subdivision map was approved in 1956. The newest section of Alvarado Estates behind the gate (Le Barron Road and Avion Way) Map Unit #3 was approved 1963.

This same Unit #3 area was acquired and developed originally in the late 1930's as a private compound. The compound was completely self-sufficient; including a main residence, guest house, servants quarters, stables, orchards, vineyard, oil storage tank basements, electrical generators, water well, water tower, vegetable and formal gardens including a fountain and pond. The only access to this entire mesa area of our neighborhood was an asphalt paved road started from Montezuma Road. Remnants of this driveway are still visible today as it goes up hill on the east side of Le Barron Road. The original blue prints of the main home labeled an 'assembly room' which is the living room. The original architectural style is 'modern' of that time and includes the unusual design features of corner windows and a large basement. This compound was built by the Jehovah's Witnesses on the belief that this area would be the 'chosen' saved land for a cataclysmic end of the world thought to occur imminently. After the cataclysm failed to occur, this compound was sold to Mr. and Mrs. Gillies who were famous local aviators of the time. They constructed an airstrip which was located in the general area of Avion Way. (Avion translated from Latin languages means airplane). Le Barron Road was named after neighbor Captain Le Barron who was a resident of the neighborhood active on the Board of Directors of our Association as chairman of the Architectural Committee.

When Units 1 & 2 of Alvarado Estates was first developed it obtained a long term lease for the airstrip as an amenity for the then 'lot sales' subdivision. One feature was to be able to fly your own airplane to our neighborhood and park at your home. In the early years the homeowners' association had their annual meeting and parties at the compound. This airstrip idea proved to be unpopular with most lot owners and the lease was cancelled by mutual agreement in order to facilitate the subdivision per Unit #3. The Gillies joint ventured with developer Fred Eason to subdivide the compound into Le Barron Road and Avion Way. Fred had a flair for building luxury homes of the time. His first two homes were built at lot 111, 5270 Le Barron Road and lot 110, 4777 Avion Way (designed by renowned architect Cliff May). He subsequently would build a new home to live in with his wife and family and sell it and build new homes. Some lots were sold to owner/occupants who built their own new homes. When new TV channel 39 first started Mr. Eason was one of the first advertisers. The ads featured his new subdivision in Alvarado Estates. Although he paid for a limited number of advertising spots, his commercials ran during all hours of all days when the new station was on the air as they didn't have enough other advertisers to fill the advertising time slots.

Today, the original home of the compound is located at 4825 Avion Way. This is where I grew up with my three younger sisters and our home remains our family's main residence.

Montezuma Beautification Project

Next time you drive down Montezuma to Fairmount, take a close look at the north side of the street. Contrast what you see with Waring Road or Del Cerro Blvd. It is time for improvement on Montezuma.

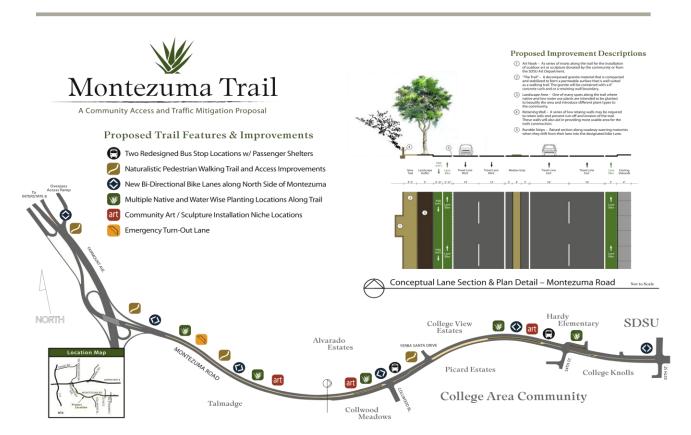
Your Association is working to create a "Gateway" entrance to the College Area that compliments and enhances both San Diego State and all College Area communities. This project is planned to increase pedestrian and bicycle safety, to improve the overall appearance of Montezuma Road, and to enhance community pride..

The plan features a walking trail, improved & covered bus stops, several art work display areas and significant landscaping.

When the Viejas Arena was constructed, the College area was concerned about the negative impact of Arena traffic. To mitigate this concern, SDSU agreed to set aside \$1.00 for every ticket sold at concerts to improve the College community. This fund now holds about \$600,000 and is planned to be the primary source of funding for the Montezuma Trail.

Your Association has matched funds with the CACC to create the initial design and under the leadership of Jose Reynoso, is working closely with the CACC, SDSU, the City through Marti Emerald's office, College View Estates, El Cerrito and other interested parties.

If you are willing to assist with this project, or have questions, feel free to contract Jose Reynoso isreynoso@cox.net or myself Wayne Breise wbreise@cox.net



College Area Community Council Benefits

If you'd like to know more about the CCAC you can visit their website at www.collegearea.org. Membership has its privileges! For only \$29 a month CACC members have use of the Aztec Recreation Center. A whopping 76,000 sq. ft. of fitness and recreation that includes:

- Fitness Room with the latest Cybex and Icarian strength training machines
- <u>Weight Training Room</u> with Hammer Strength plate loaded equipment and free weights in over 8,000 sq. ft. of space
- Up to 60 Group Fitness classes every week including Spinning(TM) in our Multi-purpose Studio
- Speed Bags and Heavy Bags in our Multi-purpose Studio
- Stair climbers, treadmills, bicycles and rowing machines in our 7,000 sq. ft. Cardio Room
- A 1,500 square feet indoor climbing wall
- 4 Multi-Purpose gyms with basketball, soccer and volleyball

ARC Members get more:

- FREE Swimming at the Aztec Aquaplex
- FREE Group Fitness Classes at the ARC and Aquaplex
- FREE Intramural Sports Leagues
- FREE <u>Climbing</u> at the ARC climbing wall
- FREE **Bowling** at Kearny Mesa Bowl and Mira Mesa Bowl.
- FREE Tennis at the state-of-the-art Aztec Tennis Courts
- FREE <u>Racquetball</u> at Peterson Gym
- FREE towel service
- Mission Bay Aquatic Center rec classes only \$5!
- Discounts on dozens of <u>ARC Rec Classes</u> every semester
- Discounts on Outings through our renown <u>Aztec Adventures Outdoor Program</u>
- FREE wellness <u>nutrition counseling</u>
- Access to Sport Clubs for SDSU students
- Locker Rentals: \$5/mo hallway; \$15/mo locker room. Based on availability.
- FREE Equipment Checkout: basketballs, volleyballs, soccer balls, weightlifting belts and more with a picture ID.
- Certified Personal Trainers by appointment
- <u>FREE Guests</u>: one per semester. Guests must present photo ID and be at least 18 years of age. Never an initiation fee. Prices.

To join now, print and fill out our <u>registration form (PDF)</u> and bring it to Member Services at the Aztec Recreation Center, or call 619.594.PLAY for more information.

Welcome Back Neighbors

After a six-year absence Jerry Moe has returned. He said, "Those of us who are foolish enough to leave eventually get our wits about us and return." Jerry & Alfonso Logan are living in Alberta's home since she has moved to La Jolla. Jerry especially likes the location across from the park. In 2002, he donated the fountain in memory of his beloved Irish Setter, Brady. "Now I get to see it every time I walk out of our front door." Alberta says, "Thanks for allowing me to have my Estate Sale. It was a huge hit and it was great to see so many of my neighbors!"



Welcome Our New APS Assistant

Greetings Alvarado Community Association,

My name is Amber Myers and I will be stepping in as your new Administrative Representative with Associated Professional Services. I know Tawny Tillinghast has worked closely with your community for many years and that she is leaving behind big shoes for me to fill.

I have been working with Associated Professional Services since August of 2012. I recently finished my first course in Community Management through Community Associations Institute. This spring I will be my CMCA exam so that I may earn my CMCA[®]—Certified Manager of Community Associations[®].

Before working with Associated Professional Services, I worked for several years with San Diego Galvanizing running the office. I enjoyed the daily interaction with clients of all levels; from truck drivers to CEOs of large construction companies. I left SD Galvanizing for employment with San Diego CityBeat, a local magazine. Although I enjoy reading the magazine, I quickly found that advertising sales is not for everyone—especially in this market—and I made my way to Associated Professional Services.

I am originally from Northern California, and attended Sonoma State University. My bachelors' degree is in Economics with an emphasis in Mathematics. I moved to San Diego for an internship after college. Once in San Diego, I fell in love with the ocean and have only been back north to visit family since. When I am not outdoors or in the ocean, I spend my free time doing various crafts, including beading, sewing and crochet.

Although my time so far with APS has been short, I look forward to growing with the company and easing the daily tasks of the associations I work alongside. The laws that govern Homeowners Associations are constantly being updated and I look forward to the continuing education opportunities while assisting the associations I work with to comply with the current and future laws.

I look forward to working with all of you in Alvarado Community Association.

Neighbor Beautification Awards

A dozen homes have undergone transformation in the last eight years. We have not publicly honored the effort that went into these upgrades. Several radical landscaping and remodel projects have been completed. Criteria is to recognize the best efforts in new construction (or additions), remodels, and landscaping projects. We are requesting that the project must be completed in the last eight years.

And to make it as easy as can be, nominations for awards to recognize the best projects can be made at the annual meeting on Saturday, March 9th, at 3 p.m. or by FAX to 619-501-6900, or e-mailing any BOD member, or by giving the gate attendant your written nominee, with your lot number, and they will pass it on to me.

Thanks so much for your participation in awarding our homeowners who have taken on the (sometimes daunting) task and expense of those projects.

- David Wiles - Architectural Committee

Board of Directors, Committee Chairs, and Contact Information

Name	Function(s)	Telephone	email
	President &		
Alfredo Valverde	Communications	619-980-8686	alfredovalverde@cox.net
	Vice President,		
	Rules, & Park		
Wayne Breise	Development	619-287-0707	wbreise@cox.net
John Lusti	Secretary	619-286-8822	john@lustimotors.com
Ken Klayman	Treasurer	619-287-6305	ksk@klayman-and-fairley.net
Don Benke	Landscape Chair	619-286-4840	dgbenke@cox.net
	Safety &		
David Wiles	Newsletter Chair	619-501-7700	motormarvel@me.com
Dennis Collins &	Gate Committee	619-287-9424	D4DCollins@aol.com
Steve Neu	Co-Chairs	619-284-0816	sneu@mac.com
	Street Committee		
Wes Hinkle	Chair	619-286-0445	BEV@WESHINKLE.COM
LJ Joyner & Susan	Architectural Co-	619-269-0897	ljjoyner@ymail.com
Clarke Crisafulli	Chairs	619-224-0400	scc@FUN-damentals.com
Sean Ostler	Webmaster	619-972-1621	sean@seanostler.com
Michele Joyce &	Social Committee	619-368-2000	evelyn@jobelephant.com
Evelyn Ang	Co-Chairs	619-501-4972	michelejoyce@cox.net

Gate Kiosk Attendant, 4950 Yerba Santa Drive, 619-582-1184 Amber Myers, Property Manager, Associated Professional Services, (619) 299-6899 Ext. 126

Next Board Meeting Scheduled for Tuesday, February 5th @ 7:00 p.m. At the offices of Associated Professional Services 7007 Mission Gorge Road, San Diego, CA 92120



Alvarado Community Association 4774 Yerba Santa Drive San Diego, CA 92115

Working Toward Community Harmony

Safety & Streets

<u>Safety</u> - 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 children going to the Tot Lot**, just slow down, please.

- David Wiles - Safety & Newsletter Committee Chair

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.

Repair & Seal Update - Our streets that had the 2" overlay in 2010 & 2011 are scheduled to be resealed this spring when the rainy season ends. By resealing we will help ensure a longer life. We thought this would also be a good time for our homeowners with asphalt driveways to have the opportunity to have theirs repaired/and or resealed. If you are one of the 16 and are not intending to replace your driveways with pavers or concrete give me a call at 619-286-0445. It stands to reason that we should be able to negotiate a good price since they will be here.