

ALVARADO COMMUNITY
ASSOCIATION

SPECIAL
POINTS OF
INTEREST:

- Too Close For Comfort - Homeless In The Canyons
- The San Diego Police Department & San Diego State Police Are Working Closely Together Within Our Community on Safety Issues and to Protect Our Canyons
- Pet Roster Info Pg 4

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There's No Place Like Home

ISSUE I

FEBRUARY 2014

Upcoming Annual Meeting

“Spectacular!”

“Riveting—Edge of Your Seat Entertainment!”

“Two Thumbs Up!”

Just a few reasons why you don't want to miss our 66th Annual Association Meeting being held on:

Saturday, March 15th at 3:00 pm

FAITH Presbyterian Church

5075 Campanile Drive

San Diego, CA 92115



Flags 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 Corp and retired as a Colonel. The 9 flags will be displayed during daylight hours at our community park in honor of those who have and do bravely serve our country. The Holidays they are scheduled to be out are New Years Day, President's Day, Memorial Day, Flag Day, Independence Day, Labor Day, Patriots Day, Veteran's Day, Thanksgiving and Election Days.

Too Close For Comfort—David Wiles

Our neighborhood has had intrusions from the homeless by entering through unlocked doors and even taking a shower. Some got arrested and some got away. This has to stop! San Diego has a new Mayor and the homeless is on his agenda. We need a voice. We had a rash of larceny in the past (two years ago) and now we are getting mentally unstable men hanging out in our canyons. Not all homeless are bad; many are to be respected for enduring their lot in life. But we need to keep the intruding ones at bay. Our Board of Directors is active with the SDSU and SD Police, and they have vowed support. But the ones that specialize in cleaning up after the homeless are spread thin.

This is what I recommend. I need some help; I have climbed down in the canyons enough, by myself. I think if we cannot get other volunteers, then we hire someone to go into the canyons, on a regular basis, as needed, and send him out with the City support. If you pull onto the bicycle lane, off Fairmount, and walk around down there, it is amazing how many camps, paths, debris, junk, trash...you get the point. Take a GOOD look at the bushes on the East side of Fairmount, between I-8 and Montezuma.

Also, we need someone to keep a log and help coordinate with the City, and document the progress. That will help immensely. We can keep it down, and word will spread, that living in our canyons will cause too many problems, and hopefully, we can reclaim our privacy. What do you think?



“KEEP
YOUR CAR
DOORS
LOCKED
AND
DON'T
LEAVE
ITEMS OF
VALUE IN
SIGHT.”

We tend to
get very
comfortable
living here
because we
are gated.
Remember
to lock your
doors and
windows.



Thieves Are Getting Smarter

CELL PHONES: A women's handbag, which contained her cell phone, credit card, wallet, etc., was stolen at a mall. Twenty minutes later when she called her hubby, from a pay phone telling him what had happened, hubby says, “I received your text asking about our Pin number and I've replied a little while ago.” When they rushed down to the bank, the bank staff told them all the money was already withdrawn. The thief had actually used the stolen cell phone to text “hubby” in the contact list and got hold of the pin number. Within 20 minutes he had withdrawn all the money from their bank account.

- Do not disclose the relationship between you and the people in your contact list. Avoid using names like Home, Honey, Sweetheart, Dad, Mom, etc.
- When you're being texted by friends or family to meet them somewhere, or asking for sensitive info, be sure to CONFIRM by calling back that the message came from them. If you don't reach them, be very careful about going places to meet “family and friends” who text you.

GPS: Someone had their car broken into while they were at a football game. Their car was parked on the green which was adjacent to the football stadium and specially allotted to football fans. Things stolen from the car included a garage door remote control, some money and a GPS which had been prominently mounted on the dashboard. When the victims got home, they found that their house had been ransacked and just about everything worth anything had been stolen. The thieves had used the GPS to guide them to the house. They then used the garage remote control to open the garage door and gain entry to the house. The thieves knew the owners were at the football game, they knew what time the game was scheduled to finish and so they knew how much time they had to clean out the house. It would appear that they had brought a truck to empty the house of its contents.

Something to consider if you have a GPS - don't put your home address in it. Put a nearby address (like a store or gas station) so you can still find your way home if you need to, but no one else would know where you live if your GPS were stolen.

Thieves Are Getting Smarter—Cont.



LONG TERM PARKING: A person left their car in the long-term parking at San Jose while away, and someone broke into the car. Using the information on the car's registration in the glove compartment, they drove the car to the person's home in Pebble Beach and robbed it. So I guess if we are going to leave the car in long-term parking, we should NOT leave the registration/insurance cards in it, nor your remote garage door opener. This gives us something to think about with all our new electronic technology.

PURSE IN THE GROCERY CART SCAM: A lady went grocery-shopping and left her purse sitting in the children's seat of the cart while she got something off a shelf. Her wallet was stolen and she reported it to the store personnel. After returning home, she received a phone call from the Mall Security to say that they had her wallet and that, although there was no money in it, it did still have her personal papers. She immediately went to pick up her wallet, only to be told by Mall Security that they had not called her. By the time she returned home again, her house had been broken into and burglarized. The thieves knew that by calling and saying they were Mall Security, they could lure her out of her house long enough for them to burglarize it.

- This article was submitted by John Lusti.

"Incidents need to be reported.

The volume of complaints

creates a sense of importance

and the SDPD

allocates

resources based

on the number

they receive."

Real Estate Update

Team
PAPITTO
PREMIER
PapittoProperties.com

Alvarado
ESTATES

Luxury Home Activity

ACTIVE LISTINGS:

Property Address	Beds/Baths	Est. Sq.Ft.	Price
5220 Le Barron Rd.	4BR/3BA	2,544	\$765K
5261 Le Barron Rd.	3BR/4BA	3,059	\$1.25M - \$1.35M
4620 Yerba Santa Dr.	6BR/5BA	5,000	\$1.495M
5481 Toyon Rd.	4BR/4BA	5,675	\$1.499M
4491 Yerba Santa Dr.	5BR/5BA	4,149	\$1.695M - \$1.895M

PENDING SALES:

Property Address	Beds/Baths	Est. Sq.Ft.	Price
4676 Yerba Santa Dr.	5BR/3BA	3,417	\$1.195M

SOLD HOMES:

Property Address	Beds/Baths	Est. Sq.Ft.	Sold Price
4444 Yerba Santa Dr.	4BR/4BA	2,943	\$850K
4461 Palo Verde Ter.	5BR/5BA	6,141	\$1.170M
5120 Norris Rd.	6BR/6BA	5,345	\$1.680M
5140 Norris Rd.	4BR/5BA	3,900	\$1.990M

Source: Sandicor February, 2014

Dustine@PapittoProperties.com ~ 619-987-1565

Member's Remembered

Donald Strong was 86 years old when he died of multi organ failure due to a 10 hour heart surgery and an additional 7 hour heart surgery to correct his profuse bleeding. He never woke up from that surgery. He was a baseball player for the original Brooklyn Dodgers under Branch Ricky with a hitting average of 357. He was a San Diego and Palm Springs real estate developer of hotels, motels, restaurants, and apartment buildings. He loved writing songs and poems and owned a good unpublished collection of these. He built his own Spanish hacienda and moved in April 1, 1974. He and his wife, Vikki, were married for 36 years and they worked together over the years on all of their businesses.

"Chuck" Swimmer came to California where he met Carol Feurzeig and they were happily married for 48 years. Chuck founded Charco Construction Corporation, in January 1966. Carol grew up in Alvarado Estates and they built their lovely home in 1980. In 2002, he followed his passion for exotic automobiles and opened The San Diego Collection where people from all over the world have come to bring home one of his prestigious vehicles.

(We only report the passing of members with the permission of the family.)

"The sewer project is now scheduled to begin in late March and continue for 284 working days, so they may be completed sometime mid-2015."

Presidents Corner—Dennis Collins

The Board addressed many topics this past year from legal issues with one of our neighbors, safety patrols to try and remove people living in the canyons, to dog parks and celebrations in the park. As a person who walks his dog almost every day I want to thank those of you who observe the 25 MPH speed limit, and with all the new construction and remodeling you are keeping the neighborhood young and vibrant. The board has worked to try and keep the expenses for the gate and landscaping within budget. And with the pending sewer replacement and electrical underground project our street expenses have been minimal. I shall not be on the board next year so I want to take this opportunity to thank all of those who have helped us to insure that Alvarado Estates retains its pristine serenity and value. We thank you for the support and trust.

Dogs Off Leash & Pet Roster



We have had a great response from homeowners registering their pets on our "Pet Roster." If you have a dog we need their name, breed, age, color, weight and homeowner's name, address and phone number. All pet owners could be helped if they register their pet so that an attempt can be made to unite owners with their pets, avoiding impoundment, should they be found unattended. Our plan is to have that roster at the front gate so any member can find out if a pet is listed. It would be a first step before calling animal control. Please email Susan at scc@FUN-damentals.com with your information if you would like your pet listed.

- David Wiles - Safety & Newsletter Committee Chair

Board of Directors & Committee Chairs

Dennis Collins	President	619-287-9424	D4DCollins@aol.com
Wayne Breise	VP, Rules, & Park 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
Jose Reynoso	Landscape Chair	619-582-4511	jsreynoso@cox.net
David Wiles	Safety & Newsletter Chair	619-501-7700	motormarvel@me.com
Jim Joyce		619-368-2000	jj@aethlonmedical.com
Steve Neu	Gate Committee Chair	619-318-8301	sneu@mac.com
Wes Hinkle	Street Committee Chair	619-286-0445	Bev@WesHinkle.com
LJ Joyner	Architectural Co-Chair	619-269-0897	ljjoyner@ymail.com
Susan Crisafulli	Architectural Co-Chair	619-224-0400	scc@FUN-damentals.com
Dustine Gallagher	Social Committee	619-287-5130	Dustine@PapittoProperties.com

Our board meetings are held at the offices of APS at 7:00 p.m.

When scheduled they are on the first Tuesday of the month.

Association Management Information

APS—Associated Professional Services
7007 Mission Gorge Road, San Diego, CA 92120
Amber Myers, Property Manager,
(619) 299-6899 AMyers@apsmanagement.com

2014 Annual Meeting – Saturday, March 15th

Our Next Board Meeting is Scheduled for
Tuesday, April 1 @ 7:00 pm

Member Classifieds

One of our new residents, Lori Mullen, is looking for a tennis instructor or a tennis partner for a somewhat beginning player in our neighborhood. She can be contacted at Lorimullen@gmail.com or 831-539-1274.

If any member has a house keeper that would like additional work please call Susan @ 224-0400 or email scc@FUN-damentals.com





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 now with more children going to the Tot Lot**, just slow down, please.

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.
- Wes Hinkle - Streets Committee Chair

Blowing Leaves By Gardeners - 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. The association has had to pay to have the storm drains cleaned out because of this. **Be a Good Neighbor and pick up your leaves.**

Safety Update - *"I wanted to inform you that the Environmental Services and Alpha Project crew removed the homeless dwellings and accumulated trash and debris from the area of Northbound Fairmount Avenue and Hwy 8 onramp on Thursday, February 6th. The crews also pulled out (4) shopping carts that were thrown into the ravine.*

I will make an effort to walk the area on a regular basis to see if the occupants attempt to re-inhabit the area(s)."

This response was sent on 2-13 by Chris Penman - City of San Diego - Environmental Services

- David Wiles - Safety & Newsletter Committee Chair