

ALVARADO COMMUNITY  
ASSOCIATION

SPECIAL  
POINTS OF  
INTEREST:

- Too Close For Comfort - Coyote & Rattlesnake Attacks on Our Pets Pg 2
- \$4.00 per sq ft There are two rebate offers for removing your lawns and replacing with low water plants or shrubs Pg 4
- Installing Irrigation Meters Pg 4

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# There's No Place Like Home

ISSUE I

FEBRUARY 2015

## 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 67th Annual Association Meeting being held on:

Saturday, March 14th 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 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. 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. ***As soon as our streets are put back to normal this tradition will continue.***

# Too Close For Comfort—

We have had not only coyotes but rattlesnakes attacking and killing neighborhood pets. In one instance the coyote scaled a 6 foot block wall from the canyon in broad daylight in the middle of the afternoon.

And just last month a coyote bit a woman on her calf while jogging in Kensington.

In the year 1983 in Los Angeles, a coyote attacked a three year old girl and killed her while she was playing outside - so take these animals seriously.

And just this year alone attacks have been on the rise around the country. A coyote attacked a man and his dog walking on the CU-Boulder campus.. The man reported that after focusing on them for some time, the coyote approached and eventually attacked his dog. The dog was on a leash and the man was able to pull the dog away from the attack.

The coyote then lunged at the man, biting his left forearm as he reached out to block the coyote's advance. The man was able to fend off the attack by kicking the coyote and swinging a stick as it retreated.



“PLEASE  
BE AWARE  
TO NEVER,  
EVER  
LEAVE  
YOUR  
PETS  
UNATTEN  
DED IN  
YOUR  
YARD.”

## Coyotes Attack Pets & People

It's also important to make sure you aren't leaving food or trash out that could attract coyotes or the animals they prey on.

### If a Coyote Approaches You:

- Do not run or turn your back
- Be as big and loud as possible
- Wave your arms and throw objects
- Face the coyote and back away slowly
- If attacked, fight back

### Protect Your Pets:

- Keep pets on a short leash
- Use extra caution dusk through dawn
- Avoid known or potential den sites and thick vegetation
- Do not allow dogs to interact with coyotes

### Be Prepared – If You Have Concerns About an Encounter:

- Recreate during daylight hours
- Walk with a walking stick
- Keep a deterrent spray handy
- Carry noise makers or rocks to throw



# Safety/Security—David Wiles



Regarding safety, please be advised that several members have reported suspicious activity in the neighborhood. Specifically, a middle aged Caucasian male with dark hair riding a bicycle and trespassing on properties. His name is Chris and he asks for work as a window washer. Once he has been in your house, and seen all the doors, windows and where you keep your things, he has made you vulnerable. He has also been known to ring door bells and asks to use your phone. **Do not let him in your house under any circumstances!** It is advised that we all be

aware of the people in our community, refrain from hiring people who solicit door to door, and call the police if you witness any criminal activity.

While it has been a couple of months since we have had any thefts and/or vandalism in our neighborhood we need to remain vigilant by keeping our houses and car doors locked. We want to encourage all homeowners along the rim of the canyon, to utilize motion detector lights to help thwart any prowlers. We must educate our neighbors and their guests to not leave any valuables within sight inside vehicles parked over night on the streets. All incidents should be reported to both David Wiles at 619-501-7700 and the SDPD at 619-531-2000. If you feel you are in immediate danger call 911.

*"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 PAPIITTO**  
PREMIER  
PapittoProperties.com

*Alvarado*  
ESTATES  
**Luxury Home Activity**

<b>ACTIVE LISTINGS:</b>			
<i>Property Address</i>	<i>Beds/Baths</i>	<i>Est. Sq.Ft.</i>	<i>Price</i>
4940 Armin Way	4BR/4BA	2,609	\$1,350,000
4902 Toyoff Way	5BR/4.5BA	4,818	\$2,259,000
5481 Toyon Road	5BR/3.5BA	5,100	\$1,295,000

<b>PENDING SALES:</b>			
<i>Property Address</i>	<i>Beds/Baths</i>	<i>Est. Sq.Ft.</i>	<i>Price</i>
4941 Armin Way	4BR/3BA	3,174	\$1,400,000 - \$1,450,000
4491 Yerba Santa Dr.	6BR/4.5BA	4,149	\$1,495,000 - \$1,595,000
4635 Yerba Santa Dr.	4BR/5BA	5,682	\$2,395,000

<b>SOLD HOMES:</b>			
<i>Property Address</i>	<i>Beds/Baths</i>	<i>Est. Sq.Ft.</i>	<i>Sold Price</i>
4620 Yerba Santa Dr.	6BR/5.5BA	5,000	\$1,979,000

Call for details 619-987-1565

Source: Sandicor 2/4/2015

Dustine@PapittoProperties.com ~ 619-987-1565

## Presidents Corner—Jose Reynoso



Progress on our streets and gate has been painfully slow. But as is the case in situations where we are dependent on the timing of city projects, we just need to be diplomatic and give some gentle nudges. We have been very lucky that we have several influential contacts looking out for our best interests on our board.

In community news, I'm happy to publicly announce that Trader Joe's has been confirmed as the anchor tenant at the SDSU's South Campus Plaza project on Montezuma and College. I believe they are scheduled to open in the spring of next year.

The CACC is working on a project to beautify that horrible gunnite slope on Montezuma between 54th and 55th streets. More details later. The CACC is also holding elections for directors, with two candidates, including myself, from Alvarado Estates. I encourage you all to join the organization and PLEASE go vote at the meeting on March 11th at 7PM at the College-Rolando Library. It is important that we have as many voices heard in the greater community.

I look forward to seeing all of you at our annual meeting at Faith Presbyterian Church on March 14th at 3PM.

*"In my case I replaced 2200 sq ft of lawn, which cost me just over \$8000, and the rebates totaled \$8800 so I came out ahead."*

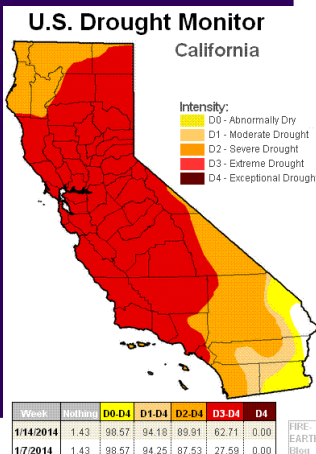
## Rebate Programs—Steve Neu

There are two programs that offer rebates for removing lawns. I took advantage of both of them. They pay \$2 a sq ft each for replacing the turf with low water use plants. In my case I used a combination of rock and shrubs. You need to get approval BEFORE starting. In the case of the city program they will come out and measure and inspect before and after the project is done. The regional program is okay with pictures of the before and after.

The web sites do still say the lawn being replaced needs to be "green" but they have done away with that requirement—so don't bother with fixing up your lawn if you intend to get the rebates.

You can find more info on the city rebate program at [waterconservationrebates@sandiego.gov](mailto:waterconservationrebates@sandiego.gov) 619 533-4126 and for the regional <http://socalwatersmart.com>.

I believe the city won't pay for synthetic grass—but the SoCal program will for those that want to go that route.



## Water Costs Skyrocketing!

We're well into the new year and still praying for rain. Given the current and probably future water situation, many of our neighbors are installing irrigation meters, separate from their house water meters. The major benefits are that there is no sewer charge attached to the meter and the water used is billed at a flat rate that is close to the lowest tier price we are all paying on our regular meters, rather than a multi-tier pricing structure. Like death and taxes, we can all count on water rates going up so I encourage anyone that is interested to contact Susan Crisafulli at [scc@FUN-damentals.com](mailto:scc@FUN-damentals.com) or 224-0400. Along those lines, you should consider replacing thirsty plantings with more water-wise ones. Remember, water-wise does not mean a desert landscape. There are many plants that while providing a comparable lush green look, require much less water once established, than many of the plants that we have typically used. Feel free to let me know if you would like more info.

- Jose Reynoso, President



# Board of Directors & Committee Chairs

Jose Reynoso	President & Landscape Chair	619-582-4511	jsreynoso@cox.net
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
David Wiles	Safety/Security Committee Chair	619-501-7700	motormarvel@me.com
Jim Joyce		619-268-2000	jj@aethlonmedical.com
Austin Hong	Gate & Communication Committee	619-272-2580	jeffandaustin@gmail.com
Steve Neu	Gate Committee Chair	619-318-8301	sneu@mac.com
Wes Hinkle	Street Committee Chair	619-286-0445	BEV@WESHINKLE.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**  
**Candace Shannon, Property Manager,**  
**(619) 299-6899 [CShannon@apsmanagement.com](mailto:CShannon@apsmanagement.com)**

**2015 Annual Meeting – Saturday, March 14th**

**Our Next Board Meeting is Scheduled for**  
**Tuesday, May 5 @ 7:00 pm**

## Members Remembered

Phil Cohn passed away peacefully on January 21st at his home where he had been cared for and surrounded by family for the past few months. He was 87 years young and is joining "the love of his life" Alice whom he was married to for over 66 years. He met Alice at a YMHA dance in high school. Soon after they married they headed to the Midwest where Phil started his career as a grocer. Starting with a small loan from his father, he built a chain of grocery stores in small towns throughout six states.

They had 6 children and were very committed to their family. Like his father, he helped his children start their own successful businesses.

Phil and Alice enjoyed traveling the world and America. They loved the open road and made many cross country trips in their motor home.

The Cohn's home was featured in our Architectural Spotlight article in December 2013. We feel their landscape remodel beautifully enhanced the architecture of their home and is one of the best looking properties in our community.



## 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, & pets to the Dog Park** - just slow down, please.

**Street Cleaning Has Been Cancelled** - While the sewer construction is under way there will be no street sweeper. Please help by sweeping up and keeping your curb areas clear of debris.

**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.** - Wes Hinkle - Streets Committee Chair

**Front Gate Replacement of Stickers with Clickers** - The barcode reader is no longer functioning and we are having difficulty finding a company to repair the unit due to the age. The Board discussed the cost to replace the machine and feels it would be prohibitively expensive and outweighs the benefits. We are requesting that you if you have stickers, that you please go to the gate attendant to apply for a clicker. We apologize for any inconvenience and are reducing the cost of the clickers to \$20 for members who currently have stickers.

- Steve Neu—Gate Committee Chair

**Pick Up After Your Pet - Be a “good neighbor.” There are pet waste receptacles with bags placed throughout the community and at the park. There is just no excuse!**