

**SPECIAL
POINTS OF
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There's No Place Like Home

ISSUE 2

JULY 2015

Party in the Park!

Dustine “Our Party Queen” along with Lori Mullen “Our FUN Coordinator” (Social Committee Co-Chairs) once again outdid themselves! Our 3rd annual June Party in the Park was another great success with a record turnout.

This year featured street tacos with all the trimmings and margaritas blended and served up by Victor and son Eddie who have set up, cooked, and cleaned up at several of our annual picnics in the past. The board is eternally grateful to pass those duties on to them!

Lots of FUN was had by all and it was so great to have so many new members join us this year!



Bret & Victoria Hamelin



John Tavares & Adam Clark

Special thanks go to Julie & Jen Dunne for setting up the volleyball net and organizing the game. And once again, Lori Mullen kept the children delighted playing tennis ball toss, old fashioned lawn games, crazy relays, Simon Says, and red light green light.

Outdoor play and new friends make great FUN!

Another Picture Perfect Day!



More Party in the Park FUN!



Larry & Grace
Doemeny

More thanks go to Larry Doemeny & Chris Crisafulli for taking such great photos! To see lots more go to [AE Pix](#) and [Larry's pix](#). And of course, Jerry Moe & Alfonso Logan for storing the tables & chairs and providing the table cloths & center pieces.

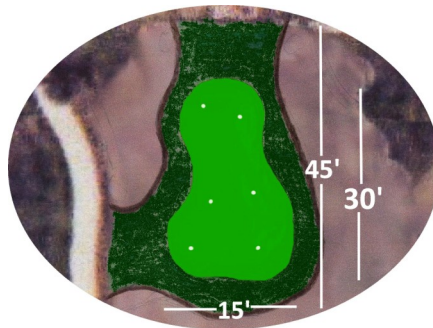
Cynthia Lingg, Marisa Papitto, & Dustine Gallagher "Our Party Queen" celebrate (deservedly) after hosting one of our biggest and most successful parties in the park yet!



THANKS
TO
GENEROUS
MEMBER
SUPPORT
WE ARE
2/3 OF
THE WAY
TO
REACHING
OUR GOAL

Preserve Your Park Legacy

You still have time to donate to the Pitch 'n Putt in our park!



Naming Rights	\$5000
Seated Wall (New)	\$2500
Flag Naming Rights	\$1500 (only 3 left)
Engraved Tile/Brick	\$200

Members have asked, "Why is it so small?" We need room for a Bouncey, Club House? and more donations! Email Susan at scc@FUN-damentals.com to make your donation.



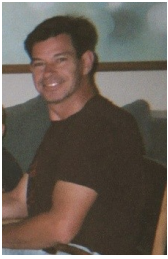
Home Tour in 2015?

Lots of members have expressed an interest in having a Home Tour. The last time we had one was in 2008. We typically feature 5 homes, this year we are thinking mid-September, and having a "progressive". Home Tour. If you would like to have your home featured contact Dustine at 619-987-1565 or Dustine@PapittoProperties.com or Lori at LoriMullen@gmail.com or 831-539-1274

Also, if you would like to see this happen, as well as more social events, Dustine & Lori would love to have more committee members to help do just that.

THERE'S NO PLACE LIKE HOME

Presidents Message — Jose Santos Reynoso



Well, summer has officially arrived. It's time to enjoy both our beautiful weather and surroundings, more than usual. At my house we are busy with basketball, biology camp, zoo camp, and academic boot camp—almost worse than when the kids are in school but we do what we can to encourage strong minds and bodies in our families. We are fortunate that our board members, both current and past have had the foresight to build community and then using that base, to suggest and then nurture ideas to further the community spirit that we all enjoy. That's how our community park came to be and then a tot lot and then a dog park and, hopefully, that sense of enthusiasm and community spirit will never die. It is a hallmark of Alvarado Estates and it makes our community that much more desirable.

As most of you know, I am also president of the College Area Community Council (and simultaneously, chair of the College Area Community Planning Board). One of the things that has stood out since I began going to CACC meetings and then joining the board is a strong us-versus-them atmosphere, which, in my opinion, has hindered some really worthwhile endeavors that would benefit the entire area because the powers-that-be at the city, etc., know which bones to throw to keep the “community” happy. I put the word community in quotes because there is not, in my view, a strong sense of community that encompasses the entire College Area. There are four major constituencies in our area; resident homeowners, SDSU and its students, non-

“I would like to encourage everyone to get involved in our community as well as the College Area Community Council.

There is Strength in Numbers

resident property owners (landlords) and the business community. I have pledged to myself to bring all four groups together for the common good (of all). To this end, I have met and am still meeting with these groups and laying out an agenda that will generate some visible, actually tangible results that will inspire the community as a whole to continue onward and upward. I intend to propose a simple ice cream social, hosted by the CACC, probably in early September when students are back, and have residents, businesses, and city and SDSU officials meet students, and provide information that may be useful to everyone in different situations. Not a radical idea but a first step in getting people to work together. The feedback, so far, from the Associated Students, a couple of CACC committees and some elements of the university is very positive. When it does happen, I will make sure you are all informed and I will encourage you all to attend. Just think this may be the catalyst for getting the Montezuma Trail or the Montezuma Wall mural done. My goal is to build a sense of community, like we have here and would appreciate your support.

Our Streets & Gate Upgrade Almost Complete!

On more mundane notes, the city is still looking into fine-tuning the sewer system and will be re-lining some sewer lines on Toyon, Toyoff and Yerba Anita. We have been told that this work will not involve any street work, as it will be done via manholes. Speaking of manholes, there are some very old covers at the end of Le Barron, Toyon, and Yerba Santa that need replacing but should not involve any major street work. We will advise you of the timing when we are notified. As we approach the final steps of the work on the gate upgrades, we will be improving the landscaping there with some slight changes that will make a noticeable difference. Please, just like all the delivery trucks we see on the road that ask how their driving is, the same goes for our board—how are we doing? Let us know.

Enjoy your summer!



Sewer & Streets Project Update

The replacement of many of our sewer lines within our community is drawing to a close. All pipes have been replaced, most trenches have been patched, and most important, the repaving project is complete.

The original design for this project called for a trench patch and slurry seal on affected streets. This would have left our streets looking like Yerba Santa between Montezuma and our gate. Your Board decided that this would not be acceptable.

The Board's long-term objective is to create and maintain our streets in first class condition, well above normal City standards. To do this we negotiated a deal with the City to re-pave Yerba Santa, Avion, & Le Barron at an additional cost of \$208,000. The City agreed to pay \$150,000 and Alvarado agreed to pay \$58,000. This work has been completed and the payment has been made.

The next step will be to partially grind, patch, and slurry seal Norris and Armin. This work will be done by the contractor and was scheduled for June 30. We are now hoping that this work will be done by the middle of July.

Your Board also decided to re-seal all streets within our Association including the Yerba Santa spur, just outside of the gate. The new seal coat will reduce water intrusion, extend the life, and create a



THE
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CAPITAL
IMPROVE
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RESERVE
IS STILL
100%
FUNDED.

First Class Streets Once Again!

new and uniform appearance. This will take two days and cost \$25,000.

As a final action, Yerba Santa will be re-stripped and the entrance will be re-finished. The cost will be paid by the City.

The order of events will be: Complete Norris & Armin, apply the seal coat to the streets, re-stripe Yerba Santa, and then re-finish the entrance. If we cannot get the June 30 action moved up, this will mean completion in early July.

The total cost to your Association will be about \$90,000 (\$58,000 + \$25,000 + \$6,600 for concrete work at the entrance). This money will come from our well-funded Capital Improvement Reserve account. This account, after these costs, will remain 100% funded for additional future capital improvement activity.

We will do our best to keep you informed on any changes to this plan. - Wayne Breise

Creating A "Gateway" Entrance

We need your help to make the much needed improvements to Montezuma Road. SDSU has opposed the idea, and the City (Marti Emerald) is influenced by that. Why do we need your help? One look at Montezuma Road from Yerba Santa to Fairmount will answer the 1st part of the question and the 2nd part is you may have influence with the City or the College. This is a "no brainer" folks! Please contact any BOD member by email or phone if you want to add your name to influence either entity. Alvarado Estates cannot miss this opportunity to forever upgrade Montezuma Road for the betterment of the entire College neighborhood.

- David Wiles

Does any university in California have a primary access road that compares to the lower portion of Montezuma? Does any nearby community have a primary access road in this condition?



We need
your clout!
Let's create
an entrance
we would all
be proud of!
NOT
THIS!

Association Rules Reminder— Estate Sales & Signs

3.09. Sales.

In addition to the prohibitions of commercial activities listed in the CC&Rs, it is not permitted to conduct a yard sale, garage sale, estate sale or auction within the Association area.

The association has acknowledged that there are times when the sale of a home is caused by the death of a member, or when they are moving to smaller quarters, and an estate sale can be beneficial for the family. In this case they are allowing an estate sale to be advertised to members only. Members may only invite their family and friends. It may not be advertised to the general public. In addition, no signs directing prospective buyers are allowed inside or outside of the community. If the owner is found in violation of either of the two stipulations it will be shut down immediately.

3.10. Signs

The posting of commercial signs on lots is prohibited, except For Sale signs and residential security-system signs. Political signs are to be taken down the day after elections.

And while we all know that it is important to follow the Rules, no one likes to be put in the position of being “the policeman” when those Rules need to be enforced.

“Sarah loved to garden and had quite an incredible collection of orchids.”

Members Remembered

Sarah Tiano passed away peacefully, surrounded by her family on Tuesday, February 3, 2015, at the age of 87. Sarah met Nessim ('Ness') Tiano, the love of her life and were married 15 months later in September, 1947.

The couple started their life together in Los Angeles, that included 3 children, 7 grandchildren and (so far) 2 great-grandchildren. From the beginning, Sarah was all about family. In fact when asked to recount the three most important aspects of her life, she quickly and without hesitation said "FAMILY, FAMILY & FAMILY."

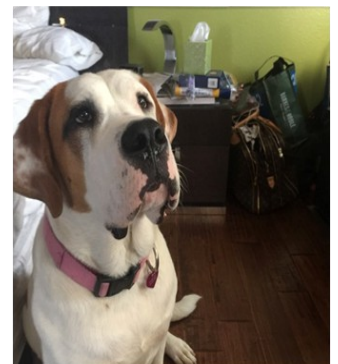
In 1967 Sarah and Ness relocated to San Diego when Ness' firm asked him to become the managing partner of their KPMG office in San Diego. They fell in love with San Diego, its wonderful weather and community, and have remained here since the 60's.

Ness & Sarah dedicated the first tree that you see when you enter the park from the southeast corner at the sidewalk. There is a dedication sign next to the tree. They loved to travel and spent some of each year in their second home in Palm Springs.

Member Classifieds

Meet Margo. She is a one year old smooth coated Saint Bernard who is very socialized and wonderful with all sizes and breeds of dogs. She loves children and is used to being around infants to teenagers. She is amazing with people and was great when we took her out to lunch at Davanti's. She also loves the dog park. She lost her home due to the family's older Great Dane not wanting to share her home with another dog.

Margo is spayed, UTD on shots, healthy, housebroken and leashed trained. She is also crate trained and just loves to be around you. If you are interested in Margo please contact me at aadubadu@gmail.com or you may text/call me at 619-379-9310. There is an adoption fee to cover her spay cost, you will have to fill out an adoption application, and if approved sign an adoption contract. She has not been tested with cats, so I do not know how she would do with them. —Angela Adu-Badu



Virtual Neighborhood Watch



"At last week's public safety meeting, the police department announced that Nextdoor.com celebrated its 2nd anniversary and that they feel it is invaluable to maintaining neighborhood contact, which is the best crime-prevention and quality of life tool they have seen and highly recommended that all communities sign up." - Jose Reynoso

What is Nextdoor? Nextdoor is the private social network for you, your neighbors and your community. It's the easiest way for you and your neighbors to talk online and make all of your lives better in the real world. And it's free.

Thousands of neighborhoods are already using Nextdoor to build happier, safer places to call home.

Nextdoor's mission is to use the power of technology to build stronger and safer neighborhoods.

"We created this company because we believe that the neighborhood is one of the most important and useful communities in a person's life. We hope that neighbors everywhere will use the Nextdoor platform to build stronger and safer neighborhoods around the world."

We currently have 16 of our members signed up. To find out more about Nextdoor.com or to sign up go to <https://alvaradoestates.nextdoor.com>.

"It is great to see our home values coming back."

Real Estate Update

Team
PAPITTO
PREMIER
PapittoProperties.com



Alvarado
ESTATES
Luxury Home Activity

ACTIVE LISTINGS:

Property Address	Beds/Baths	Est. Sq.Ft.	Price
4477 Yerba Santa Dr.	4BR/4BA	3,370	\$1,450,000 - \$1,550,000
4901 Toyoff Way	3BR/5BA	3,820	\$1,595,000 - \$1,895,000
4902 Toyoff Way	4BR/5BA	4,818	\$1,975,000 - \$2,195,000
4635 Yerba Santa Dr.	4BR/5BA	5,682	\$2,695,000 - \$2,895,000
4727 Avion Way	4BR/5BA	4,268	\$2,395,000 - \$2,595,000

PENDING SALES:

Property Address	Beds/Baths	Est. Sq.Ft.	Price
4940 Armin Way	4BR/4BA	2,608	\$1,249,900
5243 Le Barron	3BR/4BA	2,970	\$1,349,000 - \$1,449,000
5020 Yerba Santa Dr.	3BR/3BA	2,700	\$1,465,000 - \$1,675,000

SOLD HOMES:

Property Address	Beds/Baths	Est. Sq.Ft.	Sold Price
5481 Toyon Road	4BR/4BA	5,100	\$1,250,000
4941 Armin Way	4BR/3BA	3,174	\$1,365,000
4491 Yerba Santa Dr.	5BR/5BA	4,149	\$1,400,000
4635 Yerba Santa Dr.	4BR/5BA	5,682	\$2,500,000

Call for details 619-987-1565

Source: Sandicor 6/25/2015

Dustine@PapittoProperties.com ~ 619-987-1565

THERE'S NO PLACE LIKE HOME

Architectural Report & Updates



While we are under water restrictions you are allowed to water only 2 days a week for 5 minutes each. Houses ending in odd numbers water on Thursday & Sundays, even numbers on Wednesday & Saturday.

The good news is we are seeing nice price increases in the sales of homes over the past year. We want to thank all of you who have been diligent in keeping your yards and houses maintained to the standards of our community.

While we are experiencing water restrictions, it is important to understand that if you have stopped watering your lawn, you need to come up with an alternative permanent landscaping plan.

As a reminder, any changes need Architectural approval. New plans need to be submitted to the committee at architecture@alvaradoestates.org or by calling Susan Crisafulli at 619-224-0400.

“It is always cheaper to ask for permission than to ask for forgiveness.”

Privacy, View, & Lighting ...

It is important to keep in mind that all neighbors' Privacy, View, & Lighting are coveted up here. So you need approval to do anything that could compromise that. We have had several situations in the past year where members severely cut back trees without being aware of how much it impacted their neighbors privacy. Even if your trees are dying you still need approval from the Architectural Committee.

Our Rules state that 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. In the case of the destruction of trees, the full fine of \$300 shall apply to each mature tree destroyed -- mature trees shall be defined as any tree over 4 inches in diameter at a point 4 feet above the ground.

And the same goes for replacing windows. In some instances we are requesting obscured glass to maintain privacy while still allowing light in. Since each property is unique we strive to make sure all members are happy.

Be a Good Neighbor

Another issue that has come up is the replacing of fences or walls. California Civil Code Sections 840-848 covering coterminous owners stipulates, “Most state laws or local ordinances cast responsibility for the maintenance of boundary fences on the owners that use the fence unless an agreement indicates otherwise. The law places responsibility on both parties because both benefit from the fence. Consequently, when a fence needs repair, both property owners must share the cost. <http://realestate.findlaw.com/neighbors/fencing-laws-and-your-neighbors-faqs.html>. The reference to the applicable Civil Code section is www.leginfo.ca.gov/cgi-bin/displaycode?...840-848.

In the case of a neighbor dispute, the Board is hopeful that it can be worked out among each owner. While we are here to support our members, having the board mediate should be a last resort.

If you happen to see any questionable activity, (a non-emergency like excessive water running down the street or tree branches that have broken off) before you call the board, attempt to locate the homeowner first. You may be able to resolve the issue and not have to make the call after all.

Community News

Park Happenings

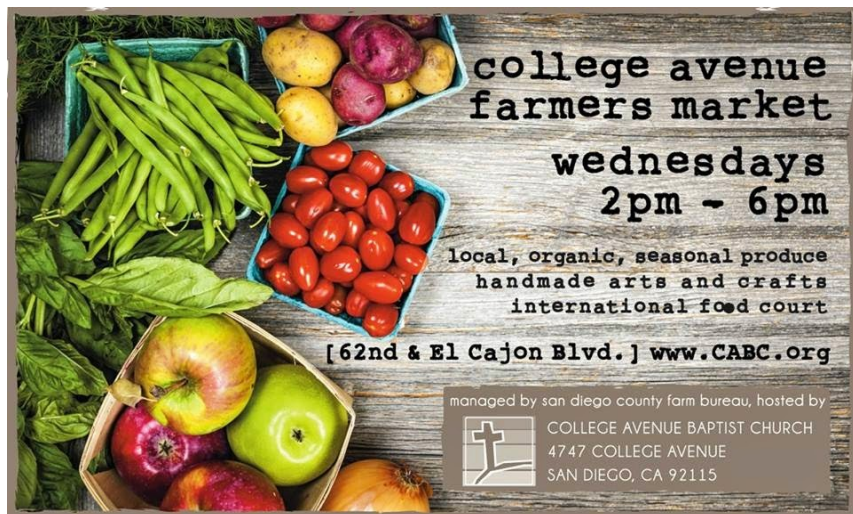
Termites had become uninvited guests in the Gazebo. We are glad to report that they have been evicted. The damaged beams have been replaced and both the Gazebo and the Arbor have been repainted. Many thanks to Poly, our long standing landscaper for making the Gazebo and Arbor look new again!! Thought for the day.....Take a stroll through the park. The natural setting and the beautiful flowers will be comforting .
—Wayne Breise

Front Gate Upgrades

As part of our new gate equipment installation, the existing gate codes will be erased. We are asking all homeowners to re-register their info with the HOA to ensure that our database is up to date with everyone's info and gate codes. Note that existing clickers will continue to work, but we no longer have the bar code reader. To purchase additional clickers, please refer to the online or printed registration forms.

Please register online here: <http://alvaradoestates.org/register>. Or print out the form and return to the gate attendant..

THE NEW
SDSU
SHOPPING
CENTER
GOING IN
AT
COLLEGE
&
MONTEZUMA
WILL
FEATURE
A TRADER
JOES.



**college avenue
farmers market**

**wednesdays
2pm - 6pm**

local, organic, seasonal produce
handmade arts and crafts
international food court

[62nd & El Cajon Blvd.] www.CABC.org

managed by san diego county farm bureau, hosted by
COLLEGE AVENUE BAPTIST CHURCH
4747 COLLEGE AVENUE
SAN DIEGO, CA 92115

24/7 Gate Attendant Proposal

Several members in the community have asked about having a gate attendant 24 hours a day. Our attendants are currently scheduled from 6:30 am to 8:30 pm, Monday thru Saturday, and from 9:00 am to 5:00 pm on Sundays. Our best guess is that it would cost members on average an additional \$1.50 per day.

In order to do this we would have to have a majority of our owners in favor of the dues increase. If you are in favor of more front gate coverage please let Candace know by emailing her at CShannon@apsmanagement.com or by calling 619-299-6899 X 103.

Check with your insurance carrier as many homeowners policies give discounts for being in a gated community and/or having an HOA, which would offset some of the cost.

Board of Directors & Committees

Jose Reynoso	President & Landscape Chair	619-582-4511	president@alvaradoestates.org
Wayne Breise	VP, Rules, & Park Development	619-287-0707	landscape@alvaradoestates.org
John Lusti	Secretary	619-286-8822	architecture@alvaradoestates.org
Ken Klayman	Treasurer	619-287-6305	treasurer@alvaradoestates.org
Austin Hong	Technology/Communication Chair	619-272-2580	communications@alvaradoestates.org
David Wiles	Safety/Security Chair	619-501-7700	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
Stacey James	Architectural Committee	619-269-0897	architecture@alvaradoestates.org
Susan Crisafulli	Architectural/Communication	619-224-0400	architecture@alvaradoestates.org
Dustine Gallagher	Social Committee	619-287-5130	social@alvaradoestates.org
Lori Mullen	Social Committee	831-539-1274	social@alvaradoestates.org

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 CShannon@apsmanagement.com

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

Welcome New Neighbors!



Tammy & Carlos Gonzalez, Skylar, Electra & son Trysten
 Adam Clark & John Tavares
 Mike & Megan Cassidy Costa
 Benjamin Kramer & Hector Otis
 Jerry Moe & Alfonso Logan



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 (& hopefully Pitch & Putters)** - just slow down, please.

Street Cleaning is Still on Hold - Until all of the street repairs have been completed 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

Fire Safety Update - Defensible Space - We could be in for a very long, hot summer and owners need to keep their lots and canyons clear of dead brush to reduce the fuel-load that maximizes the potential for a very hot, rapidly spreading fire. We have to do everything we can to minimize the potential of the immediate hazards like a spark from a car or a thrown cigarette near the roadway. The HOA and a number of homeowners use Poly for clearing and cleaning up. He is very reasonable if you need help with that and can be reached at 760-213-0846.

- David Wiles, Safety & Security Committee Chair

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.