

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

ISSUE 3

NOVEMBER 2015

Annual Picnic in the Park

On Sunday, November 1st, we held our 29th annual picnic. This year's theme was an Oktoberfest Harvest Festival featuring burgers and brats. And once again we had a great turnout with lots of children and new neighbors.



Dustine "Our Party Queen" along with Lori Mullen "Our FUN Coordinator" (Social Committee Co-Chairs) once again outdid themselves! The festive decorations were awesome and the kids were in full-on play mode that included carnival and lawn games. They earned prizes as they played the penny pitch, squash bowling, and pin-the-eyes on the pumpkin.



**Michael Ang, John Lusti,
Alfonso Logan, Stacey
James & Jeanne Cun-
ningham**

This Year Featured ...



Parents and kids alike laughed hysterically as kids chomped donuts off of a string with their hands behind their backs and were fully wrapped up turning them into mummies.

Lori Mullen
&
chomping donuts

Lots More Kids Having Lots of FUN!

*"And more thanks
to Chris Crisafulli
& Larry Doemeny
for taking and
sharing their
photos."*

Waxed lips and mustaches completed the day and made great photos of "kids" of all ages.

You can see all of the photos Larry took at [Alvarado Estates Harvest Festival](#)



Jett
Gottlieb
with his
new best
friend



Thank you to everyone who came out to celebrate with us. Your participation and support of our annual picnic gives the entire event a life of it's own!

Special thanks once again to Jerry Moe & Alfonso Logan for storing all of "the stuff" we use and providing the lovely table cloths.

More Picnic Pix With New Neighbors



**Alyssa,
Erica &
Colleen
Llanos**

**New Baby
Nina with
Beaming
Parents
Courtney
Carter &
Nicodemus
Watts**

Everyone was delighted as music filled the air while kids of all ages marched in a circle for the cake walk, ran around the grass for musical hula hoops, did the Hokie Pokie and the chicken dance

View "[more photos](#)" featured on our website.



**Hector Otis &
Ben Kramer**



Neighbors privacy
always trumps view.

*“Every home in our
neighborhood
contributes to the
overall impact of our
community and
determines the value
of our homes. When
was the last time you
stood in the street and
looked at your
property from lot line
to lot line?”*

Privacy, View, & Lighting—Trees

One thing we all covet is our privacy, view, & lighting policy. 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 neighbors privacy you may be required to plant new mature trees to rectify the situation. **It is always better to ask for permission rather than forgiveness!**

Street Parking & Garages

3.05 Street Parking

The parking of cars on the street is considered to be an aesthetic problem as well as an obstruction to pedestrian and vehicular traffic, creating a safety concern for all. Lot Owners are required to arrange for off street parking for every vehicle regularly kept at the premises. The Street Committee shall investigate any vehicle reported to be street parked for more than three days and shall ascertain the Lot Owner's plans for its continuing disposition.

3.06 Garages

Garages shall be used primarily for parking of vehicles. Vehicles are to be inside garages, on Lot Owner's driveway, or within other housed or vegetation screened locations. Garage doors shall be kept closed, except as reasonably required for access.

Remodel/Landscape Construction

Alvarado Estates has had a lot of turnover in homes recently. In addition, many residents are remodeling, re landscaping or even building new homes in our community. All of the investment into these projects will increase the value of our neighborhood and keep it looking good into the future.

When any homeowner is planning a new project they need to first obtain approval from the Architectural Committee before work begins. In addition, the Architectural Committee has received complaints regarding contractors and their employees or other types of tradesman for various issues that have caused us to specify new [Project Requirements](#) for the homeowners and their workers to adhere to. We follow the same rules as the City.

Presidents Corner — Jose Santos Reynoso



As another year comes to an end, all too quickly, our association has a lot to be thankful for. The seemingly never-ending sewer project, is coming to an end, despite technical setbacks. As I write this, the City's plan is to finalize the project and put the streets surrounding us back in working order. Once complete, we will put the final pieces of our gate and street upgrade in place. In addition, we plan to beef-up the security system on Yerba Anita for our members who live outside the gate.

Our park will become even more social and neighbor-friendly as the putting green gets installed next month, thanks to the generosity of many of you. Your board works hard to improve and enhance our community in any way that is feasible. However, the key driver behind our efforts is the support of our neighbors. For that we thank you because that makes the bumps and turbulence during the year, worth the effort. We live in a great community but there are a lot of things going on around us that could impact us. I encourage you to look beyond Alvarado and get involved, if you can, to make the greater, surrounding community, even better.

*"May this
Holiday
Season bring
Health,
Happiness and
Joy to you and
your family."*

Real Estate Update



Team
PAPITTO
PREMIER
PapittoProperties.com



Luxury Home Activity

ACTIVE LISTINGS:			
<i>Property Address</i>	<i>Beds/Baths</i>	<i>Est. Sq.Ft.</i>	<i>Price</i>
4402 Yerba Santa Dr.	4BR/4BA	2,942	\$895,000 - \$995,000
4901 Toyoff Way	4BR/5BA	3,820	\$1,595,000 - \$1,695,000
4635 Yerba Santa Dr.	4BR/5BA	5,682	\$2,398,000
PENDING SALES:			
<i>Property Address</i>	<i>Beds/Baths</i>	<i>Est. Sq.Ft.</i>	<i>Price</i>
4477 Yerba Santa Dr.	4BR/4BA	3,370	\$1,350,000 - \$1,450,000
SOLD HOMES:			
<i>Property Address</i>	<i>Beds/Baths</i>	<i>Est. Sq.Ft.</i>	<i>Sold Price</i>
5405 Toyon Rd.	5BR/3BA	3,609	\$1,210,000
4940 Armin Way	4BR/4BA	2,608	\$1,207,000
5481 Toyon Rd.	4BR/4BA	5,100	\$1,250,000
5243 Le Barron	3BR/4BA	2,970	\$1,360,000
4941 Armin Way	4BR/3BA	3,174	\$1,365,000
4491 Yerba Santa Dr.	5BR/5BA	4,149	\$1,400,000
5020 Yerba Santa Dr.	3BR/3BA	2,700	\$1,550,000
4620 Yerba Santa Dr.	6BR/6BA	5,000	\$1,979,000
4902 Toyoff Way	4BR/5BA	4,818	\$1,942,000
4635 Yerba Santa Dr.	4BR/5BA	5,682	\$2,500,000

Call for details 619-987-1565

Source: Sandicor 11/17/2015

Sotheby's

Dustine@PapittoProperties.com ~ 619-987-1565

What Side of the Road ...

Should I Walk On? According to California Vehicle Code Section 21956, pedestrians should walk on the left-hand edge of the roadway, which means facing on-coming traffic. This is intended to give the driver ample opportunity to see the walker and give the walker an opportunity to establish eye contact with the driver. When bicycling, the cyclist should ride on the right side of the road, going in the same direction as automobile traffic.

With no sidewalks and limited overhead lights in our neighborhood, it is important to think of safety first. Always carry a flashlight and/or wear reflective clothing when walking or cycling during dawn or dusk. And don't forget Fido! A reflective collar or leash can help him be spotted in dim light as well. Stay safe!

- Stacey James

Tis the Season to ...

Mary Lou Montgomery — was born in Corpus Christi, Texas and her family moved to San Diego in 1959. She graduated from Clairemont High School. She has three children and four grandchildren. She started working for U.S. Security over four years ago, and started in Alvarado Estates in September 2012. She says she likes the residents who are very friendly. She generally works mornings from 6:30 am until 2:30 pm, Monday through Friday. Her birthday is February 10th.

Art Laurena — was born in the Philippines. He has been a security officer in a gated community like ours since 2003 and says "I love this place." When he met his bride to be



Remember Our Gate Attendants

he moved from Orange County to be with her. He is an avid sports fan on his time off and has worked the afternoons from 2:30 pm until 8:30 pm, Monday through Saturday, since he joined us in January of 2014. His birthday is September 9th.

Georgui Vesselinow — AKA George, is from Georgia in Western Asia. He moved here from Green Bay, Wisconsin and is a devoted Packer's fan. He is currently attending school. George has been our Gate Attendant for many years and he is very punctual and reliable. He works on Saturday 6:30am to 2:30pm and on Sundays 9:00am to 5:00pm. His birthday is February 3rd.

Gate Kiosk 619-582-1184

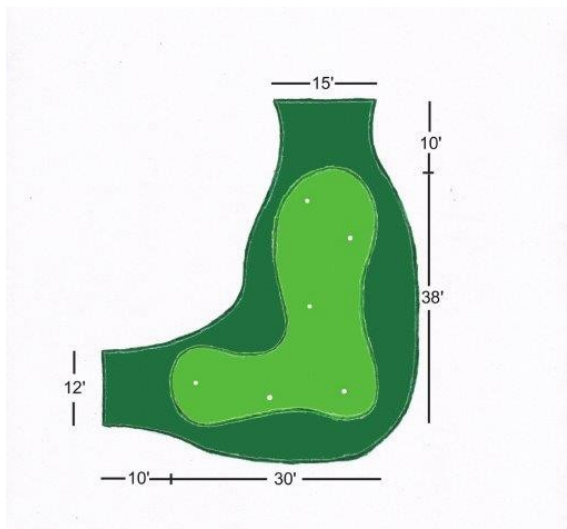
Pitch n' Putt—Preserve Your Park Legacy!

Thanks to the generous support of the community we are ready to break ground and install the putting green in late December, barring no more delays.

You still have time to “Preserve Your Legacy in the Park” and make it bigger by making a donation. Here’s what’s still available:

Naming Rights	\$5000
Flag Hole Naming Rights	\$1500
Engraved Tiles	\$200

Email Susan at scc@FUN-damentals.com or call 224-0400 to do that today!



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

Nextdoor.com—Virtual Neighborhood Watch

Board member Austin Hong recommended to us that we set up an Alvarado Estates site within the community networking site, Nextdoor.com. It is a great way to disseminate information to neighbors, organize events, share recommendations, borrow things, report suspicious activity, or ask for help/advice, etc.

The police department uses it constantly to provide relevant information, advisories, etc. You can see postings by and for Alvarado residents only or for and from neighboring communities as well, such as Kensington, Talmadge, and College View Estates. You set up what you want to see and who sees what you post. We provided access to our last newsletter to Alvarado residents only. I encourage you ALL to join at www.alvaradoestates.nextdoor.com.

- Jose Reynoso, President

Members Remembered

John “Jack” Armstrong was a great neighbor, as well as, a former association Board Member and President. He was a strong, kind, gentle man who was always willing and cooperative to help with any neighborhood project.

After serving in the U.S. Navy during WWII, he was hired by Dean Witter/Morgan Stanley as the second broker in the San Diego office where he enjoyed a successful and illustrious career spanning 61 years. His wisdom, honesty, integrity and eternal optimism served his clients, community, and family well.

Jack and his wife Mary Margaret bought their property on Toyon Road in 1953 and built their dream home in 1956, where they raised their daughter and two sons.

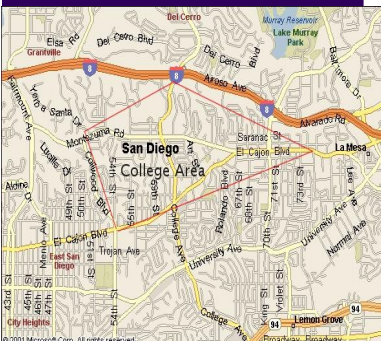
Montezuma Trail & ...



The only improvement made to Montezuma Road.

Most College residents, and most users of the University, drive this road every day. It is time to elevate Montezuma Road to safer, more reasonable, and possibly even, to unique standards.

Entire College Area



Over the past couple of years, on these pages and at our board and annual meetings you have heard about the efforts initiated by some of your board members to enhance the College Area community as a whole; primarily the Montezuma Trail, a complete streets project to improve pedestrian, bicycle and mass transit usage on Montezuma Rd. There has been some resistance to fleshing-out the scope, details and cost, primarily because of the cost to do so, even though that is meager.

At this point, it might make sense to take a step back and look at the project as part of a larger project to also improve the efficiency of motor vehicle traffic along the same strip between Yerba Santa and Fairmount. After all, the smooth flow of all modes of transportation, from walking to driving is the ultimate goal. Add to that the aesthetic improvements planned with the Trail project and we have the "Gateway" entrance envisioned in the original plan.

Another project has surfaced that will only add to the gateway concept. That is the Montezuma Wall. It is a mural, designed by the Art Department at San Diego State to be placed on the south side of Montezuma Rd., between 54th St. and 55th St. These and other projects can be jumpstarted with funds from the dollar-per-ticket fund. As many of you know, the fund came to be as part of the settlement of a lawsuit between Alvarado Estates and San Diego State when Cox/Viejas Arena was

Wall &...

built. The fund, as detailed in that settlement and memorialized in the final memorandum of understanding is to be used for the benefit of the College Area, for "capital improvements or operating costs in support of capital improvements, as agreed by the parties." The parties are the CACC, the City of San Diego and San Diego State. Even though it was the impact of traffic from the arena that generated both the settlement and the dollar-per-ticket fund, the purpose and use of the fund was not. However, over the years, it has been limited to the mitigation of traffic impacts which means that many, worthwhile, and clearly acceptable and desirable projects, which fit both the letter and intent of the agreement, have not been funded. This is clearly not right and we are taking a closer look and reviewing options. Given that there is over \$600,000 in the fund, it could jumpstart a lot of endeavors and now that the City has surpluses, it might be easier to launch successful initiatives for worthy projects. We will keep you informed and ask for your support in the near future. There are some tremendous opportunities to help shape the look and feel of our area. The better it gets, the better Alvarado gets.

- Jose Reynoso, President

Creating A "Gateway" Entrance

The Montezuma Trail will create a "Gateway" entrance to the College Area that compliments and enhances both the College Community and the University.

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?

As a community we cannot afford to be complacent on this issue. We urge all members to contact both Marti Emerald and Kevin Faulconer to let them know that the improvement to Montezuma is honoring the original agreement and in the communities best interest. Please take the time to contact them both at martiemerald@sandiego.gov and kevinfaulconer@sandiego.gov.

Board of Directors & Committee Chairs

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
Paul Feuer	Safety/Security Committee	619-640-2003	feuerpm@gmail.com
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
Candace Shannon, Property Manager,
(619) 299-6899 CShannon@apsmanagement.com

Our Next Board Meeting is Scheduled for
Tuesday, January 5th @ 7:00 pm

2016 Annual Meeting – Saturday, March 19th

Welcome New Neighbors!



John & Sarah Boyer

Colleen Llanos

John B.W. Lett & Ning Pan



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 - just please slow down.**

Street Cleaning to Resume in January - 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.** Also, 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

Friday Trash Pickup - Please put your cans out no earlier than Thursday afternoon and have them removed by Saturday morning.

Electronic Consent Form - To receive all association information electronically by law we are required to have this signed [Consent Form](#) on file.