

ALVARADO COMMUNITY
ASSOCIATION

**SPECIAL
POINTS OF
INTEREST:**

- We have one of the lowest annual dues of any HOA in the country and one of the most fiscally sound!
- Your board is dedicated to keeping costs in line which is why we “self manage.” Don’t make them policeman.— follow the rules.

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There’s No Place Like Home

ISSUE I

FEBRUARY 2016

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 68th Annual Association Meeting being held on:

Saturday, March 19th at 3:00 pm

FAITH Presbyterian Church

5075 Campanile Drive

San Diego, CA 92115

& Hot Topics Not to be Missed!

Speeding—is a constant complaint and what can we do to resolve it.
More stop signs???—installing speed bumps???—roundabouts???—
writing tickets???

Fire Prevention—goats for clearing our canyons & hillsides???

Off Street Parking???

Community Cleanup—HOA sponsored dumpster for members to
clean out garages???

Presidents Corner — Jose Santos Reynoso



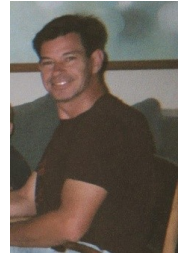
Getting prepared for El Nino is a team effort.

City crews are working hard to prepare storm drains, roadways and City facilities for what may become a very wet winter. This effort also requires help from San Diego residents and businesses.

Before it Rains—Report blocked storm drains by calling (619) 235-1000 or by submitting an [online storm water service request](#) with the City's [Transportation & Storm Water Department](#). Know the safest routes to and from home should flooding occur.

When Rains Arrive—Report flooding to the City's emergency dispatch center at (619) 527-7500. For life threatening emergencies call 911. Report downed electrical lines or gas emergencies to San Diego Gas & Electric at (800) 411-7343. **Slow down and do not drive through standing water.**

After Rains Pass—Report blocked storm drains by calling (619) 235-1000 or by submitting an [online storm water service request](#) with the City's [Transportation & Storm Water Department](#). To report structural damage to your property or residence call the City's emergency dispatch center at (619) 527-7500.



Real Estate Update

Team
PAPITTO
PREMIER
PapittoProperties.com



Alvarado
ESTATES

Luxury Home Activity

ACTIVE LISTINGS:

Property Address	Beds/Baths	Est. Sq.Ft.	Price
4402 Yerba Santa Dr.	4BR/4BA	2,942	\$895,000 - \$995,000
*4422 Yerba Santa Dr.	5BR/2BA	2,950	\$999,900 - \$1,099,900
4901 Toyoff Way	4BR/5BA	3,820	\$1,595,000 - \$1,695,000

PENDING SALES:

Property Address	Beds/Baths	Est. Sq.Ft.	Price
4635 Yerba Santa Dr.	4BR/5BA	5,682	\$2,398,000

SOLD HOMES:

Property Address	Beds/Baths	Est. Sq.Ft.	Sold Price
5405 Toyon Rd.	5BR/3BA	3,609	\$1,210,000
4477 Yerba Santa Dr.	4BR/4BA	3,370	\$1,300,000
5020 Yerba Santa Dr.	3BR/3BA	2,700	\$1,550,000
4902 Toyoff Way	4BR/5BA	4,818	\$1,942,000

*SPECIAL NOTE:

*Active listing on 4422 Yerba Santa Recently Sold on 12/29/2015 for \$780,000 Relisted 1/6/2016 at \$999,900 - 1,099,900

Call for details 619-987-1565

Source: Sandicor 1/13/2016

Sotheby's

Dustine@PapittoProperties.com ~ 619-987-1565

THERE'S NO PLACE LIKE HOME

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, February 2nd @ 7:00 pm***

Welcome New Neighbors!



Henry Amado, David Smith & Mercedes Amado



Alvarado Community Association

4774 Yerba Santa Drive
San Diego, CA 92115

Working Toward Community Harmony

Streets & Landscape

**Flags In
Our Park
Will Be
Flying on
All Major
Holidays
Again!**



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.** 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.

YOUR IRRIGATION WATER SHOULD BE TURNED OFF! El Nino has arrived and should last through March. Many owners allow their gardeners to control their yard sprinklers and this could be costing you several hundred dollars a year! Your lowest bill determines your sewer service charge for the entire next year. Contact Susan if you have any questions. scc@FUN-damentals.com.