

**SPECIAL
POINTS OF
INTEREST:**

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There's No Place Like Home

ISSUE 3

OCTOBER 2016

Annual Fall Party in the Park

On Saturday, October 1st, we held our 30th annual fall party. This year featured street tacos and Margaritas. For the first time we added Family Movie Night under the Stars!

Lori Mullen "Our FUN Coordinator" and Social Committee Co-Chair once again did a great job! Everyone

raved about the food catered by Tacos Y Gorditas and wanted their contact info. Sandra can be reached at 619-758-3794 and their website is tacosandgorditas.com.



Dottie & Mike Milbern, with their daughter Ashley & Ryan Steckler

This Year Featured Playing...



...in our lovely park. And we got a preview of some of our junior division golfers in training!

We are so lucky to have such a nice park filled with so many different forms of entertainment that are perfect for the entire family.

It was hard to decide where to start playing first!

Golf—Swing Set—
Slide—Football?

& Lots of Kids Having Lots of FUN!

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

You can see all of the photos Larry took at [Alvarado Estates 30th Annual Picnic](#)



Karen & Ralph Griffiths, Chuck Gorder, Newlyweds Carol Swimmer & Larry Salerno



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 its own!

If you would like to help or have any ideas for future events please contact [Lori Mullen](#) or call 831-539-1274. She is working on a 2017 Home Tour in the Spring too.

THERE'S NO PLACE LIKE HOME

More Picnic Pix



**Jeanne Cunningham,
Stacey James, Andrew Cole,
Lana Powers
Susan Crisafulli & Lori Mullen**

We had a great turnout for our “First Family Movie Night Under the Stars!”

The classic family movie Babe was projected on a giant 12x12 foot screen that was erected in the park. Everybody got prime seating!

And fresh, hot popcorn was planned to be enjoyed until we blew a fuse! We’ll be working on that for the next time.

It was a perfectly, beautiful night in this fabulous community that we call home!



Fun Flicks Outdoor Movies did a great job and the sound system was superb!

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

**A neighbors
privacy
always super-
sedes 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!

Garages Cannot Be Converted...

We follow the same rules as the City of San Diego which states, “The conversion of a required parking area to non-parking use requires the replacement of parking spaces eliminated by that conversion. The replacement of these spaces is not permitted within the front or street side yard setback.”

And our Rules state:

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/Solar



Alvarado Estates has had a lot of turnover in homes recently. In addition, many residents are remodeling, re-landscaping, adding solar, 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](#) and [Solar Guidelines](#) for the homeowners and their workers to adhere to.

Presidents Corner — Jose Santos Reynoso



As another year comes to an end, we have a lot to be thankful for. I invite you to take a walk around our neighborhood and park. While we live in a great community there are many issues that need resolution in the College Area. I encourage you to look beyond Alvarado Estates and get involved. As many of you know, I also serve as Chair of the College Area Community Planning Board. As I write this, I am working on the last details of a strategy to put forth a proposal to convince the CACPB to formally request the development of a Specific Plan for the

College Area; focusing on Montezuma Rd., College Ave. and El Cajon Blvd. The plan would require that all stakeholders work together to develop a lot by lot, very detailed plan for zoning and development along these corridors along with a master Environmental Impact Report, upfront. So long as a project falls within the set parameters, the permitting process could be reduced from 3 years down to 3 to 6 months. It is my hope to accomplish two primary goals. First is to develop mid-density student housing, immediately adjacent to SDSU, to finally meet the tremendous pent-up demand for this type of housing that has, for the most part, (cont. on Pg 8)

“May this

Holiday

Season bring

Health,

Happiness and

Joy to you and

your family.”

Real Estate Update

PAPITTO
PREMIER
PapittoProperties.com



ALVARADO ESTATES LUXURY HOME ACTIVITY

ACTIVE LISTINGS

<i>Property Address</i>	<i>Beds/Baths</i>	<i>Est. Sq.Ft.</i>	<i>Price</i>
5526 Toyon Road	2BR/2BA	2,860	\$994,500 - \$1,044,500
4402 Yerba Santa Drive	3BR/4BA	2,942	\$1,299,000 - \$1,399,000
5130 Norris Road	4BR/4BA	2,700	\$1,695,000
4727 Avion Way	4BR/5BA	4,268	\$2,000,000

PENDING SALES

<i>Property Address</i>	<i>Beds/Baths</i>	<i>Est. Sq.Ft.</i>	<i>Price</i>
4901 Toyoff Way	4BR/5BA	3,820	\$1,500,000 - \$1,600,000

SOLD HOMES

No sold at this time

DID YOU KNOW?

Over the next decade, foreign investors will continue to be 20% - 30% of the buyers of U.S. real estate assets.
(CEL& Associates, Inc.)

Call for details 619.987.1565

Source: Sandicor 9/19/2016

Sotheby's

Dustine@PapittoProperties.com 619.987.1565

*"Your Board is
diligently
researching
traffic calming
devices that will
slow motorists
down and make
our streets safer
for our walkers
and bike riders."*

Walking/Biking-What Side of the Road ...

Should I Be 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!

Please follow the speed limit of 25 miles per hour! We don't have sidewalks.

Tis the Season to ...

Welcome Back Mary Lou Montgomery! — She 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

Neighbors in the News

Bruce Love celebrated his 100th birthday on July 16th! In 1977 he discovered “our jewel” when he saw a for sale sign on Montezuma. Like many people he had no idea our neighborhood existed. He quickly bought the lot on Le Barron & designed & built his dream home. Over the years he held several board positions including the Architectural Committee. Last year Bruce & his wife Ellee tried moving to a retirement community, but after only a few months they moved back to “Camelot” as he likes to call it. And we agree! Is he our oldest living resident?

Dr. Leland Housman, 2016 San Diego Tennis Hall of Fame inductee, began playing in 1977. He’s won many local and sectional events as well as 15 National Championships, including 3 doubles titles with 3 different partners. Leland is the only Californian to have won the US National 55 and over Clay Court Championship in Knoxville, Tennessee. In 2013 he achieved the number one ranking in the United States in Men’s Singles 70 and over. Leland says, “I play to practice and for enjoyment. It helps me relax from work and keeps my sanity. I’m able to play a number of times each week after work.” Way to go Leland!

“Congratulations to Julie and Jenny Dunne for all their hard work in restoring their lovely home.”

Historic Home Designation

In order to be designated as a historically significant site, it must meet qualifying criteria such as significant architecture, association with a historically significant event or person, or location in a historic district, such as Marston Hills.

We now know of 3 homes in Alvarado Estates that have been designated as historical—one on Avion and one on Palo Verde. Are there any others?



Walking to Honor a Life Taken too Soon

In 1992, Bruce Brunner Gorder was just 37 when he died from melanoma leaving behind a young wife and 3-year-old daughter. He battled the disease for seven years and when all else failed, selflessly submitted himself to pioneering research in the hopes of helping others. Bruce Gorder was the son of our neighbor Chuck Gorder. And after losing his son, pioneered a move to create awareness, promote research, and unite the community in hope that one day, the battle against melanoma will be won. Our resident Stacey James learned about the Bruce Gorder Walk and Chuck Gorder’s selfless fight against melanoma after one of her dear friends survived a bout with melanoma. Each year, Stacey and her team (Mela No More!) participate in the Annual Bruce Gorder 5k Walk for Melanoma to raise money to fight this terrible disease. The day of the walk free skin cancer screenings by dermatologists are offered. If you are interested in joining Stacey’s team or making a donation contact her at sjames@littler.com. Want to start your own team or donate? Contact Sandy Dempsey 858-246-1570 or edempsey@ucsd.edu.

Halloween Happenings

San Diego's **ONLY** Halloween Parade SATURDAY | OCTOBER 29 | 10AM-12PM



The [BOO! Parade](#) is a FREE, family-friendly event featuring a spellbinding parade with ghoulish floats, unique vintage cars, costume characters, bands and more!

Celebrating its 12th year...The Boulevard BOO! Parade is anticipated to be bigger and spookier than ever!

You can buy a front row seat in the grandstands!

More floats, Ghouls and Goblins, music, treats & eats, and of course...more surprises! This year will be filled with MORE of what makes the BOO! Parade.

"It starts right after the BOO Parade.

Sponsored by the College Avenue Baptist Church—62nd & El Cajon Blvd.—Admission is free."

AfterBOO! Community Carnival

There will be lots of carnival rides & games, inflatable play structures, eats & treats, live DJ & entertainment, family-friendly activities, a visit from our community heroes & the station #10 fire truck, crafts from local artisans in the community and a Chevy trucks car show. Bring cash for rides, food, and the bake sale. No ATM on-site though there are a variety of banks and ATMS within walking distance.

The AfterBOO! Community Carnival will take place "rain or shine". More details - contact info@cabc.org or 619-582-7222.



Presidents Corner Continued

been met by single-family homes converted to student rentals. All the nuisance issues you read about have been the result of ineffective existing regulations that have in some cases made the situation worse. The 2nd goal would be to plan mixed-use developments that will house commercial businesses that will serve the needs of students and the community, such as the South Campus Plaza which will house a Trader Joe's and restaurants. For the area immediately adjacent to SDSU, the result would be a hub with the vibrant, dynamic atmosphere that is typically found in a college town. Along El Cajon Blvd., the focus would be more toward families or young professionals. You get the idea. Wouldn't it be great to live in a destination area? Imagine, going to an arts or athletic event on campus and then walking or taking a short drive or shuttle to a nice restaurant, pub or coffee house in a new or repurposed building. We have a unique opportunity to address long-standing issues and create a "destination." Have a voice in your community. The Future Belongs to Us!

The Fire Season is HERE...Defensible Space!



During the October 2003 Firestorms, it was painfully evident that there was insufficient "[Defensible Space](#)" on many properties which contributed to destroyed homes and other structures. **As a result, the County of San Diego has amended an ordinance that requires residents to keep their property free of fire hazards: including certain vegetation types, green waste and rubbish.** Residents can comply with this ordinance by creating a "Defensible Space" around

their homes and by taking other preventative steps on their property.

WHAT IS DEFENSIBLE SPACE? — Defensible Space is the area around a structure where combustible vegetation that can spread fire has been cleared, reduced or replaced. This space acts as a barrier between a structure and an advancing fire.

HOW DO I MAINTAIN THE DEFENSIBLE SPACE? — You may plant fire-resistant, irrigated

HOW DO I CLEAR LEGALLY?

landscaping in the first 50 feet of the 100 feet from your structure. These plants need to be maintained all year around. Note: no irrigated or non-native landscaping is allowed within an open space easement. You need to keep natural vegetation in the remaining 50 feet of the 100 foot space. This would be the area furthest away from your structure. The plants need to be thinned and cut back to no more than 6 inches above the ground.

CLEARING LEGALLY—Combustible vegetation can only be removed by mowing, cutting and grazing as long as the root structure is left intact. Any trees you remove shall have the stumps cut no higher than 8 inches above the ground. The only exception would be an orchard. Orchard trees may have their stumps completely removed.

CAN I CLEAR INTO OPEN SPACE? ----- If an open space easement is located on your property you may legally clear the 100 feet from your structure, even if it takes you into that easement, upon written authorization of your fire protection district. No irrigated or non-native landscaping is allowed within an open space

"We are looking into identifying what areas require us to go beyond the 100 ft for fire safety."

WHAT ELSE SHOULD I DO TO?

- Vary the height of plants and adequately space them. Taller plants need to be spaced wider apart.
- Existing trees and large shrubs should be pruned by cutting off any branches up to 6 feet above the ground to prevent ground fires from spreading upwards into trees.
- For fire truck access, remove vegetation within 10 feet of each side of your driveway.
- If you have a heavily wooded area on your property, removing dead, weak or diseased trees may improve growing conditions. This will leave you with a healthy mixture of both new and older trees.
- Stack firewood and scrap wood piles at least 50 feet from any structure and clear away any combustible vegetation within 10 feet of the piles. Many homes have "survived" as a fire moved past it, only to burn later from a wood pile that caught fire after the firefighters had moved on to protect other homes.



Park Happenings

An expanded Club House??? No just a new Shed for storage coming soon.

Our Association has chairs, pop-ups, and tables that are available to residents and are used frequently in the park for special events. They have been stored in the garage at Jerry Moe and Alfonso's home across the street. In an effort to make these items more accessible and to remove the imposition to Jerry & Alfonso, the Board has decided to install a 12 x 16 ft weather proof storage shed on the east edge of the Park. Heavy vegetation is planned to mute sight lines, similar to the vegetation screening around the bathroom that exists on the exit side of our entrance. This storage shed will also be used to store Association records in one central site. The total cost should be less than \$10,000 and will be funded from our Capital Improvement fund.

We want to thank the Lusti's for agreeing to house these items on their property directly across the street and the Wile's for supplying the trailer. We ask for your understanding as the trailer may be visible from the street prior to the construction.

But the questions is...has anyone broken the Alvarado Estates Country Club golf record of 11 strokes on our six hole course?

— Wayne Breise



The association is very concerned that a fire may result from one of the homeless camps. If your property has canyon access we are asking for your help by filing for a Letter of Agency .

Homeless Camps & Trespassing

A Letter of Agency allows the San Diego Police Department to act as the agent for the owner of private property for purposes of enforcing laws against any person(s) found on the property without the owner's consent or without lawful purpose. This is an extremely useful tool and is strongly recommended for vacant properties, vacant lots, businesses or any properties upon which public nuisance activity and/or crime problems, including transient activity, drug activity, prostitution, graffiti or general trespass are occurring. This form must be renewed every YEAR to be effective per Penal Code section 602. Download the [Letter of Agency](#) and submit the completed form via email or to your neighborhood police station. Our Police Division is Eastern on Aero Drive.

* Important Note: A sign indicating a Letter of Agency is on file with SDPD including the address of the property is necessary in order for SDPD to confirm the validity of the Letter of Agency and respond accordingly.

- David Wiles, Safety & Security Committee

Front Gate Phone Request



In the effort to control our monthly costs for operating the entry gate, one nagging item keeps adding to our expenses. With a little help from our residents we can help significantly reduce it.

When a visitor enters a request to visit a resident the system will place a call to that person—if the number in our record is not a "local" number then we get hit with long distance charges.

So where possible we are asking that AE residents use a "619" number. Contact [Austin Hong](#) or call 760-705-8080 and he will change the number in the system.

- Steve Neu—Gate Operations

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/Architectural	619-286-8822	architecture@alvaradoestates.org
Ken Klayman	Treasurer	619-287-6305	treasurer@alvaradoestates.org
Austin Hong	Technology/Communication Chair	760-705-8080	communications@alvaradoestates.org
David Wiles	Safety/Security Chair	619-501-7700	safety@alvaradoestates.org
Paul Feuer	Safety/Security Committee	619-640-2003	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
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
Therese McLaughlin, Property Manager,
(619) 299-6899 xt 107 tmclaughlin@apsmanagement.com

Our next Board Meeting is Tuesday, November 1st @ 7:00 pm

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

Members Remembered

Lane Showalter, loving husband of Dixie passed away on July 23. They moved into their home in Alvarado Estates in 1969 and have three lovely daughters and five grandchildren.



Lane had an incredible life. His mother and Carol Burnett's mother were best friends. They all left San Antonio headed for California when he was a small boy. From 1943 to 1947 his mother and aunt worked for Ansel Adams and lived in Yosemite. Lane became a pilot for United Airlines which allowed them to travel extensively. Dixie said, "He collected antique cars which is why we have 8 garages." He was a true gentleman in every sense of the word and will be deeply missed.



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 & golfers to the Pitch n' Putt** - just please slow down.

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

Fire Season & Defensible Space - Now is the time to clear your canyons and within a 100-foot radius from any structure of any combustible vegetation (dry grass, brush, weeds, litter and waste). Do not completely remove all vegetation which would leave the ground bare. Some vegetation is necessary to prevent erosion. Do not remove or disturb the existing plant root system. Trim trees that overhang or touch structures. (More on Page 9.)