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# There's No Place Like Home

ISSUE 4

NOVEMBER 2017

## Annual Party in the Park

On Sunday, October 29th, we held our 31<sup>st</sup> Annual Picnic & Halloween Costume Contest.

Lori Mullen "Our FUN Coordinator" and Social Committee Chair once again did a great job (& possibly outdid herself) planning games and FUN for the entire family! Word on the street—this was the BEST!

And the Dang Brother Pizza Fire Truck was a hug hit with the kids & adults alike. Everybody raved about the salads and wood fired pizzas. They cater all types of events and to find out more contact Kevin at

[events@dangbrotherpizza.com](mailto:events@dangbrotherpizza.com)

or 619-356-1412.



Kevin, Jody & Kate



Robert Gleason, Lori "Amazon Warriress" Mullen, David Wiles & Larry Salerno

# This Year Featured Adults &...

Megan Costa, Jim Joyce, Susan Crisafulli, Mike Costa, & Jesse Lowe



You clearly didn't need a costume to have FUN!

# Lots More Kids Having Lots of FUN!

*“And more thanks to Chris Crisafulli for taking such great photos.”*

Sack Races were just one of the many games the kids enjoyed.

You can see all of the photos on our website at [Alvarado Estates Annual Picnic](#).



The Cake Walk Was a Winner! And Sure To Become An Annual Event



Special thanks to everyone who brought all the wonderful treats!

And to all of our neighbors 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 and a real sense of community!

# ...& More Picnic Pix



**And The  
Costume  
Contest  
Winner is...  
Nina  
Watts!**

Everyone was delighted as music filled the air while kids of all ages marched in a circle for the cake walk & wiggled their hips in the Hula Hoop contest.

Big THANKS goes to neighbor [Javin Hope & Associates](#) for donating the bouncy. The kids LOVED it and so did the parents as it gave them a brief break from all the action!



**Our Costume Contest  
Finalists**



**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 .”*

## 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!**

## 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.

## In a Perfect World...

...we wouldn't have to deal with our neighbors remodeling and all the inconvenience it brings. But that being said...it brings VALUE to the entire community! Patience & empathy go a long way!

And speaking of bringing value to the neighborhood, when was the last time you stood in the street and looked at your property from lot line to lot line?" How would your neighbors rate the state of your home and yard? How do you rate it in comparison to your neighbors homes and yards?



# Presidents Corner — Jose Santos Reynoso



We are in the midst of our traditional fire season. On top of that, we have seen an exponential increase in the number of homeless encampments on the perimeter of our community.

The board realizes that the combination could lead to disastrous consequences if a fire, perhaps from a campfire, sets the brush on fire. This situation is obviously of great concern to each of you individually but to the community as a whole.

For this reason, your board has approved funds to conduct the removal of camps, as they are found. We have enlisted the support of several residents with drones to assist in locating them.

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

## Your Fire Safety Responsibility

Also, it is critical that you maintain the 100 foot brush clearance mandated by law. It’s vitally important that you keep in mind that it is not 100 feet along the slope of your property, but rather 100 feet extending horizontally from your home or any structure. That goes a long way out & eliminates the dense brush that is inviting to anyone that wants a secluded spot to set up camp. While the HOA is taking steps, you should NOT wait for our team to take action. You should maintain your property and ALWAYS call the SDPD if you see someone on it. Never confront anyone on your own because some campers have issues & could be dangerous. If you live along a canyon rim and suspect that there may be encampments below your home take the steps I just outlined.

## Clearing Homeless Camps Our #1 Priority

PLEASE, we ask that you have a letter of agency on file with the SDPD to enable them to act as your agent in removing trespassers on your property without your having to call them or be home.

I also encourage you to contact [David Wiles](#) and give the Safety Committee permission to access your property to remove camps, in case your efforts don’t do the job. This has been a rather downbeat message but one that needs to be stated so that we can enjoy our wonderful community without anything more than everyday worries and issues. We are a great team and working together, our community is just that, a great community!

(More on this in David’s Safety/Security Report on Pg 8.)

**Report Suspicious Activity to SDPD 619-531-2000**

## Party Protocol & Noise Curfew

Everyone has parties and most of the time neighbors display common courtesy and common sense. An incident was reported over the Halloween weekend where the noise level and street activity went on past 2:30 am and finally ended at 4:30. Not only is that rude it is against the Rules of Alvarado Estates and the City of San Diego. When it comes to noise this is the general rule, "In residential-only areas, a typical noise ordinance sets a "sound curfew," or period of reduced allowable noise, between 11 p.m. and 8 a.m. on weekdays, and midnight to 9 a.m. on weekends."

**Party Protocol**—Let your neighbors know ahead of time, give them a phone number they can call if there are any issues that may arise, and plan to schedule a gate attendant (as we don't want to give out codes) should it run past our regular time period.

As an owner you are ultimately responsible for your guest's behavior and conduct and could be subject to a fine if issues arise.

Big Kudos go  
to our terrific  
team at the  
Front Gate.

And  
Congratulation  
Art on  
becoming a  
US Citizen this  
year!

## 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 eight 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 Packers 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

# 2018 Home Tour? & 2018 Social Calendar

Sunday April 29th, 2018 is scheduled be our 2nd Annual Progressive Wine Dinner and Home Tour. We are thinking it would be FUN to highlight our Mid-Century Moderns and need 4 homes to do that! Contact [LoriMullen@gmail.com](mailto:LoriMullen@gmail.com) if you would like to be a part of the showcase. The event starts at 2:00 pm and ends at 6:00 pm and is for Alvarado Estates members. It is not open to the general public. Our schedule is to visit each home for 45 minutes before moving on to the next one.

## And Save These Dates!

- Annual Meeting** – Saturday, March 10th, 2018
- 3rd Annual Golf Championship** – Saturday, June 9th, 2018
- Family Movie Night Under the Stars** – Saturday, August 18th, 2018
- Annual Picnic & Halloween Party** – Sunday, October 28th, 2018

**“Alvarado Estates has had 7 home sales already this year – values continuing to rise!”**

## Real Estate Update

### ALVARADO ESTATES LUXURY MARKET REPORT

#### ACTIVE LISTINGS

4422 Yerba Santa Drive	6+ BD / 6 BA	6,285 SqFt	\$3,495,000
4421 Yerba Santa Drive	4+ BD / 4.5 BA	5,529 SqFt	\$2,600,000 Pictured
4525 Yerba Santa Drive	5+ BD / 3.5 BA	4,528 SqFt	\$2,050,000

#### RECENTLY SOLD

4811 Yerba Santa Drive	4 BD / 5 BA	6,335 SqFt	\$2,300,000 Sold Price
4666 Yerba Santa Drive	4 BD / 4 BA	3,046 SqFt	\$1,200,000 Sold Price
4560 Yerba Santa Drive	4 BD / 5 BA	4,900 SqFt	\$1,725,000 Sold Price
5604 Toyon Road	5 BD / 5 BA	5,746 SqFt	\$1,375,000 Sold Price
4730 Avion Way	4 BD / 4 BA	3,700 SqFt	\$1,600,000 Sold Price
4875 Avion Way	5 BD / 4 BA	4,115 SqFt	\$1,430,000 Sold Price

We have sold 27 homes in Alvarado Estates, more than any other agent! Call the Neuman Team today for a free, confidential market analysis of your home.



**Gregg Neuman**  
REALTOR®  
CalBRE# 00809392



**Paul Roberts**  
REALTOR®  
CalBRE# 01208393



**Art Lewis**  
REALTOR®  
CalBRE# 01341786



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SellSanDiego.com

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# Community Park Events Policy

Private functions for all owners are on a “first come, first served” basis at no charge. To reserve the Community Park, contact [common.area@alvaradoestates.org](mailto:common.area@alvaradoestates.org). Tables & chairs stored in the park shed are available to users. The lock combination is available on request. Our “Private Party” sign in the shed should be posted between the street and the party location. There are 6 round tables measuring 5' across & 2 at 3' with 3 rectangular tables, 2 at 8' & 1 at 6.' There are 48 chairs & 2 pop up tent covers.

Please be aware that no toilet facilities are available in the park & Port-a-Potty's can be rented for about \$110 by calling United Site Services 800-864-5387. They should be placed near the curb line. Large inflatable bouncys, public address systems, and music (both live & recorded) are permitted. A 110 electrical outlet is available from an outlet at the rear of the Gazebo by the Tot Lot and next to the Arbor Walkway in an elevated box on the Dog Park side.

Users are responsible for returning used items to the shed in clean condition, locking up, removing trash & will be charged for any damage in excess of normal wear & tear to the Park or any items used.

- 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 SIX months to be effective per Penal Code section 602. Please submit the completed [Letter of Agency](#) 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. Homeowners need to be diligent & proactive by calling the SD Police if they see signs of activity in their canyon.

## Our Camp Cleanup Results

Premises under surveillance

**NO TRESSPASSING**

Report suspicious activity to SDPD:  
**619-531-2000**

During the course of the last two weeks we have focused on cleaning up along Montezuma and Fairmont Ave. We have a crew of two working all day each week and so far they have removed enough debris to fill 2 huge truckloads. We are dismantling camps and posting the No Trespassing signs. In addition, we are posting signs stating that we will be back to remove more.

**This is the first phase of clearing our canyons of dead brush for fire suppression.** The more we trim vegetation and clear brush the less inviting it is and reduces places for them to hide their camps.

Letter of Agency on file with SDPD

- David Wiles, Safety & Security Committee

# Board of Directors & Committee Chairs

Jose Reynoso	President & Grounds Maintenance	619-582-4511	<a href="mailto:president@alvaradoestates.org">president@alvaradoestates.org</a>
Wayne Breise	VP, Rules, & Park Development	619-287-0707	<a href="mailto:common.area@alvaradoestates.org">common.area@alvaradoestates.org</a>
John Lusti	Secretary	619-286-8822	<a href="mailto:architecture@alvaradoestates.org">architecture@alvaradoestates.org</a>
Ken Klayman	Treasurer	619-287-6305	<a href="mailto:treasurer@alvaradoestates.org">treasurer@alvaradoestates.org</a>
Austin Hong	Technology/Communication Chair	760-705-8080	<a href="mailto:communications@alvaradoestates.org">communications@alvaradoestates.org</a>
David Wiles	Safety/Security Chair	619-501-7700	<a href="mailto:safety@alvaradoestates.org">safety@alvaradoestates.org</a>
Paul Feuer	Architectural/Safety/Park	619-640-2003	<a href="mailto:architecture@alvaradoestates.org">architecture@alvaradoestates.org</a>
Steve Neu	Gate Committee Chair	619-318-8301	<a href="mailto:gate@alvaradoestates.org">gate@alvaradoestates.org</a>
Wes Hinkle	Street Committee Chair	619-286-0445	<a href="mailto:streets@alvaradoestates.org">streets@alvaradoestates.org</a>
Stacey James	Architectural Committee	619-269-0897	<a href="mailto:architecture@alvaradoestates.org">architecture@alvaradoestates.org</a>
Susan Crisafulli	Architectural/Communication	619-224-0400	<a href="mailto:architecture@alvaradoestates.org">architecture@alvaradoestates.org</a>
Lori Mullen	Social Committee	831-539-1274	<a href="mailto:social@alvaradoestates.org">social@alvaradoestates.org</a>

“Our board meetings are held at the offices of APS at 7:00 p.m. When scheduled they are on the second 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](mailto:tmclaughlin@apsmanagement.com)*

*Our next Board Meeting is Tuesday, November 14th @ 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.

## Welcome New Members!



Sharon Henry & Karen Austin  
& children Ryan, Caroline, & Katie

David & Carol Turner  
& sons Jonathon & Lucas

David & Deborah Hawkins



## 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 - OUR HOA IS NOW RESPONSIBLE FOR THE STORM DRAINS BEING CLEANED OUT & MAINTAINED. WHICH MEANS WE ALL PAY!** 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. **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.