

ALVARADO COMMUNITY
ASSOCIATION

**SPECIAL
POINTS OF
INTEREST:**

- Recipes—
Wonderful
Winter
Soup Pg 4
- Park Arbor
Facelift &
Board Up-
dates Pg 5
- Canyon
Activity
Update Pg 6

**INSIDE
THIS ISSUE:**

Presidents Message	2
Real Estate Update	2
Architectural Spotlight	3
Social Events	6
Board of Directors	7
New Mem- bers	7
Streets & Going Green	8

There's no place like home

ISSUE I

FEBRUARY 2019

Upcoming Annual Meeting...

“Spectacular!”

“Riveting!”

“Two Thumbs
Up!”



Just a few reasons why you don't want to miss our 71st Annual Association Meeting being held on:

Saturday, March 9th at 3:00 pm under the tent in our Community Park...with a social hour following!

Your Board is Dedicated to...

...having one of the lowest annual dues of any HOA in the country and one of the most fiscally sound!

...keeping costs in line which is why we “self manage.” Don't make them policeman—please follow the rules.

...pushing to begin the undergrounding of utilities in our community and having it started by the beginning of next year.

...enhancing our curb appeal by making small but noticeable changes on Yerba Santa as you approach our gate.

Presidents Corner — Jose Santos Reynoso



**Your Support is
Needed & Appreciated!**

Happy New Year to all! Last year at this time I mentioned to you that I had pulled back on my involvement on some of my greater community/College Area issues. One of them was the community council/planning board because I left the groundwork to move a community plan update in place. Unfortunately, the project floundered and I decided to dive back in and get it going. I was very lucky to have tremendous support from some fellow board and community members and the project is not only back on track but miles ahead of where it had been. We have enlisted the support and participation of key players within the community, San Diego State—including senior administration staff and renowned urban planning experts on the SDSU faculty, which adds huge credibility to the effort, with the city. In the next few months you will be hearing about community forums in which we will solicit input and provide feedback. These are tremendously important and I encourage you all to participate because it is your input that will shape what our community will look like in the next 10-20-30 years. Can you imagine having parts of our greater community as entertainment or dining destinations? Let your imaginations run wild. Please participate in these forums when they are announced. To get updates, we have set up a tab on the College Area Community Council website, www.collegearea.org that will have updates and serve as a repository of articles, concepts, etc. that can get your creative juices going.

Real Estate Update

ALVARADO ESTATES LUXURY MARKET REPORT

ACTIVE LISTINGS

4435 Yerba Santa Drive	4+ BD / 6 BA	4,094 SqFt	\$1,775,000
4421 Yerba Santa Drive	4+ BD / 5 BA	5,529 SqFt	\$2,399,000 Pictured
4902 Toyoff Way	4+ BD / 5 BA	4,818 SqFt	\$2,399,000
4605 Yerba Santa Drive	8 BD / 12 BA	15,000 SqFt	\$9,999,000

PENDING SALE

5410 Fremontia Lane	3+ BD/ 2BA	3,516 SqFt	\$1,225,000
---------------------	------------	------------	-------------

RECENTLY SOLD

5243 Le Baron Road	3 BD / 4 BA	2,970 SqFt	\$1,423,500 Sold Price
4422 Yerba Santa Drive	6+ BD/ 6 BA	5,375 SqFt	\$3,300,000 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®
DRE# 00809392



Paul Roberts
REALTOR®
DRE# 01208393

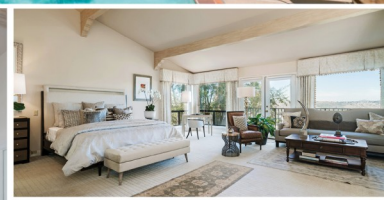


Art Lewis
REALTOR®
DRE# 01341786



619-595-7025
Sold@SellSanDiego.com
SellSanDiego.com

©2019 Berkshire Hathaway HomeServices California Properties (BHHSCP) is a member of the franchise system of BHH Affiliates LLC. BHH Affiliates LLC and BHHSCP do not guarantee accuracy of all data including measurements, conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. An independently owned and operated franchisee of BHH Affiliates, LLC. Data from SanDico as of 1/22/2019.



THERE'S NO PLACE LIKE HOME

Architectural Spotlight



“One of the easiest— and most affordable!—

Creating A Dramatic...

As you can see, the color change makes such a dramatic statement. Now the shutters pop and the three distinct colors complement each other. The paint color you choose can change the appearance and feel of your home. Deep, rich tones add depth and character, and soft neutrals can instill a feeling of calm.

Also, it's highly recommended that you paint a large section with your color samples. Too many times a choice that looked good in a small paint chip is totally disappointing once it's been applied to a large area.

ways to transform your house is with a fresh coat of paint.

Difference!



Recipes—Wonderful Winter Soup



Roasted Cauliflower & Potato Curry Soup

Roasting the cauliflower first adds depth and prevents the florets from turning to mush. A little tomato sauce & coconut milk give the broth a rich, silky texture.

You can use an Instant Pot which reduces the cooking time.

- 2 teaspoons ground coriander
- 2 teaspoons ground cumin
- 1½ teaspoons ground cinnamon
- 1½ teaspoons ground turmeric
- 1¼ teaspoons salt
- ¾ teaspoon ground pepper
- ⅛ teaspoon cayenne pepper
- 1 small head cauliflower, cut into small florets (about 6 cups)
- 2 tablespoons extra-virgin olive oil, divided
- 1 large onion, chopped
- 1 cup diced carrot
- 3 large cloves garlic, minced
- 1½ teaspoons grated fresh ginger

- 1 fresh red chile pepper, such as serrano or jalapeño, minced, plus more for garnish
- 1 (14 ounce) can no-salt-added tomato sauce
- 4 cups low-sodium vegetable broth
- 3 cups diced peeled russet potatoes (½-inch)
- 3 cups diced peeled sweet potatoes (½-inch)
- 2 teaspoons lime zest
- 2 tablespoons lime juice
- 1 (14 ounce) can coconut milk
- Chopped fresh cilantro for garnish

Preheat oven to 450°F.—Combine coriander, cumin, cinnamon, turmeric, salt, pepper & cayenne in a small bowl. Toss cauliflower with 1 tablespoon oil in a large bowl, sprinkle with 1 tablespoon of the spice mixture & toss again. Spread in a single layer on a rimmed baking sheet. Roast the cauliflower until the edges are browned, 15 to 20 minutes.

Meanwhile, heat the remaining 1 tablespoon oil in a large pot over medium-high heat. Add onion and carrot and cook, stirring often, until starting to brown, 3 to 4 minutes. Reduce heat to medium and continue cooking, stirring often, until the onion is soft, 3 to 4 minutes. Add garlic, ginger, chile and the remaining spice mixture. Cook, stirring, for 1 minute more.

Stir in tomato sauce, scraping up any browned bits, and simmer for 1 minute. Add broth, potatoes, sweet potatoes, lime zest and juice. Cover and bring to a boil over high heat. Reduce heat to maintain a gentle simmer and cook, partially covered and stirring occasionally, until the vegetables are tender, 35 to 40 minutes.

Stir in coconut milk and the roasted cauliflower. Return to a simmer to heat through. Serve garnished with cilantro and chiles, if desired.

(Please let [Susan](#) know if you have a recipe you'd like to share.)



In an on-going effort to keep our Community Park in good condition, Poly our landscaper, rebuilt our Gazebo and Arbor last month that included all new support beams with a fresh coat of paint. The termites were not happy!

This month Poly is scheduled to rebuild Inspiration Point and completely replace our existing 4' x 6' "Club House" next to our golf course.

We appreciate our members treating our community park with the same respect as they treat their own property!

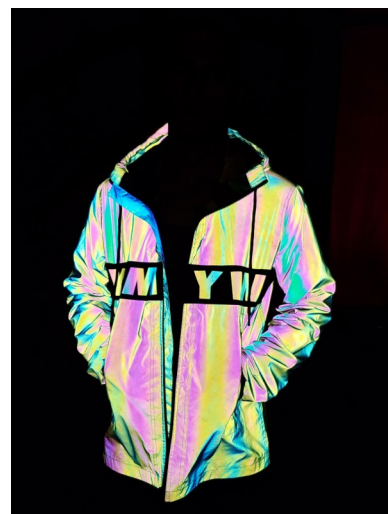
"The dues increase was mainly because of the minimum wage going up and additional costs related to security. (see Pg 6)"

From Your Board

- We self manage and that keeps our dues significantly lower than the national average for an HOA. In 2010, our highest HOA dues were \$1947. Every year since then they have either gone down or didn't increase by more than \$40. Over the nine year period the total dues increase has been less than 5%.
- We know that members don't like to complain or be confrontational but neighbors need to talk and try to resolve issues among themselves. Unless a rule has been broken we shouldn't be involved. We are here to intervene only as a last resort.
- Also, be aware that the droppings you find in your yard or our park are probably coming from the coyotes in our canyons and not our neighbors pets.

Walking & Riding At Night

If you are like a lot of neighbors who walk or ride their bikes or scooters at dusk or nighttime, it has been suggested that you have some kind of reflective clothing that will allow drivers to see you at night. We have lots of neighbors with pets so having some kind of reflective collar or clothing for them would be a good idea as well.



2019 Alvarado Estates Home Tour?



We have a wonderful park filled with activities for all ages.

We are planning to have our 3rd Annual Progressive Wine Dinner & Home Tour on Sunday, April 28th beginning at 2:00pm. In order for that to happen, we need to have four homes on the tour.

Do you have a recently remodeled or renovated home? Does your home have interesting architectural details that you would like to share with your neighbors? Is your home historically significant? If you would like to have your home featured or want to be involved in social events contact Lori Mullen at social@alvaradoestates.org. In the meantime please put Sunday April 28th on your calendar and watch for more details!

Community Park Parties Calendar

June—3rd Annual Golf Championship

July—Concert

August—Family Movie Night Under the Stars

October—Annual Picnic & Halloween Costume Contest

Canyon Activity Update

At this moment, we believe that there are no occupied camp sites in our lower Canyons. In addition, all accumulated trash from known camp sites has been removed. Perhaps the random patrols, the signage, and the clean up activity, were effective.....at least for the moment.

There were three gaps in the fencing on our lower lots. Each presented a wide open invitation to campers. New fencing has closed one of these gaps and a second one will be closed in the next couple of weeks. That will leave the largest “open door” next to the bicycle path at the bottom of Fairmont. Although the five affected lot owners have offered to cooperate, our current plan is to talk the City into dealing with the installation. If this fails, we plan to install this fence on our own.

This issue affects all Alvarado residents, regardless of the specific location of the camps.

The homeless smoke cigarettes in our canyons and light fires to keep warm & cook meals. During the fire season, this presents a significant fire danger to all homes within the Association. Health issues and the potential for crime are also concerns. Recent trespassing activity was related to the canyon dwellers.

The Rules of the Association (5.12) state that it is the individual lot owner’s responsibility to maintain his/her lot in a clean, safe and sanitary condition. This would include the lawful removal of the homeless and their property within a reasonable time after notification. In recognition of the universal nature of the risk, the Board has created policy to share a portion of the required efforts.

If you are aware of homeless activity on your lot, please let us know. If we learn of activity on your lot, we will contact you. Working together we can keep Alvarado Estates a safe neighborhood.

—David Wiles [Security Chairperson](#) & Wayne Breise



Board of Directors & Committee Chairs

Jose Reynoso	President & Grounds Maintenance	619-582-4511	president@alvaradoestates.org
Wayne Breise	VP, Rules, & Park Development	619-287-0707	common.area@alvaradoestates.org
Stacey James	Secretary	619-322-1011	architecture@alvaradoestates.org
Ken Klayman	Treasurer	619-287-6305	treasurer@alvaradoestates.org
Austin Hong	Technology/Communication Chair	760-705-8080	communicaions@alvaradoestates.org
David Wiles	Safety/Security Chair	619-501-7700	safety@alvaradoestates.org
Miguel Espinosa	New Appointed Board Member	619-770-7091	communicaions@alvaradoestates.org
Paul Feuer	Architectural/Safety/Park	619-640-2003	architecture@alvaradoestates.org
Steve Neu	Gate Committee Chair	619-318-8301	gate@alvaradoestates.org
Wes Hinkle	Street Committee Chair	619-286-0445	streets@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
Christina Vargas, Property Manager,
(619) 299-6899 xt 175 cvargas@apsmanagement.com***

***Our Next Board Meeting is scheduled for
Tuesday, February 12th @ 7:00 pm***

Welcome New Neighbors!



Catalina Quevedo—12-19-18



Alvarado Community Association

4774 Yerba Santa Drive
San Diego, CA 92115

Working Toward Community Harmony

Street Safety & Going GREEN

Flags Fly
In Our
Park on
All Major
Holidays.
Kudos to
Wes For
Making It
Happen!



36 & Counting! —That is how many children we have in our neighborhood. They range in age from newborns to teenagers. We are so glad that our park is being used more and that they are out and about on their scooters and bikes.

While our streets are private, parents need to be diligent in teaching their children street safety and making sure they are supervised at all times even in our cul de sacs.

- Wes Hinkle - Streets Committee Chair

Going GREEN & Electronic Consent Forms—In order to keep our dues from raising we are asking our members to receive HOA information electronically. We are required by law to have this signed form on file. <http://alvaradoestates.org/docs/communications/consent.pdf> Between the newsletters, board meeting agendas & meeting minutes it all adds up to lots of money (and trees) being spent to print and mail.

We appreciate your help by GOING GREEN!