

ALVARADO COMMUNITY ASSOCIATION

SPECIAL POINTS OF INTEREST:

- **Walk & Bike
Safety** Pg 4
- **Pets, Poop &
Leashes** pg 4
- **Fire Safety** Pg
4
- **Sourdough
Bread** Pg 5
- **Members
Spotlight** Pg 6
- **Members
Remembered**
Pg 7 & 8
- **Tot Lot FUN!**
Pg 9

INSIDE THIS ISSUE:

- More Food 2**
Truck FUN!
- President's 3**
Message
- Real Estate 3**
Update
- Estate Sales 5**
& Signs
- Graduations 7**
- Meeting 9**
Dates
- Board of 9**
Directors

There's No Place Like Home

ISSUE 2

JUNE 2020

Community Park Happenings!

While the Coronavirus caused the cancellations of our Home Tour and Golf Championship—we tried to not let it dampen our spirits!

Lori Mullen, our Social Committee Chair & FUN coordinator, arranged for Dang Brother Pizza to bring their fire truck, complete with a wood burning oven, to give us

some much needed respite from our quarantine. Thus begun the Friday Happy Hour! The response was over whelming as they sold over 100 pizzas in the first hour and had to come back on Sunday to make sure all of the neighbors were served.



The above picture is from our last pre-pandemic Annual Picnic.



Who are these Masked Marauders?

Why that would be Tonnia & Mike Strand!

More Food Truck Fun!



Gringas Tacos & Catering

The Social Committee was given a list of food trucks and went to work booking them for Tuesdays and Fridays in June. Wanting to have more and different food choices their latest new options were Beach EatZ with hamburgers, chicken & fish bowls and Born in Brooklyn with hot dogs, grilled cheese & hero/sub sandwiches.

Now that school is out and more people are venturing out we are only going to have food in the park on Tuesdays in July from 4:30 to 7:30.

BIG THANKS to all of our neighbors who helped support these small business owners!



Taco & Thai Tuesdays a Hit

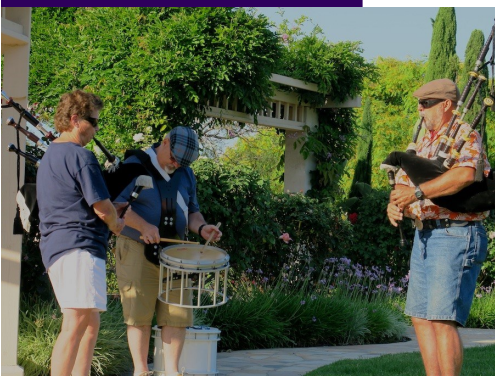
TACO TUESDAYS WERE SO WELL RECEIVED WE ADDED BBQ, THAI & GREEK OPTIONS.



Andrea & Alberto Abreu getting their Haad Sai Thai Food.

If you have any food truck contacts, or want to help in the planning, Lori would love that! Contact her at social@alvaradoestates.org.

Bagpipe Band Practice



Three members of the 7 Celtic Nations Pipe Band serenaded close to fifty neighbors for 90 minutes in our Community Park on Father's Day Sunday, June 21st.

It was a very informative "practice session" as they also explained how the bagpipes and different drums are played.

And there was plenty of room to socially distance! Many members set up a seat, brought a blanket, packed a picnic, sat back relaxed and enjoyed the music!

Husband and wife team Jean & Kurt Hoeger with drummer Vern Carr.

Go here to see more [PIX of the event](#).

President's Message — Jose Santos Reynoso



On June 21st we had a fantastic bagpipe concert in our park. We had about 50 people attend and the one thing that stood out was that there is plenty of room for social distancing. Given that, as we have done in the last few years, I am going to schedule our July 14th board of directors meeting for 5:00 PM, in our park. San Diego has beautiful weather and we have a beautiful park. So long as county guidelines allow us to meet, with safety precautions in place, let's enjoy both.

Your board values your input on all matters and this meeting will be an opportunity for you to provide just that. You'll see that board meetings are never dull but just maybe sometimes seem a bit boring with all the minutia! And hey who knows, you may even decide that joining the board or just getting involved on a given issue now or in the future may actually be FUN.

Depending on restrictions, we hope to have some light snacks and libations following the meeting so that we can all party at the park on what we hope will be a beautiful evening.

Please join us!

**“Only I
home
available
for sale!”**

Real Estate Update

Every Alvarado Estates home has a Unique Story, I would love to tell yours!



858.922.2202 • • •

JAVIN HOPE Realtor®
DRE# 01750598
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Alvarado Estates MAY MARKET UPDATE

STATUS	ADDRESS	BR	BA	ESF	DOM	SOLD PRICE
ACT	--	7	5	5,065	20	LP: \$2,500,000
SOLD	5471 Yerba Anita Dr	5	3	2,800	37	\$940,000
SOLD	4435 Yerba Santa Dr	4	6	4,100	45	\$1,632,000
SOLD	4615 Yerba Santa	6	5	5,061	44	\$1,580,000
SOLD	5130 Norris Road	4	4	2,640	8	\$1,800,000
SOLD	4902 Toyoff Way	4	5	4,818	206	\$2,250,000
AVERAGES		4	4	3,883	68	\$1,640,400



Walk/Bike-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!

And please follow the speed limit of 25 miles per hour!

That includes telling any workers at your home to do the same.

BE A GOOD
PARENT &
KEEP YOUR
DOG ON
LEASH
& CLEAN
UP. NO
ONE
WANTS TO
PICK UP
AFTER
YOUR PET!

Pets, Poop & Leashes!

It's your responsibility as a pet owner to follow the rules. We have received complaints of dogs being walked off leash and **droppings being left in yards. There is just no excuse with bags & trash cans available throughout our neighborhood!**

8.02. Leashes and Mess. As required by the San Diego Municipal Code, pets not confined to the house or a fenced yard shall be kept on a leash by the resident responsible for the animal. It shall be the responsibility of the person who walks a pet to assure that the pet does not leave droppings on the street, on lawns or driveways or in shrubberies of any other lot in the Association area. Thus, a dog walker is expected to carry a tool for scooping and a container for collecting the droppings and is responsible for placing the droppings in an appropriate disposal site, which cannot be Common Area or the Lot of another without specific written consent.

Fire Season Could Be BIG

Fire Safety Update - Defensible Space

We could be in for a very long, hot summer and owners need to keep their lots and canyons clear of dead brush to reduce the fuel-load that maximizes the potential for a very hot, rapidly spreading fire. We have to do everything we can to minimize the potential of the immediate hazards like a spark from a car or a thrown cigarette near the roadway. The HOA and a number of homeowners use Poly for clearing and cleaning up. Every year his crew clears 5' from the curb along Yerba Anita and those owners share in the cost. In addition, he is responsible for maintaining all common areas and recently completed the Yerba Santa landscape upgrade project. He is very reasonable if you need help with that and can be reached at 760-213-0846.

- David Wiles, [Safety & Security](#) Committee Chair



Association Rules Reminder— Estate Sales & Signs

3.09. Sales.

In addition to the prohibitions of commercial activities listed in the CC&Rs, it is not permitted to conduct a yard sale, garage sale, estate sale or auction within the Association area.

The association has acknowledged that there are times when the sale of a home is caused by the death of a member, or when they are moving to smaller quarters, and an estate sale can be beneficial for the family. In this case they are allowing an estate sale to be advertised to members only. Members may only invite their family and friends. It may not be advertised to the general public. In addition, no signs directing prospective buyers are allowed inside or outside of the community. If the owner is found in violation of either of the two stipulations it will be shut down immediately.

3.10. Signs

The posting of commercial signs on lots is prohibited, except For Sale signs and residential security-system signs. Political signs are to be taken down the day after elections.

And while we all know that it is important to follow the Rules, no one likes to be put in the position of being “the policeman” when those Rules need to be enforced.

*“Sourdough
bread can
be as simple
or as
complicated
as you make
it!”*

Sourdough Bread

INGREDIENTS:

For a small loaf:

- 50 g (1/4 cup) bubbly, active starter
- 165 g (1/2 cup + 3 tbsp) water
- 5 g (1 tsp) fine sea salt
- 250 g (2 cups + 1 tbsp) all purpose flour (Trader Joe or King Arthur)
- 2 tablespoons butter



Sourdough bread has its reputation for being difficult. Is it hard to make? There are many technicalities and tweaks that can be made, which may make it seem intimidating, but there are also EXTREMELY MINIMAL and simple ways to make sourdough bread. It can simply be a matter of mixing the ingredients, putting them into a loaf tin, and baking!

With so many options for taking a misstep, making “natural” sourdough bread (without commercial yeast) can be an acquired talent: a prime example of practice makes perfect.

Here’s the link for detailed instructions: <https://www.theclevercarrot.com/2020/04/artisan-sourdough-with-all-purpose-flour/>

And if anyone is ready to start baking Lori Mullen has graciously offered to share her sourdough starter, just contact her at LoriMullen@gmail.com

Members in the Spotlight!



Katie started playing softball at 6 years old as part of a Francis Parker Lower School team that played in the Peninsula Youth Softball Association (PYSA) league at Robb Field in Ocean Beach. The kids hit off the tee and ran the bases, but mostly, it was about having fun and learning lots of cheers to encourage teammates. The next year she signed up to play as a pitcher at PYSA and she never looked back. She played 7 seasons, both spring and fall, and each year made the All-Star team. She formed life-long friendships on those teams and every year she has looked forward to playing and spending time with her teammates, both returning and new players, and of course, work with her amazing coaches.

During her softball career Katie played travel ball for Fearless Premier but always looked forward to the official high school softball season. Her senior-year season was cancelled due to COVID-19 health and safety precautions.

As a freshman Varsity team player in her first game, she pitched 8 innings in a tiebreaker with Mission Bay, allowing only 2 earned runs. From there, she was off to the races, pitching her first full game no-hitter that year.

Her sophomore year she was selected as the team MVP and earned All-League team selection.

KATIE IS "HIGH ACADEMIC" TAKING MANY AP OR HONORS COURSES & HAS EARNED HONORS & HONORS WITH DISTINCTION EACH YEAR. HER CURRENT GPA IS 4.4

Katie Austin, Francis Parker 2020

In her junior year she was a co-captain and earned All-League team selection and made the All-Academic Team for high grades.

In this shortened senior season, she pitched 28 innings with an ERA of 1.50. She had a record-setting game against Maranatha Christian when she recorded 19 strikeouts and was credited for 20 of the game's 21 outs. She was on track for a record 150 strikeouts this year.

In addition to softball, Katie has been a Girl Scout since Kindergarten and has earned her Bronze and Silver awards for leading community service projects in fifth grade and eighth grade. Her Silver project was seeking approval for, designing, making and installing bat holders in both dugouts of eight softball diamonds at Robb Field. She is currently working on a service project to benefit UCSD Bannister Family House in Hillcrest to earn her Gold Award. That's the highest honor in Girl Scouts, akin to an Eagle Award in Boy Scouts.

This Year's MVP & Team Captain!



Katie has also been a member of MADCAPS, a mother and daughter social service group, and has volunteered at many of San Diego's fine charitable organizations during her six-year membership. Among her many volunteer assignments, she has been a summer camp counselor for the Humane Society and San Diego Therapeutic Recreation Services, cooked and served meals at UCSD's Bannister Family House and helped to build housing with Habitat for Humanity.

This past December, Katie committed as an athlete-scholar to attend Oberlin College as a pitcher on the softball team!

More 2020 Graduates

Promotions—

Abigail Smith—Francis Parker—to middle school

Maxwell Matys-Gleason—Francis Parker—to high school

High School—

Cody Dunne—Grauer School in Encinitas—attending Emerson College in Boston—majoring in Media Production

Peter Valverde—Francis Parker—graduated Cum Laude, Honors with Distinction & Math Student of the Year—attending UC, Berkeley—majoring in Physics & Engineering

College—

Nick Valverde—UC Davis—graduated with a degree in Economics—going for Masters

Katie Valverde (Nick's twin)—Regis University graduated with a degree in Spanish—going for Masters

Members Remembered

Patricia Ann Gooding was born at home in Ebbw Vale, Wales, UK on July 4, 1930. In 1952, she met Terence John Gooding at a church dance hall. She worked as a Comptometer Operator at Whiteheads and Terry attended Swansea University. They dated for three years until Terry received a Fulbright Scholarship to study Physics at the University of Minnesota.

In December 1955 after just a few months in the U.S., Terry borrowed money from a professor & purchased an airline ticket to return home for the Christmas holidays. Terry proposed to Pat and they were married just three short weeks later in St. Mary's Catholic Church in Newport on Dec. 31, 1955. The very next day, they left London and flew to Minnesota where they would spend the next three years as Terry worked on his PhD. Pat worked at a bakery until their eldest son Tony was born on August 4, 1957. After graduation they returned to the UK where Terry worked at the Harwell Laboratory and Pat relished being a housewife.

In 1958, Terry Jr. was born and in 1960, Paul arrived. Pat referred to these years as some of the happiest of her life.

After two years, Terry accepted a job at the Lawrence Livermore Lab near Berkeley, California and they returned to the U.S. this time for good. A year later, Terry accepted a job in San Diego and the family moved again. Kathy was born in 1966 and Pat has lived in San Diego ever since. She loved to return to England and Wales each summer to visit family & friends.

Pat loved to travel and was fortunate to visit many countries around the world. She loved making dinner for the family with her Mom at her side in the kitchen. Pat loved sharing her good fortune with family and friends and was generous to everyone. Going antique shopping was her favorite pastime. Her face would light up when she found a hidden gem at a bargain price. She also loved to sing, dance and listen to Big Band Music.

Pat was diagnosed with Dementia in 1999 & spent the last twenty years of her life quietly at home with her many caregivers and close friend Natalie Gomez. Pat passed peacefully at home surrounded by loved ones on November 7, 2019.

"Pat loved her garden, particularly her tomatoes and citrus trees! She built & lived in 2 different homes in Alvarado Estates."

Members Remembered



Nhung (Velvet) Lu Booth passed away on March 30th of lung cancer. Born July 20, 1944 in Ben Tre, Vietnam she was one of 10 children raised by self-made successful parents. The importance of hard work, and education was engrained at an early age.

In Vietnam, women pursuing a college degree during the early 60's was very rare & universities were limited; making competition great. She scored and qualified for the very top tier, and was accepted into a prestigious law school, the equivalent of Harvard & Stanford University. However, because of the collapse of the Republic of South Vietnam on April 30, 1975, the family's wealth and businesses in tea, ice and coconut oil production, were taken by the ruling communist government. The majority of the family members were put in jail and falsely accused of aiding the opposition, so the communist government can steal everything. Velvet managed to escape prison on her first day due to the initial disorder.

During the mid 70's she managed to conduct a black-market tea wholesale and coconut oil production businesses, when it was all government controlled and restricted and managed to create her fortune a second time. Realizing there was no future living under communist rule, she decided to escape from Vietnam in 1978.

IN HER
FREE TIME
VELVET
LIKED
MUSIC &
DANCING
ALONG
WITH
GARDEN-
ING &
PLANTING
EXOTIC
FRUITS.

Her family was one of the few "boat people" who escaped the country and death at sea. The overloaded boat almost sunk because it had taken in water twice and she said "I thought we would not make it." The family barely managed to get to Malaysia and were refugees for over a year, before being accepted to immigrate to the USA in late 1979; to start over.

She graduated with honors from SDSU with a bachelor degree in computer science and worked for the Navy. She pursued various business ventures that included opening a Vietnamese restaurant named Velvet Inn, travel agency, and wholesale home furnishings. She eventually found success in Immigration Services, named Far East Service Center, and Real Estate Investment.

In 1994 she met the true love of her life, Theodore W. Booth, whom she adored and respected. In 2001, a substantial contribution was given to the Astronomy Department at SDSU, to give back to the community, her alma mater and also due to Ted's field of aviation, as a Naval Lieutenant-Commander and Captain of PSA, and fascination in Astronomy.

Velvet and Ted moved into Alvarado Estates in 1998. And sadly Ted passed away in February of this year.

Don't Shoot The Messenger!



The Good News is you live in an HOA...and the Bad News is you live in an HOA!

Everybody wants to be a good neighbor and not complain...But they do...to the board members. Trust us—we don't want to feel or act like policemen anymore than you want to feel like you're being scolded or punished.

It is the board's responsibility to follow up on all complaints and to enforce the Rules. It is our goal to continue to maintain the tradition of self-managing our HOA... which keeps our dues extremely low... saving us all about \$140,000!

Board of Directors & Committees

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	communications@alvaradoestates.org
David Wiles	Safety/Security Chair	619-501-7700	safety@alvaradoestates.org
Miguel Espinosa	Common Area	619-770-7091	common.area@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

When
scheduled our
board meetings
are held on the
second Tuesday
of the month
at the offices of
APS at 7:00
p.m.

Association Management Information

APS—Associated Professional Services
7007 Mission Gorge Road, San Diego, CA 92120

Theresa McLaughlin, Property Manager,
(619) 299-6899 xt 107 tmclaughlin@apsmanagement.com

Our next Board Meeting is scheduled for 5:00 pm
July 14th in our Community Park!



Tot Lot FUN!

“The most popular seat in the Park. Don’t miss it! However, no adults allowed.”

When Wayne Breise proposed a Tot Lot in the early 2000’s there wasn’t a lot of support as there were few children living in AE. Fast forward to 2011 with more young families moving in and the Tot Lot became a reality. Then late last year Catalina’s mom asked about getting a toddler swing. While there wasn’t enough room to add a new swing the bucket seat can easily be switched out at any time. Problem solved!



Alvarado Community Association

4774 Yerba Santa Drive
San Diego, CA 92115

Working Toward Community Harmony

Streets & Safety



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 lots of walkers & riders - **plus children going to the Tot Lot, pets to the Dog Park and golf Pitch & Putters - just slow down, please!**

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.

- 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.

Flags Fly in the Park—Wes Hinkle has been a board member since 2011 and is in charge of the Street Committee. His patriotism runs deep as he served 33 years in the Marine Corps and retired as a Colonel. The flags will be displayed during daylight hours at our community park in honor of those who have and do bravely serve our country. Holidays they are scheduled to be out are New Years Day, Presidents' Day, Memorial Day, Flag Day, Independence Day, Labor Day, Patriots Day, Veterans Day, Thanksgiving and Election Days.

Hot Tip—Call your homeowners insurance company and ask if they offer a discount for living in a gated community with attendants on duty, as well as, being a member of an HOA.

