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# There's No Place Like Home

ISSUE 3

NOVEMBER 2020

## Annual Meeting in the Park

On Saturday, September 12th, we held our Annual Meeting that was postponed due to the pandemic.

It was by far the biggest turnout ever! And not a problem with self-distancing as our park had ample room to accommodate the around 100 people who showed up.



Todd Gloria has always attended our Annual or July board meeting if he was in town. And we hope to continue to receive his support of our community now that he is our new Mayor.



We were also honored to have city council candidate, now our city councilman, Sean Elo-Rivera in attendance to introduce himself. Sean feels very strongly about supporting and advocating for the communities within his district and we look forward to working with him on issues of concern to Alvarado Estates. Welcome, Sean.



# Annual Meeting FUN!

And once again  
Dang Brother  
Pizza was a hit!



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

And BIG thanks  
to our members  
for being "good  
neighbors" and  
following safety  
protocols.

## Who Are These Masked Members?



We want to thank all of our neighbors who came out to support the food trucks and celebrate our park parties. Your participation and support of our events contributes to a real sense of community!

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





# October Annual Picnic & Movie Night



**The Mullen Family dressed up in Star Wars**

**Special thanks to Angela Adu-Badu for making treat bags for all the kids!**

This year we combined our Annual Picnic with a Halloween Costume Parade and Movie Night. During the Costume Parade kids of all ages were skipping about in their costumes to the delight of the onlookers.

The parade was followed by kids and adults dancing on the lawn to the Monster Mash and other lively Halloween tunes. Smiles were undeniable under all of those masks!





The kids were all delighted & sported some clever costumes.

*“Our Annual Picnic is always held in October and features either a Halloween or Harvest Festival Theme.”*

## More Annual Picnic & Movie Night

Catalina Quevedo brought her best friend to join in the Halloween festivities.



We normally have Family Movie Night Under the Stars in August. But 2020 has been anything but normal!

Even though it was a bit chilly we had a great turnout for Jumanji: Welcome to the Jungle.

You can see all of the Annual Picnic photos on our website at

[Alvarado Estates Annual Picnic.](#)





# Ice Cream Social & Concert

On Saturday November 14th we held an Ice Cream social and brought back the Skylarks for more FUN in our community park!



**“Everyone raved about how good the ice cream was from King Kreme.”**

More Community Comradery is in the planning for 2021. “Nothing will keep our spirits down,” says the Social Committee

You can see all of the Ice Cream Social & Concert pix on our website at [Ice Cream Social](#).



"We want to  
thank the  
HOA for  
hiring Elite  
last year. The  
front gate staff  
is so  
professional &  
everything runs  
so smoothly."  
One Happy  
Owner :)

## Party Protocol & Noise Curfew

Everyone has parties and most of the time neighbors display common courtesy and common sense. An incident was reported last year over 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. Contact Steve Neu if you need to schedule a gate attendant at [gate@alvaradoestates.org](mailto:gate@alvaradoestates.org)

Owners could be subject to a fine if issues arise due to parties going past the curfew.

## Tis the Season to ...

**Gate Kiosk 619-583-0880**

**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 he moved from Orange County to be with her. He is an avid sports fan on his time off and works the morning shift from 6:30 to 2:30, Monday through Friday. He joined us in January of 2014. His birthday is September 9th.

**Linda LaCom**—was born and raised in Glendale, CA and moved to San Diego in 1971 to attend SDSU. She graduated with two degrees in Fine Arts & Physical Education. She is an avid traveler, having worked for American Airlines for 30 years as a Customer Service



## ...Remember Our Gate Attendants

Manager and her husband was a pilot. She also enjoys gourmet cooking and snow skiing in Mammoth. She works 2:30 to 8:30 pm Mon & Sat plus the Sunday shift from 8:00 to 8:00 pm. Her birthday is September 29th.

**Norberto "Robert" Garcia**—was born in Tijuana. His father is a US Citizen who moved to Mexico in 1976 and two years later Norberto was born. He's single and lives in Rosarito Beach. His two favorite things are going to the movies and traveling. Last December he went to Boston for the Patriot's Game and then on to New York City to relive New Year's Eve in Times Square. He did it two years prior and said it was "Awesome." He works 2:30 to 8:30 Tuesday to Friday and 6:30 to 2:30 on Saturday. His birthday is October 1st.



# 2021 Social Calendar?

We are hoping to have our 4th Annual Progressive Wine Dinner and Home Tour in April and we need 4 homes to do that! Contact [social@alvaradoestates.org](mailto:social@alvaradoestates.org) if you would like to be a part of the showcase. The event is held on a Sunday, starting at 2:00 pm and ending 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.

## Home Tour—April, 2021?

**Annual Meeting**—Saturday, May 15th, 2021—3:00 pm

**4th Annual Golf Championship**—June, 2021

**Family Movie Night Under the Stars**—August, 2021

**Concert in the Park**—September 2021

**35th Annual Picnic & Halloween Party**—October, 2021

**“Great  
time to sell  
with  
inventory  
at an all-  
time low!”**

## Real Estate Update

### ALVARADO ESTATES LUXURY MARKET REPORT

Happy Holidays from the Neuman Team!



#### ACTIVE LISTINGS

4901 Yerba Santa Drive	5 BD / 8 BA	6,739 SqFt	\$2,795,000
4605 Yerba Santa Drive	8 BD / 12 BA	15,000 SqFt	\$7,697,998

#### RECENTLY SOLD

4491 Yerba Santa Drive	7 BD / 5 BA	5,065 SqFt	\$2,075,000 Sold Price
------------------------	-------------	------------	------------------------

**We have sold 28 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



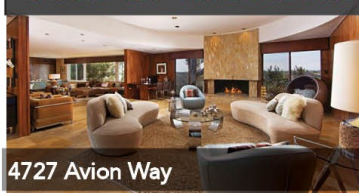
**Art Lewis**  
REALTOR®  
DRE# 01341786



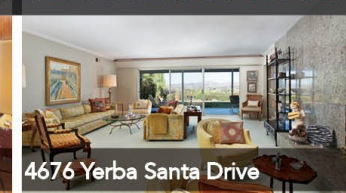
**619-595-7025**  
Sold@SellSanDiego.com  
SellSanDiego.com

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### SOLD BY THE NEUMAN & NEUMAN TEAM!



4727 Avion Way



4676 Yerba Santa Drive



4421 Yerba Santa Drive



5120 Norris Road



4444 Yerba Santa Drive



4901 Yerba Santa Drive

## President's Corner — Jose Santos Reynoso



Most of you know that aside from my work on the Alvarado board, I am involved with many activities in our greater community. I help out with the Hardy Elementary Dad's Club. On top of that, I chair the College Area Community Planning Board, which also makes me President of the College Area Community Council. The first is a city-driven organization that advises the city on land-use issues. The latter focuses on community-driven concerns. I feel that it is important that the entire community, at the very least, be kept informed so I attend every community meeting in the College Area on top of the council/board committee meetings and a monthly meeting for the chairs of all the planning boards in the city and the business improvement district board meetings.

It is a very rigorous schedule and exhausting. I've had a long, hopefully successful career and feel that I need to give back. I believe that it is important to move our greater community forward in a positive way and the community plan update that I have mentioned to many of you will be the deliverable for all this work. I believe you will really

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

appreciate some of the ideas that have been suggested. They promise to make our area, not only an even better place to live but a destination for many. I encourage you to stay tuned, get involved. Your two cents could be the idea that puts an idea over the top. The city has launched the plan update. Currently, the first of several surveys are available to solicit community input. PLEASE go to [www.plancollegearea.org](http://www.plancollegearea.org), look at what the ideas are and PLEASE provide your input. It is vital!

I get together for coffee with some great friends every week. At one of these get-togethers, one of my buddies mentioned that he downloaded an app that texts him on a random basis, several times a week with a simple message—"remember, you're going to die." At first it sounded rather morbid but he said he loved it because it reminds him to enjoy every minute as he lives it. Especially this year! That is an easy thing to forget, which is why he loves the app. Despite all the meetings and grunt work, I really try to make the necessary time for family. The holiday season is almost upon us. Whatever holidays you celebrate, my hope is that you spend them joyously with family and friends and that the next year brings all of us many positive, enjoyable experiences, worth remembering.

## Safety First—Ped Left, Bike Right!



Now that more of us are walking, running and riding along our streets, safety is more important than ever. But are you confused over which side of the road you're supposed to use when you walk, run or bike in our neighborhood? When a sidewalk is not available, pedestrians are required to walk/jog 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/runner, and give the pedestrian an opportunity to establish eye contact with the driver. It also means a car won't sneak up on you from behind. When bicycling, the cyclist should ride on the right side of the road, going in the same direction as automobile traffic. And don't be misled by those new arrows painted on our roadways! Those apply to cyclists only, not pedestrians. Don't forget to carry a flashlight and/or wear reflective clothing (or reflective collar/leash for your dog) to be easily spotted during dusk and dawn.



## Our New Streets

The fresh asphalt seal coat job on our streets has been completed. This work was done by Hazard Construction Co who has completed all major asphalt work for our Community for the past 10 years. We would highly recommend them for major asphalt work.

All Pro Asphalt company did the street repairs before the seal coat was installed, and they replaced all of our street markings. This was the first time we used this company and they also did a great job. We plan to use them for our future road repairs and road markings. Consider giving them a call if you need this type of work.

Palo Verde and Yerba Santa extension from Palo Verde to the cul-de-sac were omitted from the present job. These two sections will be ground, compacted, and overlaid with fresh asphalt promptly after planned trenching is completed. This should happen in the next few months.

Your Board plans to keep our policy of maintaining our streets in excellent condition.

—Wes Hinkle, Street Chairperson & Wayne Breise

*"If you have a service or want to start a neighborhood group event we would be happy to share that anytime."*

## Member Classifieds

**Holiday Lighting**—[Delights of Christmas](#) is a fully licensed and insured holiday lighting/decor company based here in San Diego. Our services include design, setup/removal, servicing throughout the season, storage in the off season, and anything else our customers need to make the planning and execution of their holiday lighting a success. For more information contact me at 619-794-4519 or [alex@delightsofchristmas.com](mailto:alex@delightsofchristmas.com). The picture below is an example of the type of lighting that can be done.

—Alex Thibadeau

Does anyone play Mahjong or have any interest in starting a neighborhood group?

Contact the [Katz Family](#)

## More Member Classifieds

John Valverde is raising funds for kids in his Point Loma Troop 24 (boys and girls) in need. His troop has a girls patrol now too which is awesome. John is waiting for his Eagle Board of Review. He has two wreaths left for sale if you are interested. Thanks your support!

[jvalverde2022@francisparker.org](mailto:jvalverde2022@francisparker.org)



**A neighbor's  
privacy  
always super-  
sedes view.**

**“This is my  
favorite  
cookie that  
my grand-  
mother  
made. So  
chewy and  
yummy!”**



## 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 neighbor's 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!**

## Corn Flake Cookies

- 1 cup white sugar
- 1 cup brown sugar
- 1 cup butter
- 2 eggs
- 1 teaspoon vanilla extract
- 2 cups coconut
- 2 1/4 cups flour
- 1 teaspoon baking soda
- 1 teaspoon baking powder
- 2 cups oatmeal
- 2 cups corn flakes

Preheat oven to 350.

Cream together butter, sugars, vanilla and eggs. Add coconut.

In separate bowl mix dry ingredients. Slowly add dry ingredients to butter mixture.

Using rounded teaspoon, place dough balls on ungreaased cookie sheet 2" apart.

Bake for 10- 12 minutes until golden.

Cool on pan for a minute or two, then transfer to a rack to cool.



# 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>
Stacey James	Secretary	619-322-1011	<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>
Miguel Espinosa	Common Area	619-770-7091	<a href="mailto:architecture@alvaradoestates.org">architecture@alvaradoestates.org</a>
Eric Poliak	Safety/Security	619-981-2770	<a href="mailto:safety@alvaradoestates.org">safety@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>
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  
Katrina Wong, Property Manager,  
(619) 299-6899 xt 175 [kwong@apsmanagement.com](mailto:kwong@apsmanagement.com)*

*Our next Board Meeting is Tuesday, January 12th @ 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!



Josh Volen

Daniel & Nicole Rice



## 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.

**Please NO Blowing Leaves By Gardeners - OUR HOA IS 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.