

ALVARADO COMMUNITY ASSOCIATION

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There's No Place Like Home

ISSUE 2

JULY 2021

Park Party & Golf Championship!

Our 9th annual June Party in the Park and 5th Annual Golf Championship was held on June 12th.

We had 4 golfers in the 16 & under Junior Division, 6 in the Men's Division, and 8 in the newly created Women's Division.

It turned into a family affair when Niklas Williams beat his little sister Pippa by one stroke. We're adding the Girl's Junior Division next year to make it more fair!



And tensions were on high as the men's championship ended in a sudden death playoff to determine a winner. It took 3 rounds for one of our newer neighbors, Jesse O'Gorman, to beat out Mark Armstrong & Larry Salerno, both past champions, with a hole-in-one!

And Susan Crisafulli lead by one stroke over Julie Dunne to take home the cup. Susan

**By adding the Women's
Division this year we had a lot more women participate!**

ended up with a score of 13, the same as the men's sudden death playoff. And twice in the past had to play off against the guys. "Now we have the AE LGA which feels more fair," said Susan

Special thanks to our "Grand Marshal" Wayne Breise for coordinating & running the championship! All he could say about this years' tournament, "It was thrilling to have such close scores!"



More Party in the Park



Edlyn with dad
Austin Hong

Social Chair Lori
Mullen with Tina
Gerstler and (her
favorite husband)
Jose Reynoso.



We got rave reviews for the food provided by Beach EatZ!

Everyone had Great FUN!



Seated are David & Rae
Wiles with Jim & Susan Call
and Ken Klayman.

And everyone had so much
FUN we had to literally
take the tables and chairs
from under them at 6:30.

Clearly this was our most
popular golf championship!

SPECIAL
THANKS
GOES TO
JASON
POLIAK,
WHO IS
TAKING
OVER OUR
PARK SET
UP, AS
MATTHEW
REYNOSO
IS HEADED
OFF TO
COLLEGE!

Preserve Your Park Legacy

Our Pitch-n-Putt Golf Course was created by the generosity of our neighbors (like everything in our park) through donations. And it was the gifts of the benches, walls and engraved tiles that allowed us to create yet another FUN family-friendly experience for our members. No worries if you missed out getting a tile back in 2015, as we planned having enough space to add more. For only \$200 you too can Preserve Your Park Legacy with a personalized 6" tile. All proceeds go to our park maintenance fund. If you would like to order one contact Susan Crisafulli at susan@FUN-damentals.com.



More Golf Party Pix



Carolyn Housman, Jim Joyce, Julie Dunne,
Tonnia Strand & Sharon Henry.

Jesse O'Gorman & Larry Salerno
in Sudden Death Playoff



**"BIG thanks to
Chris Crisafulli
for taking all
of our social
pix! You can
see all of the
golf photos
[here.](#)**

Annual Meeting Moves to May

Our annual meeting has always been held the 2nd Saturday in March and last year the Social Committee suggested changing it to the 3rd Saturday in May because the weather is more conducive to being outside in our park.

We had a number of speakers address the members including Mayor Todd Gloria, Senator Toni Atkins, councilman Sean Elo-Rivera and our new U.S. Representative for California's 53rd congressional district Sara Jacobs' rep, David Vance.

Mayor Todd Gloria with board member Steve Neu.



Dang Brother Delights...

...Once again! We have had them cater both the Annual Picnic & Annual Meeting in the past and everyone loves their pizza.



Bruce Love Turns 105!



Neighbors joined in the celebration with Bruce on July 10th!

Bruce Love was born on his grandmother's ranch in the small town of Peck, Idaho on July 16, 1916. His father had joined the Canadian Expeditionary Force and was fighting in Europe at the time. When the war was over his father moved the family to Stewart, British Columbia.

After graduating from high school Bruce worked in the local gold mine for the summer. When his father said, "Bruce, would you like to go to college?," he jumped at the chance. Bruce graduated from the University of Idaho in 1940 with a degree in electrical engineering. He received job offers from San Diego and Charlotte, South Carolina. After going to the library to compare the climate in each city, it was off to San Diego, with his new wife Eda. They eventually bought a lot in Point Loma for \$1,500, built a house, and raised a family.

In 1977, after his divorce, Bruce was driving up Montezuma Road when he saw a lot at the top of the hill with a for sale sign on it. After investigating, he discovered the wonderful community of Alvarado Estates. He quickly bought the lot on Le Barron Road, designed and built his house.

Over the years Bruce has served on different AE committees, including the architectural committee. A few years ago, Bruce and his wife Ellee tried moving to a retirement community. After only a few months they moved back to Alvarado Estates, or as Bruce likes to call it "Camelot".

"In 2022, Alvarado Estates will celebrate its 70 year history. It will be a chance to both honor our past & build upon it, right in the heart of our community."

What's UP with the...

When the Alvarado Community Association was formed in 1952, our founding members documented their vision where residents could build a luxury home to suit their family needs. They set aside 8 acres of land in the heart of the neighborhood to "erect a community building" to cultivate a strong sense of community. The creation of our Park along with the Tot Lot, Dog Park, & Putting Green, enhanced that vision. The present hope is to actualize that vision with the Community Center Clubhouse.

This current plan began in 2019 and progress continues in spite of Covid. Your Board has approved a site in the Park and the general design of the building. Our fundraising now has donations totaling over \$300,000 in the bank. Over 30 neighbors have either made a donation or pledged to do so. Naming rights for the clubhouse and patio/gardens, along with the dedication for the Cozy Corner, have all been claimed by neighbors. The Thermometer at the entrance to our Community will continue telling the story. Our hope is to celebrate this anniversary in our own Community Center!

...Community Center Clubhouse?

In the many conversations with neighbors, important questions have surfaced. Although there are numerous Homeowner Associations successfully operating an onsite clubhouse, there appears to be a right way to operate and a wrong way to operate. It has become clear that additional research, legal clarification and input from residents is needed prior to formalizing policies. Attorneys have been engaged and all issues are being investigated. Developing proper policy as well as accurate construction costs is the objective. The eleven neighbors that sit on the Board will be reviewing these issues in detail and openly sharing the results and seeking your thoughts.

Although over 30 neighbors have contributed or pledged donations, and \$300,000 exists in our designated account, additional financial support is needed. Give your personal donation a little thought. We need and would appreciate your support! —Your Clubhouse Committee—

[Jose Reynoso](#), [Wayne Breise](#), [Susan Crisafulli](#), [Karen Austin](#), [Eric Poliak](#)



Surprise Retirement Party...



Our long-time mail carrier, Russell Jones, recently retired after “posting” a thirty-year career with the United States Postal Service (USPS). Alvarado Estates has been on his route for the last several years. We have always appreciated his professional service and caring connections with us, but even more so during the COVID-19 pandemic.

To show our appreciation, we orchestrated a surprise party for him in our park as he drove by on his last day. We created a huge banner and signed it with messages of thanks and well wishes for a happy retirement.

American flags lined the park, while residents held the banner and cheered him on when he arrived. The USPS graciously had another carrier finish the last few streets of his route so that he could stay with us for a little celebration.

...Thanks to Our Dear Sweet Russell!

During the pandemic, Russell became a lifeline for many of us by delivering medicines, needed supplies, social security or stimulus payments, and important correspondence. He was an essential service worker who donned a mask and gloves to keep himself and the rest of us safe, and to keep the mail moving.

A great number of residents attended the party in the park and/or took time to sign the banner with a sentimental message to thank him. He made a difference in our lives on a daily basis by delivering the mail AND caring about us. Russell didn't rush through our neighborhood while performing his job, he became a part of it! That's why he will be remembered and missed by all his friends in Alvarado Estates.

BIG KUDOS go to Peggy Han, son Jason & Karen Austin for coordinating the event and supplying all the goodies and the banner! Also for Bruce Love's celebration along with Elaine Boland, & Michele Joyce.

Link to video <https://m.youtube.com/watch?v=XbjexkEQ8XQ>

“This terrific video was produced by resident Cody Dunne, a college student studying film at Emerson College in Boston.”

Dr. Ted Thomas Also Retiring

Dr. Theodore Thomas has been practicing medicine since 1987. He received his medical degree from the University of Colorado Medical School and did his Internship at the US Public Health Service in Staten Island New York. He completed his Internal Medicine Residency at the West Virginia University Hospital in Morgantown, WV. He was Board Certified in Internal medicine in 1986 and also Board Certified in Nephrology in 1990. His Nephrology Fellowship was completed at the Cleveland Clinic in Cleveland, Ohio.

During his 33 years with Balboa Medical Group, Dr. T managed a vibrant practice, became Chief of Staff at Mercy Hospital, was affiliated with multiple hospitals in the area including Coronado and Sharp, Mary Birch. He and Inez moved into AE in 1992 where they raised their three children Sydney, Nicole, and Jamal. Ted's ready to relax, travel, learn new things & be a grandparent!



New Street Paving

Last summer our Association resurfaced all streets in our community with the exception of Palo Verde and the Yerba Santa extension from Palo Verde to the cul-de-sac. This activity included fresh street markings and lines. The HOA Capital Improvement reserve had budgeted \$123,144 for the work. The total cost was \$117,840.

The work on Palo Verde & the Yerba Santa extension was delayed due to planned street trenching related to the undergrounding of the overhead utility lines that extended from existing telephone poles to the homes in the cul-de-sac. However, SDG&E closed their permit department & permits for this work became unavailable. Faced with the SDG&E delays and the forecast increase in the cost of asphalt work, the Board decided to move forward with the remaining work.

In April, Hazard Construction completed the asphalt resurfacing on Palo Verde and the Yerba Santa extension. The HOA Capital Improvement reserve had allocated \$110,821 for the work. The total cost was \$108,653. With reasonable maintenance, we should be able to enjoy first class streets for the next 15 – 20 years.

**Wes Hinkle—Street
Committee Chair &
Wayne Breise**

**THIS
RECENT
ACTIVITY
COMPLETES
THE
ASPHALT
WORK ON
ALL
STREETS IN
OUR HOA.**

Member Milestones

- John Valverde earned the Eagle Scout Award by leading a project to build a retaining wall along a trail at Presidio Park near Taylor Street.
- Nick Valverde graduated from Santa Clara University with a Master of Science in Finance and Analytics.
- Katie Austin earned the Girl Scout Gold Award by completing a project to remodel the community room at UCSD Bannister Family House in Hillcrest.
- Maddie Joyce graduated from Cathedral Catholic High School and will attend Loyola Marymount University in Los Angeles.
- Topher Costa graduated from Francis Parker School and will attend Saint Mary's College.

Member Classifieds



CAVILAM - Alliance Française

Breffni and Gladys Barrett have the pleasure of introducing our niece Alejandra Burgos who is staying with us.

She is an accomplished teacher of French and Spanish and would like to offer instruction of French and/or Spanish to adults or children. She is an experienced teacher in the international Alliance Française with Cavilam Certification.

Alejandra is also very good with children and can make herself available to assist in any child care needs.

Please call Breffni or Gladys for any further information at 619-287-8783 or email drbreffnibarrett@gmail.com

President's Message—Jose Santos Reynoso



We have embarked on a project that I've heard about ever since Tina and I moved here 19 years ago. There was always the plan to build a community clubhouse in the park. Well it appears that a group within our community feels that now is the time so a committee was formed. The board approved the launch of a fundraising effort because big dreams must have the necessary resources to become a reality. It appears that there is enough financial support within the community to make the project happen. I got involved with the proposed project to make sure that all "i"s are dotted and all "t"s are crossed. There are numerous legal and tax issues

that must be addressed before we decide to move forward. Counsel has been engaged and we hope to have answers and guidance soon. Once we do, I plan to hold a community forum to present all the information we receive and answer any questions you may have. After that we will hold a community-wide vote to determine just how much support there is in the community, before the board makes a final decision. I expect all lot owners to submit their vote. This is a major project in terms of cost, even though construction will be covered with donations, not assessments. But the board must know where the community stands before moving forward. Not to be funny but once you have all the facts and information to make a decision and you do not return your ballot, I will be knocking on your doors. Until then, have a great summer!

**"Market
at all-time
highs,
NOW is
the time
to sell!"**

Real Estate Update

ALVARADO ESTATES LUXURY MARKET REPORT

Happy Summer from the Neuman Team!



ACTIVE LISTING

4615 Yerba Santa Drive 7 BD/ 3F/2H BA 5,334 SqFt \$3,699,000 List Price

RECENTLY SOLD

4901 Yerba Santa Drive 5+ BD/ 6F/2H BA 6,739 SqFt \$2,700,000 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

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SOLD BY THE NEUMAN TEAM!



4421 Yerba Santa Drive



5120 Norris Road



4444 Yerba Santa Drive

**The only thing hotter than this summer's
temperatures is San Diego's scorching housing market!**

**With only one home currently for sale in Alvarado
Estates, this is the PERFECT time to consider selling.
An ultra-low inventory could very easily equate to a big
sales price!**

Curb Appeal Enhances More Than a House

Do you smile when you approach your house because of its welcoming charm? Do your neighbors compliment you on your front garden or window boxes? Does your house have curb appeal? It defines your home's style and enhances both your property values and community standards.

Defining curb appeal—Rob Crenshaw knows a bit about this. One of his roles as president of the Coronado Floral Association is heading up its annual Home Front judging. "Every property gets a look. We are proud that all of this work contributes to maintaining or increasing our property values," he says.

Crenshaw's team of 100-plus volunteers looks at all 6,000 or so single family home fronts in Coronado, he reports, with their sharp eyes. To win a coveted blue ribbon, a home must have a well-tended lawn, great design, mature plants, excellent attention to detail and obvious exceptional effort.

Curb appeal can be improved with simple things, such as repainting the entry area, front door or porch. Add color with flowers and shrubbery, minimize or eliminate anything seen from the curb that is not pretty or attractive, like hoses, old furniture and personal items like shoes."



LONG TIME
NEIGHBOR
& FRIEND
FOR 50+
YEARS
STEPHAN
SAID, "ED
WAS MY
FRIEND &
BUSINESS
PARTNER
WHO WAS
SMART &
KIND!"

Members Remembered

Edward Gene Burr passed away on May 31, 2021, at 89. Ed was the co-founder of EDCO Disposal Corporation, a commercial pilot, and dedicated community philanthropist. He and his wife Sandy purchased La Mesa Disposal in 1967 and have spent the last 54 years growing now EDCO into a proactive, forward-looking, industry-leading, and largest privately held refuse and recycling company west of the Mississippi.

They purchased their first home on Le Barron in the early 80's and then built their dream home on Yerba Santa in the early 90's.

Ed's passion in life was to learn to fly, and he accomplished that in the early 1970s by obtaining his private pilot's license. He continued on to get his Instrument Rating, Multi-Engine, and Commercial certificate, and finally, his Citation 500 and Citation 650 jet pilot's license.

They are big supporters of community and among many charities they have contributed to is the Grossmont Heart and Vascular Center which is dedicated to the Burr Family.

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.

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



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.

“When making this quick lemon mousse recipe, you’ll want to make sure your cream cheese is lump free. This means beating it at room temperature.”

Lemon Mousse—4 Servings

- 2 ounces (340g) cream cheese, softened to room temperature
- 1 cup (225 g) confectioners sugar
- 1 lemon, juiced (about 1/4 cup)
- pinch kosher salt
- 1 cup (238g) whipped topping, plus more for garnish
- 1 cup finely crushed shortbread cookies, plus more for garnish, optional step



DIRECTIONS:

In a large bowl, beat cream cheese until it is light and fluffy.

Add in the powdered sugar, lemon juice, and salt and beat until everything is combined.

Gently fold in the whipped topping.

IF YOU ARE ADDING THE SHORTBREAD CRUST: Divide crushed shortbread cookies between 4 dessert cups. (This step is optional)

Equally divide lemon mousse into cups and refrigerate uncovered until thickened, (about 1 hour up to 24 hours).

When ready to serve, top with remaining whipped topping and lemon wedges.

PREP TIME—10 MINS CHILL TIME—1 HR

Solar/Remodel & Construction



Alvarado Estates has had a lot of turnover in homes recently. In addition, many residents are remodeling, re-landscaping 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 [Project Requirements](#) for the homeowners and their workers to adhere to. We follow the same rules as the City.

And while many homeowners in Alvarado Estates are enjoying the benefit of solar they still must comply with our Homeowners Association Rules regarding aesthetics and must get approval for the placement of solar equipment, panels, and controls. Our [Solar Guidelines](#) form must be submitted for approval.

"It is always cheaper to ask for permission than to ask for forgiveness."

SOLICITING
IS
STRICTLY
FORBIDDEN
IN
ALVARADO
ESTATES—
THIS
POLICY
SHOULD
HELP
PREVENT
THAT FROM
HAPPENING

Front Gate Default Policy

Any non-resident will be allowed through the gate if any of the following criteria are met:

1. The non-resident is able to confirm the name and address of the resident they are visiting.
2. A resident has called in advance to let the attendant know to expect specific person(s), including but not limited to large gatherings/parties.
3. A non-resident walks through the gate on foot. This is within their legal right to do so and the HOA does not have the authority to disallow this type of entry.

Any resident may choose to disallow criteria #1 above by printing the [Exception to the Default](#) and signing and mailing it to APS.

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... and saves us 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.

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

Our Next Board Meeting is scheduled for
Tuesday, September 14th @ 5:30 pm in our Park

Welcome New Neighbors!



Sasha Salloum & Mimi Radman
 son Xander & aunt Liz Salloum

Greg Sorenson & Carole Fredrickson



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 with lots of walkers - **and children going to the Tot Lot, pets to the Dog Park and 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.

