

ALVARADO COMMUNITY  
ASSOCIATION

SPECIAL POINTS  
OF INTEREST:

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# There's No Place Like Home

ISSUE 1

SEPTEMBER 2024

## Cheers to 75 Years!

We had a wonderful time celebrating our storied history at four iconic AE homes during our year-long anniversary. It all came about when resident Karen Austin was asked in early 2022 to write a "neighborhood story" for the College Times Courier about SDSU's 125th Anniversary. To prepare, she researched the role many professors and other school employees had in the founding of our neighborhood. A 1948 Evening Tribune article about AE piqued her interest when she realized it was written nearly 75 years ago.



She asked five local architectural historians she knows, how they would establish our founding date. Thanks to James Newland, Keith York, Bruce Coons, Dr. Seth Mallios and Todd Pitman for helping to make the determination, based newspaper articles, original records, our first CC&Rs and other sources. The consensus was 1948. The board then approved a special Committee to help

organize a year of celebratory activities, spanning from the annual meeting in 2023 to the annual meeting in 2024.

And the rest, as they say, is history! Please consider joining a neighborhood committee (or the Board), if you'd like to help build on our history and help shape our future!



# Parties in the Park



Hello AE Residents,

Your Social Committee has been busy this year bringing you great social events and we still have more to come this year. Our last event was our traditional Movie Night in the Park, we had 30+ people in attendance and we sang along to a classic, Grease. We would love to hear what you would like to see next year.

We still have a lot of fun coming your way. Here is our schedule for the rest of the year. We hope to see many of you at these events.



Movie Snacks & Goodie Treats were provided for everyone attending.

**October 26th - Halloween Festival** - We will have food, beverages, games, our infamous cake walk, and lots more. Open to all ages

THANK YOU FOR ALWAYS MAKING OUR EVENTS SO MUCH FUN! WE HAVE THE BEST NEIGHBORHOOD IN SAN DIEGO

## More FUN to Come!

**November 23rd - Friendsgiving (in the park)** - your Social Committee will have wonderful roast turkeys and beverages, you bring the side dishes and desserts.

**December 14th - Cookie Exchange** - This year you bring a dozen or two of your favorite holiday treats, and we will have hot beverages for everyone. Can't wait to discuss holiday traditions with everyone.

**December - Light Up Alvarado Estates** - holiday competition - we will update you with the schedule later this fall.

Your Social Committee,

Angela Adu-Badu, Geri Sander, Rachel Flores, Peggy Han, Mimi Radman & Maria Nava

## AE Home History Project



Now that the 75th Anniversary Committee has wrapped up the year-long events, its ongoing role will be as the AE History Committee. One new effort will be the development of an archive about the history of our homes, the people and activities that have shaped our neighborhood for 75 years. With the support of interested homeowners, the goal is to help document the history of our wonderful neighborhood and create a "living" archive that we can build on for generations to come. A brief survey will be emailed to homeowners in the coming weeks to help get this project started.

Please contact Karen Austin to join the History Committee and for more information about the Home History Project. [karenmaustin14@gmail.com](mailto:karenmaustin14@gmail.com)

# UnFOREgettable golf tournament...

Our 8th annual AE Golf Tournament was a lot of fun!

About 25 people attended the event which took place in the park on the afternoon of July 13. The Social Committee did a nice job organizing the friendly competition, which included time for socializing with neighbors while enjoying Greek food from [Olympic Café](#) and a range of beverages.

With new yellow flags printed with "Alvarado Estates" at each hole, golfers had short and long distances to putt as they worked their way through the six cup course.



**"Thanks to Wayne Breise for serving again as the tournament Grand Marshal"**



Taylor, Wayne & Scotty

There were 4 categories, Men's and Women's Senior Divisions and Boys and Girls Junior Divisions (under 18 years of age).

Each interested resident signed-up to give it their best try and those with the lowest number of strokes in each division were deemed the winner.

## and parTEE!

Scott Seller (Men's) and his son Scotty (Boys) were big winners! Karen Austin was a first time division winner (Women's), and Lori Mullen's granddaughter, Taylor, was the winner of her division (Girls). Each received a tournament trophy before the cheering crowd in the gallery!

And this was the first time there was not a sudden death playoff in either division!

It's been said that the path to lowering your golf handicap often starts with mastering the art of the putt! Balls and putters are in the storage box adjacent to the putting green. Hope to see you on the course!



# Members Remembered



Doris Heramb was one of the early Alvarado Estates residents. She passed away on January 21, 2023, at the age of 102. She and her husband, Roy, moved into their new home in 1956 at 5551 Toyon Road (Lot 24). She lived there for 65 years, until these last few years when she resided in an assisted living facility. The home is now owned by Brent Heramb, her son, who originally lived there from age 8 into his 20's. He now lives there with his wife, Lora.

Sandy Burr, a beloved resident since 1997, passed away on October 11, 2023. She was married for 53 years to her husband, Ed, who passed away in May, 2021. Together, they co-founded EDCO Disposal Corporation, which is the contracted trash hauler for Alvarado Estates. Both were dedicated community philanthropists. Sandy loved golf and animals, particularly her pet Shelties. She and Ed are greatly missed by the residents of Alvarado Estates.

Bev Hinkle, wife of Wes, passed on November 20, 2023 in her 87th year and just shy of their 67th anniversary. They bought their lot in 1998 and built a Spanish hacienda home in 2002. It was beautifully decorated with items they procured from their travels around the world. Bev was Wes' biggest fan and supporter of both his long careers in the Marine Corp and with Volvo. She loved anything having to do with fashion and jewelry. She had an infectious smile and lit up whatever room she was in!

LET'S ALL  
LOOK  
FORWARD  
TO THE  
GROUND  
BREAKING  
CEREMONY  
LATER  
THIS YEAR!

# What's Happening in the Park?

Our 9 member park development committee is moving forward on the Meeting Hall.

We have a building designer working with the City on our building permit however that is moving slowly. Our best estimate is that we will have a final design and the permit by the end of summer.

Currently our efforts are centered on finding the money necessary to pay for the construction. Our rough guess is that the construction costs will run between \$400,000 & \$500,000. We already have donations from 18 neighbors who have contributed \$150,000 and we are just getting started. Give some thought to your personal donation that will establish a Lasting Legacy for your family in our panoramic park!

Naming rights for the Hall and the Patio are available if you are feeling particularly generous.

Our committee members will be in touch to answer any questions you may have ... or give them a call and ask them to meet you at the building site in the park to introduce you to the details!



# Committee Members...

Wayne Breise, Chairperson	619 925 6149
Jose Reynoso	619 994 2157
Karen Austin	619 886 5690
Eric Sands	619 981 2770
Kathy Valverde	619 944 8644
Steve Neu	619 318 8301
Liz Missakian	619 985 8848
David Wiles	760 908 7135
Angela Adu-Badu	619 379 9310

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[davidwiles@me.com](mailto:davidwiles@me.com)  
[aadubadu@gmail.com](mailto:aadubadu@gmail.com)

# President’s Message — Jose Santos Reynoso

The function of the board of directors is to manage the association, using our CC&Rs, by-laws and rules as guides. The primary goal in all decisions and actions is to build community and harmony. Your board may be elected by you but we are all volunteers, dedicating significant time for the betterment of our community. As you can imagine, many functions and activities are very time-consuming and we can always use help. We have been very fortunate over the past couple of years to have quite a few non-board members volunteer their time on the many activities that we have undertaken. The 75th anniversary events would not have been as memorable without the team of residents that came together to organize them. The burden on the architectural committee would be greater without the input of non-board-member volunteers. When a group of residents contacted me to look into the possibility of enhancing our security protocols, an ad-hoc committee was formed that includes many of these neighbors. The same holds true for the Park Development ad-hoc committee. And the Social Committee has always benefitted from many volunteers. Long story short, we have more non-board, than board members working for the betterment of our community. I believe this bodes well for our board’s outreach efforts and for Alvarado Estates. I encourage all of you to lend your talents to the continued success of our neighborhood.

Our hope is that some of you will enjoy the challenges and rewards that come with volunteering and even choose to run for the board. WE ARE a community!



*“A primary function of the board is to build and nurture community.”*

## Real Estate Update



# Alvarado Estates Market Report

ADDRESS	BR/BA	SQ FT	PRICE	STATUS	NOTE
5697 Yerba Anita Drive	5/3	3,200	\$1,850,000	<b>SOLD</b>	Upgraded w/Pool
4685 Yerba Santa Drive	3/2	1,625	\$1,750,000	<b>SOLD</b>	Renovated & Flipped 2024
5220 Le Barron Road	4/3.5	2,744	\$1,700,000	<b>SOLD</b>	Renovated & Flipped 2023
4435 Yerba Santa Drive	6/7.5	4,463	\$2,250,000	<b>SOLD</b>	Renovated, Pool, View
4620 Yerba Santa Drive	6/5.5	5,000	\$3,900,000	<b>SOLD</b>	Highest \$\$\$ in AE History!
4936 Yerba Santa Drive	5/8	6,969	\$3,250,000	<b>SOLD</b>	Six car Garage w/Pool



*Eric Sands*  
REAL ESTATE

**Eric Sands, Broker/Owner**  
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# RSVP—Retired Senior Volunteer Patrol

How many times, when on vacation or traveling for any reason, have you worried about your house? Did we close all the doors? What if a sprinkler valve broke off? Could someone break a window and get in?

Well, the San Diego Police Department has a valuable FREE service that not many people know about. They will send officers from their Retired Senior Volunteer Patrol (RSVP) to your house for a vacation check every day until you return.

These uniformed officers will arrive in a patrol car to check all your doors and windows, collect any accumulated newspapers, and report any suspicious or unsafe conditions. They will contact your designated person if necessary and send you a report when you return. This should give you plenty of peace of mind, and likely dissuade anyone who might be “casing” your house as a potential target.

Our Alvarado Estates neighbor, Dr. Mike Millbern, is a new member of the RSVP force and will be patrolling our and surrounding neighborhoods.

To obtain this service, apply online at least 14 days before you leave at:

[www.sandiego.gov/police/services/vacation-house-check](http://www.sandiego.gov/police/services/vacation-house-check)



THIS ISSUE AFFECTS ALL ALVARADO ESTATES RESIDENTS & KEEPING OUR CANYONS CLEAR OF DEBRIS & CAMPS IS A TOP PRIORITY

## Congratulations to Us!

The Alvarado Estates Fire Safe Council (AEFSC) was given the coveted "Project of the Year" award by the Fire Safe Council of San Diego County during a luncheon on May 30, 2024. The award was in recognition of our Ember Resistant Vent Retrofit Incentive Program, which we began in FY 2023-24. Top fire officials, elected officials and others attended from throughout the County to recognize model efforts to increase wildfire preparedness.

The Foundation also positively reviewed our proposal for a second year of support and gave us a grant that same afternoon in the amount of \$11,500. A majority of the funds will be used to continue this program into 2025, providing a meaningful incentive of 30% (up to \$1,000) toward the pre-approved retrofit installation of WUI code compliant ember resistant vents.

An email will be sent with more program information, contacts for estimates, and reimbursement guidelines. Because funds are limited, projects must be pre-approved, as they are subject to availability on a first come, first served basis. Pre-approved projects must be COMPLETED and PAID FOR by homeowners (prior to reimbursement), no later than April 1, 2025.

## AE Fire Safe Council Update

Formed in 2022, the AEFSC aims to work with residents to help prepare our families, our properties and our neighborhood for wildfire. In 2023, we wrote a Community Wildfire Prevention Plan which was approved by San Diego Fire-Rescue (SDFR), CAL FIRE and other organizations. That positioned us for funding by The San Diego Regional Fire Foundation. With the ongoing support of these agencies, here are highlights of what we've already accomplished:

- Workshop on general wildfire preparedness and AE evacuation routes
- Workshop about “home hardening” techniques with a vendor showcase
- Implemented our Ember Resistant Vent Retrofit Incentive Program
- Painted addresses in front of homes to aid first responders
- Actively communicating with leaders of fire, police and other City departments



# Bike Safety Rules

Please note the following safety rules for adults and children using bicycles, scooters, minibikes, pocket bikes and any other personal mobility devices on our streets:

1. All property owners and residents, both members and non-members of the Alvarado Estates HOA, are responsible for following HOA and City of San Diego roadway rules when using the streets inside the gates and for ensuring that their children and visitors abide by them as well. This includes personal mobility devices, whether motorized or not.
2. The California Vehicle Code (CVC) provides instructions for roadway use when there are no sidewalks. Pedestrians and joggers should move on the left side of the road facing traffic (against traffic), so oncoming risks can be seen. Bicycles and motorized vehicles should move with traffic, on the right side of the road. In other words, legs on the left and wheels on the right.
3. There is a maximum speed within the Association's gated area of 25 mph on straight portions of Yerba Santa Drive, and 20 mph on its curves and on other streets. (CVC 701.1).
4. Safety measures and common-sense precautions should be exercised at all times. Riders under 18 are required by law to wear a properly-fitted protective helmet to reduce the risk of injury. "Wheelies" are distracting to drivers and prohibited per the CVC.

*"Everyone's help would be appreciated to keep our neighborhood safe!"*

5. Pedaled, motorized and electrically assisted bicycles, scooters and other personal mobility devices are absolutely prohibited from being ridden on park grass, the tot lot, golf course putting green and adjacent mulch and plant areas.
6. Parents, grandparents, guardians and other caretakers are responsible for communicating these safety rules for street and park use to any minor child/children residing in or visiting their household.
7. Per CC&R's, lot owners are responsible for any damage caused by their family members and guests and this will be enforced. Parents and legal guardians are ultimately responsible for the actions of their minor children and visitors, including their compliance with rules and the financial responsibility for any injury or damage caused by their actions.



Continued from Pg 6

- Joint workshop on brush management policies and techniques with Kensington Fire Safe
- Organized an AE event with SDFR, which included 21 free property assessments

### Property Assessments Provide Personalized Guidance

On May 15, 2024, we were all reminded that wildfire can threaten our lives and homes at any time. Luckily, one of our alert homeowners made the call to 911 and SDFR was able to control the brush fire which started in an encampment along Fairmount Avenue below Palo Verde Terrace. To better address this type of risk, AEFSC leaders have been working with homeowners, police and fire department personnel to plan for routine monitoring and necessary mitigation of encampments. We also created a win-win partnership with SDFR to provide 25 fire fighters with the hands-on experience of providing home ignition zone property assessments, while benefitting AE homeowners on Palo Verde Terrace and along the Fairmount Avenue ridge.

Please contact us for more information - Eric Poliak & Karen Austin, [Safety & Security](#) Committee

# Member Milestones



Caroline Austin graduated from High Tech High Mesa in June and will attend the School of Business Cal Poly, San Luis Obispo.

Katie Austin graduated from Oberlin College with high honors, completing a double major in Chemistry and Biochemistry. She spent the summer working at a lab affiliated with UCSF and will begin a doctoral program in Nuclear Chemistry at Michigan State University this fall.

Cody Dunne graduated from Emerson College with a degree in Visual Media Arts Production and is now seeking a job in advertising, graphic design, and film production.

Jason Poliak has promoted from Lewis Middle School to Francis Parker High School, where he will continue in robotics, water polo, piano and Mandarin.

Kathy and Alfredo Valverde have become grandparents. Son Nick and wife Riley welcomed twins Joseph and Lucia, and daughter Danielle had a little girl, Vivienne.

Elaine Boland celebrated her 90th birthday (November, 2023) in Paris with her family where she also performed with her Mission Basilica San Diego de Alcala choir in The Church of La Madeleine, followed by a spectacular cruise down the Seine.

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.**

## In Recognition of Our History !



During the 2024 annual meeting in May, our California Assemblymember, Chris Ward, spoke to residents and answered questions about state issues. He also acknowledged our 75th Anniversary with a framed certificate. Our President, Jose Reynoso, expressed our appreciation and accepted it on behalf of the community.

Jose was then recognized by the Anniversary/History Committee for his own historic run as President of the Alvarado Community Association for 10 years ... and counting! The Committee acknowledged his history-making achievement by thanking him for his ongoing leadership and giving him a 75th Anniversary gift box of engraved BBQ tools.



# Board of Directors & Committees

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:secretary@alvaradoestates.org">secretary@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>
Karen Austin	Safety/Security	619-886-5690	<a href="mailto:safety@alvaradoestates.org">safety@alvaradoestates.org</a>
Miguel Espinosa	Architectural Chair	619-770-7091	<a href="mailto:architecture@alvaradoestates.org">architecture@alvaradoestates.org</a>
Eric Poliak	Safety/Security Chair	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>
Liz Missakian	Architectural/Communication	619-985-8848	<a href="mailto:architecture@alvaradoestates.org">architecture@alvaradoestates.org</a>
Angela Adu-Badu	Social Committee Chair	619-379-9310	<a href="mailto:social@alvaradoestates.org">social@alvaradoestates.org</a>

**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  
Brenda Coracero, CMCA® AMS®, Property Manager,  
(619) 299-6899 xt 106 [bcoracero@apsmanagement.com](mailto:bcoracero@apsmanagement.com)*

***Our Next Board Meeting is scheduled for  
Tuesday, October 8th-6:00 pm@APS***

## Welcome New Neighbors!



Mary & Tucker Dowling  
4435 Yerba Santa  
Nathan Ben-Yehuda & Patty Thongchua  
4936 Yerba Santa  
Johan Engman & Yasmin Viotto  
4620 Yerba Santa



## 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.

**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.

