

SPECIAL  
POINTS OF  
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# There's No Place Like Home

ISSUE 2

DECEMBER 2024

## Annual Light Up Alvarado Estates

Let's celebrate the season together by lighting and decorating Alvarado Estates!

We hope you will help **"Light Up Alvarado Estates"** by participating in our 2024 neighborhood lighting and decorating contest!

Important dates:

1. By December 5th: Register your home for the contest [here](#)
2. By December 11th: Have your home decorated for the final viewing and voting

**Committee - Karen Austin, Miguel & Maggie Espinosa, Whitney Lowe & Kathy Valverde**

3. On December 11th: Let's meet in the front yard carport area of the Valverde Home at 5404 Toyon Road for a hot toddy and holiday treat and then head around the neighborhood to view the participating homes and vote!

\*Forms can be dropped off in the mailbox at the Lowe Home at 4676 Yerba Santa anytime until December 12th.

\* There will also be an option to vote using an online form.

Please reach out to [whitney.lowe@gmail.com](mailto:whitney.lowe@gmail.com) with any questions.



**Let's Light Up Alvarado Estates this holiday season!**

“We want to thank the HOA for hiring Elite in 2019. 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.am 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 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**

**Donald "Scully" Scully**—was born in Glen Ellen, IL. He is an avid hiker and totally into "All things Nature" when it comes to time off. That would include trees, rocks, and animals. He works the morning shift from 6:30 to 2:30, Monday through Friday. His birthday is November 30th.

**Sirio "Daly" Garcia**—is "Robert's" younger sister. Earlier this year she had a baby girl! She LOVES everything coffee! She likes going to museums and listening to all types of music . When she was younger she played the guitar. She works Saturday 2:30 to 8:30 & Sunday 9:00 to 5:00. Her birthday is September 17th.



## ...Remember Our Gate Attendants

**Norberto "Robert" Garcia**—was born in Tijuana. His father is a US Citizen who moved to Mexico in 1978 and two years later Norberto was born. He's single and lives in Rosarito Beach with his son Angel AKA "Chaparro". His two favorite things are going to the movies and traveling. This year he and Angel took a trip to Cancun and next March they will be spending time in Mexico City. He works 2:30 to 8:30 Tuesday to Friday and 6:30 to 2:30 on Saturday. His birthday is October 1st.

# Spreading Holiday Cheer & Thanks!

It's that time of year when we like to spread a little holiday cheer! While we are all celebrating in our own ways, please do try to take a moment to think of and thank our gate attendants.

In keeping with our traditions, we'd like to draw your attention to our esteemed gate attendants and all they do to help us keep our community a special sanctuary. This Halloween, Scully and Robert both had shifts to staff and manage the gate during our recent evacuation from the Montezuma Fire. They stood by to help fire crews and police in and assist our residents as they left.

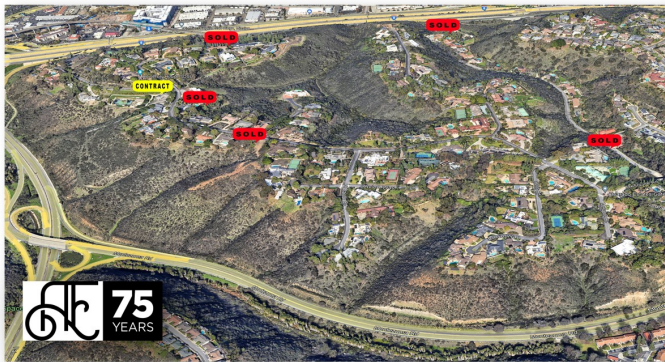
In case you would like to recognize and gift something to our wonderful long time attendants we have listed their names and shift times.

*“Still a great time to sell with inventory at an all-time low!”*

## Real Estate Update

### Alvarado Estates Market Report

ADDRESS	BR/BA	SQ FT	PRICE	STATUS	NOTE
4605 Yerba Santa Drive	8/13	14,165	\$4,480,000	CONTRACT	Lender Owned
5697 Yerba Anita Drive	5/3	3,200	\$1,850,000	SOLD	Upgraded w/Pool
4685 Yerba Santa Drive	3/2	1,625	\$1,750,000	SOLD	Renovated & Flipped 2024
4435 Yerba Santa Drive	6/7.5	4,463	\$2,250,000	SOLD	Renovated, Pool, View
4620 Yerba Santa Drive	6/5.5	5,000	\$3,900,000	SOLD	Highest \$\$\$ in AE History!
4936 Yerba Santa Drive	5/8	6,969	\$3,250,000	SOLD	Six car Garage w/Pool



**Eric Sands, Broker/Owner**  
 DRE Lic #01132375 NMLS #330299  
 www.EricSandsRealEstate.com  
 ericsands@sbcglobal.net  
 (619) 981-2770

REAL ESTATE  
 MLS

## President's Corner — Jose Santos Reynoso



The events of the last few weeks probably served as a wakeup call to many of us that we need to take actions that many tend to put off until it's too late. For years community leaders in areas adjacent to the Montezuma/Fairmount interchange have been pushing local officials to properly manage the area where the fire was likely started at a homeless encampment. A tiny creek runs through that area & happens to be a federally-recognized waterway, so aside from the fact that most of that property is privately-owned, moving forward with a proper management plan would require federal, state and local permits and obtaining them was obviously deemed insurmountable; until the inevitable happened. The wakeup call for us is to take the necessary actions to reduce the risks to ourselves and our families. Move forward with the mandated 100 ft. vegetation management guidelines prescribed by fire officials. Not only will doing so reduce a fire's impact on your home, but greatly increase the likelihood that fire fighters will actually direct their efforts to saving your home. Homes on heavily wooded lots are too risky and dangerous for fire-fighting crews and their efforts will be directed elsewhere.

*“With the holidays before us, I would like to wish you and yours the best holiday season ever.”*

Take the fire safety measure for your home that our Fire Safe Council has recommended, to heart. Have a Letter of Agency on file with the police department so that they can access your property, if needed to deal with homeless encampments- and renew it every year.

There might be some, hopefully possible silver linings to these events. The week before the Montezuma fire, power lines in front of our property somehow sparked a fire in a tree along the edge of our property. The tree had been trimmed back by SDG&E a couple of months earlier so it was kind of a freak occurrence that I do not wish on anyone. I met with our rep in the mayor's office the morning of October 31st, to vent (to put it mildly), my frustrations on two issues we have been working on for years. First, given what I was venting about, the need to move the undergrounding of our utility lines. The council office had already agreed to move it forward but needs the recommendation of a city department, hence my meeting with the mayor's rep. She provided guidance on how best to move it forward and we are doing so. The second item is the long sought permit to thin the vegetation on our slopes and in our canyons using goats and manual labor.

We have their commitment to assist in moving this forward as well. I will keep you updated on our progress and hope that when we need a united voice to get over the finish line on these issues, you will be there.

## 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 wear reflective clothing (or reflective collar/leash for your dog) to be easily spotted during dusk and dawn.



# Front Gate Security Committee Update

A petition, developed by Carolyn Housman, was distributed around the community in February and early March concerning increased security for Alvarado Estates. The petition specifically noted interest in an increase to 24 hours/7 days a week at the front gate.



53 homeowners signed the petition and at its March meeting, the board authorized the formation of an ad hoc committee to study the matter of increased security, costs, and to make recommendations.

Liz Missakian was asked to Chair this ad hoc committee and asked Carolyn Housman, Susan Davey, Kelly Cook (who, after four or five meetings, could no longer participate ), David Wiles, and Steve Neu to join.

The Committee met frequently to discuss research on various options.

Companies who provide different kinds of protection plans for HOAs have been contacted, and in two instances, submitted proposals to the committee. Each of these companies sent a representative to one of our committee meetings to present their proposal.

In addition to the issue of the number of hours and days a week attendants would work at the front gate, the committee has researched the feasibility of setting up surveillance cameras in the community. Remote live monitoring could be conducted, but the cost to provide power and Internet service at locations where we would likely place cameras might be prohibitive.

One special meeting was held in the Community Park and a Zoom meeting of the Board was also held to provide an opportunity for homeowners to ask questions and express ideas about security at our gate. The issue of an increase in homeowners dues was discussed as well as the need for increased security at the gate. Unfortunately, very few homeowners attended either of these meetings.

*“Stay tuned for more information and opportunities to discuss security options in our community.”*

Memos on the issue of increased cost for the various options (24 hour versus 16 hour versus current 14 hour coverage at the age) have been distributed. If you would like to receive a copy, please send Liz Missakian an email at [lizmissakian@aol.com](mailto:lizmissakian@aol.com).

At the November 2024 Board meeting, the options presented by the Committee were once again discussed and the Board decided to revisit the issue again in the Spring and decide at that time whether there should be a community-wide vote on the issue.

Again, if you have any questions or concerns or ideas, please contact Liz Missakian (see email address above) or anyone on the committee.

# Member Milestones



**Elaine Boland recognized for leadership and service!**

Prior to the Montezuma Fire, plans were being made to recognize Alvarado Estates resident Elaine Boland, for her “outstanding and invaluable service to the community.” The widow of Admiral Bruce Boland has been championing the needs of San Diego-based families of military personnel, as a leader in her own right.

In September, Elaine was at the same event as our Congressional Representative Sara Jacobs and her community representative for College Area, Talmadge and Kensington, Michaela Castagnola. It was a groundbreaking ceremony for a new Armed Services YMCA facility in Murphy Canyon. They learned about Elaine’s extraordinary volunteerism as a board member of ASYMCA for 40 years and her visionary contributions as a founder of Avant Garde, which provides networking opportunities and programs for military spouses who sacrifice so much.

With the help of Fire Chief Robert Logan & Council President Sean Elo-Rivera, our 51st Congressional District office presented Elaine Boland with a Certificate of Special Congressional Recognition before 260 community members during our November 21 community meeting. Dated November 25, 2024, the certificate was prepared to coincide with her 91st birthday!

**LET’S ALL  
LOOK  
FORWARD  
TO THE  
GROUND  
BREAKING  
CEREMONY!**

## 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

<a href="mailto:wbreise@cox.net">wbreise@cox.net</a>
<a href="mailto:jsreynoso@cox.net">jsreynoso@cox.net</a>
<a href="mailto:karenmaustin14@gmail.com">karenmaustin14@gmail.com</a>
<a href="mailto:ericands@sbcglobal.net">ericands@sbcglobal.net</a>
<a href="mailto:kvalverde@cox.net">kvalverde@cox.net</a>
<a href="mailto:sneu@mac.com">sneu@mac.com</a>
<a href="mailto:lizmissakian@aol.com">lizmissakian@aol.com</a>
<a href="mailto:davidwiles@me.com">davidwiles@me.com</a>
<a href="mailto:aadubadu@gmail.com">aadubadu@gmail.com</a>

# Grant Funds Available!



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.

***“Most homes destroyed by wildfires are related to flying embers.”***

## The Fire: What Happened & What’s Next

The recent Montezuma Fire left many people in our neighborhood and our broader community with questions and concerns, as well as a renewed commitment to better prepare ourselves, our families, our pets, our homes and our neighborhoods for wildfire.

To help provide information and answers following the fire, your Alvarado Estates Fire Safe Council (AEFSC) teamed up with Kensington Fire Safe to organize a meeting primarily for residents of College Area, Kensington and Talmadge, including Hardy Elementary School families. San Diego Fire Chief Robert Logan made the welcoming remarks. Our 9th District Council President, Sean Elo-Rivera, also took part. The event, which was held at Hoover High School on November 21, 2024, included a presentation about how 18 agencies controlled the fire; time for a Q & A discussion with fire, police, elected and other officials; and a resource fair with materials to increase wildfire preparedness and a chance to meet with two vent manufacturers.

Sadly, one house was lost in the fire. It was the home of our long time Alvarado resident. A case study presented during the meeting showed how the house ignited and why creating an ember resistant "Zone 0" in the first five feet of a home is one of the most important steps you can take. Watch the recording of the meeting [here](#).



A neighbor's privacy always supercedes view when cutting vegetation.

"This is my favorite cookie that my grandmother made. So chewy and yummy!"



## TREES—Privacy, View, & Lighting

One thing we all covet is our privacy, view, & lighting. 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. While numerous homes can see into neighbors backyards what we don't want is for any direct sight lines into living areas.

**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 ungreased 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.

- Recipe provided by Susan Crisafulli



# 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: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, January 7th-6:00 pm@APS***

## Welcome New Members!



Nathan Abraham & Emily Mallard  
5697 Yerba Anita Drive



## 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.**

**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 combustible canyon vegetation (dry grass, brush, weeds, litter and waste), within a 100-foot radius from any structure on your property. 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.