

SPECIAL
POINTS OF
INTEREST:

- From the Archives Pg 3
- Recipes—The Best Lemon Bars Pg 4
- Member Spotlight Pg 5
- Brush Management Pg 6
- Social Committee & Park Updates Pg 7

INSIDE
THIS ISSUE:

Presidents Message	2
Real Estate Update	2
Bike Safety	3
Architecture Update	8
Board of Directors	9
New Members	9
Streets & Going Green	10

There's no place like home

ISSUE 1

APRIL 2026

Upcoming Annual Meeting...

“Spectacular!”

“Riveting!”

“Two Thumbs Up!”



Just a few reasons why you don't want to miss our 78th Annual Association Meeting being held on Saturday, May 16th at 3:00 pm in our Community Park...with a bagpipe concert by the Hoegers at 2:30. They provided us with a bagpipe concert in our park several years ago. Come out early and enjoy!!!
...Then stay later for some social hour FUN following!!!

Your Board is Dedicated to...

...having one of the lowest annual dues of any HOA in the country and one of the most fiscally sound!

...keeping costs in line which is why we “self manage.” Don't make them policeman—please follow the rules.

...pushing the City to underground the utilities in our community and having it started by the beginning of next year.

...enhancing our curb appeal by making small but noticeable changes on Yerba Santa as you approach our gate.

President's Corner — Jose Santos Reynoso



I encourage you all to get involved and provide input.

Last year at this time I wrote about the community plan update that was in process, encouraging you to check it out and provide comments as to what you would like the greater College Area to look like in 30-50 years. The plan was approved and I'm happy to say that, in general, the city followed the guidelines that my colleague and I had put forth from the beginning. Some colleagues from the planning board and I are now pushing to implement a couple of keystone projects that will jumpstart other elements of the plan. For example, development of a linear park along Montezuma, on part of the existing right-of-way from just east of College Ave. to the end at El Cajon Blvd. This will activate that entire area and connect to a proposed "campus town" at College and Montezuma. The city already owns the right-of-way so funds would only be needed for planning and implementation. Our plan is to roll up our sleeves and, with guidance from the city, go after grants from whatever sources are available. One of the things that we are already working on is to demonstrate to the powers-that-be, that the broader area—College, Rolando, El Cerrito are, in fact one larger economic entity. We have convinced the publishers of the Mission Times Courier that covers the area on the other side of I-8 to include coverage of this broader area. I encourage you all to sign up for their weekly newsletter in order to show them that there is interest. You can sign up for it at <http://timesofsandiego.com/navajo-collegearea/>. Once on the site, go to the newsletter tab to sign up.

Real Estate Update

Alvarado Estates Market Report

ADDRESS	BR/BA	SQ FT	PRICE	STATUS	NOTE
4645 Yerba Santa Dr.	4/3	3,120	\$2,675,000	ACTIVE	Pool & Wine Cellar
5665 Toyon Road	***LOT ONLY***		\$1,250,000	ACTIVE	Land & Approved Plans
4664 Yerba Santa Dr.	4/4	3,172	\$2,995,000	CONTRACT	Renновated 2018, View
5455 Toyon Road	3/4	4,005	\$3,015,000	SOLD	Gourmet Kitchen, Large Yard
5220 LeBarron Road	4/3½	2,744	\$1,765,000	SOLD	Renновated 2022
4922 Armin Way	3/4	3,773	\$1,700,000	SOLD	Cul-de-sac, View



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Bike Safety Rules

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" add risk to the safety of riders and other drivers sharing the road and are prohibited per the CVC.

“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.”



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.
8. Alvarado Estates HOA cannot enforce CA vehicle code on the streets. However, it can cite monetary penalties on any individual homeowner when a violation of rules occurs, or if any HOA resident files a complaint about lack of road safety.

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

From the Archives

The house in the center is currently 4825 Avion Way. In this colorized version of the 1945 view looking southwest, it was formerly Beth Shan - a 1939 compound designed as a "House of Security" and agricultural support for the nearby 1929 mansion called Beth Sarim (now in Kensington). On the left, you can see the unpaved dirt driveway winding up from the old Montezuma Road - the only access to the mesa at that time. Across the middle is the unpaved runway, lying adjacent to current day Avion Way. The foreground at the bottom will become Yerba Santa Drive only five years later.

- Photo enhanced and colorized by Eric Sands



Recipes—The Best Lemon Bars



Ingredients:

- 1 cup butter, softened
- ½ cup white sugar
- 2 cups all-purpose flour
- 4 eggs
- 1 ½ cups white sugar
- ¼ cup all-purpose flour
- 2 lemons, juiced

Directions:

Step 1

Preheat oven to 350 degrees F (175 degrees C).

Step 2

In a medium bowl, blend together softened butter, 2 cups flour and 1/2 cup sugar. Press into the bottom of an ungreased 9x13 inch pan.

Step 3

Bake for 15 to 20 minutes in the preheated oven, or until firm and golden. In another bowl, whisk together the remaining 1 1/2 cups sugar and 1/4 cup flour.

Whisk in the eggs and lemon juice. Pour over the baked crust.

Step 4

Bake for an additional 20 minutes in the preheated oven. The bars will firm up as they cool. For a festive tray, make another pan using limes instead of lemons and adding a drop of green food coloring to give a very pale green. After both pans have cooled, cut into uniform 2 inch squares and arrange in a checker board fashion.

(Please let [Susan](#) know if you have a recipe you'd like to share.)

*Tart, rich and
perfection, all
rolled into one!*

*Wow your friends
with this simple
recipe.*

Prep:

15 mins

Cook:

40 mins

Total:

55 mins

Servings:

36

Member in the Spotlight

When Maggie Espinosa spotted a woman in a sparkling sash riding in the back of a classic car at Coronado’s Fourth of July parade last summer, she was looking at her future.

“Down came a car that said Ms. Senior California. I didn’t know there was such a thing. I’m 65, so I said to Miguel, ‘I’m going to look into this.’”

Maggie did more than look. In February, she was crowned Ms. Senior California 2026 at a pageant in Mission Viejo, beating out a field of competitors that included an AI company founder and a nuclear engineer. She is spending this year representing women 60 and older at events across the state, with her reign culminating at the Ms. Senior America pageant in October at the Tropicana Hotel in Atlantic City.

Her path to the crown was swift. After spotting the then-reigning queen in the Coronado parade, Maggie

submitted an application with a headshot snapped in her backyard and was accepted within weeks. The pageant, held just two months after she applied, required contestants to present a philosophy of life within 35 seconds, perform a talent in under three minutes, walk in an evening gown and field unrehearsed questions from five judges.

For her talent, Espinosa sang “Ave Maria” in Latin, accompanied by a pianist she rehearsed with for a month.

She says, "I want to show people that when you’re my age, you can keep doing things.



“Don’t hesitate to grow into the next version of you. Some of my greatest accomplishments have been achieved as a senior!”

Don’t think there’s an expiration date on your passions. And I believe we all have the privilege to grab life no matter our age.”

A longtime journalist and travel writer, she earned her master’s degree in tourism and hospitality from SDSU at 59. She walked California’s 800-mile El Camino Real mission trail from San Diego to Sonoma, chronicling the journey on social media as friends, strangers and even a Franciscan friar in his brown habit joined her along various legs of the route. More recently, she hiked a stretch of the Stevenson’s Trail in the south of France — solo, with a rented donkey named Igor carrying her pack.

She also channeled her love of animals into a pet charity called sWag Bag, which she founded in 2023 in honor of her late bichon frise, Marcel. The program provides adoption bags filled with blankets, toys and treats to new pet owners through Rancho Coastal Humane Society in Encinitas.

Brush Management Project

The Alvarado Estates Fire Safe Council recently completed a hazardous fuels reduction project at the entrance to our neighborhood on Yerba Santa. The expenditure of \$16K was the final step to finalize our 2025 SAFE Grant, using funds awarded by the San Diego Regional Fire Foundation.



Reducing flammability in this location is considered critical to neighborhood safety, as it parallels the key evacuation egress for Alvarado Estates and neighboring College View Estates, extending from just outside our gate to Montezuma Road (see RED area in image).

This is deemed especially important as Alvarado Estates is an approved AB-2911 Subdivision, defined as having more than 30 homes in a Very High Fire Hazard Severity Zone with only one ingress/egress.

“The Alvarado Estates Fire Safe Council remains committed to keeping our neighborhood safe and resilient from both immediate and long-term wildfire risks.”

The project area is well beyond the typically required homeowner brush maintenance of 100 feet from a habitable structure. The canyon had accumulated decades of vegetation, resulting in overgrown brush and dead plant material waiting to ignite along the roadside, in an encampment, or by flying embers. About 125 cubic yards of material were removed.

Before and after embarking on this project, we sought professional input from our fire department, the Conservation Resource District and others. Alex Kane, Assistant Fire Marshal and Wildfire Program Manager for San Diego Fire-Rescue, was among those who made a personal visit to the site and concurred that the condition of the canyon and focus of the



project along the evacuation route was a good use of funds.

Because this was a substantial project area and one that benefits the entire neighborhood, our AEFSC shared the cost with the owners of the two properties where the work took place. We are now in the process of preparing a 2026 proposal to the Regional Fire Foundation, so that we can continue to help our neighborhood become more resilient to wildfire.

- Eric S. Poliak and Karen Austin firesafecouncil@alvaradoestates.org

Social Committee Update

The Social Committee is planning a full slate of events for the balance of the year. As most of you know, Angela Adu-Badu has served as Social Chairman for the past several years with the assistance of her husband Jeffrey, and together they did a wonderful job, but they have moved out of the neighborhood and relocated in Ramona for some country living.

After I was elected to the Board I was asked to take over this role. I have been very fortunate to be able to enlist other neighbors to help plan and run a slate of events.

My committee members are: Maria Nava, Mimi Radman, Illysa Bedford, Robin Seitzman, Charles Koeleman, and Mike Costa, with special help from the two Alvarado Ambassadors Peggy Han and Geri Sander.

“We are open to adding events to this schedule. If you have any ideas you would like to offer, please contact me.”

Our Planned Events

May 16 — Annual Meeting with afternoon meal

June — Golf tournament (Date to be selected)

July 11 — Ice Cream social and children’s festival—2:00 to 5:00pm—Ice cream-2:30-3:30

August — Movie Night — Our ability to schedule may depend on whether we have sufficient attendees schedule to make it worthwhile.

September 5 — Shrimp Boil from 2:30-4:30 — featuring the Euphoria Brass Band, a local New Orleans style brass band with traditional brass band repertoire. They are periodic winners of Best Jazz ensemble in San Diego and are a great fun, making it impossible not to break into a smile. This is an entirely new concept for our community. Neighbors located nearby, please bear with us for making a joyful noise; it will only last two hours.

October 24 — Fall festival which doubles as Halloween celebration with costumes, prizes, bouncy castles.

December — Holiday Celebration and Festival of Lights with lighting contest. Tentative plans include evening meeting and refreshments.

Park Management

In addition to the Social Committee, I have been asked to take the place of Wayne Breise as person responsible for the park. Charles Koeleman has agreed to serve as my co-manager, and Charles can actually fix things that are broken at the park. We would ask you to make reservations for any events at the park. Please contact me at jchiles2@icloud.com or text me at 205-540-7038 to reserve the park for an event or to report any condition at the park that requires attention.

- John Chiles - Social & Park Management Chair

Does Your Mailbox Need an Update?

SHOWN IN METALLIC PARK SILVER



It's funny how you don't notice things unless you're actually looking for them. Is it time for a fresh coat of paint? Is your mailbox in need of repairing, restoring or replacing? How about your numbers?

And it's pretty surprising that in a neighborhood of multi-million dollar homes there isn't more personal pride in curbside appeal.

If you plan on replacing your mailbox, or changing the color, just remember you need to have Architectural approval first. The Committee has approved a number of mailboxes that would compliment any style of the homes with a qualified carpenter to install them making it easy, affordable, and hassle free.

Also, as a courtesy to your neighbors and Giovanni our mailman, please remind your guests not to park in front of mail boxes.

We love unique mailboxes that make a statement!

“Many issues would never arise and/or could be easily handled if you just share your planned changes with your neighbors ahead of time.”

Be A Good Neighbor

Taking into account how your neighbor's privacy, view, and lighting might be affected is critical before making any kind of changes to your home and yard. And is one of the reasons we require approval.

In the case of a neighbor dispute, the Board is hopeful that it can be worked out among each owner. While we are here to support our members, having the board mediate should be a last resort. If you happen to see any questionable activity, (a non-emergency like excessive water running down the street or tree branches that have broken off) before calling the board, attempt to locate the homeowner first. You may be able to resolve the issue and not have to make the call.

Voting Ballots Due!

Both the meeting hall ballot and board election ballot will have the same deadline - our annual meeting on May 16th where any last minute ballots can be filled out and submitted prior to the elections being closed. Please vote!

Board of Directors & Committee Chairs

Jose Reynoso	President & Grounds Maintenance	619-582-4511	president@alvaradoestates.org
Miguel Espinosa	VP & Architectural Chair	619-770-7091	architecture@alvaradoestates.org
Liz Missakian	Secretary, Architectural	619-985-8848	secretary@alvaradoestates.org
Ken Klayman	Treasurer	619-287-6305	treasurer@alvaradoestates.org
Austin Hong	Technology/Communication Chair	760-705-8080	communications@alvaradoestates.org
John Chiles	Social, Rules & Park Mgmt. Chair	205-540-7038	jchiles2@icloud.com
Eric Poliak	Meeting Hall Chair	619-981-2770	ericsands@sbcglobal.net
Eric Poliak	Safety/Security Chair	619-981-2770	safety@alvaradoestates.org
Steve Neu	Gate Committee Chair	619-318-8301	gate@alvaradoestates.org
Wes Hinkle	Street Committee Chair	619-286-0445	streets@alvaradoestates.org
Robin Seitzman	Newly Elected	(310) 429-1147	robin.seitzman@gmail.com
Mark Armstrong	Newly Elected	(619) 379-2415	mark.Armstrong54@icloud.com

“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
 Vander Turner, Property Manager,
 (619) 299-6899 xt 106 vturner@apsmanagement.com

Our Annual Board Meeting will be held on May 16th @ 3PM in our Community Park with a social hour to follow.

Welcome New Neighbors!



Alexander & Samantha O'Hara
 5220 Le Barron Road



Alvarado Community Association

4774 Yerba Santa Drive
San Diego, CA 92115

Working Toward Community Harmony

Street Safety & Going GREEN

Flags Fly
In Our
Park on
All Major
Holidays.
Kudos to
Wes For
Making It
Happen!



53 & Counting! —That is how many children and dogs we have in our neighborhood. They range in age from newborns to teenagers. We are so glad that our park is being used more and that they are out and about walking and on their scooters and bikes.

While our streets are private, parents need to be diligent in teaching their children street safety and making sure they are supervised at all times even in our cul-de-sacs.

- Wes Hinkle - Streets Committee Chair

Going GREEN & Electronic Consent Forms—In order to keep our dues from raising we are asking our members to receive HOA information electronically. We are required by law to have this signed form on file. <http://alvaradoestates.org/docs/communications/consent.pdf> Between the newsletters, board meeting agendas & meeting minutes it all adds up to lots of money (and trees) being spent to print and mail.

We appreciate your help by GOING GREEN!