

ALVARADO COMMUNITY
ASSOCIATION

SPECIAL POINTS
OF INTEREST:

- **Zone Zero**
Pg 3 & 4
- **Fire Safety**
Pg 4 & 6
- **RSVP Ret Sr**
Volunteer
Patrol Pg 6
- **Classifieds**
Pg 7
- **Front Gate**
Policy Pg 8
- **Welcome**
New Neigh-
bors Pg 9

INSIDE
THIS ISSUE:

- Park Party** **2**
FUN!
- President's** **5**
Message
- Real Estate** **5**
Update
- Bike Safety** **7**
Rules
- From the** **8**
Archives
- Meeting** **9**
Dates
- Board of** **9**
Directors

There's No Place Like Home

ISSUE 2

SEPTEMBER 2026

Euphoria in the Park!

On Saturday, September 5th following the annual classic car show, over 100 neighbors and friends rocked along to the live jazz beats of the award winning Euphoria Brass Band during our first authentic New Orleans-style shrimp boil!

Hats off to our chefs John Chiles, Mike Costa, Topher Costa, Charles Koeleman, and Chris Puffer who



cooked up a storm.

Speaking of storms, the Hurricanes were roaring thanks to Susan Crisafulli and Robin Seitzman, and the Beignets were sizzling thanks to Sophie at Le Beignet. We were mesmerized by a lively trombone solo played by April with her feet!

This was an event to remember, infused with a great sense of community and positive vibes all around. Stay tuned for more exciting, joyful events like this in the year to come.



More Park Party FUN!

Another successful Children's Festival/Ice Cream Social Summer Celebration!

We had over 20 neighborhood kids join us for an afternoon filled with fun, laughter, and, of course, plenty of ice cream! The children enjoyed bouncing in the bouncer, getting their faces painted, eating pizza, and making new friends.

It was wonderful seeing everyone come together and enjoy a fun summer afternoon as a community. We look forward to celebrating again next year!



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

More FUN to Come!

Saturday, October 31st—Halloween Festival—1:00 pm to 4:00 pm



We will have food, beverages, games, our infamous cake walk, costume contest and lots more!

Open to all ages.

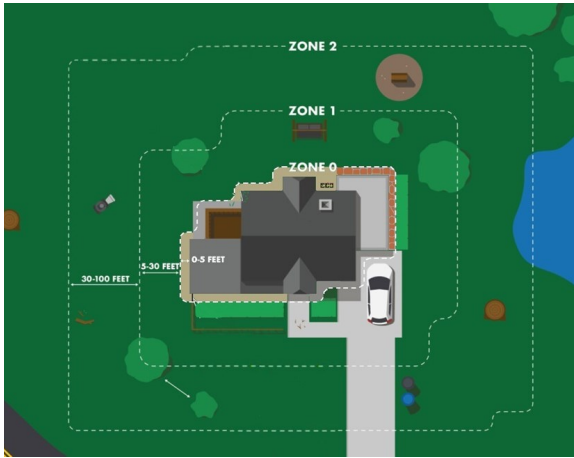
June Golf Championship

The dedication of our Pitch 'N Putt and 1st tournament was in June 2016. Notably, we had our biggest turnout of female golfers yet, making up half of our 16 seniors vying for the titles. We enjoyed delicious Greek cuisine from Olympic Café during the fierce competition. Congratulations to Susan Crisafulli, Mark Armstrong, Finn Barrett and Grace Barrett, who won the women's, men's, boys' and girls' divisions, respectively.

FUN-fact: In 2018 Susan and Mark tied, resulting in a sudden-death playoff that Mark won when Susan pulled a "Dustin Johnson" and choked on the 4th hole. They tied again this year with scores of 14, which would have meant a 2nd sudden-death playoff if we hadn't replaced the single divisions with separate men's, women's, boys' and girls' in 2021.



Zone Zero



The new policy is based on fire science data that shows the vast majority of homes lost to wildfire are ignited by flying embers that land on or directly against structures, rather than the direct flames or radiant heat of the main fire front. Embers can travel miles ahead of a fire or in the case of the one AE home lost in the Montezuma Fire, across a four lane road and up our opposing hillside. Investigators determined that fire initially ignited in Zone 0 and then ran under a low un-screened attached wood deck to spread into the main structure.

Zone 0 is the horizontal area within the first 5 feet around the structure and any outbuildings, attached decks, and stairs.

Some Key Requirements

- Remove dead and disallowed plants, dry leaves, mulch and other flammable materials from roofs, gutters, porches, decks, outdoor stairways.
- Use hardscape materials such as concrete, gravel, pavers, masonry or bare soil.
- Non-woody and other low fire-smart plants and trees are allowed in Zone 0 as long as they are properly placed, hydrated and regularly pruned per policy regulations.
- Relocate combustible items like firewood, outdoor furniture, trash containers out of this zone.
- Replace combustible gates, fencing, and arbors in the immediate 5' zone with noncombustible alternatives.

The San Diego Fire-Rescue department understands there will be effort and cost to comply with the mandated Zone 0 program. To give residents adequate time to assess their current conditions, make plans and implement changes, Zone 0 compliance for existing structures will be phased over a three-year period from now until February 28, 2029.

“The overall goal is to remove anything in that 5’ space that embers can ignite and to replace it with non-flammable products.”

Education & Enforcement

The San Diego Fire-Rescue Department's current focus is to build wildfire resilience through public cooperation, rather than enforcement. Inspectors who will be checking properties as the timeline progresses will first issue informational warnings rather than fines. However, official enforcement procedures, including legal penalties and fines, will apply in the future. The law is a reason to start getting into compliance now, but ultimately, the most important reason is to protect life and property!

(continued on next page)



Zone Zero (cont.)

The Insurance Ultimatum

Despite the city's lenient multi-year rollout, homeowners may face immediate access issues and financial challenges from fire insurance carriers. Many AE homeowners have already received a non-renewal notice or may have been told that coverage is contingent upon maintaining a five-foot ember resistant zone and implementing other industry standards, like ember resistant vents, to harden a home against wildfire.

Zone 0 defensible space around a home will create the first line of wildfire defense. This is best paired with extended defensible landscaping and maintenance in Zone 1 (from 5-30 feet) and Zone 2 (30-100 feet from habitable structures). All 3 zones are the responsibility of the homeowner.

Let's work together to make our homes and neighborhood resilient to wildfire.

Contact Eric Poliak and Karen Austin at firesafecouncil@alvaradoestates.org



EMBER-
PROOFING
IS A COST-
EFFECTIVE
WAY TO
HARDEN
YOUR
HOME
AGAINST
WILDFIRES

Firewise: The 3 P's

Protecting People, Properties and insurance Policies

Protecting our neighborhood from the growing threat of wildfires will require a unified effort, which is why our Fire Safe Council is pursuing official Firewise USA recognition for Alvarado Estates. Managed by the National Fire Protection Association (NFPA), this program will provide us with a clear framework to systematically reduce our wildfire risks and increase our resilience.

This is an official designation awarded to communities which take proactive steps to reduce wildfire risks and prepare their neighborhoods. To become Firewise we must successfully complete a neighborhood risk assessment, create a multi-year action plan and invest volunteer hours and resources toward wildfire safety.

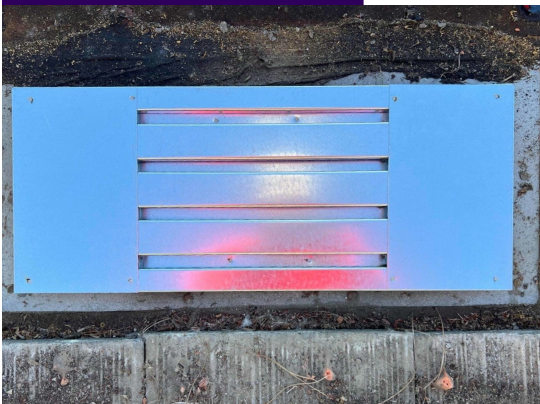
Example goals include hosting educational workshops, clearing brush along our evacuation routes, and maintaining defensible space around our homes.

Please Do Your Share!

In addition to helping our neighborhood prepare better to withstand the threat of wildfire, becoming a Firewise USA site can help us access grant funding for future projects and also help homeowners keep or find insurance in what has been a volatile market.

Let's work together to make our homes and neighborhood resilient to wildfire.

Contact Eric Poliak and Karen Austin at firesafecouncil@alvaradoestates.org



President's Message — Jose Santos Reynoso

On September 5th our community held a very successful “New Orleans style shrimp boil”. It started with a vintage car parade, highlighted by a live jazz band—extraordinary vibes, great food.... But you know what was really spectacular, it was a visible team effort, with some residents that have never really gotten involved in social event planning and execution before, doing all the work and communing and socializing with their neighbors, getting them into the spirit. There are some ideas for other non-traditional (for Alvarado Estates) events. Maybe a community barbeque? College View Estates has a chili cook-off at the annual block party. Tina and I have joined our friends at that event many times, and even the rivalries during the cook-off are a testament to the sense of community at the event. If you have ideas for new, fun, events volunteer to get them off the ground. John Chiles, our Social Committee chair is one of the most open-minded people I know, when it comes to throwing a party. Let him know what you'd like and how you'll make it happen. The board/community is behind you!



“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
5330 LeBarron Road	4/6	4,860	\$3,480,000	ACTIVE	Mills Act & Pool
4505 Palo Verde Ter.	4/5	4,318	\$2,925,000	ACTIVE	Views, 4 acres
5665 Toyon Road	***LOT ONLY***		\$1,250,000	ACTIVE	Land & Approved Plans
4645 Yerba Santa Dr.	4/3	3,120	\$2,600,000	SOLD	Pool & Wine Cellar
4664 Yerba Santa Dr.	4/4	3,172	\$2,825,000	SOLD	Renovated 2018, View
5220 LeBarron Road	4/3½	2,744	\$1,765,000	SOLD	Renovated 2022



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



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

Upcoming FSC Activities

We are pleased to share that the Alvarado Estates Fire Safe Council (FSC) has received a grant of \$17,000 from the San Diego Regional Fire Foundation to continue efforts to prepare our neighborhood for wildfire. This includes vegetation management along our evacuation routes and supporting residents to both harden their homes and create defensible space to prevent or slow wildfire from igniting the structure and to ensure firefighters can safely defend it.



Here are some of the upcoming 2026-2027 FSC activities:

October 10 - Morning welcome event in AE park with Red Cross and San Diego Fire Rescue, followed by no-cost Wildfire Home Visits for Zone 0 review and recommended action steps, support for go-bags and emergency apps.

Dump-a-thons in Early 2027 - Alvarado Estates Dump-a-thon to support Zone 0 modifications. We will provide dumpsters in the neighborhood for no-cost disposal of accumulated rubbish and over-sized items in January, followed by dumpsters for greens waste in February.

Please look for information and RSVP links in periodic emails and Facebook posts prior to each activity. You can also contact Eric Poliak and Karen Austin at firesafecouncil@alvaradoestates.org.



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.

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.



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

Classifieds

Home Caregiver – Maria "Elena" de la Cruz is bi-lingual and her services include cooking and driving, as well as, daily health care. The Barrett's have know her for over ten years and highly recommend her and said, "She is very competent."

She can be reached by phone at 619-419-5949 or email at elena102076@gmail.com and references are available upon request.

From the Archives



In October 1919, W.R. Young—a 70-year-old retired druggist, scientist, and ordained minister—began digging a tunnel into the side of the canyon just below where Avion Way is today. This was located above the unpaved old Montezuma Road, which was higher on the slope than it is today. Young suffered from tuberculosis and firmly believed that intense physical labor in the cool, subterranean air would restore his health.

Spending years shoveling and hauling dirt, he accelerated the project by recruiting neighborhood boys to help him dig, creating an underground network that stretched over 250 feet. In today's world, it lies below and underneath Avion Way, between Le Barron Road and Fremontia Lane.

Photo enhanced and colorized by Eric Sands

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.

Newsletter Archive Project

Your board is assembling an archive of all former Alvarado newsletters. Our goal is to get a collection of all newsletters ever published. We currently have approximately 55 of them for the past 75 years.

If you are holding on to any older newsletters, especially prior to 2010, please contact Eric at ericsands@sbcglobal.net so I can get it scanned and archived.



Board of Directors & Committees

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
Mark Armstrong	Treasurer	619-379-2415	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	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	Social Committee	310-429-1147	robin.seitzman@gmail.com
Amanda Feghali	Newly Elected	619-722-2460	feghali.amanda@gmail.com
Eric & Karen	Fire Safe Council	619-981-2770	firesafecouncil@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
Shay Wickline, Property Manager,
(619) 299-6899 xt 110 swickline@apsmanagement.com

***Our Next Board Meeting is scheduled for
 Tuesday, October 13th-6:00 pm@ APS***

Welcome New Neighbors!



Don & Susan Riechel
 4664 Yerba Santa Dr.

Stephen, Brittany & Hanson Watson
 4645 Yerba Santa Dr.



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.

