



There's No Place Like Home

Issue 1
April 2012

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*Here's what our neighbors have to say
about our latest Social event -*

"Two Thumbs UP!"

"The best party we ever had!"

Our first "Neighborhood Mixer" was a huge success. Special thanks goes to our host, Jeff Abelsohn! In his typical rakish style, the evening was perfect, his home stunning, the flowers fragrant & the wine flowing.

Welcome New Neighbors

Wayne Breise introduced new neighbors Geraldine Sander, Liz Missakian & Lou Beatty, Blair & Susan Davey with their son Jack, Cyndi Taylor & Marcia DePew with their son Mitchell. We welcome them all and hope to share much more FUN together in the future!

ALVARADO ESTATES HOME & GARDEN TOUR in Spring?

We are looking to showcase 5 homes in our community. So far we have 2 that have committed. Homes may participate based on Interior Design or Landscape Design. If you are interested, please contact Michele Joyce @ 619-723-0027 or michelejoyce@me.com

**Social Committee Co-Chairs
Michele Joyce & Evelyn Ang**



Financial Affairs

There are enough numbers on the year-end financial reports to put a person to sleep. However, the general message is that your Board continues conservative fiscal policy. Actual costs for the year were in line with our established budget. More important, our Capital Improvement Reserve Account is properly funded and your annual assessment went down 5% last year. Does anyone know of another Home Owners Association that has a fully funded Reserve Account and has lowered assessments? I would bet against it!

Ken Klayman, our Treasurer for the past several years gets much of the credit. Next time you see him, be sure and say "Thanks" for his efforts.

David Wiles
Safety & Newsletter Committee Chair

Real Estate Update



ALVARADO ESTATES REAL ESTATE ACTIVITY AS OF APRIL 6, 2012

SOLD HOMES:

<i>Property Address</i>	<i>Beds/Baths</i>	<i>Est. Sq.Ft.</i>	<i>Price</i>	<i>Closed Escrow</i>
4431 Palo Verde Terrace	3br/5ba	3098	\$725,000	9/20/2011
4904 Yerba Santa Dr.	4br/3ba	3559	\$1,048,000	12/13/2011
4901 Toyoff Way	3+br/4ba	4368	\$1,495,000	2/15/2012

No Pending Sales • No Active Listings



Information compliments of PAPITTO PROPERTIES w/Keller Williams Realty. Information is believed to be reliable, but is not guaranteed. If you would like more information on the luxury home market or any properties in San Diego please call Marisa Papitto at (619) 993-1565 or e-mail at Marisa@PapittoProperties.com. Or visit www.PapittoProperties.com. 3965 5th Ave. Suite 300 • San Diego, CA 92103



www.PapittoProperties.com

FUN-fact - Marisa Papitto has resided in our neighborhood since 2003.



Presidents Corner — *Alfredo C. Valverde Jr*

Your Board of Directors is working hard to insure that Alvarado Estates retains its pristine serenity and value. Our homes have maintained their worth even in a sluggish economy and our community continues to be a place like no other. As you know, even in “America’s Finest City, our little neighborhood is considered a beautiful oasis framed by palm trees, gorgeous manicured landscaped gardens and unique homes. The Board and its Committees strive to preserve harmony in both our home designs and the treatment of all our neighbors. While last year you saw many changes and beautification projects, the Board has planned and is developing many more needed improvements. A small example of the upcoming projects is the development of the Alvarado Estates News Letter, the asphalt overlay of LeBarron Road, the stop signs enhancement, the tot lot at the park, the home tour, the ice cream social and many more to come. We thank you for your enduring support and your continued trust.



Park Happenings

I hope you did not miss the Pink Trumpet tree in full bloom. It was glorious! The rose gardens should be the next to bloom.....maybe it is time to stop and smell the roses.

A replacement for the damaged sculpture is planned and the Sundial is once again telling us the correct time. However the big project for 2012 will be the installation of the playground equipment.

The area planned for this Tot Lot is between the existing Gazebo and the sidewalk leading to Inspiration Point. . Although nine neighbors have donated \$21,000, we are currently budgeted for \$30,000 to complete the project to commercial grade standards. Being a math wizard, I have worked out that we remain \$9,000 short! If you would like to consider a donation to this project, please contact Michele, Evelyn, or myself. Your donation will provide you with the lasting satisfaction of having helped develop the Park and it will give you a permanent place in the history of our community. We hope to begin work in April.

Wayne Breise wbreise@cox.net 619-287-0707
Michele Joyce michelejoyce@cox.net 619-723-0027
Evelyn Ang evelyn@jobeledphant.com 619-414-4353

Homeowner Editorial

"THINGS I LEARNED AT THE ANNUAL MEETING"

By Janet Banks

Owner at 4902 Toyoff since 2003

This report is a personal summary and opinions provided by an individual homeowner and is not an official document of the governing Board and does not replace Minutes that are part of the formal Association records.

The Annual Meeting of the members of the Alvarado Estates Homeowners Association takes place the second Saturday of March each year, most recently held on March 10, 2012. In addition to the Board of Directors, there were 24 members in attendance, many of them couples who share ownership of their properties. Therefore, with just 15 or so lots represented in the audience, I thought it was important to pass along the information disseminated at the meeting to more owners by providing this summary.

President Alfredo Valverde called the meeting to order and thanked the Board members for the many hours of time they volunteer to our Association. Special thanks was given to Sean Ostler who is leaving the Board, but will continue to publish our web site. Alfredo introduced City Councilmember Marti Emerald who spoke briefly at the onset of the meeting. Marti is running for re-election on June 5 in the newly reformed district which still includes the Alvarado Estates neighborhood. Marti announced that her office has arranged for a new city street light to be installed at the dark corner at Yerba Anita and Mesquite down the hill to the right before entering the gate. Thanks, Marti!

Elections: Six positions on the Board of Directors were open for election this year and only six candidates volunteered to run for election. The slate of candidates was elected by proclamation without any campaigning or competition or nominations from the floor. The only new Board member is Steve Neu of Armin Way (ha: Neu is New) and many of the re-elected Board members have remained in office for years.

Homeowners: start thinking now about running for office in our next election in March, 2013! Our community would benefit from a competitive election with new Board members and fresh ideas offering to serve their community.

Treasurer Report: The annual audit of our financial statements is not yet completed so written reports were not available at the meeting. Unofficially, Treasurer Ken Klayman reported that our spending for 2011 was approximately \$6,200 under budget and there is nearly \$379,000 in Association bank accounts including CD ladders with \$212,000 allocated to capital reserves. The entry gate beautification project was completed in 2011, funded with \$50,000 approved by the Association from unallocated reserves, \$15,350 in private donations, and \$11,000 allocated from capital reserves for replacement fencing. The 2012 budget has been completed (but was not distributed at the meeting) and the official Reserve Study which is conducted every three years was recently completed by professional analyst Sonnenberg & Company. The recommended capital reserves are fully funded, Ken said.

Communications: It was emphasized that email communications are a very efficient and inexpensive way for information to be provided to residents but that a resident needs to sign an electronic consent form in order to receive official communications by email. If you haven't signed a consent yet, forms are available at our web site www.alvaradoestates.org or by request. Board members acknowledged the homeowners' perceived disconnect in communications with members as revealed by the informal survey of members conducted by an ad hoc group of owners in December. Minutes were seen as inadequate partly due to undefined

Editorial Continued

“restrictions” on what can be included in the official Association documents. A community newsletter is being revived and David Wiles volunteered to coordinate it. Informal articles like this are another way to let the full membership know what is going on in their neighborhood and to encourage participation.

Park and Landscaping: Don Benke reported that no major landscaping expenses were needed last year (except the gate entry planting which was separately budgeted). LJ Joyner reported that the careful selection and location of low-water plants at the entry has allowed the irrigation system to be turned off since November. Now that’s efficient! Irrigation is expected to be needed only in the hottest months. Wayne Breise reported that the tot lot improvements approved by the Board of Directors to be added to the park are under development and he hopes it will be completed by June. The Board approved \$5,000 in unallocated Association funds for the tot lot and \$21,000 of private donations have been received out of a total of \$30,000 budgeted. An endorsement will be added to the Association’s insurance coverage that Wayne estimated will add \$250 per year in premiums. Wayne has arranged for the damaged sculpture at the end of the park’s rear pathway to be replaced and donations would be welcome.

Streets: Wes Hinkle announced that bids have been obtained for the repaving of Le Barron and the lowest bid was \$64,000 which is less than the \$72,000 previously budgeted. Work on Le Barron is expected to be completed this year. Wes said that out of the 20 street lights within the community, 13 needed replacement fixtures last year. Let’s hope they last a long time! A street sweeper is now cleaning our streets the first Wednesday of each month and Wes asked residents to keep their overhead branches trimmed even with the curb to a height of 8-10 feet.

New street signs have been installed throughout the community. Wes and LJ have also been developing a proposal to add stone columns 16 inches square and 5 ft. high around the eight sign posts in the community to bring the stone features now installed at the entry into the street areas. What do you think? Traffic speed is always an issue and residents are reminded to DRIVE 25 and request your guests and service providers not to speed. Shall we use additional speed signs or paint the speed limit on the streets? Shall we add an electronic speed monitor? These suggestions were made but not officially decided.

Social Activities: Five new families were introduced as new owners at a welcome party held at Jeff Abelsohn’s home on March 6 that was very well attended. The welcome party is expected to become an annual event. Upcoming social events include an ice cream social and a home tour - dates to be announced. Michele Joyce’s enthusiastic coordination of the fun neighborhood gatherings is greatly appreciated. Michele is also compiling a service directory of vendors recommended by resident-users which will be a big help when we need to hire service providers.

Gate Operations: Dennis Collins spends countless hours monitoring the gate attendants and the operations of the gates and arms, and he wondered if his assignment as gate chairman was payback for being one of the residents who voted against installing the gate years ago when it was approved! It was discouraging to hear of the rude and even dangerous manner that some residents and guests approach the gate and deal with the attendants, with the gate arms being broken off three times, the control box hit twice and attendants being cursed at. When Dennis tried leaving the exit gate open for a designated time in the mornings when traffic is heavy leaving the community, people waiting to drive into the entry side would see the exit gate open and enter through the exit side, even to the point of causing skid marks. Come on! This is supposed to be a NICE community - it should start at the gate!

Editorial Continued

Dennis has upgraded the gates so that one gate will automatically move to the open position if the power goes out and the gates can now be pushed opened manually during a power outage and so that we won't be trapped in or out. The monitoring DVR has been repaired under warranty and a camera has been installed at Yerba Anita. The DVR helped in identifying a vendor who spilled paint from his truck on his way through the gate and was later located to clean it up. Smile for the video!

Have you ever wondered why both arms of the gate system go up when you push your resident clicker? That is done on purpose, Dennis explained, because drivers were turning too sharply when only one arm was raised, causing accidents. The double opening provides more space to turn onto the street. Attendants have also been instructed not to pre-open the arms, even if they recognize a resident or a car, so don't take offense that you have to open the gate for yourself. Residents should inform their guests that they will be asked the name and address of the resident they are visiting when arriving at the gate and that the attendant will write down the guest's name and license number. Some visitors have complained about being asked for their names but the attendants are following established procedures. Residents can call ahead to the attendant if you know you are expecting a guest and the attendant can even be asked not to allow visitors to your residence unless the attendant calls you when a guest arrives.

Gate Beautification Completion: Accolades and applause were given to LJ Joyner who very effectively coordinated the beautification of our gate entry area last year. LJ was gracious in thanking those who helped him on the project and acknowledged those who donated money to the improvements including Sean Ostler, the Lusti family, Chris & Susan Clarke Crisafulli, Wayne & Carole Breise, Jim & Susan Call, Sandi Lewis & Jeff Abelsohn, Scott Carino & Will Mallari. He thanked the contractors who worked on the project who often donated time or provided beneficial pricing that made the project so successful. Thanks were given to the following vendors: Outside Matters (Randy Taggart, 619-322-8066), Mallari Construction (Jay Mallari, 858-414-4860), LifeDeck (Guerrimo Castro, 619-262-8600), and C&J Fencing (Bill Jungers, 619-890-4037).

Homeowner Comments: A group of homeowners had conducted an unofficial community-wide survey in December which was answered by 32 owners. A summary of the results was circulated to all owners and the detailed responses and comments from the survey (with names redacted of course) were available at the meeting to all present and to anyone upon request. The main community concerns expressed on the survey were the need to improve communications and encouraging input from the community at large, enforcement of rules, street safety and consideration of term limits for board members. The Board was genuinely receptive to the community input provided through the survey and a revived newsletter is one of the resulting changes.

Other resident suggestions proposed at the meeting included:

- Having password protection to access our community web site
- Creating a pet directory so the owner of a loose pet could promptly be found
- Having a display area installed to post announcements of events and information

Do you think these are good ideas that the Board should adopt? Do you have any additional suggestions? Speak up! Attend a Meeting! Write your Board members! The best decisions can be made with community wide input.

Board of Directors, Committee Chairs, and Contact Information

Name	Function(s)	Telephone	email
Alfredo Valverde	President & Communications	619-980-8686	alfredoalverde@cox.net
Wayne Breise	Vice President, Rules, & Park Development	619-287-0707	wbreise@cox.net
John Lusti	Secretary	619-286-8822	john@lustimotors.com
Ken Klayman	Treasurer	619-287-6305	ksk@klayman-and-fairley.net
Don Benke	Landscape Chair	619-286-4840	dgbenke@cox.net
David Wiles	Safety & Newsletter Chair	619-501-7700	motormarvel@me.com
Dennis Collins & Steve Neu	Gate Committee Co-Chairs	619-287-9424 619-284-0816	D4DCollins@aol.com sneu@mac.com
Wes Hinkle	Street Committee Chair	619-286-0445	BEV@WESHINKLE.COM
LJ Joyner & Susan Clarke Crisafulli	Architectural Co-Chairs	619-248-3419 619-224-0400	ljoyner@ymail.com scc@FUN-damentals.com
Sean Ostler	Webmaster	619-972-1621	sean@seanostler.com
Michele Joyce & Evelyn Ang	Social Committee Co-Chairs	619-368-2000 619-501-4972	evelyn@jobelephant.com michelejoyce@cox.net

Gate Kiosk Attendant, 4950 Yerba Santa Drive, 619-582-1184
Tawny Tillinghast, Property Manager, Associated Professional Services,
(619) 299-6899

***Next Board Meeting Scheduled for Tuesday,
May1 @ 7:00 p.m.
At the offices of Associated Professional Services
7007 Mission Gorge Road, San Diego, CA 92120***



Alvarado Community Association
4774 Yerba Santa Drive
San Diego, CA 92115

Working Toward Community Harmony

Editors Note - Dear Neighbors - It has been a while since our last newsletter. We hope to get these out quarterly. I want to thank Susan Clarke Crisafulli for volunteering as Publisher. Also, if you wish to submit an article, a note, an observation, contact Susan or myself.

Safety & 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, 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.

- Wes Hinkle - Streets Committee Chair

Rattlesnake Alert: It is the season and I have caught two in the last three weeks. Those two, are now living in a river estuary, far from here. Also, another rattler was reported coming up from the canyon behind Norris Rd. The little ones are easy to catch, for the big ones please call me at (619) 501-7700. To see how dangerous rattlers can be, just Google "Jimmy Fallon-rattlesnake."

- David Wiles - Safety & Newsletter Committee Chair

Your Help Needed - Our gate attendants are sitting on a folding chair. The last nice office chair, a swivel on rollers, was donated by Dr. Leonard Bloom. If any of you have a used, but sturdy, office chair please contact David Wiles @ 501-7700. He has a truck and can deliver (or avoid the middle man) and drop it off at the kiosk.

Next issue: Fire Safety and Canyon Dwellers