On Sunday, November 1st, we held our 29th annual picnic. This year’s theme was an Oktoberfest Harvest Festival featuring burgers and brats. And once again we had a great turnout with lots of children and new neighbors.

Dustine “Our Party Queen” along with Lori Mullen “Our FUN Coordinator” (Social Committee Co-Chairs) once again outdid themselves! The festive decorations were awesome and the kids were in full-on play mode that included carnival and lawn games. They earned prizes as they played the penny pitch, squish bowling, and pin-the-eyes on the pumpkin.
Parents and kids alike laughed hysterically as kids chomped donuts off of a string with their hands behind their backs and were fully wrapped up turning them into mummies.

Waxed lips and mustaches completed the day and made great photos of “kids” of all ages.

You can see all of the photos Larry took at Alvarado Estates Harvest Festival.

Thank you to everyone who came out to celebrate with us. Your participation and support of our annual picnic gives the entire event a life of its own!

Special thanks once again to Jerry Moe & Alfonso Logan for storing all of “the stuff” we use and providing the lovely table cloths.
Everyone was delighted as music filled the air while kids of all ages marched in a circle for the cake walk, ran around the grass for musical hula hoops, did the Hokie Pokie and the chicken dance.

View “more photos” featured on our website.
Privacy, View, & Lighting—Trees

One thing we all covet is our privacy, view, & lighting policy. 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 neighbors privacy you may be required to plant new mature trees to rectify the situation. **It is always better to ask for permission rather than forgiveness!**

Street Parking & Garages

3.05 Street Parking

The parking of cars on the street is considered to be an aesthetic problem as well as an obstruction to pedestrian and vehicular traffic, creating a safety concern for all. Lot Owners are required to arrange for off street parking for every vehicle regularly kept at the premises. The Street Committee shall investigate any vehicle reported to be street parked for more than three days and shall ascertain the Lot Owner's plans for its continuing disposition.

3.06 Garages

Garages shall be used primarily for parking of vehicles. Vehicles are to be inside garages, on Lot Owner's driveway, or within other housed or vegetation screened locations. Garage doors shall be kept closed, except as reasonably required for access.

Remodel/Landscape Construction

Alvarado Estates has had a lot of turnover in homes recently. In addition, many residents are remodeling, re landscaping or even building new homes in our community. All of the investment into these projects will increase the value of our neighborhood and keep it looking good into the future.

When any homeowner is planning a new project they need to first obtain approval from the Architectural Committee before work begins. In addition, the Architectural Committee has received complaints regarding contractors and their employees or other types of tradesman for various issues that have caused us to specify new Project Requirements for the homeowners and their workers to adhere to. We follow the same rules as the City.
As another year comes to an end, all too quickly, our association has a lot to be thankful for. The seemingly never-ending sewer project, is coming to an end, despite technical setbacks. As I write this, the City’s plan is to finalize the project and put the streets surrounding us back in working order. Once complete, we will put the final pieces of our gate and street upgrade in place. In addition, we plan to beef-up the security system on Yerba Anita for our members who live outside the gate.

Our park will become even more social and neighbor-friendly as the putting green gets installed next month, thanks to the generosity of many of you. Your board works hard to improve and enhance our community in any way that is feasible. However, the key driver behind our efforts is the support of our neighbors. For that we thank you because that makes the bumps and turbulence during the year, worth the effort. We live in a great community but there are a lot of things going on around us that could impact us. I encourage you to look beyond Alvarado and get involved, if you can, to make the greater, surrounding community, even better.

May this Holiday Season bring Health, Happiness and Joy to you and your family.”
What Side of the Road ...

Should I Walk On? According to California Vehicle Code Section 21956, pedestrians should walk on the left-hand edge of the roadway, which means facing oncoming traffic. This is intended to give the driver ample opportunity to see the walker and give the walker an opportunity to establish eye contact with the driver. When bicycling, the cyclist should ride on the right side of the road, going in the same direction as automobile traffic.

With no sidewalks and limited overhead lights in our neighborhood, it is important to think of safety first. Always carry a flashlight and/or wear reflective clothing when walking or cycling during dawn or dusk. And don’t forget Fido! A reflective collar or leash can help him be spotted in dim light as well. Stay safe! - Stacey James

Tis the Season to ...

Mary Lou Montgomery — was born in Corpus Christi, Texas and her family moved to San Diego in 1959. She graduated from Clairemont High School. She has three children and four grandchildren. She started working for U.S. Security over four years ago, and started in Alvarado Estates in September 2012. She says she likes the residents who are very friendly. She generally works mornings from 6:30 am until 2:30 pm, Monday through Friday. Her birthday is February 10th.

Art Laurena — was born in the Philippines. He has been a security officer in a gated community like ours since 2003 and says “I love this place.” When he met his bride to be he moved from Orange County to be with her. He is an avid sports fan on his time off and has worked the afternoons from 2:30 pm until 8:30 pm, Monday through Saturday, since he joined us in January of 2014. His birthday is September 9th.

Georgui Vesselinow — AKA George, is from Georgia in Western Asia. He moved here from Green Bay, Wisconsin and is a devoted Packer’s fan. He is currently attending school. George has been our Gate Attendant for many years and he is very punctual and reliable. He works on Saturday 6:30am to 2:30pm and on Sundays 9:00am to 5:00pm. His birthday is February 3rd.

Remember Our Gate Attendants

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Gate Kiosk 619-582-1184
Pitch n’ Putt—Preserve Your Park Legacy!

Thanks to the generous support of the community we are ready to break ground and install the putting green in late December, barring no more delays.

You still have time to “Preserve Your Legacy in the Park” and make it bigger by making a donation. Here’s what’s still available:

- Naming Rights: $5000
- Flag Hole Naming Rights: $1500
- Engraved Tiles: $200

Email Susan at scc@FUN-damentals.com or call 224-0400 to do that today!

Nextdoor.com—Virtual Neighborhood Watch

Board member Austin Hong recommended to us that we set up an Alvarado Estates site within the community networking site, Nextdoor.com. It is a great way to disseminate information to neighbors, organize events, share recommendations, borrow things, report suspicious activity, or ask for help/advice, etc.

The police department uses it constantly to provide relevant information, advisories, etc. You can see postings by and for Alvarado residents only or for and from neighboring communities as well, such as Kensington, Talmadge, and College View Estates. You set up what you want to see and who sees what you post. We provided access to our last newsletter to Alvarado residents only. I encourage you ALL to join at www.alvaradoestates.nextdoor.com.

- Jose Reynoso, President

Members Remembered

John “Jack” Armstrong was a great neighbor, as well as, a former association Board Member and President. He was a strong, kind, gentle man who was always willing and cooperative to help with any neighborhood project.

After serving in the U.S. Navy during WWII, he was hired by Dean Witter/Morgan Stanley as the second broker in the San Diego office where he enjoyed a successful and illustrious career spanning 61 years. His wisdom, honesty, integrity and eternal optimism served his clients, community, and family well.

Jack and his wife Mary Margaret bought their property on Toyon Road in 1953 and built their dream home in 1956, where they raised their daughter and two sons.
Montezuma Trail & ...

Over the past couple of years, on these pages and at our board and annual meetings you have heard about the efforts initiated by some of your board members to enhance the College Area community as a whole; primarily the Montezuma Trail, a complete streets project to improve pedestrian, bicycle and mass transit usage on Montezuma Rd. There has been some resistance to fleshing-out the scope, details and cost, primarily because of the cost to do so, even though that is meager.

At this point, it might make sense to take a step back and look at the project as part of a larger project to also improve the efficiency of motor vehicle traffic along the same strip between Yerba Santa and Fairmount. After all, the smooth flow of all modes of transportation, from walking to driving is the ultimate goal. Add to that the aesthetic improvements planned with the Trail project and we have the “Gateway” entrance envisioned in the original plan.

Another project has surfaced that will only add to the gateway concept. That is the Montezuma Wall. It is a mural, designed by the Art Department at San Diego State to be placed on the south side of Montezuma Rd., between 54th St. and 55th St. These and other projects can be jumpstarted with funds from the dollar-per-ticket fund. As many of you know, the fund came to be as part of the settlement of a lawsuit between Alvarado Estates and San Diego State when Cox/Viejas Arena was built. The fund, as detailed in that settlement and memorialized in the final memorandum of understanding is to be used for the benefit of the College Area, for “capital improvements or operating costs in support of capital improvements, as agreed by the parties.” The parties are the CACC, the City of San Diego and San Diego State. Even though it was the impact of traffic from the arena that generated both the settlement and the dollar-per-ticket fund, the purpose and use of the fund was not. However, over the years, it has been limited to the mitigation of traffic impacts which means that many, worthwhile, and clearly acceptable and desirable projects, which fit both the letter and intent of the agreement, have not been funded. This is clearly not right and we are taking a closer look and reviewing options. Given that there is over $600,000 in the fund, it could jumpstart a lot of endeavors and now that the City has surpluses, it might be easier to launch successful initiatives for worthy projects. We will keep you informed and ask for your support in the near future. There are some tremendous opportunities to help shape the look and feel of our area. The better it gets, the better Alvarado gets.

-Jose Reynoso, President

Wall &...

Most College residents, and most users of the University, drive this road every day. It is time to elevate Montezuma Road to safer, more reasonable, and possibly even, to unique standards.

Entire College Area

Creating A “Gateway” Entrance

The Montezuma Trail will create a “Gateway” entrance to the College Area that compliments and enhances both the College Community and the University.

Does any university in California have a primary access road that compares to the lower portion of Montezuma? Does any nearby community have a primary access road in this condition?

As a community we cannot afford to be complacent on this issue. We urge all members to contact both Marti Emerald and Kevin Faulconer to let them know that the improvement to Montezuma is honoring the original agreement and in the communities best interest. Please take the time to contact them both at martiemerald@sandiego.gov and kevinfaulconer@sandiego.gov.
Welcome New Neighbors!

John & Sarah Boyer

Colleen Llanos

John B.W. Lett & Ning Pan
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 - just please slow down.

**Street Cleaning to Resume in January** - 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.** Also, please help by sweeping up and keeping your curb areas clear of debris.

**Blowing Leaves By Gardeners** - 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. The association has had to pay to have the storm drains cleaned out because of this. **Be a Good Neighbor and pick up your leaves.**

- Wes Hinkle - Streets Committee Chair

**Friday Trash Pickup** - Please put your cans out no earlier than Thursday afternoon and have them removed by Saturday morning.

**Electronic Consent Form** - To receive all association information electronically by law we are required to have this signed **Consent Form** on file.