Upcoming Annual Meeting...

“Spectacular!”

“Riveting!”

“Two Thumbs Up!”

Just a few reasons why you don’t want to miss our 70th Annual Association Meeting being held on:

Saturday, March 10th at 3:00 pm
FAITH Presbyterian Church
5075 Campanile Drive
San Diego, CA 92115

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 to begin the undergrounding of 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.
Happy New Year to all! There’s a lot going on in & around our community & you ALL need to have a say in how it goes on. Get involved with our board—join a committee, go to all the events we put on, go to the park for a picnic, hit a few putts, ride on a swing. The list could go on but you get the point. It’s a great community & we are just that—a community. Come to the annual meeting. It’s a tremendous opportunity to find out what’s going on, what’s going to happen, meet our elected reps., and other local officials. It’s your opportunity to be heard.

As many of you know, I have been very active in greater community issues through the College Area Community Council/Planning Board. For a couple of reasons I pulled back a bit this past year but have reached a point where I need to get back into the thick of things because the greater community is at a critical point that will determine what it will look like into the future and I/we cannot stand by silently. We’re due for a community plan update. Think about what you want here (think, second off-ramp lane from Montezuma to Fairmount to reduce the traffic), what you want the area to look like. SPEAK UP! Join me and my effort to make the College Area, not only a great place to live but a hip, happening, great destination. Get involved, whether it’s going to an occasional meeting to lend support or joining a committee to come up with some great ideas. Let me know.

Presidents Corner — Jose Santos Reynoso
Architectural Spotlight

Three Real Estate Professionals joined forces to acquire this ugly duckling in the spring of 2015, in the best kept secret gated community in all of San Diego to transform it into a one of a kind Masterpiece. The plan was to leave the bank of 4 bedrooms, raise their ceilings, add 2 more bedrooms, an office, and more square feet. Ultimately the bank of 4 bedrooms didn’t make the cut so in the end the only thing left was the 2 car garage.

This One of a kind new construction project now includes: 6 bedrooms, an office, 6 full bathrooms, 6,285 square feet including 910 square feet of covered outdoor living area, a fire pit, and a beautiful pool. This amazing home even has its own custom elevator! Situated at the end of Yerba Santa in the cul-de-sac with sweeping canyon views!

Eyesore to...

“It is just days away for someone calling it Home. And will set a new bar for an AE selling price!”

Eye-Popping!
We all love our trees but they do need to be maintained. We’ve had several situations arise when a neighbor severely trimmed back and “affected their neighbors privacy.” This resulted in new trees being planted to remedy that. It was a costly mistake!

Another situation arose when a neighbor trimmed branches hanging over on their property. It was another very costly mistake as some trees can only be trimmed certain times of the year. By law, you have the right to trim branches and limbs that extend past the property line. However, the law only allows tree trimming and tree cutting up to the property line. You may not go onto the neighbor’s property or destroy the tree.

It is always cheaper to “Ask for permission, than forgiveness.”

Our Best Advice is to be a good neighbor and talk to yours before you do any major trimming.

Member Classifieds

Starbuck’s everyday without ever leaving home!

La Marzocco Linea 1 AV purchased new in 2006. This commercial machine has been in a home environment and has only been used sparingly averaging less than once per day. It has been impeccably maintained by an Espresso Service company in San Diego. In January 2016 it was re-conditioned adding $2000.00 in new parts, it is in like new condition. Included with this purchase is a commercial Rossi Grinder, Maven 450 Water Filter + all accessories. Whoever purchases this La Marzocco will obtain a one-of-a-kind unit. It just needs a loving barista! This is a classic machine which sells new for $9500.00 & priced at $6200.. All records are available. Contact Chris Crisafulli @ 619-224-0400.
Board of Directors & Committee Chairs

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APS—Associated Professional Services
7007 Mission Gorge Road, San Diego, CA 92120
Christina Vargas, Property Manager,
(619) 299-6899 xt 175 cvargas@apsmanagement.com

Our Next Board Meeting is scheduled for
Tuesday, February 13th @ 7:00 pm

Welcome New Neighbors!

Dan Munch

Alberto Abreu & Andrea L. Nicolas
Alvarado Community Association

4774 Yerba Santa Drive
San Diego, CA 92115

Street Safety & Going GREEN

36 & Counting! — That is how many children 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 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](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!