There’s no place like home

Upcoming Annual Meeting...

“Spectacular!”

“Riveting!”

“Two Thumbs Up!”

Just a few reasons why you don’t want to miss our 71st Annual Association Meeting being held on:

Saturday, March 9th at 3:00 pm under the tent in our Community Park...with a social hour 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 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.
This story can fit 100-150 words.

The subject matter that appears in newsletters is virtually endless. You can include stories that focus on current technologies or innovations in your field. You may also want to note business or economic trends, or make predictions for your customers or clients.

If the newsletter is distributed internally, you might comment upon new procedures or improvements to the business. Sales figures or earnings will show how your business is growing.

Some newsletters include a column that is updated every issue, for instance, an advice column, a book review, a letter from the president, or an editorial. You can also profile new employees or top customers or vendors.

Happy New Year to all! Last year at this time I mentioned to you that I had pulled back on my involvement on some of my greater community/College Area issues. One of them was the community council/planning board because I left the groundwork to move a community plan update in place. Unfortunately, the project floundered and I decided to dive back in and get it going. I was very lucky to have tremendous support from some fellow board and community members and the project is not only back on track but miles ahead of where it had been. We have enlisted the support and participation of key players within the community, San Diego State—including senior administration staff and renowned urban planning experts on the SDSU faculty, which adds huge credibility to the effort, with the city. In the next few months you will be hearing about community forums in which we will solicit input and provide feedback. These are tremendously important and I encourage you all to participate because it is your input that will shape what our community will look like in the next 10-20-30 years. Can you imagine having parts of our greater community as entertainment or dining destinations? Let your imaginations run wild. Please participate in these forums when they are announced. To get updates, we have set up a tab on the College Area Community Council website, www.collegearea.org that will have updates and serve as a repository of articles, concepts, etc. that can get your creative juices going.

Real Estate Update

ALVARADO ESTATES
LUXURY MARKET REPORT

ACTIVE LISTINGS
4435 Yerba Santa Drive 4+ BD / 6 BA 4,094 SqFt $1,775,000
4421 Yerba Santa Drive 4+ BD / 5 BA 5,529 SqFt $2,399,000 Pictured
4902 Toyoff Way 4+ BD / 5 BA 4,818 SqFt $2,399,000
4605 Yerba Santa Drive 8 BD / 12 BA 15,000 SqFt $9,999,000

PENDING SALE
5410 Fremontia Lane 3+ BD / 2BA 3,516 SqFt $1,225,000

RECENTLY SOLD
5243 Le Baron Road 3 BD / 4 BA 2,970 SqFt $1,423,500 Sold Price
4422 Yerba Santa Drive 6+ BD / 6 BA 5,375 SqFt $3,300,000 Sold Price

We have sold 27 homes in Alvarado Estates, more than any other agent! Call the Neuman Team today for a free, confidential market analysis of your home.

Gregg Neuman
Paul Roberts
Art Lewis

619-595-7025
Sold@SellSanDiego.com
SellSanDiego.com

THERE'S NO PLACE LIKE HOME
“One of the easiest—and most affordable—ways to transform your house is with a fresh coat of paint.

As you can see, the color change makes such a dramatic statement. Now the shutters pop and the three distinct colors complement each other. The paint color you choose can change the appearance and feel of your home. Deep, rich tones add depth and character, and soft neutrals can instill a feeling of calm.

Also, it’s highly recommended that you paint a large section with your color samples. Too many times a choice that looked good in a small paint chip is totally disappointing once it’s been applied to a large area.

Difference!
Recipes—Wonderful Winter Soup

- 2 teaspoons ground coriander
- 2 teaspoons ground cumin
- 1½ teaspoons ground cinnamon
- 1½ teaspoons ground turmeric
- 1¼ teaspoons salt
- ¾ teaspoon ground pepper
- ⅛ teaspoon cayenne pepper
- 1 small head cauliflower, cut into small florets (about 6 cups)
- 2 tablespoons extra-virgin olive oil, divided
- 1 large onion, chopped
- 3 large cloves garlic, minced
- 1½ teaspoons grated fresh ginger
- 1 fresh red chile pepper, such as serrano or jalapeño, minced, plus more for garnish
- 1 (14 ounce) can no-salt-added tomato sauce
- 4 cups low-sodium vegetable broth
- 3 cups diced peeled russet potatoes (½-inch)
- 3 cups diced peeled sweet potatoes (½-inch)
- 2 teaspoons lime zest
- 2 tablespoons lime juice
- 1 (14 ounce) can coconut milk
- Chopped fresh cilantro for garnish

Preheat oven to 450°F.—Combine coriander, cumin, cinnamon, turmeric, salt, pepper & cayenne in a small bowl. Toss cauliflower with 1 tablespoon oil in a large bowl, sprinkle with 1 tablespoon of the spice mixture & toss again. Spread in a single layer on a rimmed baking sheet. Roast the cauliflower until the edges are browned, 15 to 20 minutes.

Meanwhile, heat the remaining 1 tablespoon oil in a large pot over medium-high heat. Add onion and carrot and cook, stirring often, until starting to brown, 3 to 4 minutes. Reduce heat to medium and continue cooking, stirring often, until the onion is soft, 3 to 4 minutes. Add garlic, ginger, chile and the remaining spice mixture. Cook, stirring, for 1 minute more.

Stir in tomato sauce, scraping up any browned bits, and simmer for 1 minute. Add broth, potatoes, sweet potatoes, lime zest and juice. Cover and bring to a boil over high heat. Reduce heat to maintain a gentle simmer and cook, partially covered and stirring occasionally, until the vegetables are tender, 35 to 40 minutes.

Stir in coconut milk and the roasted cauliflower. Return to a simmer to heat through. Serve garnished with cilantro and chiles, if desired.

(Please let Susan know if you have a recipe you’d like to share.)
In an ongoing effort to keep our Community Park in good condition, Poly our landscaper, rebuilt our Gazebo and Arbor last month that included all new support beams with a fresh coat of paint. The termites were not happy!

This month Poly is scheduled to rebuild Inspiration Point and completely replace our existing 4’ x 6’ “Club House” next to our golf course.

We appreciate our members treating our community park with the same respect as they treat their own property!

From Your Board

- We self manage and that keeps our dues significantly lower than the national average for an HOA. In 2010, our highest HOA dues were $1947. Every year since then they have either gone down or didn’t increase by more than $40. Over the nine year period the total dues increase has been less than 5%.

- We know that members don’t like to complain or be confrontational but neighbors need to talk and try to resolve issues among themselves. Unless a rule has been broken we shouldn’t be involved. We are here to intervene only as a last resort.

- Also, be aware that the droppings you find in your yard or our park are probably coming from the coyotes in our canyons and not our neighbors pets.

“\nThe dues increase was mainly because of the minimum wage going up and additional costs related to security. (see Pg 6)”

Walking & Riding At Night

If you are like a lot of neighbors who walk or ride their bikes or scooters at dusk or nighttime, it has been suggested that you have some kind of reflective clothing that will allow drivers to see you at night. We have lots of neighbors with pets so having some kind of reflective collar or clothing for them would be a good idea as well.
2019 Alvarado Estates Home Tour?

We are planning to have our 3rd Annual Progressive Wine Dinner & Home Tour on Sunday, April 28th beginning at 2:00pm. In order for that to happen, we need to have four homes on the tour.

Do you have a recently remodeled or renovated home? Does your home have interesting architectural details that you would like to share with your neighbors? Is your home historically significant? If you would like to have your home featured or want to be involved in social events contact Lori Mullen at social@alvaradoestates.org. In the meantime please put Sunday April 28th on your calendar and watch for more details!

Community Park Parties Calendar

June—3rd Annual Golf Championship
July—Concert
August—Family Movie Night Under the Stars
October—Annual Picnic & Halloween Costume Contest

Canyon Activity Update

At this moment, we believe that there are no occupied camp sites in our lower Canyons. In addition, all accumulated trash from known camp sites has been removed. Perhaps the random patrols, the signage, and the clean up activity, were affective.......at least for the moment.

There were three gaps in the fencing on our lower lots. Each presented a wide open invitation to campers. New fencing has closed one of these gaps and a second one will be closed in the next couple of weeks. That will leave the largest “open door” next to the bicycle path at the bottom of Fairmont. Although the five affected lot owners have offered to cooperate, our current plan is to talk the City into dealing with the installation. If this fails, we plan to install this fence on our own.

This issue affects all Alvarado residents, regardless of the specific location of the camps.

The homeless smoke cigarettes in our canyons and light fires to keep warm & cook meals. During the fire season, this presents a significant fire danger to all homes within the Association. Health issues and the potential for crime are also concerns. Recent trespassing activity was related to the canyon dwellers.

The Rules of the Association (5.12) state that it is the individual lot owner’s responsibility to maintain his/her lot in a clean, safe and sanitary condition. This would include the lawful removal of the homeless and their property within a reasonable time after notification. In recognition of the universal nature of the risk, the Board has created policy to share a portion of the required efforts.

If you are aware of homeless activity on your lot, please let us know. If we learn of activity on your lot, we will contact you. Working together we can keep Alvarado Estates a safe neighborhood. —David Wiles Security Chairperson & Wayne Breise

There's No Place Like Home
Board of Directors & Committee Chairs

Jose Reynoso  President & Grounds Maintenance  619-582-4511  president@alvaradoestates.org
Wayne Breise  VP, Rules, & Park Development  619-287-0707  common.area@alvaradoestates.org
Stacey James  Secretary  619-322-1011  architecture@alvaradoestates.org
Ken Klayman  Treasurer  619-287-6305  treasurer@alvaradoestates.org
Austin Hong  Technology/Communication Chair  760-705-8080  communications@alvaradoestates.org
David Wiles  Safety/Security Chair  619-501-7700  safety@alvaradoestates.org
Miguel Espinosa  New Appointed Board Member  619-770-7091  communications@alvaradoestates.org
Paul Feuer  Architectural/Safety/Park  619-640-2003  architecture@alvaradoestates.org
Steve Neu  Gate Committee Chair  619-318-8301  gate@alvaradoestates.org
Wes Hinkle  Street Committee Chair  619-286-0445  streets@alvaradoestates.org
Susan Crisafulli  Architectural/Communication  619-224-0400  architecture@alvaradoestates.org
Lori Mullen  Social Committee  831-539-1274  social@alvaradoestates.org

Association Management Information

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 12th @ 7:00 pm

Welcome New Neighbors!

Catalina Quevedo—12-19-18
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 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!