



Family Seeks Home In Country, Finds It At Ponderosa Estates

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Filipinos Rufino and Apolonia Trinidad had been looking for their dream home in the country for three months until they finally chanced upon it one weekend at Ponderosa Estates, a new collection of 24 detached homes in the friendly country village of Alpine.

"We like Ponderosa Estates because it's in the country and away from the city bustle. It's the best place to raise a family, that's for sure. It's the right place for us," says Rufino, a machinist.

They selected Plan 3, which has five bedrooms, three baths and a nice big yard, just the right amount of space for their three children, two sons aged 3 and 9 and a daughter aged 2.

Apolonia, a nurse, says she likes Ponderosa Estates "because it looks truly special and is different from other new home communities. It's unique."

In December, they moved from Mira Mesa. Looking for a big home on a large lot in a peaceful community, they liked what they found at Ponderosa Estates so much that they made the necessary arrangements to move in as quickly as possible.

"A pleasant surprise is that we found Alpine is not crowded," the couple says. They came to the U.S. from the Philippines in 1993.

Reynolds Communities reports 16 sales and reservations to date for one-and-two story designs ranging from 1,814 to 3,092 square feet with four to five bedrooms and two to

three baths. Prices are from the high \$600,000s with no cost-added Mello-Roos infrastructure fees.

Nestled in the foothills, Alpine is just 20 miles east of Mission Valley. Its slow pace and unhurried lifestyle is what attracts families, such as the Trinidads. Reynolds Communities knows this, having completed five previous new home communities in the small country town.

"There's something about the fresh mountain air, scenic beauty and small town atmosphere that draws homeowners to Alpine and the large, comfortable, well-built homes of Ponderosa Estates," said Mike Reynolds, president of Reynolds Communities.

Distinctive Mediterranean architecture and finished sidewalks throughout the community define Ponderosa Estates. Gourmet kitchens offer granite countertops, quality Whirlpool appliances, spacious nooks in most plans and classic, natural hardwood cabinetry.

Alpine originated as a stage stop for gold miners on their way to San Diego. Tales spread about the abundant supply of fresh water and ideal climate that helped cure ailments. By the late 1800s people began moving to the country village to improve their health.

Alpine still retains its small town charm. But instead of gold miners, it's known more for a lifestyle of peace and quiet with one of the lowest crime rates in San Diego County.

To visit Ponderosa Estates, take the I-8 to the Tavern Road exit, drive south to Alpine Boulevard, turn east to Marshall Road (at the Shell station), south to Eltinge Drive, then east on Marshall Way to Ponderosa Estates at 2292 Marquand Court. Open Friday through Tuesday 10:30 a.m. to 5 p.m., Sunday 11 a.m. to 5 p.m., closed Wednesday and Thursday.

For information, visit www.reynoldscommunities.com or call (619) 659-5169.