



Letter from the President

by Sophie Breall, Board President

In this year of the United States National Election, the Balboa Terrace Homeowner's Association also had a significant election in March. As a result of the HOA vote, Balboa Terrace has a new executive board. For the first time in its history, Balboa Terrace not only has a female president, but also a female vice president, Brigitte Churnin. Both Brigitte and I are looking forward to serving our community for our one year term.

We hope that we will bring a new perspective and energy to our community.

The other new executive board members are Jodi Kimel who is now the secretary and Kevin Bulivant who is the treasurer. Neither Jodi nor Kevin has served on the board before in any capacity. I appreciate Jodi and Kevin's continued advice and commitment for the coming year. Other board members include Nanci Khalaf, Bill Thomen, Monica Hernandez and George Wu. Nanci, Bill and Monica are also brand new to the board and have never served before. I applaud and thank all of the board members for agreeing to volunteer this year.

As president, I have decided to implement a change to the board meetings. The board meetings which happen on the first Monday of every month will now have a hard stop time at 9:30 pm. If there are items

on the agenda that the board doesn't finish, those items can be carried over to the following month. All agendas are posted in advance on the website. Please note that the start time for the meeting is 7:30 at the Christian Scientist Church.

A major goal for my year as president would be to pass a new Articles of Incorporation for our organization. The old board had thought a new Articles was necessary because our old Articles are outdated and filled with confusing language. I agree with the old board and my first board meeting as president went very late in an attempt to rewrite the Articles that were given to us from Brigitte and her group. I sincerely hope that you will all support this effort through a vote when it is time.

I look forward to meeting as many of you as possible in person, at a meeting or around the neighborhood. ♦

AROUND THE TERRACE

August 1 Presentation

Property management presentation during the BTHA meeting, August 1, 2016, 7:30pm at 9th Church of Christ Scientist at Darien & San Rafael

The View is published quarterly by Balboa Terrace Homes Association for our neighbors. Feedback and contributions are welcome! Send stories and pictures to board@balboaterrace.org.

Association Financial Report

by Kevin Bulivant, Board Treasurer

I am very excited about taking on the Treasurer volunteer role and getting involved in the Balboa Terrace neighborhood. My primary responsibility as Treasurer is to provide oversight on all management and reporting of the association's finances. To assist me I will be working with Joe De Frisco, the BTHA part-time bookkeeper.

Since March 8, 2016, Joe and I have been working on many activities specific to restructuring the BTHA recordkeeping and financial reporting, including:

◎ BTHA financial review

Engaged external CPA to conduct an independent financial review to validate financial position as at February 29, 2016. Final report can be obtained on the balboaterrace.org home page.

◎ Change fiscal year-end

On April 4, 2016 the Board approved a motion to change the BTHA fiscal year end from

February 28 to December 31. This will allow us to finalize financial statements for the Annual Meeting in March.

“...we look forward to providing good stewardship and full disclosure in managing the financial affairs of the Association.”

◎ Reserve fund

On April 4, 2016 the Board approved a motion to transfer \$23,175 from the operating fund to the reserve fund. This fulfills our Annual Reserve Contribution for 2016 per Sec. 4.00 of the Reserve Study Analysis.

◎ Set up online bank account access

Linked all accounts online to manage account balances, initiate intra-account transfers and retrieve month end statements.

◎ Set up new online double entry accounting system

Went live on March, 1, 2016,

allowing multi user access to enter financial data, issue checks and generate financial reports.

◎ Set up new online customer database

Input all homeowner names and physical/ mailing addresses referenced to lot & parcel number to be used for dues billing statements and other BTHA direct mailings.

Set up direct bill auto pay – Debit bank account monthly for payment of SF water and PG&E.

◎ Consolidate financial information

Create a centralized depository for all financial records and agreements; i.e. insurance policies, vendor agreements, tax returns, state filings, homeowner accounts, property liens, etc.

We are pleased with our progress to date and look forward to providing homeowners with good stewardship and full disclosure in managing the financial affairs of the Association. ♦

Coyotes in Balboa Terrace

by Roger Ritter

Harold Gilliam, the *Chronicle* nature writer, wrote in 1967 that “No coyotes have been spotted within the city limits for many years.” (*The Natural World of San Francisco*, 151) However, recently coyotes have been coming back into the City. The Presidio Trust has identified coyote dens in the Presidio and told residents not to allow their cats outside. Last month a coyote was seen in broad daylight on the playground at Commodore Sloat School. I found the remains of a dead cat on my lawn; a friend is worried because her cat has been missing for weeks; and elderly neighbors with small pets would have great difficulty in “hazing,” i.e., scaring off, a coyote.

The California Department of Fish & Wildlife has jurisdiction for coyote trapping and removal. The fact that residents have had their pets attacked and in some cases killed, even with their owners present, shows that urban coyotes have lost their fear of humans. In a recent incident at Stern Grove, an Australian sheep dog and its

owner were forced to run from a coyote, escaping with minor scratches. That escalates us to the “red” category under the state guidelines, permitting trapping, removing, and in some extreme cases, killing coyotes. “Black bears, deer, **coyotes**, and large exotic carnivores which have threatened or attacked humans are wildlife classified as public safety problems.” (Public Safety Wildlife Guidelines 2072)

**Contact our
elected officials and
demand a forceful
policy for dealing
with coyotes:**

Mayor Ed Lee
MayorEdwinLee@sfgov.org
Assemblymember Phil Ting
Phil.Ting@asm.ca.gov

SF Animal Care & Control is the local liaison with the Department of Fish & Wildlife. They advocate a policy of “co-existence,” focusing on what we can do to protect ourselves, rather than what the City can do to protect us. We have chosen to live in an urban environment,

not in a rural area, wildlife refuge, or national park. However, we are now being asked to put up with yet another threat to our safety.



Whatever our views on this issue, we all share a common goal, which is to preserve the peaceful enjoyment of our neighborhoods for ourselves, our children, and yes, our pets. We must tell our elected officials we want an aggressive policy of coyote prevention, rather than “co-existence,” which is a euphemism for doing nothing. Contact Mayor Lee (mayoredwinlee@sfgov.org), Supervisor Yee (norman.yee@sfgov.org), and Assemblymember Ting (Phil.Ting@asm.ca.gov), and demand a forceful policy for dealing with coyotes. Meanwhile, watch out for your cats, keep your dogs on leashes at all times, and carry a walking stick, especially in the evening. As Teddy Roosevelt said, “Walk softly and carry a big stick!” ♦

Taking Safety Measures

by Brigitte Churnin

We are being hit from all sides with an increasing wave of crime reports. It seems that everyone knows someone who has been victimized. It's easy to point the finger at city departments, or even at ourselves, but the best thing to do is to be aware of our surroundings and take precautions:

- ⦿ When shopping, park as close to entrance as possible.
- ⦿ Don't leave anything tempting within sight in your car: Loose change, Clipper Cards, electronics, etc. Even an empty bag or a jacket could trigger a break-in. If you're thinking about stowing these items in your trunk, do it at home, not in the parking lot where you can be seen.
- ⦿ Don't leave your purse unattended in your shopping cart!
- ⦿ When on foot, be aware of the people surrounding you. If you think someone might be following you home, go into a business and wait.
- ⦿ At home, lock your doors and ground-floor windows and arm your alarm system. If you have shades, tip them so outsiders can't see inside.
- ⦿ While on vacation, stop your mail, newspaper, and other deliveries. Ask a friend keep an eye on your house.
- ⦿ Before answering the door, confirm your visitor's identity. If it's a stranger, consider the following strategies:
 - ⦿ Keep the chain on the door while speaking with them.
 - ⦿ Bring your dog to the door with you.
 - ⦿ If they claim to be with a utility company, call that company's customer service number and verify that they're supposed to be there. It's not a bad idea to keep a list of utility phone numbers handy. ✦

Upcoming School Events

by Brigitte Churnin

With the end of the school year coming up, there are some events that might impact neighborhood traffic.

Keep an eye out for pedestrians and drive/walk safely! ✦

May 7, 9-12am

Bicycle safety fair at Aptos Park

May 10, 4:30-6pm

Aptos Sports Banquet

May 17, 6-7:30pm

Aptos PTSA meeting

May 19, 4-6pm

Aptos game night

May 20, 5-8pm

Aptos 8th grade dance

May 21, 10am-2pm

Commodore Sloat green up clean up day - neighborhood volunteers are welcome!

May 26

Last day of school

May 31 to June 3, 9am-2pm

Aptos 6th grade step-up week

August 15

First day of school

Look for more information at:

AptosSF.org
CommodoreSloat.com

Check Please!

Our own Orexi restaurant on West Portal Avenue was recently featured on KOED's *Check Please!* show.

Owner John Loufas told *Check Please!*, "I was born and raised in Greece. I came here a very long time ago. I'm a San Franciscan, and West Portal is my neighborhood. We love West Portal." His wife and co-owner Effie continued, "We're definitely an authentic Greek restaurant with family recipes just like YiaYia's (Grandma's). "We make our own olive oil, our own honey, our own wine, our own vegetables. We do it all. That's the Greek culture."

The name Orexi means "appetite." Effie says, when a guest comes to your home or visits your restaurant, and you serve them a delicious, authentic Greek meal, you say "kali orexi," or bon appetit.

The honeycomb artwork on the walls is dedicated to John's father, who still takes care of his bees and makes honey.

You can see the entire episode online at <http://ww2.kqed.org/checkplease/>

Kali Orexi! ♦

Property Management Presentation at August 1st Meeting

by George Wu

Please plan on attending August 1st, 7:30pm at the 9th Church of Christ Scientist to hear a property management presentation. Our by-laws state that we hold elections each year for up to eleven board of directors, for a one-year term. This can lead to a loss of continuity, in the event that no prior board members remain. We currently have eight board members to conduct our affairs, only two of whom have served on the prior board. The following will illustrate the kind of continuity that a property management firm may offer:

- Accounting tasks, previously under the purvue of the board Treasurer, which are now under contract with a bookkeeper.
- Contracting for yearly CPA audit of financials by a Committee.
- Preparation and monitoring of yearly dues statements, including monitoring address accuracy, sending registered letters, contracting attorney for preparation of liens.
- Reserve Fund yearly reassessment, providing information of improvements, use of Reserve Fund for maintenance or repair, costs associated with, for example, a new landscaping master plan.
- Davis -Stirling compliance issues, such as annual policy statement, summary of annual budget, insuranace and liability issues, dispute resolution and enforcement, and construction defect litigation.
- Nomination and election committee functions.
- Powers of Corporation interpretation.
- Election and voting issues.
- Other miscellaneous tasks, such as rewriting outdated Articles of Incorporation, CC&Rs, and By-Laws; guidance for better state law compliance; architectural review process guidance; archiving financials, contracts, meeting minutes, insurance policies, etc.; and web site maintenance and vendor contracts.

Please come to this meeting with your questions! ♦



Spring 2016

Balboa Terrace Homes Association
P.O. Box 27642
San Francisco, CA 94127

Emergency Numbers

Emergency..... 911

911 For Cell Phones553-8090
(Note: if you dial 911 from your cell, it will go to CHP dispatch, which also works in an emergency)

Non-Emergency Police553-0123

Bay Area Crimestoppers
Anonymous Tip Line ... 800-244-8346

Taraval Police Station.....759-3100

Supervisor Norman Yee.....554-6516

If you're not sure, dial 311 for City Customer Service, 24/7



BTHA VOLUNTEERS

BOARD OF DIRECTORS:

| | | |
|-----------------------------------|----------------------|--------------|
| President - Sophie Breall | breall@sbcglobal.net | 415-279-9530 |
| Vice President - Brigitte Churnin | bqchurnin@aol.com | 415-606-3593 |
| Secretary - Jodi Kimel | | |
| Treasurer - Kevin Bulivant | | |
| Monica Hernandez | | |
| Nanci Khalaf | | |
| Bill Thomen | | |
| George Wu | | |

**Contact the board at
board@balboaterrace.org**

COMMITTEES:

| |
|---|
| Neighborhood Picnic - volunteers needed |
| School Liaison - Brigitte Churnin |
| Architectural Review - Brigitte Churnin, Robert Mann, and Bob Olsen |
| Welcome Committee - Jodi Kimel |

Our Sponsors:

Labeling and postage for *The View* paid by:



Diane and Sandra Onken



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215 West Portal Ave.
Cell: 415-710-9606