



# View from the Terrace

FALL 2020

BALBOA TERRACE HOMES ASSOCIATION - WEST OF TWIN PEAKS, SAN FRANCISCO

## YOUR VOTE IS YOUR VOICE

All Members of the Balboa Terrace Homes Association (BTHA) will soon receive their official ballot for the election of our new Board of Directors. Their term of office begins Jan. 1, 2021 and continues through the date of the 2022 Annual Meeting. The complete rules governing our election are posted at [www.balboaterrace.org](http://www.balboaterrace.org).

**The deadline for returning your ballot is Tuesday, Nov. 10, 2020 and it must be received no later than 5:00 p.m.** The tabulation of the ballots will begin at 6:30 p.m. at a Vote Tabulation Meeting conducted by the Inspectors of Election. The meeting is an open meeting, and all BTHA members will have the opportunity to view the tabulation of the ballots via Zoom. The results of the tabulation will be shared with all present and delivered to current Board members for recording in the minutes of the meeting. Results will also be posted within 15 days by the Board of Directors on the BTHA website.

This year we have 13 candidates for our 11-person all-volunteer Board of Directors. We urge you to vote for the 11 individuals (one vote per candidate) whom you believe will best maintain the unparalleled nature of our neighborhood. We encourage you to read their candidate statements below and become more familiar with them.

As you know, the Board meets on a monthly basis and among their responsibilities are reviewing and making decisions on the maintenance of common

areas such as the frontage along Junipero Serra as well as the alleys behind our homes. They are responsible for reviewing and enforcing the Governing Documents, and for short and long-term financial planning to meet the needs of the BTHA. Your Board of Directors also recently spearheaded the Balboa Terrace Neighborhood Resiliency Project which created a block captain and email alert network for the entire 16-block Balboa Terrace neighborhood. Board members also work closely with Bay Area Property Services (BAPS).

Your vote really *does* count. Each Association Member (a household) has one ballot. We need at least 145 ballots received to establish a quorum. If we are not able to obtain the necessary number of ballots, the balloting period may be extended to establish a quorum.

If you did not receive a ballot or need a replacement ballot, contact Inspectors of Election immediately at [bthaelectioninspector@balboaterrace.org](mailto:bthaelectioninspector@balboaterrace.org) and a new ballot will be delivered to you.

**Please complete your ballot, sign as indicated, and mail as soon as possible to ensure it is received on or before Nov. 10, 2020.**



## Candidates

### **Gerald Bernstein - 210 San Fernando Way**

I've lived in Balboa Terrace since 1985; my wife Kathy and I raised our two boys here. I founded a management consulting business, then worked at City College. I've been on the Board numerous terms, including President FY 2015-2016. In 2005 I created the process and chaired the committee that led to our first design guidelines for resolving neighbor disputes locally without forcing parties to run to the City. We again face management challenges that require a process of engaging neighbors to understand the issues and possible solutions. I ask for your vote to continue BTHA's efforts to professionalize management.

### **Tom Cator - 310 Santa Ana Ave.**

My wife and I moved to Balboa Terrace about four-and-a-half years ago. In that time, considerable progress has been made in bettering our community, but more must be done. My specific interests are in improving pedestrian safety which requires not only a united community and active board, but also the cooperation and support of the City; and (2) addressing our capital improvement needs such as landscaping and easement repairs.

### **Brigitte Churnin - 15 Aptos Ave.**

Recently with my neighbor, I helped to accomplish the removal of a dangerous intersection installation removing residents' parking spots which would have caused a negative impact for all. I also worked together with DPW in the Curb-to-Curb paving on Aptos/Darien/Upland/Ocean while coordinating with SFMTA and Recology. I also arranged DPW to clear and clean the storm drain. With the increasing deterioration of the City and decreasing level of services, I feel that my experience working with City agencies will be of utmost importance now in keeping our neighborhood in the best optimum state possible.

### **Arlene Doyle - 200 San Benito Way**

I have lived in Balboa Terrace for over 30 years and love this neighborhood. I have served on the Board in the past and found it to be very gratifying. I would like to bring an air of civility back to the Board which

has been lacking in recent years and has resulted in difficulties in accomplishing the work of the association. I believe that the most important goals of the Board should be to bring the CC&Rs into legal compliance, work to maintain the architectural integrity of the neighborhood and increase positive connections between neighbors.

### **J. Keith Gilless - 210 San Leandro Way**

My wife Janice and I have been Balboa Terrace homeowners for more than 30 years. We are both recently retired, Janice from a career as a pediatrician, and me from a career as a professor of forest economics at UC Berkeley. I remain active professionally, serving as chair of the California Board of Forestry and Fire Protection and as Secretary of UC Berkeley's Academic Senate, but I feel I am overdue giving something back to a community that has been so good to us and our (now grown) daughters.

### **Richard Hill - 135 San Aleso Ave.**

I have been a resident of Balboa Terrace for 36 years and on the BTHA Board since March 2018. I have been the President of the BTHA Board since March 2019. My objectives have been and continue to be (1) operating the BTHA Board in accordance with 21<sup>st</sup> Century legal requirements; (2) conducting the business of the Board in a professional and collegial manner; and (3) balancing the requirements of our CC&Rs and Deed Restrictions against the desire of homeowners to improve their properties. The board has made great strides in recent years and I hope we can continue moving forward.

### **Lee Jackrel - 501 Darien Way**

I moved to San Francisco in the mid-90s after graduating from Brown University. Although I graduated with a biology degree, I've spent most of my career in marketing, working in industries ranging from portfolio management software to property management. I'm currently doing venture investing and have spent 24 years volunteering to help marine mammals in Sausalito. Since arriving in San Francisco, I've gradually moved west: from Lower Nob Hill, to Cole Valley, to the Inner Sunset,

before settling in Balboa Terrace in 2013. My goal is to help the Homes Association serve the neighborhood with efficiency, respect and minimal drama.

**Elizabeth M. Khachigian - 141 San Aleso Ave.**

My husband and I moved to Balboa Terrace in 2013, attracted by the neighborhood's historic architecture. Since then, I have used my background as an attorney to support the BTHA Board and Association -- first as an active community member and, since January, as a Board appointee. My priorities include (1) ensuring that the Board carries out its duties in accordance with state law, BTHA's governing documents and homeowners' expectations; (2) updating BTHA's governing documents; (3) improving safety; (4) preserving architecture; (5) placing the interests of the Association ahead of any individual; and (6) furthering civility and respect among directors.

**Jennifer Liu - 1901 Monterey Blvd.**

It would be my joy and honor to serve as a member of the Board. My intention is to co-create a sense of safety, belonging and community – to bring people together, to create a sense of pride in our neighborhood, and to give people the space to live their best lives. Jennifer, her husband Gene, and her dog Gogi have been living in Balboa Terrace for three years. Jennifer is a leadership coach and founder of [www.thriveonleadership.com](http://www.thriveonleadership.com). She enjoys adventure hiking with her family, eating, and her side passion project: a children's book, *The Lion Who Belonged*.

**Robert Mann - 445 Darien Way**

I love Balboa Terrace and the great neighbors that we are so lucky to call our friends. For those of you who don't know me, I am a 21-year homeowner in Balboa Terrace, an avid gardener, active NERT volunteer, current BTHA Board member, past Board president, officer, and board member of nonprofits and public companies. My focus as a Board member continues to be: (1) increasing the value of our homes by preserving and enhancing the family-friendly character and livability for all residents. (2) Preserve and protect the security, safety, and character of the neighborhood.

**Marion Smith III - 124 San Aleso Ave.**

My name is Marion Smith. My family and I have lived in Balboa Terrace for seven years. We moved here because of the family-friendly environment and the historic feel of the neighborhood. Our favorite feature is that our daughter can play freely with the many kids on our block in the easement behind our homes. I am a serial Silicon Valley entrepreneur, currently serving as CFO. I have previously served on the Board of the HOA of one of the finest historic neighborhoods in Atlanta. If elected, I would hope to help preserve the wonderful nature of our neighborhood.

**Robert Switzer - 35 Aptos Ave.**

A resident since 1994, I retired after 40 years in public service. I held managerial positions for non-profits, city, county and California government in public finance, economic recovery, enterprise zones and urban revitalization. I initiated coalitions to improve Aptos Park and Ocean Avenue and received City and S/F Beautiful awards. While the Board is volunteer, we need to be more transparent, accountable, professional in managing our improvement and legal costs. I am disappointed with our two-year-delay in implementing orderly reforms to our committees, governing documents, procurement policies, and applying fair, equitable and consistent rules. Vote Bob Switzer.

**Bill Thomen - 101 San Aleso Ave.**

My name is Bill Thomen and I have lived in Balboa Terrace for the past five years. I am currently a member of the BTHA Board and serve as Treasurer. I am a CPA by training and use this skill to help guide the Board financially. I moved here because I love the historical look of our houses and neighborhood. My focus as a member of the Board is to insure that this historical look is preserved and enhanced. This has a positive effect on both the quality of our daily lives and our property values.





## Balboa Terrace Homes Association

P.O. Box 27642

San Francisco, CA 94127



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## BTHA HALLOWEEN PARADE

4-5pm Sat. Oct. 31- BTHA Halloween Parade

@Junipero Serra (between Monterey and Darien)

Since this Halloween precludes door-to-door trick or treating, several volunteers are organizing a safe Halloween Parade for Balboa Terrace kids.

- Parade line up starts at 4:00
- Prizes and candy for all costumed and masked creatures (*safely prepared*)
- All must wear cloth masks.

Please let us know if you would like to volunteer for the decorating team or the safety team at [bthaboard@balboaterrace.org](mailto:bthaboard@balboaterrace.org).



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**Diane Z. Onken**  
REALTOR®, GRI, SRES, ASP  
☎ 415.710.9606 ☎ 415.233.8333  
Diane@ParkNorth.com  
2002 Irving Street, San Francisco, CA 94122  
Lic#01234499