



View from the Terrace

FALL 2023

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

President's Message

Rich Hill - BTHA Board President

"It takes a village."

Admittedly, that phrase has become a bit of a cliché since former First Lady of the U.S., Hillary Rodham Clinton, popularized the saying in her book, "It Takes a Village, and Other Lessons Children Teach Us" in 1996. It has gone on to become shorthand for reinforcing the idea that "the collective involvement of a community is essential," as Candace Osmond, in "Idiom" describes it, to complete a project or achieve goals. How do I know this? Because I've seen it in action as recently as the last weekend in October. Within the span of just a few days, Balboa Terrace neighbors mounted a work party to remove litter, weeds and plant wildflowers along the Junipero Serra median. We also staged our fourth annual Halloween Parade and Pizza Party which drew an estimated 200 kids, parents, grandkids, grandparents, nieces, nephews, aunts and uncles – yes, the whole village, to our Balboa Terrace Grand Entrance. And as if that weren't enough, our neighbor Emil Sayada, Jack of all Trades, and the unofficial mayor of Balboa Terrace, single-handedly cleaned, primed and painted the two seating areas bracketing the Grand Entrance just before the Halloween party. 🍂🍂🍂

Board of Directors Election

As I wrote in my last President's Message and in the cover letter for our "Notice of 2024 Board

Board of Directors Election Nominations Due Dec. 14, 2023

A healthy homeowners association (HOA) is one that is governed by energetic and experienced Board members. **Thursday, Dec. 14, 2023 at 5 p.m.** is the deadline for all interested candidates to submit their Nomination Form. There are 11 Board positions available. Nomination forms were mailed to all HOA members on Sept. 15, 2023. There is also a form available online at www.balboaterrace.org.

Seats on the Board of Directors can be filled by acclamation without balloting if there are no more than 11 candidates (Civil Code § 5103 (b)(1)). If there are more than 11 candidates, the ballot process will begin as dictated by our "Election Rules" and Davis-Stirling Act provisions. For more details, see "Election Rules" at www.balboaterrace.org.

If you have questions or would like a printed copy of the "Notice of Upcoming Election for New BTHA Board of Directors and Nomination Form," direct your request to electioninspector@balboaterrace.org

of Directors Election," we are seeking candidates for the Board to serve in 2024. There are 11 positions on the Board of Directors. We meet monthly to conduct Association business in accordance with the BTHA "Governing Documents" (more about them later). Responsibilities of the Board include (cont.)

reviewing and making decisions on the maintenance and improvements of the BTHA common areas and enforcing our CC&Rs and Bylaws. Terms for Board members start on March 12, 2024, the date of our annual HOA meeting, and continue through the date of the 2025 annual meeting.

Governing Documents

Members of the Board recently met in committee for the fourth time and completed review of the draft which has been posted on our website since February. Our attorney received 26 pages of suggested changes and comments in October and is reviewing them as I write. Believe me, we are eager to share a new draft with you soon, and I am committed to seeing this project through - in fact it is the primary reason I hope to remain on the Board in 2024. Once we have new drafts of both documents, CC&Rs and Bylaws from our attorney, we will post them on our website for additional review, comment and in-person meetings before finalizing it for ratification by our HOA members.

Neighbors, it's going to be a busy fall. I and my fellow Board members will do our best to keep you updated on HOA matters. In the meantime, please "attend" our monthly Board members via Zoom; the next Board meeting is Monday, Dec. 4 at 7:30 p.m. Check our website for more details and upcoming Board meeting dates and/or email the Board of Directors at BTHABoard@balboaterrace.org.

Halloween Parade & Pizza Party

Two-hundred-and-forty slices of delicious Original Joe's pizza were consumed at Balboa Terrace's fourth annual Halloween Parade and Pizza Party on Sunday, Oct. 29. Inaugurated in 2020 when door-to-door trick-or-treat activities were suspended because of COVID restrictions, the event drew almost 100 tots and teens this year and almost an equal number of adults. Under the direction of Mike Wong, artistic director, Marching and Pep Programs, 19 members of the San Francisco Lesbian/Gay Freedom Band

(SFLGFB), "The Official Band of the City and County of San Francisco, performed throughout the afternoon. In addition to our emcee and Board member Gregangelo Herrera and show runner, Marcelo Defreitas of Velocity Arts Entertainment, the event was staffed by these volunteers: Craig Collins; Arlene Doyle; Cameron Doyle; Cindy and Wayne Hu; Karin Hu; Board member Robert Mann; Jordan Reyes; Beatrix Salih; Board member Honoria Sarmiento; Dora and Emil Sayada; Board and SFLGFB member Michael Schlemmer, and Steve Snyder. Julie Duggan and Jacqueline Scalia, with Original Joe's Restaurants, also provided pizzas.



Upzoning in Balboa Terrace

In a recent editorial in the “San Francisco Chronicle,” Alfred Twu, a local architect who has worked with East Bay for Everyone and California Democratic Renters Council, noted that more than 60 housing bills were signed by Governor Newsom in 2023. Many of these bills deal with tenant rights. One streamlines approvals and rezones land owned by religious organizations to allow for affordable housing. Twu does indicate that “single-family zones went mostly untouched,” but some recent legislation passed by the San Francisco Board of Supervisors does leave its thumbprint on neighborhoods such as Balboa Terrace.

To get a clearer picture of these changes, we invited Mike Farrah, legislative aide for District 7 Supervisor Myrna Melgar, to speak at the Nov. 6, 2023 Board of Directors meeting. Melgar introduced the “Family Opportunity Act” which creates a Special Use District mostly on the Westside to make it easier for homeowners to add up to four units on their lots. Refinements are being made to the Act and the implementation date has not been confirmed as of press time.

Work Begins for Junipero Serra Sustainable Garden

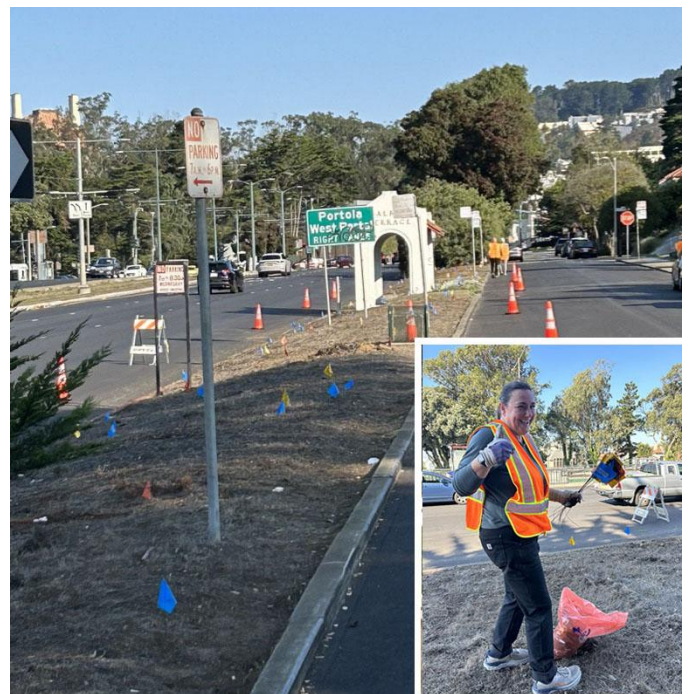
On Saturday, Oct. 28, a small but mighty team of 17 volunteers cleared the median strip on Junipero Serra between Ocean Avenue and Monterey Boulevard. From 10 a.m. until 1 p.m. volunteers, outfitted in safety vests and wielding some enviably large red shovels and rakes supplied by San Francisco Public Works, filled burlap sheets and numerous compost and trash bags with litter, concrete debris, old weed cloth and weeds.

Once the soil was prepped, wildflower seeds were scattered. These will serve to inhibit the growth of unwanted weeds, including foxtails and thistle, and provide a cover crop to improve soil health. Pollinators will also be making frequent visits as

borne out by a beautiful Monarch butterfly found by one volunteer.

A round of applause for these individuals who made it possible: Crystal Bates; Cameron Doyle; Cal Gunsaulus; Kevin Grumbach; Gregangelo Herrera; Cindy Hu; Robert Mann, who organized the work party; Jay Martin; Nancy McCallister; Andje Medina; Honoria Sarmiento, who also treated volunteers to grilled cheese sandwiches; Dora and Emil Sayada, who also provided a delicious buffet of sandwiches and potato salad; Tim Slater; Steve Snyder; Alexandra Vuksich, and Jess Wilson. A 10-shovel salute also to Eva Chang and George Li, San Francisco Public Works, who marshaled all the gear and tools needed for the cleanup crew.

For more about the Junipero Serra project, see the summer 2023 issue of “View from the Terrace” at <https://www.balboaterrace.org/newsletter>.



Balboa Terrace Homes Association

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San Francisco, CA 94127

Wrong address?

Please direct any address changes or issues to the P.O. box address above or email us at: bthaboard@balboaterrace.org.

Community Safety

Emergency 911
Suicide & Crisis Lifeline 988
Non-Emergency Police..... 1-415-553-0123
Taraval Police Station 1-415-759-3100

Crime Stopper

SFPD Anonymous 24/7 Tip Line ... 1-415-575-4444

SF City Services 311

District 7 Supervisor - Myrna Melgar

E-mail: MelgarStaff@sfgov.org 1-415-554-6516

Stay Informed!

Don't miss important neighborhood news. Please go to the homepage of www.balboaterrace.org and fill out the Neighborhood Communication contact form to receive reminders of important meetings, neighborhood events, and the quarterly e-version of the "View from the Terrace" newsletter. We respect your privacy and will only use this information for official Balboa Terrace Homes Association Communications.

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