



View from the Terrace

SPRING 2022

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

2020-2021 Year-End Financials Are Ready

The Balboa Terrace Homes Association's year-end financial statement is ready and available to view and/or download from the Association website. You will find the annual statements under FINANCE in the main menu. (balboaterrace.org/finance)

If you have any questions, please contact the Board at: BTHAboard@balboaterrace.org

President's Message

Rich Hill - BTHA Board President

This is a new year for the Balboa Terrace Homes Association. January 1 was the beginning of a new budget cycle and a new Board of Directors assumed office on March 8, the date of our annual meeting. I want to congratulate those members who were reelected and the two new additions to our Board, Tim Healy and Michael Schlemmer.

As we have reported in previous issues of "View from the Terrace" – all of which are available on our website, www.balboaterrace.org – we have made progress in several areas. Repairs have been made to our irrigation system; a severe drainage problem on the alleyway between Santa Ana Avenue and San Leandro Way has been corrected; the Halloween Parade which was inaugurated in 2020 has now

become an annual event; outreach to all members of our HOA has been enhanced through quarterly editions of "View from the Terrace" and digital distribution to more than 220 email subscribers. A "demonstration garden" near the bus stop on Junipero Serra is thriving and the median strip bordering Junipero Serra was recently cleared of trash and mowed. Our Welcome Committee has been revived and more than a dozen new owners have been visited by the chair, and only member of the committee, Kathleen McDonough. We continue to build up our reserves as mandated by state law and recently received a healthy report from our auditors, Levy, Erlanger & Company LLP.

All of this being noted, we have our challenges. Even with the retention of a professional management service, Bay Area Property Services (BAPS), in 2018, much of the work of managing the HOA still falls on the shoulders of your all-volunteer Board and a few Committee members. If we're sometimes slow to respond, it's because we are also working full-time, caring for family members, and making sure the dog gets walked. Just like all of you.

Governing Documents (CC&Rs and Bylaws)

Over the summer three Board members, Tom Cator, Arlene Doyle, and Jerry Bernstein met to revise our governing documents. They were submitted to our HOA attorneys, and we were promised that they would be available for review before our annual meeting. Much to our collective disappointment, this did not happen. We are now assured that this work will be completed in a matter of weeks.

Project “Curb Appeal”

Reserve and operating resources have been committed for the past two years to replace older irrigation with new low water-conserving sprinkler systems in our common areas; replanting raised flower beds and the area around the historic bus stop; and gopher control. The result is that our common areas have never looked better. Sadly there are several homes in the neighborhood which suffer from neglect, dead plants, abandoned vehicles, or gopher infestations. As you may be aware, the Association has a fiduciary responsibility to build a financial reserve for future maintenance and protect the garden-like quality of Balboa Terrace. To do this reasonably, we have established minimum standards for landscape maintenance.

Basic landscape violations include

1. Property is overgrown with weeds.
2. Dead landscaping plants or lawn.
3. Abandoned/non-operative vehicles or equipment.
4. Rodent or gopher infestation or failure to remediate the damage from an infestation.
5. Plantings or structures blocking common areas or sidewalks.
6. Other safety hazards (e.g., construction debris, tripping hazards, etc.).

These standards have been published on the website and in the “View” after extensive public comment over the last year. **To apply this standard fairly and without bias, the Association has retained an independent professional HOA inspector to survey properties from the streets and common areas to identify homes needing improved maintenance.** The first survey should be conducted in May and then repeated regularly. Homes identified needing improved care will be contacted with the first efforts focused on helping the homeowner correct the problem or problems noted. When the homeowner refuses to correct the problem, the Association has the authority to fine the property owner if they are not making efforts to correct the problem.

Senate Bills (SB) 8, 9 and 10

In the Fall of 2021 Governor Gavin Newsom signed a suite of bills which are intended to jumpstart more housing production (SB8); give homeowners additional tools to add critically needed new housing (SB9), and establish a voluntary, streamlined process for cities to zone for multi-unit housing (SB10). SB10 also creates a voluntary process for local governments to “streamline zoning process for new multi-unit housing near transit or in urban infill areas.” CEQA (California Environmental Quality Act) requirements for upzoning are also simplified. These laws took effect on Jan. 1, 2022.

Currently, Balboa Terrace and many of the surrounding neighborhoods are zoned RH-1 (D); in other words, according to the San Francisco Planning Department and its complex Planning Code “Residential House-One Family-Detached.” Historically according to an American Legal Publishing definition, these districts are “characterized by lots of greater width ... and by single-family houses with side yards. In some cases, private covenants have controlled the nature of development and helped to maintain the street areas.”

Describes us to a “T” doesn’t it?

Based on what we know now, SB9 has the potential to have the greatest impact on our neighborhood. Among other things, SB 9 allows homeowners to split their lots in two and build duplexes on both parcels if they live in one of the units.

The interpretation and application of all the bills at the local level is an unfolding story. In the meantime, the Board is consulting with a noted land use attorney, our District 7 Supervisor Myrna Melgar, and a firm specializing in qualifying neighborhoods for historic district status. Achieving historic district status may offer some tools to preserve the character of Balboa Terrace and remain in compliance with our CC&Rs; however, it comes at a cost and would take time to secure – an estimated six-to-nine months to survey each home in the neighborhood, and another six months of review by a state agency. The budget

would be a minimum of \$50,000. Money that we do not currently have in our budget. No decision has been made regarding this proposal and none will be made without further public discussion.

Stay tuned!

New HOA Board of Directors Elected

Ten Balboa Terrace HOA members have been elected for one-year terms beginning March 8, 2022. Joining incumbents Jerry Bernstein, Tom Cator, Arlene Doyle, Keith Gillless, Richard Hill, Lee Jackrel, Robert Mann and Bill Thomen are new directors Tim Healy and Michael Schlemmer. Tim has lived in Balboa Terrace on and off since 1970 and is raising his family here. As a professional in the corporate events industry and music business, Tim looks forward to giving back to the neighborhood. Mike, who describes his residence as the “Chocolate House,” is an attorney, former social worker, and spent his youth as a San Francisco Zoo volunteer and Exploratorium Explainer. Complete election results, as well as bios on all our directors, are posted on the [website](#) – we encourage you to get to know them.

Annual HOA Fees Due Now!

April 1, 2022, was the deadline for receipt of payment for the Balboa Terrace HOA annual assessment.

Approximately \$33,156 in assessments are still outstanding. We urge those of you who have a balance due to pay in full promptly to avoid late penalties and collection fees. Questions about your account? Email accounting@bayservice.net or call 800-610-0757.

Balboa Terrace HOA Dues Why Are They Necessary?

By Jerry Bernstein and Tom Cator

Balboa Terrace is a community of beautiful multi-million-dollar homes with neighborhood amenities that further enhance the neighborhood’s attractiveness and our homes’ values. These amenities include landscaped and professionally maintained entry and walking easements, open street vistas, community-maintained alleys, and processes for helping homeowners maintain that cared-for look of our homes and yards.

In the last three years, more than two dozen neighborhood improvement projects have been completed and more are contemplated. All of this costs money but with home prices exceeding \$2 million and average annual homeowner association (HOA) dues just slightly more than \$450, it seems homeowners are being asked to pay a reasonable fee to maintain and improve our neighborhood.

Unfortunately, some Balboa Terrace homeowners refuse to pay their HOA dues leaving it to the rest of us to pick up the deficit they have created. What happens in that situation? Those homeowners are first given multiple written notices of their delinquency from Bay Area Property Services, our management company. If they ignore those notices and still refuse to pay their HOA dues, a lien is placed on their home. And, if they ignore the lien, foreclosure is initiated against the homeowner. Each of these steps should be unnecessary; they create extra costs for our HOA while requiring time and attention from the volunteer Board of Directors.

Why a few neighbors and homeowners who do not pay their dues insist on putting the rest of us who do pay through this lengthy and expensive collection process remains a mystery.

Balboa Terrace Homes Association

P.O. Box 27642

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

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

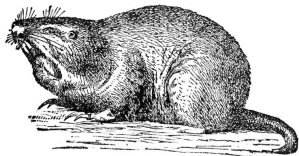
SF City Services 311

District 7 Supervisor - Myrna Melgar

E-mail: MelgarStaff@sfgov.org1-415-554-6516

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

GOT GOPHER PROBLEMS??



Do you have gopher problems? This time of year they can be particularly active.

If you want help catching gophers, our neighbor Kai Ming Yuan has caught more than 50 gophers for the HOA on common property and helped numerous neighbors rid their yards of the destructive critters. He can help you, too.

Simply text, please do not call, Kai at 415-672-8166, provide him with your name and address and your request for help will be placed in his queue. He will follow up by contacting you. Additional resources are available on our website www.balboaterrace.org.

Don't Miss Neighborhood News

Go to the home page of www.balboaterrace.org and fill out the **Neighborhood Communication contact form** to receive reminders of important meetings, neighborhood events and the quarterly "View from the Terrace" newsletter.

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