



# View from the Terrace

SUMMER 2020

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

## AROUND THE TERRACE



**Thursday & Friday, June 11-12, 2020**

### **Alleyway Asphalt Sealing**

**ALL Balboa Terrace asphalt alleys will be closed from 7:30 am Thursday to Saturday 7:30am.** *(More details inside newsletter.)*



**Monday, June 15, 2020- BTHA Board Meeting**

7:30pm - 9:00 - Zoom call

Continuation of the June Board Meeting

(See details on [balboaterrace.org](http://balboaterrace.org))

**Monday, July 6, 2020 - BTHA Board Meeting**

7:30 - 9:00pm

Board meetings now done via Zoom. The Agenda for each meeting and the Zoom link are posted on the BTHA website. ([balboaterrace.org](http://balboaterrace.org))

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## Balboa Terrace Picnic

### **Annual Picnic?**

We are hoping that social distancing will be a thing of the past by the end of the summer and will let you know the date when we select it.



Fingers crossed!

## Board President's Message

*By Rich Hill*

On behalf of your Board of Directors, I would like to provide an update on the progress we have made over the last year. While many of you are probably aware of some of the changes, others are less obvious.

We have received a lot of positive feedback about the improvement in the appearance of the easements. Our new maintenance company, Terra Landscaping, has improved the watering, mowing and pruning of the common areas. Plans are underway to update the irrigation system to make it more efficient and to plant some key areas, including the raised flower bed boxes at the beginning of the North easement and the planter boxes in the South easement. Landscaping the median separating Balboa Terrace from Junipero Serra is another goal, although the City budget crisis may make it more difficult to obtain City funding. In partnership with Terra, we will improve the look of the common areas.

You may have noticed the newly painted entrance portal and bus stop thanks to the efforts of Emil Sayada and Tom Cator. They donated their time and energy to improve the look of your main entrance. They demonstrated that we can improve that area without spending tens of thousands of dollars. Please thank Tom and Emil when you see them.

Repairs have also been made to the alleyways which are scheduled to be sealed June 11 and 12. Please make sure you do not use any asphalt alley those two days. All of this follows major repairs to the alleyway behind 161 San Rafael where major flooding occurred in the past; this problem has been corrected.

Tom Cator also conducted a neighborhood walkthrough with the Mayor's Office and with SFMTA. Major pedestrian safety issues were discussed with both staffs. Supervisor Norman Yee has led the way to install raised crosswalks at the south easement intersections with Santa Ana Avenue and San Leandro Way. As a result of the walkthroughs, a raised crosswalk at the Upland-San Benito intersection is now being scheduled. City budget cuts may delay the installation of these raised crosswalks but serious pedestrian-vehicle conflicts will be addressed. Similarly, Robert Mann has led the way to getting speed bumps installed on Darien Way. Installation of the speed bumps, originally scheduled for the first half of 2020, is likely delayed by the COVID-19 pandemic but we will continue to push for this safety improvement.

Your Board has approved a new dues delinquency policy for those property owners who have not paid their assessments. Unfortunately, a small number of homeowners do not pay their dues timely, and a handful are 2 and 3 years delinquent. This is unfair to the vast majority of homeowners who pay their annual assessment promptly each year.

We were required to adopt new election rules because of changes to California law in late 2019. This is the reason that a Board election was not conducted earlier this year. We will be scheduling the next Board election as soon as possible.

A window replacement policy has been drafted by the Architectural Review Committee and will hopefully be approved soon by the Board. The goal is to provide clarity to homeowners when replacing old windows or installing new ones.

Finally, our governing documents are out of date and are in need of serious revision to comply with California law. Two Board members have taken on the arduous task of getting this done. This has turned out to be a much bigger and more difficult project than we anticipated.

Starting with our Board meeting in April, our monthly Board meetings are now conducted via Zoom. All BTHA homeowners are welcome to attend the meetings via Zoom. The Agenda for each meeting and the Zoom link are posted on the BTHA website ([balboaterrace.org](http://balboaterrace.org)) no later than Thursday evening prior to the Board meeting, which is normally the first Monday of the month. You can also find all approved policies on the website.

As always, please contact us at [bthaboard@balboaterrace.org](mailto:bthaboard@balboaterrace.org) if you have questions or concerns.

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## The Worst in Times can Bring Out the Best in People

The worst of times can bring out the best in people. During these uncertain times social distancing does not necessarily mean that we need to be socially isolated. In fact, just the opposite has been taking place in Balboa Terrace while we shelter in place.

Your Balboa Terrace Homes Association board in collaboration with many of your neighbors is attempting to compile contact information for as many of our neighbors as possible. While this is important for those with special needs or who live alone, it may also prove to be life saving in the event of a major earthquake or a house fire, not to mention alerting a resident to an open garage door or questionable activity around the home.

The goal of the **Balboa Terrace Neighborhood Resiliency Project** is to have a block captain for each

of the sixteen blocks in Balboa Terrace to coordinate communication for your block. **You can assist us in this effort** by going to the Balboa Terrace Homes Association website ([balboaterrace.org](http://balboaterrace.org)) and entering the requested information in the Neighborhood Communication form on the homepage.

*(This information will only be used for official Balboa Terrace Homes Association communications.)*

## Monthly Directors Meeting

Until the current shelter in place and meeting guidelines are lifted, the board of directors will be meeting monthly on zoom. Members of the neighborhood are welcome to attend. However, due to recent episodes of "zoom bombing", you will need the personal meeting id to join the meeting. You can get the id number by going on the website. Once we can resume meeting in person, we will be exploring new meeting options now that we do not have a contact person at the Christian Science Church. An application has been sent to the school district for use of the multipurpose room and we are discussing use of a room at St. Francis Church. Once we know the location of upcoming meetings, we will let you know.

In the meantime, please join us via the Zoom link posted on the website ([.balboaterrace.org](http://balboaterrace.org)) before each meeting.

## Your Balboa Terrace Board

Jerry Bernstein - [jerrybern@aol.com](mailto:jerrybern@aol.com)  
Tom Cator - [tom.cator@gmail.com](mailto:tom.cator@gmail.com)  
Brigitte Churnin - [bqchurnin@aol.com](mailto:bqchurnin@aol.com)  
Arlene Doyle - [arlene.doyle@hotmail.com](mailto:arlene.doyle@hotmail.com)  
Richard Hill - [rhill@littler.com](mailto:rhill@littler.com)  
Elizabeth Khachigian - [emkhachigian@sbcglobal.net](mailto:emkhachigian@sbcglobal.net)  
Robert Mann - [rjmerlot@gmail.com](mailto:rjmerlot@gmail.com)  
Bob Switzer - [rswitzer35@aol.com](mailto:rswitzer35@aol.com)  
Bill Thomen - [wethomen@yahoo.com](mailto:wethomen@yahoo.com)

Messages to the full board can be sent to:  
[BTHAboard@balboaterrace.org](mailto:BTHAboard@balboaterrace.org)

## Asphalt Alleys Sealing and Painting



### Balboa Terrace Alley Closure - June 11-13

**All Balboa Terrace asphalt alleys will be closed to every kind of traffic—pedestrian, vehicle, skateboards, bicycles, etc., from 7 am, Thursday, June 11 until Saturday, June, 13. There can be NO exceptions to this.**

Please have your car parked on the street before 7 a.m. Thursday if you intend to use it Thursday or Friday. Please reschedule any delivery that may have to use the alley on those days. DRT Paving and Grading will be sealing and striping the alleys on those days.

**Finally, if water from your sprinkler system reaches the alley behind your home, please turn off that system on Monday, June 8. It can be turned back on Saturday, June 13.** DRT needs the alleys to be dry for the sealant to be applied and they do not want water touching the sealed alleys while they dry.

The alley sealing, combined with the alley repair completed several months ago, is part of an ongoing effort by your Board of Directors to maintain and improve our common areas. Sealing the alleys will help preserve the asphalt, minimize future repairs, and delay the need to replace them.



**We appreciate your patience and cooperation with these efforts.**

## Thank You!



## Bay Area Property Services

### Bay Area Property Services (BAPS)

Working with Melissa Hajostek, the board has used the professional expertise of BAPS to assist with the day to day business and decision making, and to forecast short and long term financial and maintenance project planning, risk assessment, vendor management, and legal requirements.

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## Private Information Disclosure

By law, Balboa Terrace homeowners are allowed to request a list of BTHA members, which includes name and address, but not phone or email. If you'd like to opt out of our membership list in the event it is requested by another resident, simply email [BTHAboard@balboaterrace.org](mailto:BTHAboard@balboaterrace.org) with the subject line "Opt out".



## Be a NERT

The San Francisco Fire Department can help you prepare for the "Big One" with FREE NERT (Neighborhood Emergency Response Team) training. You can learn what emergency items you should keep (ie: 1 gallon of water per person per day for 5 days), when and how to turn off your gas main and electrical power, and how to assess building damage while helping your family and friends because emergency services will be overwhelmed after a disaster.

If you are interested, go to the website for the San Francisco Fire Department where you can find class schedules and locations. <https://sf-fire.org>