



View from the Terrace

SUMMER/FALL 2022

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



Annual BTHA HOA assessments were due on April 1, 2022. While reminders and “past due” notices have been sent to approximately two dozen homeowners, \$18,000 in assessments is overdue. In the meantime, outstanding balances are subject to collection fees and interest. If payment is not received, a lien will be placed against the property. If you have inadvertently failed to pay your assessment and/or need to work out a payment plan, please contact Bay Area Property Services by email at customerservice@bayservice.net or call 800-610-0757.

President’s Message

Rich Hill - BTHA Board President

Neighbors, this is what your BTHA Board is working on at the moment:

Change in Election Rules

If you have looked at the website recently, you will have seen that we have amended our Election Rules to allow Directors to be elected by acclamation (no counting of ballots) if the number of candidates does not exceed the number of vacancies on the Board. This was made possible by a recent change in State law and will save us time, effort and expense if, as is

often the case, the number of Board candidates is equal to or less than the number of vacancies.

Junipero Serra Median Project

Our big long-term project is to improve the median that separates Junipero Serra Boulevard from Balboa Terrace by removing all of the weeds, improving the soil, installing new irrigation and cultivating landscaping appropriate to the location. We have enlisted the support of our District 7 Supervisor Myrna Melgar, and we are hopeful that we can obtain some funding from the City. If you are interested in helping with this project, we would love to hear from you.

Upcoming Board Election and Election Inspectors

We are always on the lookout for new Board members. A healthy neighborhood HOA is one that is constantly infused with new and energetic Board members. If you are even remotely interested in serving on the Board, please reach out and we can tell you what we do. The current Board is collegial, respectful of each other and we work well as a group.

We also need one or more non-Board members to serve as Election Inspectors for the upcoming election. Cindy Hu has taken the laboring oar the past two elections, but she is unable to serve next year. Because of the new Election Rules described above, the job of being an Election Inspector is likely to be much easier for the next election cycle than in the past. Any volunteers?

Project Curb Appeal

A small number of you have received by now a letter from Bay Area Property Services (BAPS) regarding

apparent non-compliance with our CC&Rs regarding such things as neglected landscaping, gopher infestation, sidewalk tripping hazards, etc. Please remember that our first goal is to assist our neighbors in improving the appearance of the neighborhood and the value of our homes. We would much rather help you than take punitive action for non-compliance. If we can help you in any way, please send us an email at bthaboard@balboaterrace.org.

Governing Documents (CC&Rs and Bylaws)

We are slowly inching toward the finish line in our effort to update and modernize our antiquated CC&Rs and Bylaws. We expect these will be presented to all homeowners sometime next year, hopefully the first half of 2023.

Halloween is Coming ...

We hope to see many of you on October 30 at the combined Halloween costume party for kids and the pizza party for all (pizzas courtesy of our new neighbors, the Duggan family that owns Little Original Joe's).

More details will be posted on our website www.balboaterrace.org in early October.



Enhancing Your Yard and Garden During a Draught

By Robert Mann

The most important gardening activity during a drought is to improve soil health and water retention by adding compost to your soil and mulch on top of your soil. See the resources tab at <https://www.balboaterrace.org/resources> for a guide

to free and low-cost compost and mulching materials for your yard.

Compost and Mulch: What's the Difference?

Compost is a soil amendment. It looks like soil, and it's hard to tell what it once was. That is because it is food scraps, landscape debris and manure from livestock, biosolids (human manure), and other organic matter that has already been partially consumed and decomposed mainly by microorganisms. Good compost worked into your soil brings oxygen, water, and healthy, sustainable growth to your plants.

Compost works in several ways. First, the compost itself contains particles improving soil structure. The resulting macro aggregates are composed of existing soil particles and decomposed organic matter, which combine to create a more stable and better functioning soil structure.

Mulch is a soil topping. Mulch may be organic or inorganic material covering the soil. It's made of larger particles and looks like recycled debris. Mulch can be made from organic matter such as grass clippings, leaf litter, shredded wood trimmings, or inorganic materials such as gravel or decomposed granite.

The microbes in healthy, biologically diverse mulch bind the organic matter together, forming a thick blanket. This cover protects soil and plant roots from temperature change, **keeps moisture in by slowing evaporation from the soil's surface, and keeps weeds from sprouting by reducing sunlight penetration to the soil surface.**

Mulch always stays on top of the soil. Unlike compost, it is never worked in. Recycled organic debris is the most effective type of mulch because it builds soil structure over time and provides a durable, protective surface barrier. The smaller the debris and the more mixed leaves with wood chips, the faster it decomposes. When building soil, small and diverse is best.

Farewell to a Neighbor

Former Board of Directors member Dave Slifer (84) passed away on May 30, 2022. Survived by his wife, Karna, who also served on the BTHA Board for many years, Dave was known for his storytelling and booming laugh. Raised with a strong belief in community service, Dave served in many capacities on the Board beginning in the early '70s and continuing until he and Karna moved to Santa Rosa in 2014. Dave never



hesitated to roll up his sleeves and pitch in, whether it was setting up for our annual picnic or rounding up additional votes for the Board's annual election.

New to Balboa Terrace?

A recent article on realtor.com lists "8 Things to Do Right After you Move In." Among the suggestions is: "update your voting address." Nov. 8, 2022, will be here before you know it. **If you are currently registered to vote or a new voter, you have until Oct. 24 to update your address or register.**

Complete details are posted on the City's website:

<https://sfelections.sfgov.org/registration>

For your reference, here is a brief list of our representatives at the local, state, and national levels:

PLEASE NOTE: **Two districts have changed because of redistricting. Beginning with the June 7, 2022 election, State Assembly District 17 and U.S. Congressional District 11 are "new" voting districts for our neighborhood.*

San Francisco Supervisorial District: 7

Myrna Melgar

California Assembly District: 17*

Matt Haney

California Senate District: 11

Scott Wiener

Congressional District: 11*

Nancy Pelosi



Little Free Library

In November 2020, Girl Scout Troop 62422 began work on their Junior Bronze Award. Realizing at the height of the Covid pandemic that many of their peers no longer had access to school and public libraries, troop members decided to build a Little Free Library at the entrance of Commodore Sloat Elementary School, 50 Darien Way. Completed in May of 2021, the library is the result of months of planning and fundraising. Perhaps you have books for young readers that your family has outgrown. Donations are always welcomed. Read more about this neighborhood "best seller" at <https://www.balboaterrace.org/free-library>.

Stay in the Loop!

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.

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:

bthboard@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

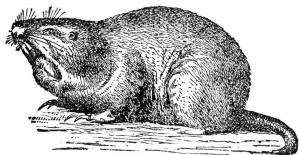
SF City Services 311

District 7 Supervisor - Myrna Melgar

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

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.

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Diane Z. Onken
Realtor®, GRI, SRES, ASP
Lic#01234499
Diane@ParkNorth.com
415.710.9606



Matt Flynn
Realtor®
Lic#01212901
MattFlynn@ParkNorth.com
415.509.5222

2002 Irving Street, San Francisco, CA 94122