



View from the Terrace

WINTER 2023

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

President's Message

Rich Hill - BTHA Board President

Happy New Year to one and all. As I write this message, many of our neighbors will be celebrating the advent of the Lunar New Year. The year 2023, or 4721 on the Chinese calendar, will be one of the most significant in the history of the Balboa Terrace Homes Association. After several years of false starts, we are pleased to share the long-awaited restatement of our governing documents, which many of you know as "the little red book." We encourage every HOA member to review these documents carefully. The drafts will soon be available on our website, www.balboaterrace.org along with a chart from our HOA attorney, Melissa Bauman Ward, which compares our new governing documents with our former ones, which are outdated, confusing, and not always in compliance with state law.

In addition to these resources, we have asked Melissa to be available for a **Zoom town hall meeting at 7:30 p.m. on Wednesday, Feb. 22**; details of that meeting will be posted on our website, and she will be available to answer your questions. Once final feedback is received from our members, the voting process will be launched.

Please also note that the date of our **Annual Meeting is Tuesday, March 14 at 7:30 p.m.**; for the first time since 2020 we will be able to meet in person at St. Francis Episcopal Church, 399 San Fernando Way.

I also hope that you will "Zoom in" on **Monday, Feb. 6 at 7:30 p.m.** for an informative presentation at our next Board meeting by Alex Murillo, with SF Public Works, about the Junipero Serra infrastructure project that is about to start.

I also wish to welcome four new members to our BTHA Board who will join seven incumbents. Due to a change in state law, we are able to elect our current slate of candidates by acclamation because the number of candidates does not exceed the number of open positions. This action will be taken at our Feb. 6 Board meeting. Please read more about them in this issue. Tim Healy and Robert Mann, who has devoted years to our HOA, will both be leaving the Board; however, Robert will remain active on our Architectural Review and Landscape Committees.

2023 HOA Assessments Due March 1

Bills for the annual 2023 HOA assessment will soon be in the mail. **Payment in full is due on March 1, 2023.** Please pay promptly to avoid incurring interest and collection fees.







Questions may be directed to the accounting team at [800-610-0757](tel:800-610-0757) or www.bayservice.net.

Project Curb Appeal Gets Results

In the fall of 2022, 38 HOA members received notices from Bay Area Property Services that their properties were in non-compliance with CC&Rs regarding such things as neglected landscaping, gopher infestation, sidewalk hazards, etc. The majority of those contacted by BAPS have responded, and many properties have introduced new landscaping or taken corrective action. Unfortunately, a few took no action, and they will be invited to hearings in mid-March to discuss possible solutions. The goal of this program is not to be punitive but to provide resources if needed to correct these issues.

Surveys of all lots in Balboa Terrace will continue on an “as needed” basis. For more background on this program, see the [spring issue of “View from the Terrace”](#) which is posted on our website.

Got Dots?

 White: Property Owner	 Blue: Public Utilities Commission (PUC) Water / St. Lighting
 Green: City Agencies	 Orange: Comcast / AT&T
 Yellow: PG&E	 Red: San Francisco Fire Department

Recently, residents may have noticed dots of various colors marking broken and/or uneven segments of sidewalks and curbs in Balboa Terrace. San Francisco Public Works (DPW) is the source of this urban artwork. Be aware that if you see a white dot on the sidewalk, you will receive a notice from the City and repairs are your responsibility. Green dots indicate that a City agency will make repairs. If you have concerns about sidewalks near your home, contact 311 for assistance. For complete information, visit www.sfpublicworks.org.

Help Wanted, Please!

Who put the Halloween parade and pizza party together? **Volunteers!**

Who produces this quarterly newsletter?

Volunteers!

Who welcomes new neighbors to Balboa Terrace?

Volunteers!

Without volunteers, Balboa Terrace wouldn't be quite the same. So, if you have a little time to devote to our neighborhood, here are a few opportunities:

Design, Website & Email

All of the content you see on the Balboa Terrace website, the layout of “View from the Terrace,” the email alerts you receive about upcoming events and HOA business matters are produced by Steve Snyder. Recent shoulder surgery took Steve out of commission for a few weeks; ideally, we should have a backup person to help him. If you are proficient in Google Docs and/or Squarespace website builder, let him know. Steve can be reached at stevesny@gmail.com.



Pizza, Anyone?

Pizzas, pumpkins, and princesses made for a festive combination at Balboa Terrace's third annual Halloween parade on Oct. 30. Some 150 people were in attendance – enough tots and adults to consume 24 delicious pizzas donated by Little Original Joe's.

A special thanks to the San Francisco Lesbian/Gay Freedom Band who performed throughout the afternoon, and neighbor Gregangelo Herrera and the extraordinary Velocity Arts Entertainment performers. And, of course, all our volunteers and donors: Steve Snyder, Robert Mann, Michael Schlemmer, Jordan Reyes, Trix Salih, Dora and Emil Sayada, Craig Collins, Wayne and Cindy Hu, Monica Hernandez, Gary Egan, Julie Duggan, Jacqueline Scalia, Elena Duggan, and George Bessolo, who each year produces a stunning haunted house on San Rafael Way and loaned us decorations for our event.

Junipero Serra Lookin' Good!

After several months negotiating with San Francisco Public Works to weed and clean the strip bordering Junipero Serra between Ocean Avenue and Monterey Boulevard, Board Vice President Robert Mann rallied volunteers from the HOA to help remove litter and weeds on Dec. 3; fortuitously, a couple of days before the planned cleanup, the City's Public Works Department (DPW) dispatched a team who transformed the area in a few hours.

Poppies and crimson clover which were planted earlier in the year by Robert Mann and his husband Steve as part of a long-term soil amendment effort were coming up and their initial work was expanded on by two other neighborhood volunteers: Gregangelo Herrera and Marcelo Defreitas who helped plant thousands more wildflower seeds along the strip. The next step in the rehabilitation of this area will be the replacement of the 100-year-old irrigation system by the DPW.

Historic Bus Shelter

You'll also notice that the bus shelter has been repainted. On the eve of the annual Halloween parade, John Mitchell, Ninth Church of Christ, Scientist, reported that vandals had tagged the shelter. Within hours thanks to Mitchell's assistance, the shelter was steam washed and painted by Father & Son Painting.

Infrastructure Repairs

San Francisco Public Works has hired Mitchell Engineering to complete the Junipero Serra Boulevard Pavement Renovation and Sewer Replacement Project (Project #12661). Starting in February 2023 sewer main replacement, curb ramp construction, traffic signal work, traffic control, street base repairs (concrete), and repaving will occur in our area.

To learn more about the scope of this year-long project, join us at our next Board meeting on Feb. 6 to hear details from Alex Murillo, Manager of Public Affairs and Communication for Construction, San Francisco Public Works, or visit www.sfpbpublicworks.org/Junipero-Serra.

Know Your Board Members

Seven incumbents* and four new Board members will take office at the **annual meeting on March 14**. Each candidate was asked to provide a brief profile; see below their submissions:

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 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 support BTHA's efforts to update our governing documents.

Arlene Doyle* - 200 San Benito Way

My husband and I have lived in this wonderful neighborhood for close to 40 years and have raised our children and grandson here. We are delighted that the same sense of "neighborhood"

that attracted us to Balboa Terrace continues to bring young families here. As a member of the present board who has worked on the new CC&Rs, and has been part of the Architectural Review Committee, I am encouraged by the efforts of homeowners to ensure the future of BTHA and committed to ensuring that the new CC&Rs are approved so the association is in compliance with state law.

J. Keith Gilliss* - 210 San Leandro Way

I have been a neighborhood resident since 1985. At the onset of the pandemic, I retired from the faculty of UC Berkeley, where I was in the Department of Environmental Science, Policy, and Management and the Department of Agricultural and Resource Economics, and where I served for more than a decade as the Dean of the Rausser College of Natural Resources. I have been very impressed by the hard work of my fellow BTHA Board members in attempting to comply with the need to revise our CC&Rs, manage the BTHA finances wisely, and nurture a sense of community. I would like to stay on the Board for one more year to help get some of our current work completed.

Gregangelo Herrera - 225 San Leandro Way

Born and raised in San Francisco, I am a resident of this neighborhood for 42 years. I am a working artist who contributes to the culture and history of the city and embraces the inevitable changes that occur here. I am passionate about Balboa Terrace, which I call home since childhood, and also use my art services to connect people in our community. I take responsibility for my actions and practice care and acceptance. I embrace multiculturalism, celebrate diversity, and contribute all I can to live in harmony with every resident of this beautiful neighborhood. In my decades of creative work for the tech industry and corporations in San Francisco, I've learned how to approach any conflict with practical problem-solving, progress, and being helpful in order to achieve favorable outcomes for all.

Richard Hill* - 135 San Aleso Ave.

My wife and I have lived in Balboa Terrace since 1984. I have been on the Board five years now,

and I have been Board President the past three years. In recent years the Board has become more collegial and productive, focusing on maintenance and improvement of the common areas, the Junipero Serra median project, the "curb appeal" project, HOA finances and dues collection, and updating our outmoded governing documents, which is our No. 1 priority in 2023.

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 2011. My goal is to help the Board serve the neighborhood with efficiency, respect, and minimal drama.

Dao Jensen, 315 Santa Ana Ave.

A resident of Balboa Terrace since 2007. I am a minority female CEO who has bootstrapped one of the fastest women-owned companies in the USA while raising four children; three attended Lowell. A scholarship winner and recent Harvard Executive graduate, I sit on the boards of IEEW.org (helping women entrepreneurs) and YPO (the largest CEO network). This is a wonderful neighborhood, and I remodeled my home during the COVID slowdown. Our HOA rules should be revamped to fit with the times and not be cost-prohibitive. We should be good neighbors to each other, and keep this community safe, but not make things more bureaucratic than they need to be as it discourages people from beautifying or making a living from home.

Amy Loehrer, 561 Darien Way

My husband Josh and I moved to Balboa Terrace in mid-2021. We lived in Hayes Valley for five years previously and were excited to find our Balboa Terrace home as we were preparing to welcome our

first child, Milo, in August of that year. I have had a long career in recruiting/staffing and am currently Staffing Manager at Google (for the past 6.5 years). I was previously the president of my co-op in NYC and am eager to get involved in supporting my neighborhood again. This would be my first term on the Balboa Terrace board.

Honorio Sarmiento, 250 San Leandro Way

I am interested in volunteering in our association team. I am interested in helping our community and bettering our relationships with each homeowner. I am open to the position available and where my help is most needed. My husband and I moved to the neighborhood about 28 years ago. My background is in international banking from which I will be retiring at the end of March. I love riding my bike in my free time and cooking. In between travels I have volunteered at the food bank and at Laguna Honda.

Michael Schlemmer* - 141 Junipero Serra Blvd.

Since purchasing the "Chocolate House" next to the steps four years ago, I have organized neighborhood movie nights and musical events; assisted with our Halloween Parade, and served as "Block Captain" for COVID. I enjoy our neighborhood with my partner, Jordan, and our pups Dante and Trixie. I am an attorney, former social worker, Child Advocates Board member, and former Board member for the Billy DeFrank LGBTQ Center and Cupertino Symphonic Band. As a third-generation San Francisco resident, I spent my youth as a San Francisco Zoo volunteer and Exploratorium Explainer. Let's keep Balboa Terrace fun, safe, welcoming, clean and neighborly!

Bill Thomen* - 101 San Aleso Ave.

My name is Bill Thomen, and I have lived in Balboa Terrace for the past seven 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 historic 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.

Going Digital in 2023!

In an effort to ever-improve the quality and effectiveness of neighborhood communication, the BTHA Communications Committee will continue to test the delivery of quarterly newsletters to all homeowner emails on file. As we work towards obtaining a complete email list for all 288 homes in our neighborhood, we will continue to send both a printed newsletter via U.S. mail and a digital version by email.

You Can Help

If you haven't already, please provide your contact information on the Neighborhood Resiliency Communication form presented on the homepage of the BTHA website, <https://www.balboaterrace.org>

(PLEASE NOTE: This email information will only be used for official Balboa Terrace Homes Association communications.)



Come celebrate renewal and good fortune with your neighbors.

Wednesday, February 1 from 5:30 to 8:30 PM

Hosted by neighbors and soon-to-be Board members, Dao Jensen and Gregangelo Herrera at Gregangelo's artful home: 225 San Leandro Way (between Monterey and Darien)

Enjoy Dim Sum, tea, and goodwill provided in an enchanting place. Come as you are or wear red if you are feeling festive. Bring your family or your favorite new year dish to share if inspired.

Please RSVP - Lunar New Year

By Friday, Jan. 27, 2023 at:

Velocitysf@gregangelo.com

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.org 1-415-554-6516

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

ADOPT A DRAIN NEAR YOU



San Francisco's Public Utilities Commission (SFPUC) invites you to support the citywide effort to help keep drains clear of leaves, debris, and trash that otherwise clog the system. Volunteers can help ensure that storm water drains properly and the risk of flooding is reduced. The SFPUC equips drain adopters with the tools and equipment necessary to safely keep their local storm drains clean, such as rakes, gloves, brooms, and vests. Residents can learn more and sign up by visiting www.adoptadrain.sfwater.org.

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