



View from the Terrace

WINTER 2024

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

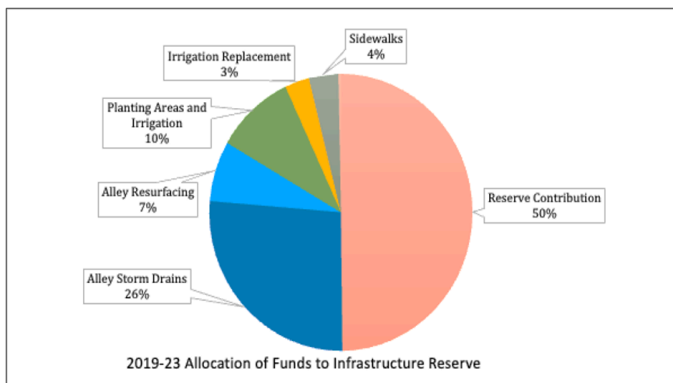
President's Message

By: *Richard Hill, President; Bill Thomen, Treasurer, and Robert Mann, Board Member*

Most of you recently received your HOA dues assessment for 2024. Our goal in this edition of the "View" is to give you a long-term view of how your HOA dues are being spent and the priorities of the current Board. As explained below, we believe that the current Board is investing in our community for the long term and spending your HOA dues in a prudent and sensible manner.

Balboa Terrace Homes Association: A Model of Sound Fiscal Management

The Balboa Terrace Homes Association (BTHA) has prioritized infrastructure investments, ensuring long-term financial stability for its residents. This commitment is evident in the following Balboa Terrace Infrastructure Investment 2019-23 summary, which details our strategic use of reserve funds over the past five years based on a summary provided by Bay Area Property Services.



Reserve Use of Funds 2019-23	2019	2020	2021	2022	2023	Total
Reserve Contribution	\$30,732	\$39,623	\$49,010	\$59,010	\$62,747	\$241,122
Alley Storm Drains	\$0	\$78,320	\$608	\$49,100	\$0	\$128,028
Alley Resurfacing	\$0	\$29,200	\$5,050	\$0	\$0	\$34,250
Planting Areas and Irrigation	\$1,600	\$7,850	\$23,820	\$13,620	\$0	\$46,890
Irrigation Replacement	\$0	\$9,200	\$5,404	\$0	\$0	\$14,604
Sidewalks	\$2,512	\$0	\$14,948	\$0	\$0	\$17,460
Consulting	\$1,500	\$0	\$0	\$0	\$0	\$1,500
Total	\$38,363	\$166,213	\$100,861	\$123,752	\$64,770	\$483,854

Addressing Critical Needs:

The BTHA Board clearly understands the importance of tackling pressing issues first. Most expenses (33%) were directed toward alleyway and storm drain improvements. Resolving the flooding issues along San Rafael, San Benito and San Leandro Way reduced potential significant liability and protected resident property values. This proactive approach saved HOA members from potential special assessments due to neglected repairs.

Balancing Immediate and Long-Term Needs:

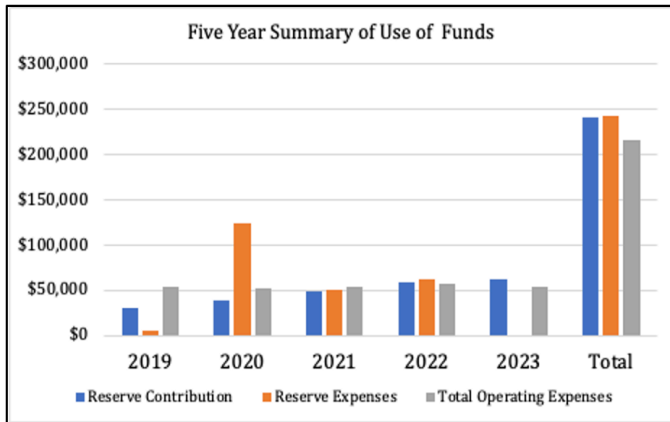
While addressing urgent concerns, the Board didn't neglect other essential areas. A significant portion of the funds (13%) was invested in replacing irrigation and plantings along Monterey Boulevard and the greenways. This ensures these shared spaces continued beauty and functionality, enhancing the community's curb appeal and potentially raising property values. Additionally, sidewalk repairs (4%) addressed other crucial maintenance needs.

Planning for the Future:

The Board's commitment to sound financial planning is evident in our focus on maintaining sufficient reserves. By carefully allocating funds and avoiding unnecessary expenditures, we are minimizing the risk of special assessments burdening residents. This forward-thinking approach ensures the community's long-term financial health and protects homeowners' investments.

Key Takeaways:

By prioritizing critical repairs, investing in long-term improvements, and maintaining healthy reserves, the BTHA has demonstrably achieved sound fiscal management. This commitment protects residents' property values and fosters a thriving and well-maintained community environment. For the same period, operating expenses have remained flat, averaging \$54,221 per year. During the same period of time, the annual contribution to the Reserve Fund has more than doubled, emphasizing our focus on the future financial health of our community.



Summary 2019-23	2019	2020	2021	2022	2023	Total
Reserve Contribution	\$30,732	\$39,623	\$49,010	\$59,010	\$62,747	\$241,122
Reserve Expenses	\$5,612	\$124,570	\$49,830	\$62,720	\$0	\$242,732
Total Operating Expenses	\$53,981	\$51,627	\$53,445	\$57,833	\$54,222	\$216,886

With your support, we will continue this long-term approach going forward.



BTHA BOARD ELECTION

Voting is Your Superpower

All members of the Balboa Terrace Homes Association (BTHA) received their official ballot for the election of our new Board of Directors in early February. The term of office for newly elected directors begins on March 12, 2024 and will continue through the date of the 2025 Annual Meeting. The complete rules governing our election are posted at www.balboaterrace.org.

The deadline for returning your ballot is 5 p.m. on Tuesday, March 12, 2024.

The tabulation of the ballots by the Inspectors of Election will take place at a Vote Tabulation Meeting concurrent with the Annual Meeting. The Vote Tabulation Meeting is an open meeting. The results of the tabulation will be shared with all present and delivered to current Board members for recording in the minutes of the meeting as soon as they are available. Results will also be posted within 15 days by the Board of Directors on the Balboa Terrace HOA website.

This year we have 16 candidates for our 11-person, all-volunteer Board of Directors. We urge you to exercise your "superpower," and vote for the 11 individuals whom you believe will best maintain the unparalleled spirit of our neighborhood. Each candidate has provided a statement outlining their qualifications; we encourage you to read them and become familiar with each candidate.

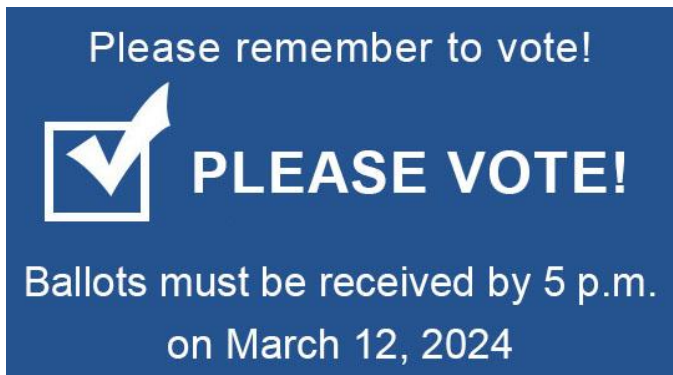
As you know, the Board meets on a monthly basis, and among their responsibilities are reviewing and making decisions on the maintenance of common areas such as the frontage along Junipero Serra as well as the alleys behind our homes. They are responsible for reviewing and enforcing the Governing Documents which are in the process of being updated after an extensive review process, and

for short and long-term financial planning to meet the needs of the BTHA.

Each member (one per household) has a vote. We need a minimum of 145 ballots received and properly executed to establish a quorum. If we are not able to obtain the necessary number of ballots, the balloting period may be extended to establish a quorum. Please do your part to help us reach a quorum and return your ballot promptly!

If you did not receive a ballot in early February or need a replacement ballot, contact Inspectors of Election immediately at electioninspector@balboaterrace.org and a new ballot will be delivered to you. This year's volunteer Inspectors of Election are Gary Egan, Cindy Hu and Alexandra Vuksich.

Please complete your ballot, sign as indicated, and mail as soon as possible to ensure it is received on or before March 12, 2024.



Candidates

There are 16 candidates; the 11 candidates with the highest number of votes will take office at the annual meeting on March 12, 2024. Each candidate provided the following Candidate Statements as part of the nomination process; they were asked to provide a 100-word or less statement. They are listed in alphabetical order by surname.

Sophie Breall - 365 Santa Ana Ave.

I submit my name if only because the neighborhood is tired of the same people on the Board for the last six years or more. I was previously on the Board until lies and deceit took me off. Since that time, nothing in

the neighborhood changed except the amount of money spent by the Board (tripled) and the dues (more than doubled). Thankfully, a few new Board members have tried to make the neighborhood a more friendly place. I wish to join those few to help them continue their work.

Daniel Connolly - 155 San Aleso Ave.

I am a native San Franciscan and have lived with my family in the Balboa Terrace area for the last seven years. I am currently an attorney for a public agency in the East Bay, and I previously served as an Inspector of Elections for the Association. My desire to serve on the Board is motivated by my desire to partner with the other Board members to continue providing ethically and fiscally responsible oversight of the Association's resources, to promote a sense of community, and to enhance our property values.

J. Keith Gilliss - 210 San Leandro Way

My highest priority for the Board is to finish the revisions to our Bylaws and CC&Rs, as we are very close to finishing this important task. As a forester, I'd also like to support the Board's work on rejuvenating the landscaping in our common areas, e.g., along Junipero Serra. Thanks to all our BTHA residents for their continued interest in improving our neighborhood!

Gregangelo Herrera - 225 San Leandro Way

I am a resident of Balboa Terrace since 1979. I run a multi-cultural arts and entertainment business which genuinely contributes to the culture of San Francisco for over 35 years and continuing. I live my life in the trenches of entertaining global guests, travelers, and locals in evocative immersive experiences. My daily tasks include vigorous problem-solving, creating, and implementing new works by collaborating with crews of working Artists, Scientists and a multitude of luminary people to bring a sense of joy, acceptance and peace to our audiences, and coworkers. I apply the same standards to enriching our neighborhood. I currently serve on our neighborhood Board to help with communications to ensure that all voices are heard and answered.

Richard Hill - 135 San Aleso Ave.

My wife and I have lived in Balboa Terrace since 1984. I have been on the Board six years now, and I have been Board President the past four 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 remains our No. 1 priority in 2024.

Poland Hung - 255 San Benito Way

I have been a resident of Balboa Terrace since 1985, and I am a retired educator. I strongly believe and deeply understand the importance of a diversity community with harmony, inclusiveness, friendliness, and collaboration in resolving issues or problems. My intent is to preserve the original value of a mutually respected and safe neighborhood where it attracted me to settle down and raised my family. Also, I would like to serve as a conduit for my concerned neighbors who have questions about rising BTHA expenses, which reflected on increasing association fees.

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 2013. My goal is to help the Board serve the neighborhood with efficiency, respect, and minimal drama.

Mary Jung - 320 San Leandro Way

In 1988, my family and I chose Balboa Terrace for its warmth and community spirit. With 30 years in local government and a decade tackling homelessness issues, I've gained diverse experience. I've led various boards, chaired the SF Democratic Party, and recently

steered the 2022 Recall the DA campaign. My commitment to community well-being is strong. Now, I'm eager to bring my passion and expertise to our HOA, ensuring Balboa Terrace remains a family-friendly haven. Let's collaborate to enhance our neighborhood's charm and livability. Together, we can make Balboa Terrace an even better place to call home.

Mee Mee Kiong - 161 San Aleso Ave.

I have been a resident of Balboa Terrace for over 25 years and believe I would be an asset to the Board. I am the CFO of Cresleigh Homes, a home-building company that has been operating in California for decades. As a key executive, I am involved in all aspects of our home-building business, including how best to create places that people are excited to buy into through creating strong and desirable communities. I am excited to contribute both my work expertise and my personal experience as a long-time resident to the benefit of the Balboa Terrace Community.

Robert Mann - 445 Darien Way

As your neighbor for 22 years, I'm committed to a fiscally responsible, safe, and family-friendly community. I've demonstrated my dedication by securing \$47,500 in City funding for the cleanup and landscaping of the Junipero Serra easement, transforming a neglected space into a vibrant community asset. I believe in working collaboratively with fellow residents and City officials to address our needs. My ability to foster relationships has led to this significant grant. I'm confident we can continue to deliver results for our community. Together, we can enhance our neighborhood's safety, invest wisely in essential improvements, and preserve the family-friendly atmosphere we cherish.

Andje Medina - 377 Santa Ana Ave.

Hello, I am Andje Medina, an attorney and small business owner. I live on Santa Ana with my husband and our toddler son. My husband was born and raised in West Portal, and we have spent the last twenty years living on the West Side of the city between West Portal and Merced Heights. I love this neighborhood

and am committed to maintaining its beauty and supporting our neighbors. I currently serve on the Board of Directors of two non-profit organizations and bring a depth of knowledge and experience that will benefit the HOA if elected.

Nathan Ng - 300 Darien Way

As a lifelong Bay Area native and an eight-year resident of Balboa Terrace, I cherish our community deeply. Raising two children here has solidified my commitment to making our neighborhood more family-friendly and open to homeowner input. Running for the Board of Directors, I aim to: 1) Ensure CC&R changes favor homeowners such as home improvements; 2) Promote fiscal prudence by limiting annual dues increases and managing expenses efficiently; 3) Establish a homeowner feedback system for continuous community enhancement. I'm dedicated to nurturing a vibrant, inclusive Balboa Terrace, reflecting our collective values and aspirations for a flourishing community.

Honorio Sarmiento - 250 San Leandro Way

As I finish my first year as your Board vice president, I continue to be surprised with everyone's passion for a safer neighborhood and our willingness to help each other in all things that impact our lives, our homes and especially our families. In my one year I have learned that it is not always easy to make everyone happy, but we continue to have open dialogue to understand better. In the 28 years that we have lived here, I continue to feel so very lucky to be your neighbor and how special our hood is. My background is in international banking, from which I will be retired this past April and the best decision I have made recently. I love riding my bike, gardening, visiting Peets, cooking and taking care of my mom.

Michael Schlemmer - 141 Junipero Serra Blvd.

Since purchasing the "Chocolate House" next to the steps five 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!

Kineret Stanley - 184 Aptos Ave.

I am a recent addition to our neighborhood. As a mother of two young children and a homeowner currently engaged in renovating our residence, I am invested in fostering a sense of community. My background in data science and investment banking equip me with skills in problem-solving, analytics and data-driven strategy. I am committed to promoting communication, using technology to streamline processes, and ensuring smooth experiences for homeowners looking to make improvements, while preserving the unique character of our neighborhood. I am enthusiastic about the prospect of working to enhance our community and creating a welcoming environment for all.

William Thomen - 101 San Aleso Ave.

My family and I have lived in Balboa Terrace for the past eight years and I am currently the Treasurer of the BTHA Board. 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 ensure 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.

NIMBY? YIMBY? NOT SURE?

As many HOA members know, San Francisco is in the process of rezoning many of its neighborhoods. Balboa Terrace is among them. Under draft rezoning proposals still under review, areas of Balboa Terrace, specifically those bordering Ocean Avenue and Junipero Serra as well as adjacent neighborhoods, could be rezoned for significant height increases ranging from six-to eight-stories. This is in addition to rezoning which allows for multiplex dwellings consisting of four-to six-units (corner lots).

To learn more about this proposed rezoning, the BTHA invited Lisa Chen, Principal Planner, San Francisco Planning to make a brief presentation at our Feb. 5 Board of Directors meeting. At the meeting, which was attended by more than 40 members, concerns were raised about the lack of outreach to our neighborhood on the proposed rezoning. **We encourage members to submit comments to District 7 Supervisor Myrna Melgar and San Francisco Planning. The next Planning Commission hearing on the proposed rezoning is scheduled for Feb. 22.**

More Resources

Rezoning, often referred to as "upzoning," is a complex project with many, many moving parts and stakeholders. These resources may be helpful: **Learn more about public hearings and draft zoning proposals here:**

<https://sfplanning.org/project/expanding-housing-choice#draft-zoning-proposals>

Visit <https://sfplanning.org/housing>, the Housing for All webpage, for information on how the City is working to implement the vision and actions of the Housing Element, San Francisco's plan for meeting local housing needs for the next seven years through Jan. 31, 2031

What Comes Next?

SF Planning is preparing to submit a final draft zoning scenario in early 2024, for consideration by the Board of Supervisors soon thereafter. During the policy adoption process, people will have the opportunity to provide comments on the proposal at public hearings.

Neighborhood Improvements

TREE REPLACEMENT AND PRUNING SCHEDULED

The Board of Directors has approved a bid from Arborist Now, Inc. to do some significant landscaping in Balboa Terrace. Among the tasks they will be performing are the planting of nine trees in the common area bordering Junipero Serra to replace the trees that were removed in late 2023, and structural pruning of 23 trees along Monterey Boulevard between San Benito and Junipero Serra to improve

safety, aesthetics and meet City requirements. Depending on weather conditions, the work will start in late February.



New trees getting planted on Junipero Serra frontage.

ARE YOU PREPARED FOR AN EMERGENCY?

Let's think about that question for a minute. What is an emergency? Here's one definition: "a serious, unexpected, and often dangerous situation requiring immediate action."

Unexpected. That's probably what makes us the most apprehensive about an emergency. It's unexpected. Earthquakes don't give you a 24-hour warning. Electrical power can go out in the blink of an eye.

Are you ready for an emergency? For starters, do you even have a "to go" bag packed and ready in case you need to leave your home immediately? Are you prepared to administer CPR?

Some of us do and some of us don't.

Would you like to get started? One of our HOA members, St. Francis Episcopal Church, 399 San Fernando Way, recently received funding through the District 7 Participatory Budget program for emergency preparedness training and capacity building in Balboa Terrace. This is the same program that is funding

improvements and landscaping along Junipero Serra through a grant that our HOA applied for and received.

When St. Francis receives more input from their City liaison with the Department of Emergency Management, we will share that information.

In the meantime, here are a few suggested resources for you. Also refer to the Community Safety phone numbers published in every issue of "View from the Terrace."

911 is for Police, Fire and Medical Emergencies including:

- Crime
- Fire
- Overdoses
- Medical emergencies
- Mental health crises

311 is for City services, information and non-emergencies:

- Support for unhoused people
- Mobility and access issues
- Encampments
- Street or sidewalk cleaning
- Food security programs
- Trash can overruns and debris pickup
- Illegal parking
- Abandoned vehicles
- Street repair
- Syringes and hazardous waste
- Graffiti
- Streetlight and sign repair

You can request services, ask questions, and get information through the 311 app or by calling 311.

SF72

www.sf72.org

SF72 is a hub for emergency preparedness. The site includes information on what to do in an emergency and useful guides to help you get prepared.

PG&E

safetyactioncenter.pge.com

To learn more ways to keep you and your community safe, visit this website. Among other things, it offers an emergency supply checklist. If you smell natural gas or suspect an emergency, leave the area immediately and call 9-1-1.

If you see downed powerlines, stay away. Don't exit your car or home. Call 9-1-1. Then call PG&E at [1-877-660-6789](tel:1-877-660-6789).

24-hour Customer Service Line: [1-877-660-6789](tel:1-877-660-6789)

**24-hour Power Outage Information Line:
[1-800-PGE-5002](tel:1-800-PGE-5002) ([1-800-743-5002](tel:1-800-743-5002))**

Department of Emergency Management

More information on emergency services and planning is available at: <https://www.sf.gov/departments/department-emergency-management>.

**Annual HOA Assessment
Due March 1, 2024**

Bills for the annual 2024 HOA assessment have been received by all HOA members. Payment in full is due on March 1, 2024. Please pay promptly to avoid incurring interest and collection fees.

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

STOP GRAFFITI

Did you know that the City spends \$20 million annually on graffiti cleanup? Call 911 to report graffiti in progress or use the mobile SF311 app or call 311.

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
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.org1-415-554-6516

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.

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

Annual Meeting & Election of New Board - March 12, 2024

BALLOTS MUST BE RECEIVED BY 5 p.m.

- 7:30 p.m. - Voting Tabulation Begins
- 7:30 p.m. - Annual Meeting Begins

PLEASE JOIN US IN PERSON!

Ninth Church of Christ, Scientist,
175 Junipero Serra Blvd.

Please remember to vote!



PLEASE VOTE!

Ballots must be received by 5 p.m.
on March 12, 2024

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