



# View from the Terrace

FALL 2021

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

## President's Message

Rich Hill - BTHA Board President

As summer recedes and fall begins (*the calendar still says September as I write this*), your Board is focused on two major initiatives.

First, and most importantly, we have made great strides in revising our governing documents (CC&Rs and Bylaws). Final drafts are being reviewed by our HOA attorneys and we hope to have the governing documents completed by the end of this year and ready to be voted on by all homeowners in the spring of 2022. Special thanks go to Arlene Doyle, Jerry Bernstein, and Tom Cator for taking the laboring oar on this project after several false starts by yours truly.

Second, we are in the process of establishing clear and fair landscape criteria to enhance the curb appeal and property values in Balboa Terrace. These criteria will be used by independent and experienced property inspectors to issue reports to the Association on clear violations of our Association rules or safety-related issues. The reports will be used to find constructive means to help the homeowners with upkeep and maintenance problems or in the case of egregious problems take balanced and corrective action. The criteria are simple and objective. Here is the current draft on situations to be monitored:

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.).

The independent inspectors will periodically tour Balboa Terrace and identify the handful of properties that have egregious violations of one or more of the criteria listed above. We believe the number of egregious violators is approximately 10-15 and we do not expect that the landscaping inspection process will affect the vast majority of homeowners who make even a modest effort to maintain their property.

As stated above, the goal of this process is to increase the "curb appeal" of our neighborhood and thereby improve property values for all of us.

Our approach to enforcement of the landscape guidelines will be to take a "light touch." The first step in the enforcement process will be a friendly notice to the homeowner, along with an offer of help and referral to various resources. If the friendly notice is ignored, the homeowner will be asked to attend a hearing before the Board to discuss the matter and possible solutions. Only if the first two steps of the process are ignored or no efforts are made will fines be considered. We realize that financial penalties are not the solution to most problems, but they need to be available as a last

resort if a homeowner makes no effort whatsoever to improve a blighted property.

The current draft of the landscape criteria is posted on the Homeowner Info page of the BTHA website. We encourage you to review the landscape criteria and provide comments.

## Got Gopher Problems?



**Do you have gopher problems?** Gophers are insidious and destructive. They destroy our yards, kill our plants by eating their roots, and provide attraction and snacks for coyotes—I saw a coyote catch and eat a gopher in a neighbor’s yard!

And, gophers do not know property lines. If you have a gopher, sooner or later, it will probably migrate to your neighbors’ yards making them irritated at you.

**You can do something about your gopher problem.** If you want help catching gophers, our neighbor and friend, Mr. Kai Ming Yuan, has caught more than a dozen gophers over the last year for both the HOA on common property and for numerous neighbors. He can help you rid your yard of the destructive critters, 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.

Your yard will begin to look much better!



## New State Laws Allow Multi-Family Buildings Next to Your Home

The San Francisco Planning Department has determined that the majority of homes built before 1942 within the Balboa Terrace Historic District are considered “Class A District Contributors.” This classification requires thoughtful planning and coordination between the Balboa Terrace Architectural Committee, City Historic Planning, and the City Building Department to avoid costly delays in any planned project.

**Importantly, this classification as a Historic District may offer protection from up-zoning to multi-family buildings recently approved in California SB 9 and SB 10.**

SB 9, among other things, would *“require a proposed housing development containing no more than 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, but not limited to, that the proposed housing development would not require demolition or alteration of housing that is subject to a recorded covenant, ordinance...except as provided, and that the development is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is*

*legally designated or listed as a city or county landmark or historic property or district."*

In many respects, the Balboa Terrace Homes Association covenants, deed restrictions, and bylaws are designed to protect and enhance our single-family home status. In this case, historic preservation may be the most useful approach to control multi-unit development in Balboa Terrace.

**The Balboa Terrace Architectural Review Committee (ARC) not only works to protect this characteristic but can also save homeowners time and money on any planned remodeling or maintenance, including new windows, walls, fences, or landscape hardscape changes.** Please note that in many, if not all cases, the San Francisco Planning Department will not approve building permits until after the homeowners association recommends approval of the proposed work.

We are here to help you enhance your property, maintain neighborhood character while we guide you through the planning process. If you consider any exterior changes to your property, please take advantage of ARC services before starting your project by contacting [bthaboard@balboaterrace.org](mailto:bthaboard@balboaterrace.org) first.



## Elections Are Coming!

In the next few months, HOA members will receive information on the upcoming election of a new Board of Directors. If you have an interest in serving your community as a Board member, we encourage you to fill out the candidate form when you receive it.

If you prefer a short-term task, **the Board is also seeking volunteers to serve as members of the Election Committee or as Inspector(s) of Election.** For full details, see Election Rules which are posted on the *Homeowner Info* page of our website, [www.balboaterrace.org](http://www.balboaterrace.org).

The deadline for ballots will coincide with our annual meeting which is held per our governing documents

on the second Tuesday in March which is March 8, 2022.



## Welcome Committee Returns

While many new residents have informally been welcomed to our neighborhood over the years, we now have Kathleen Dowling McDonough heading up our "official" Welcome Committee. Kathleen, who is a resident of San Leandro Way, has already welcomed six new neighbors and there will be more soon. If you are aware of a new neighbor, please contact Kathleen at: [Kathleen@LittleCableCars.com](mailto:Kathleen@LittleCableCars.com).

## Digital Newsletters, Oh My!

In an effort to ever-improve the quality and effectiveness of neighborhood communication, the BTHA Communications Committee will be testing the delivery of quarterly newsletters to all homeowner emails on file. During this trial period, we will continue to deliver printed copies via U.S. mail. A digital version of this fall newsletter may soon be coming to your inbox, so be on the lookout.

**If you haven't already**, please provide your contact information on the Neighborhood Resiliency Communication form presented on the BTHA website, <https://www.balboaterrace.org/> (PLEASE NOTE: This information will only be used 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: [bthaboard@balboaterrace.org](mailto: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](mailto:MelgarStaff@sfgov.org) .....1-415-554-6516

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**BTHA HALLOWEEN PARADE**

**Sun. Oct. 31st @2-4pm**

Last year’s Halloween event was such a hit that neighborhood volunteers are organizing another safe Halloween Parade for Balboa Terrace kids.

- All must please wear masks

- Parade begins at 2:45pm
- Prizes and candy for all costumed and masked creatures (*safely prepared*)

**If you would like to help set up decorations the day of the parade, please show up at the main entrance at 11:30 am to lend a hand. See you there!**



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