



# View from the Terrace

SUMMER 2019

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

## AROUND THE TERRACE

**Sunday, October 6, 2019 - BTHA Annual Picnic**  
San Leandro Way (between Darien and Monterey)

**Monday, October 7, 2019 - BTHA Board meeting**  
Ninth Church of Christ, Scientist  
175 Junipero Serra Blvd, San Francisco, CA 94127



## Balboa Terrace Picnic

**On Sunday, October 6th**, BTHA will hold the annual neighborhood picnic. **San Leandro between Monterey and Darien will be closed to vehicles from 11-3**, so kids can bring bikes and scooters. Once again Velocity Circus will be providing entertainment, and if their schedule permits our local fire department crew and police officers from Taraval station will make an appearance.

Bring a dish to share. The Association will provide hotdogs (beef and vegetarian) as well as drinks and paper goods. Please plan to join your neighbors for a wonderful event! Volunteers to set up and clean up are appreciated!

## Board President's Message

*By Rich Hill*

I have only been on the Board for 18 months and I have only been the Board President for three months now, but I want to share the vision that I and my fellow Board members have for your Homeowner's Association. Here are our main goals and objectives.

### 1. New Governing Documents

Our existing Governing Documents (CC&Rs, Articles of Incorporation and Bylaws) are hopelessly outdated and are not compliant with California law governing HOAs (the Davis Stirling Act). We are working with legal counsel, we have draft documents in our possession, and we are hoping to finish new Governing Documents later this year or early next year. After the Governing Documents are approved by the Board, they will be presented to the homeowners for a formal vote. This is a time consuming and arduous task but a necessary one.

### 2. Professional Management

The time has passed when a handful of volunteer homeowners can perform all the work that a Homeowners Association entails. We have therefore engaged a professional HOA Manager, Bay Area Property Services (BAPS), to take on some of the necessary work. We are transitioning duties to BAPS slowly and only to the extent that our budget permits. Over the next several years more functions will be gradually moved to BAPS.

In so doing, we are only doing what most HOAs of our size did many years ago. We are not leading the way in utilizing professional management, we are simply catching up.

### 3. Balancing of Conflicting Interests

Our Board, like all HOAs, must balance conflicting interests and objectives. On the one hand, most of us want to preserve the historical character of our neighborhood; we do not want our neighbors to build McMansions or to run boarding houses, nor do we want to see dead grass or weeds dominate a neighbor's yard. On the other hand, we recognize the right of our neighbors to improve, upgrade and expand their homes and improve the value of their property. These differing goals are often in conflict and our job as a Board is to seek solutions and compromises that balance both sets of goals. This is not an exact science and individual homeowners sometimes disagree with the actions of a Committee or the Board as a whole. However, our overriding objective is to be fair to the individual homeowner while serving the interests of the community at large. We ask for your patience and understanding because we often are called upon to make difficult decisions, but we try to approach each situation with modesty and humility.

If you have particular questions or concerns, you are welcome to contact me at [rhill@littler.com](mailto:rhill@littler.com) or (415) 250-4686. Please understand that my ability to focus on BTHA matters is limited to evenings and weekends.

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## First Monday of the Month

The BTHA Board meets the first Monday of every month unless it's a holiday. The meetings are at Ninth Church of Christ, Scientist at 175 Junipero Serra. The entrance is open on the San Rafael side of the church. Homeowners and residents are welcome. The meetings begin at 7:30 PM with an open forum during which attendees can address any matter and identify issues for the Board's consideration.

## 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)  
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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)

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## BTHA Committees

### Your Board is doing a lot of work between the monthly Executive Board meeting.

The majority of the work is done by committees. The committees are listed below with a general description of the committees' focus.

#### Landscape Committee

- Establish guidelines that are consistent with the CC&Rs concerning the maintenance of front and side yards. The guidelines have been posted on the website.
- The committee also works with the gardeners who maintain the common spaces and are responsible for caring for the trees along the easements.

#### Capital Projects Committee

- Work on the Entryway Restoration Project as the neighborhood approaches its 100th anniversary.
- Coordinate repairs and maintenance of the alleyways and walkways in the easements.

### Architectural Review Committee

- Reviews plans for exterior remodeling, window replacement, solar panels and fences to insure that they comply with the character of the neighborhood as well as the CC&Rs.

### Governance Committee

- Review and update the Association governing documents (Articles of Incorporation and CC&Rs) to bring them into compliance with current law.

### Neighborhood Safety, Traffic, & Emergency Preparedness Committee

- Initiates efforts to protect residents' health, safety, and preparedness; addresses parking/traffic congestion and improve security.



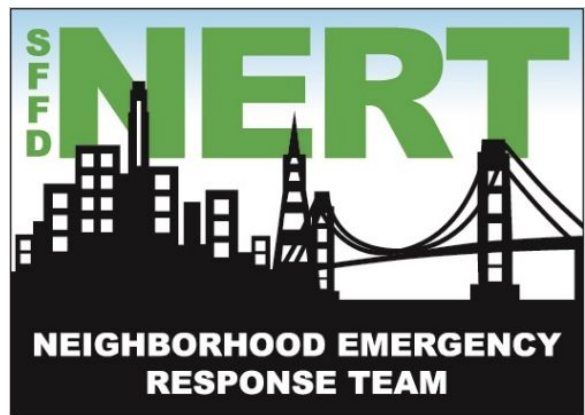
## Bay Area Property Services

### 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.

## 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>



## Balboa Terrace Homes Association

P.O. Box 27642

San Francisco, CA 94127

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## Balboa Terrace Homes Association website

Take a look at **BalboaTerrace.org**. You can find homeowner information as well as the governing documents with a link to the Davis Stirling Act which provides the regulations governing groups like our association. You can also find the Landscape guidelines as well as Architectural guidelines.

## Balboa Terrace Annual Picnic - October 6th



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