



View from the Terrace

SUMMER 2021

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

President's Message

Rich Hill - BTHA Board President

HOA Governing Documents Scheduled for Update

The Balboa Terrace governing documents — our articles of incorporation, by-laws, covenants, codes and restrictions (often referred to as “CC&Rs”) — are out of date, inconsistent with State law, and confusing and unclear. The CC&Rs govern the common interests of the association, such as how our HOA operates and the rights and responsibilities of every resident. The CC&Rs need to be revised and submitted to our homeowners for approval. Not approving new governing documents is not an option (per State law); however, the documents do require careful and thoughtful review from all of our 288 HOA members.

The Board will soon consider new draft governing documents and decide how to proceed with their possible adoption. It is likely an attorney will be involved in the process to assure compliance with changes in State law over the years.

Once the Board approves draft governing documents, they will be distributed to every homeowner and posted on our website. Comments will be welcomed and meetings held to discuss the documents. Approval and adoption will be determined by a two-thirds vote of the membership; it is critical that our HOA members take the time to read them and give the Board feedback.

As always, please feel free to attend the monthly BTHA Board meetings. Most of the meetings are on the first Monday of each month at 7:30 p.m., with the exception of January, July and September when the meetings are the second Monday of the month.

BTHA monthly Board meeting agendas and Zoom links are posted on the association website ahead of each meeting: <https://www.balboaterrace.org>

HOA Fees Are Due!

As of the writing of the “View,” approximately \$17,900 in HOA assessments are still due. The deadline for payment was March 1 and the delinquency deadline was March 16. We urge those of you who have a balance due to pay in full promptly in order to avoid late penalties and collection fees.

Please contact the board if you have any questions. BTHAboard@balboaterrace.org

Junipero Serra Landscape Improvement Plan

Tom Cator - BTHA Board Vice President

Balboa Terrace was established in 1920. In honor of that recent anniversary, the Board is considering a short-term landscape improvement plan to immediately replace several diseased trees in the large, common area parallel to Junipero Serra between Ocean Avenue and Monterey Boulevard. A second, long-term improvement plan dependent on Association and City resources, would most likely take up to four years and not be completed until the

year 2025. This second project would deal with the unkempt and overgrown Junipero Serra median “strip” running between Ocean Avenue and Monterey Boulevard.

Junipero Serra Boulevard – “The Terraces” and Common Area

The initial plan to replace a few diseased trees in the common area will require review by the City and County of San Francisco (CCSF), and careful consideration of what type of tree(s) would thrive in this climate and soil and withstand windy conditions, while “respecting” historic structures behind it. Several meetings have been held regarding this first phase of the Junipero Serra Landscape Improvement Plan; recommendations and input from Board members, interested neighbors and our current landscaping firm, Terra, are under review.

Junipero Serra Boulevard Median - “The Strip”

The median between Junipero Serra Blvd and the frontage road is owned by the CCSF, and maintenance of the strip is the responsibility of the Department of Public Works (DPW). For decades, DPW has not maintained or landscaped this area. It is unkempt, filled with weeds and occasionally is a dumping ground for trash. As part of our continuing effort to improve and beautify our neighborhood, we are exploring an admittedly ambitious plan to landscape this area.

We are currently doing our “homework” on what is a somewhat complicated borderland to Balboa Terrace with several stakeholders. We believe the Crystal Springs aqueduct serving the City’s water system is beneath the median. Water is a commodity provided from the Crystal Springs Reservoir and is the responsibility of the San Francisco Public Utilities Commission. However, the Department of Public Works is responsible for the irrigation system – pipes if you will - below the median and it is not operational. Before proceeding with any landscaping plans, a request will be made to DPW to repair and/or replace the irrigation system. If the irrigation system can be used, then with the approval of CCSF, BTHA will assist, coordinate and contribute to the

design, installation and maintenance of new landscaping for the median. Without assurances from CCSF that we can use the irrigation system (turn water on and off, etc.) beautification of this strip would not be pursued.

To help secure City agreement and support, we would select a project landscape consultant who has worked with the City and can assist BTHA to prepare a vision statement for the landscape redesign that could be approved by the City. The landscape improvement plan would consist of a conceptual design, a preliminary budget and a preliminary construction schedule. The project could be funded by grants and donations from the City, BTHA and neighbors. If the City and BTHA approves of the plan, the design, budget and schedule would be refined. A final plan, budget and schedule must then be approved by the City and BTHA. To reiterate, the critical tasks of the plan are City approvals; City to repair or replace and maintain the irrigation system, and BTHA to provide long-term care of the landscape improvements.

Help Wanted!

Much of the work of your Board of Directors is supported by a network of committees who focus on everything from capital projects to landscaping. Volunteers are needed for one existing committee, Architectural Review, and one that is being revived, Welcoming Committee.

The Architectural Review Committee reviews construction proposals to ensure conformance with our Design Guidelines and CC&Rs, and preserve our historic and architectural heritage. The goal of this committee is to save homeowners time and money by making sure that they understand the CC&Rs before going forward with architects and the City permit process. The committee meets monthly as needed to review current proposals. To apply for the committee, please see the form on www.balboaterrace.org.

Because of a recent influx of new residents, the **Welcoming Committee** is being revived. Duties would include dropping off a small welcome packet to

new homeowners on a quarterly basis and, of course, making them feel at home in our neighborhood!

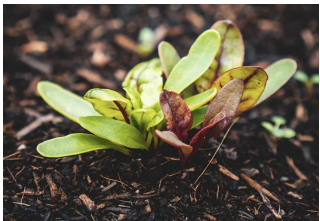
Ready to raise your hand?

Contact BTHAboard@balboaterrace.org.

Garden Housekeeping

Robert Mann - BTHA Board Member

A healthy garden during a drought, is it possible?



You can take many actions to keep your garden as healthy as possible during a drought.

Drought or not, the most important aspect of gardening is to take good

care of your soil. As it is best not to plant until we get our winter rain, use this time to prep your soil and protect your plants with mulch.

Always start by taking care of your soil. Mulching at least 1 ½ - 3 inches in flower beds and around the base of shrubs, trees, and your lawn keeps the water in your soil. Adding organic matter to the soil improves its structure, which helps it to retain moisture. Read more about the value of mulching here:

Gardeners World

www.gardenersworld.com/plants/save-water-in-the-garden/

The Farmer's Almanac

www.almanac.com/types-mulch-advantages-and-disadvantages-mulching

Free mulch is available at: Bayview Greenwaste Management - 415-822-7686,
<http://www.bvgrecycle.com/pricing.html>

Once you have taken care of your soil with mulch it is best to:

- Water for the right amount of time and at the right time of day
- Water the garden before a drought sets in to keep the soil's moisture levels up and help prevent a water deficit
- Water plants deeply in the evening or early

morning, to reduce evaporation

- Water deeply to increase root depth and nurture happier plants

Great resources for water conserving irrigation systems:

- A.M. Leonard (amleo.com) *Mail order only with good selection.*
- Ewing Irrigation and Landscape Products (store.ewingirrigation.com/store-86-san-francisco) *Also sells tree stakes.*
- The Urban Farmer Store (www.urbanfarmerstore.com) *Local source for all irrigation and outdoor lighting needs and gardening tools.*

Great resources for water conserving plants:

- The Dry Garden - 510-547-3564 (thedrygardennursery.com) *Fantastic source for all ranges of drought loving plants.*
- Bay Natives - 415-287-6755 (baynatives.com)
- Flora Grubb Gardens - 415-626-7256 (www.floragrubb.com)
- Yerba Buena Nursery - 650-851-1668 (nativeplants.com)

If you would like any help with thinking through your garden plans or problems, please call Robert Mann at 415-793-4156.

BTHA Communication List

If you are new to the neighborhood or not sure if your current email is on the official Balboa Terrace communication e-mailing list, please go to the BTHA website (balboaterrace.org) and enter the requested information in the **Neighborhood Communication** form at the bottom of the homepage.

Please Note: *This information will only be used for official Balboa Terrace Homes Association communications.*

Thank You!



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

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

Coming Soon! BTHA Halloween Parade

Last year, Balboa Terrace hosted its first Halloween Parade for kids to sport their costumes, play games and connect in a socially distanced way. The parade was such a hit that we're putting it on again.

WHO: Balboa Terrace residents and relatives

WHEN: Sunday, October 31st / 2-4 pm

WHERE: Balboa Terrace steps/entry on Junipero Serra between Ocean Avenue and Monterey Blvd.

Stay tuned for more details in the autumn newsletter. We look forward to seeing you!

Please reach out to: bthaboard@balboaterrace.org if you have any questions.

Missed an Issue of “View from the Terrace”?

Visit www.balboaterrace.org/newsletter to read past issues.

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