



View from the Terrace

SPRING 2023

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

President's Message

Rich Hill - BTHA Board President

This is my fourth year as President of the Balboa Terrace Homes Association, and my sixth year on the Board. I sincerely feel that we are continuing to make progress toward ensuring that Balboa Terrace is on solid fiscal ground and that many of the amenities we all admire in our neighborhood continue to be enhanced.

I am also very pleased to share with you that the Board also recently elected Honoria Sarmento, who is brand new to the Board, as Vice President. We will be working together on what I view as our No. 1 priority for 2023: the updating and ratification of our outmoded governing documents. See below for details.

More Board News

Bill Thomen will continue serving as our Treasurer; however, in the absence of a volunteer to serve as secretary, we will be rotating that function among our present Board members. Arlene Doyle, a long-time member of the Board, is taking a short (we hope) leave of absence from the Board. At our May 1 Board meeting, Robert Mann was appointed to fill her seat on the Board on a temporary basis.

I encourage you to get to know your Board members. In addition to Honoria, Bill, Robert, and me, we also have Jerry Bernstein, J. Keith Gillis, Gregangelo Herrera, Lee Jackrel, Dao Jensen, Amy Loehrer, and Michael Schlemmer on our team. Board bios are posted on our website. www.balboaterrace.org



Our Mini-Superbloom

This recent photo near the Balboa Terrace historic bus stop captured a swirl of wildflowers, including California golden poppies, sweet clover, lacy phacelia, and bachelor buttons. This cover crop was planted last year by Board member Robert Mann and his husband, Steve Snyder, who nurtured the new growth through months of drought. Their efforts were enhanced this year by Board member Gregangelo Herrera and his business partner, Marcelo Defreitas, who helped plant 40 additional pounds of wildflowers supported by a private donation.

Annual Meeting

More than 40 HOA members attended our "in-person" annual meeting at St. Francis Episcopal Church on March 14. We understand that there are valid and understandable concerns about exposure to COVID, especially in indoor environments, and will continue to alternate between Zoom and "in-person"

meetings depending on the main purpose of the meeting. Highlights of the annual meeting included an update on the governing documents; a review of the 2023 budget, and a presentation by our neighbor Adam Kunicki on a pilot idea to develop a community forum. We also received a suggestion that the Board explore investing a small amount of the funds in our reserve account in an interest-bearing account.

Governing Documents

The vetting process continues for the most recent drafts of the governing documents – we’re about a third of the way through a line-by-line review of the CC&Rs and Bylaws. Please continue to send your comments to bthaboard@balboaterrace.org. While changes won’t immediately be reflected in the post-Town Hall draft currently posted on the website, be assured that we are aware of your concerns and suggestions, and we have already made a number of changes based on the feedback we are receiving. Once we have completed our review, we will summarize our suggestions and edits and submit them to our attorney for her review. **We anticipate completing this in the next 60-90 days. We will then share another draft with you for additional review and comment before finalizing it for ratification by our HOA members.**

District 7 Update from Supervisor Melgar

We recently invited our District 7 Supervisor Myrna Melgar to speak at our monthly Board meeting on May 1. I encourage you to read the sidebar for more details on her visit with us. While Supervisor Melgar had a cautionary tale to tell us about the recovery of downtown San Francisco, news from the West Side was fairly optimistic. There are new businesses opening on West Portal, including Elena’s, a concept being developed by the Duggan family, whose Little Original Joe’s provided all the pizza for our Halloween celebration last October. There are also rumors that leases may soon be signed for two Lakeside Village locations.



District 7 Update: Supervisor Melgar

“Designed for headlines,” quipped Supervisor Myrna Melgar when queried about a 50-story, 589-foot tower proposed for the current site of Sloat Garden Center. However, she had some more down-to-earth observations for our community during a wide-ranging conversation with homeowners at our monthly Board meeting on May 1. She addressed a range of issues from a persistent underground leak near the historic Balboa Terrace bus stop (the turnoff valve has finally been located at St. Francis Circle) to some encouraging news for neighbors concerned about student violence at Stonestown Galleria. Responding to recent incidents, Brookfield Properties and SFPD have added additional security and patrols. Melgar observed that “more likes and more followers” on social media may have been a major factor in what local media characterized as “youth brawls.” On the issue of crime fighting, Melgar added that the relationship between recently elected District Attorney Brooke Jenkins and Chief of Police William Scott is “the best in 20 years.”

The City continues to struggle to fill 4,000 positions and these shortages are affecting programs such as graffiti abatement. However, in November 2022 Supervisor Melgar and Mayor London Breed launched a courtesy graffiti abatement program for storefronts and other private properties in neighborhood commercial corridors. Melgar also noted that the reorganization of the Department of Public Works triggered by passage of Proposition B is ongoing.

And a long-awaited speed bump on San Benito should be a reality in the near future.

Supervisor Melgar was elected District 7 Supervisor in November 2020; she represents 40 distinct neighborhoods. Melgar is an urban planner, economic development, and housing policy expert and has served City government in several different capacities. Her family immigrated to San Francisco from El Salvador when she was a child, fleeing that country's civil war. She attended San Francisco State University and graduated with a bachelor's degree in liberal arts from Excelsior College. She holds a master's degree in urban planning with a concentration in housing development from Columbia University. She is a resident of Ingleside Terraces.

Residents can subscribe to Supervisor Melgar's monthly newsletter for more District 7 news.
www.myrnamelgar.com

Hey, Are You Busy?

Maybe this hasn't been made perfectly clear, but the Balboa Terrace HOA can use your help. You may not have the time to make the commitment to being a full-time member of the Board of Directors, but if you're a skilled website designer or wouldn't mind helping to develop a community forum platform, raise your hand!

Do you like planning events? How about offering to help produce our annual Halloween parade?

Election inspectors are a rare breed, but if you don't mind reading complex documents, sticking to a carefully calibrated timeline, and helping to get out the vote, we've got just the job for you come this fall.

BTW, if you are interested in serving on the Board, don't be shy. Let us know and we'll reach out to you when the nomination process opens in the fall. In the meantime, we could also use someone to volunteer to take minutes during our Board meetings. And a big shout-out to Kristen Haller and Andje Medina, who have joined Kathleen McDonough on the Welcome Committee after a recent call for volunteers at the April Board meeting. See, it's working!

If you are interested in volunteering, please contact us at bthaboard@balboaterrace.org.

Zero Trash! We Can Do It!

Shortly after students returned from spring break on April 3, a neighbor contacted the principal at Commodore Sloat Elementary to complain about trash blowing from the campus to their yard. This issue was taken seriously and for several days, the students were reminded of where to put trash, and neighbors noted that students were picking up litter in the playground. The goal is "zero trash."

Neighbors in Balboa Terrace can adopt that motto, too. From time to time, and especially after the weekly garbage pickup or when gusty winds create a swirl of litter and overturn trash bins, well, it looks a little trashy out there.

So, let's be diligent about making sure we pick up old newspapers, discarded masks, doggie bags, and takeout containers – to name just a few of the items that seem to proliferate in Balboa Terrace.

Participatory Budget Proposal Submitted

Since 2013, the City of San Francisco has participated in the Participatory Budgeting Project (PBP). PBP, which launched in 1989 in Porto Alegre, Brazil, has been hailed as "revolutionary civics in action." This year Landscape Committee members Robert Mann and Keith Gillless collaborated on a proposal to transform the narrow median strip bordering Junipero Serra between Monterey and Ocean from an eyesore into a landscaped refuge for butterflies and a tree-lined green exclamation point for this neighborhood.

Approximately \$377,000 will be available for general projects in District 7; grants awarded will receive up to \$50,000 in funding. Projects submitted are currently under review until June 11; voting for the "best of the best" submissions will be from June 12-26. Winners will be announced between July 3-6.

Watch for more announcements when balloting opens on June 12; proposals must receive a minimum of 400 votes to be eligible for funding.

Balboa Terrace Homes Association

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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

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



Thanks to diligent billing and follow-up statements on overdue accounts, two-thirds of HOA dues have been paid. However, there are still some overdue accounts. Assessments that have not been paid at this point may be subject to interest and collection fees.

If you need assistance, please contact the accounting team at Bay Area Property Services at 800-610-0757 or www.bayservice.net.

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