



View from the Terrace

SUMMER 2023

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

President's Message

Rich Hill - BTHA Board President

The work goes on, neighbors.

Governing documents, zoning changes, landscape improvements, infrastructure updates, oversight of our financial resources – your 11-member Board of Directors has dealt with all of these responsibilities and more in recent months. We are making progress and continue to appreciate your patience as we tackle a long “to-do” list.

Governing Documents

Since our Town Hall meeting in February to discuss revisions to our Governing Documents, members of the Board have met as a committee at least three times. As of mid-July, every provision of the draft CC&Rs has been reviewed and discussed. We have also received and considered input from several neighbors. The result is an 18-page document of suggested changes and comments – some minor and some major. Bylaws remain to be reviewed. **Once we have new drafts of both documents from our attorney, we will post them on our website for additional review and comment before finalizing them for ratification by our HOA members.**

Upzoning in Balboa Terrace

The unique character, garden-like setting, and sense of community in Balboa Terrace is something we all treasure. However, the City and County of San Francisco has pledged to add 82,000 units of housing in the next 10 years. It is inevitable that Balboa

Terrace will be impacted by this mandate. Recent legislation would certainly seem to confirm this. Our Board of Supervisors recently passed what District 7 Supervisor Myrna Melgar refers to as “trailblazing housing legislation” – the “Family Housing Opportunity Act.” According to Melgar’s latest newsletter, the “Family Housing Opportunity Act” is currently limited to “Well-Resourced Neighborhoods” as defined by the State Department of Housing and Community Development map. The legislation creates a Special Use District, mostly on the Westside, to make it easier for homeowners to add up to four units on their lots. The goal is to allow homeowners the opportunity to expand their homes to support multi-generational living, downsizing, or a rental unit. Without raising heights, this legislation allows for more housing options while aligning with the goals of Westside neighborhoods that generally want to keep the family-friendly characteristics.

I and my fellow Board members bring this to your attention because we are being approached by organizations who wish to “match” renters with homeowners. We also know of at least one application for an ADU (Accessory Dwelling Unit) permit. If you find us reticent to take a position on more density in our neighborhood or advocating for renting out a spare bedroom, it is because this is not our role. We are here to enforce our CC&Rs and comply with current zoning requirements, city and state laws and regulations.



Landscape Improvements

In addition to the changes to Junipero Serra noted in Robert Mann’s piece on the Participatory Budget Program, we will soon be removing nine diseased trees from the Junipero Serra common area.

Investment of Reserve Account Funds

Based on a review of the HOA’s reserve account funds, the HOA’s Finance Committee has recommended that approximately \$100,000 be invested in FDIC-insured CDs, which mature in 90-day and 180-day increments and will earn about 4.5 percent per year in interest.

Junipero Serra Infrastructure Repairs

Currently, the San Francisco Public Works Department has more than 500 building and infrastructure projects in progress. One of them, the Junipero Serra Boulevard Pavement Renovation and Sewer Replacement Project, is underway right on our front steps. Curb ramps are being installed at nearby intersections, including Junipero Serra and Ocean Avenue and Junipero Serra and Darien Way. Once that work is completed, crews will start prepping the area for final paving. Work will continue until the end of 2023. Please be prepared for the occasional detour and/or street closure.

www.sfpublicworks.org/Junipero-Serra

Architectural Review Committee Update

Jerry Bernstein has chaired the Architectural Review Committee for more years than I can remember. He has recently decided to step down from that role. However, he will still remain on the Committee, and our HOA will continue to benefit from his detailed knowledge of our guidelines and years of reviewing

construction proposals. More than 20 years ago, Jerry was critical to the formation of our architectural guidelines to help maintain neighborhood character. Many of us still remember Jerry’s presentations in six community meetings and two annual meetings to garner input for the guidelines and eventually produce the 2005 Residential Design Guidelines. He and they have served us well for these past two decades.

Renovation of the Junipero Serra Median



Robert Mann - BTHA Board Member

Balboa Terrace has been awarded \$35,000 from the District 7 Participatory Budget funds and more than \$12,000 from the SF Public Utilities Commission to install an ecologically sustainable garden extending from Ocean Avenue to Monterey Boulevard along the Junipero Serra median. This funding is intended to fully support pesticide and herbicide-free removal of invasive weeds, soil enrichment to improve water retention, drip irrigation, and planting of more than 50 trees and shrubs in the median along Junipero Serra.

The first phase of this two-year project will integrate the replacement of diseased trees on the Balboa Terrace common area along Junipero Serra, the removal and repair of 100-year-old irrigation lines, green mulching along Junipero Serra to eradicate unwanted weeds (foxtails) and the planting of pollinator-friendly wildflowers and cover crops to improve soil health. Phase two will entail planting approximately 50 trees and shrubs in the area. All trees and shrubs selected will be well suited to wind, fog and drought conditions once fully established.

Halloween is Coming!



We hope to see all of our neighbors on Sunday, Oct. 29, for our fourth annual Halloween costume party. More details will be posted on our website in early October. Of course, if you'd like to volunteer to help prepare treat bags, decorate, and assist with logistics, please contact bthaboard@balboaterrace.org.

Election Committee Volunteers Needed Now!

Think you know your neighbors well? Are you a good judge of character? Willing to recruit candidates for the Balboa Terrace Board of Directors and help get the vote out? That's the job description for the ideal candidate to serve on the Election Committee for our next Board of Directors election.

Election Committee members cannot be:

- current members of, or candidates for the Board of Directors, nor relatives of current members or candidates for the Board Directors
- residing in the same household as a current member or candidate for the Board of Directors
- engaged in a business relationship with a current member or candidate for the Board of Directors, or otherwise deemed to have a conflict of interest.

The Election Committee can play a critical role in assuring that our Board is diverse and

representative of our neighborhood. We all want a Board that works for the greater good of all of our members in a fair and consistent manner. The Election Committee is also responsible for encouraging HOA members to cast their votes and assist the Inspector(s) of Election.

More election rules information can be found on the [Homeowner Information](#) page on our website.

www.balboaterrace.org

If you're interested, please contact bthaboard@balboaterrace.org.

BALBOA TERRACE HOMES ASSOCIATION

SAFETY COMMUNITY VALUE

Yes. We have a website...

and we think you might find it helpful. Among the resources to be found, there are:

- ★ Monthly Board of Directors meeting details
- ★ "Hot topics" such as Governing Documents updates or election news
- ★ Opt-in form to receive neighborhood updates via email
- ★ List of current Board members and Committee assignments
- ★ Homeowner information including CC&Rs; Davis-Stirling Act information; landscaping and architectural standards, and window design guidelines
- ★ Minutes of Board of Directors and Annual meetings
- ★ Finance policies and procedures as well as recent financial statements, reserve studies, and operating budget statements
- ★ Past issues of "View from the Terrace"
- ★ Resources for gopher control, gardening, and sidewalk repairs
- ★ Balboa Terrace history

Take a look!

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
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

Potluck and Talent Show - August 26

The Vestry of St. Francis' Episcopal Church cordially invites you to our community's 2nd Annual Potluck and Talent Show on Saturday, August 26. The potluck will begin at 6 PM and the show will start at 6:45 PM.

Registration to perform is FREE, all are invited to perform. For more information and details, contact **Beverly Popek**, at bhpopek@gmail.com.

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2021-2022 Year-End Financials are Ready

The Balboa Terrace Homes Association year-end financial statement is ready and available for review and/or download from the Association website. You will find the annual statement under FINANCE on the main menu:

balboaterrace.org/finance.

If you have questions, please contact the Board at bthaboard@balboaterrace.org.

For a copy of the statement, you may also contact Bay Area Property Services at customerservice@bayservice.net, and it will be mailed to you.

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Diane Z. Onken
Realtor®, GRI, SRES, ASP
Lic#01234499
Diane@ParkNorth.com
415.710.9606



Matt Flynn
Realtor®
Lic#01212901
MattFlynn@ParkNorth.com
415.509.5222

2002 Irving Street, San Francisco, CA 94122