



View from the Terrace

WINTER 2021

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

President's Message

2020 was a tumultuous year for all of us, but your BTHA Board was busy and accomplished a lot. In addition to the neighborhood improvements described by Tom Cator below, I draw your attention to the following:

- Tom Cator and Emil Sayada spent countless hours painting the entrance to Balboa Terrace on the north easement as well as the bus stop on Junipero Serra.
- Largely due to the efforts of our Election Inspectors (Cindy Hu, Dan Connolly and Randy Maycock), we conducted an election in accordance with California's new election rules and achieved a quorum. The result is that we have three new talented and energetic Board members (Jennifer Liu, Keith Gillless and Marion Smith). We are a stronger Board as a result.
- We have established and implemented a procedure for collecting HOA dues from the small number of homeowners who do not pay their HOA dues on a timely basis. For the 90-95% of you who pay your HOA dues on time, you have no need to worry.
- The Halloween costume party was one of the best attended Balboa Terrace events in many years. This may become an annual event by popular demand.
- The Board adopted a new window policy that is more understandable and more flexible.

Notwithstanding our progress in 2020, we have plenty of projects to tackle in 2021:

- More landscaping improvements of the common areas are in the works. For example, there are several diseased trees in the area running parallel to Junipero Serra and in front of the Ninth Church of Christ, Scientist. We will likely remove the diseased trees, and if our finances permit, replace them with trees better suited to our particular climate.
- A small but significant number of our neighbors do not make any effort to landscape their front yards. We want to politely but firmly address that problem, to the benefit of all of us.
- We hope to implement more regular and better communication with you, our neighbors and fellow homeowners.
- We are in the process of implementing a new and better system for storing our BTHA documents and records. We need to bring ourselves into the 21st Century.

A Note on the 2021 HOA Dues Increase

By the time this *View from the Terrace* is published and mailed, you will have received your 2021 HOA assessment. You will see a 20% dues increase and a 5% special assessment. The 20% dues increase is entirely the result of the need to build up our Reserve

Fund for future projects, primarily the need to replace the alleys sometime in the next 20 years, give or take. The estimated cost of replacing our alleys went up considerably this year when an independent third party conducted the reserve study. In contrast, our Operating Budget for such items as insurance, taxes, management fees, routine landscaping and legal fees is relatively unchanged. We continue to be frugal when it comes to non-capital expenditures.

Finally, we apologize for the January 19 letter from Bay Area Property Services with the attachment showing inaccurate and inflated assessments for 2021. We did not learn of this mistake until the letters started showing up in our mailboxes. The actual assessment notices will contain the correct assessment amounts.

As always, please feel free to attend the monthly BTHA Board meetings. Most of the meetings are 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/>

Neighborhood Improvements

Maintaining and improving our common areas is critical to increasing the value of your home. We want to keep our neighborhood beautiful and a desired place to live.

This last year saw significant changes in our neighborhood beginning with the repair and sealing of the asphalt alleys. Alley sealing is generally recommended every 3-5 years (depending on wear and tear) and our alleys were showing they had not been kept up. Asphalt alleys, if cared for, should last 25-30 years. Sealing our alleys cost 27 cents per square foot while replacing them would have cost \$5-\$7 per square foot. We realize the street parking required by the sealing work was a burden for many of us but in the end it was a good investment for all.

Alley repair and sealing was but one of several neighborhood improvements undertaken in 2020. The Balboa Terrace portion of the sidewalk median in the 200 block of Monterey Blvd. was landscaped, an irrigation system installed, and an agreement negotiated with St. Francis Wood to provide free irrigation water to that planting area through 2025.



New sprinkler heads were installed throughout our common area irrigation system. This seems like a minor initiative but the results are readily apparent as the grass in both easements is thriving and we are saving an estimated 30 percent off our association's water bill.



The entrance to the north easement where we held our Halloween parade was painted this last summer for the first time in years. Electricity was installed which will allow greater use of the area. The area was also replanted leaving it looking revitalized.



The coming year will see continued neighborhood improvements.

The bowls in the south easement will be re-landscaped. The boulders in the south easement will be removed as several residents have tripped on them. It is only a matter of time before somebody is injured by falling over them. Both easements will be partially reseeded where the grass has not come back from improved watering.

The concrete and masonry at the north easement entrance will be repaired. It is hoped that in 2021 concrete repair work will begin in the remaining areas throughout the two easements as well as the one concrete alley in the neighborhood.

COVID-19 derailed some anticipated 2020 accomplishments—most notably, raised crosswalks and speed humps. Raised crosswalks were scheduled to be installed where the south easement intersects with San Leandro Way and Santa Ana Ave. Speed humps were also meant to be installed on Darien Way by the city. Due to worker health safety issues, work was not begun on either project. We will

continue to pursue these two pedestrian and vehicle safety issues with the city in 2021. We will additionally expand our safety efforts by requesting funding for a raised crosswalk across San Benito Way at the south easement.

2020 was a busy year and 2021 looks to be just as busy. We welcome your ideas to improve your neighborhood. Please share them with us at bthaboard@balboaterrace.org

Have a Healthy, Happy and Safe New Year!

SAN FRANCISCO

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bthaboard@balboaterrace.org.

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Thank You Neighbors



A special thank you to our neighbors Kai Yuan and Emil Sayada. Kai can be seen almost daily trapping gophers for his neighbors on San Rafael Way, around the Ninth Church of Christ, Scientist, and on the north easement. He excels at it and does it only because he wants to help his friends.

At least one day a week, early in the morning, Emil can be seen picking up litter along Junipero Serra Blvd., around Commodore Sloat Elementary School,

and neighborhood streets. When he is not doing that, he is often doing home repairs for his neighbors —repairing plumbing, re-stuccoing walls, and painting. You name it and Emil has probably done it for his neighbors.

If you have a neighbor who deserves special recognition, please let a member of the Board know.

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