



View from the Terrace

WINTER 2022

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

President's Message

Rich Hill - BTHA Board President

I am asking each and every one of you to vote in the upcoming BTHA Board of Directors election. Below you will find the process for the election and the candidate statements.

We have ten (10) candidates for the eleven (11) available positions on the Board. Seven of the candidates have been on the Board for at least one year; one recently joined the Board as a replacement candidate, and two candidates are throwing their hat in the ring for the first time. Bravo to Michael Schlemmer and Tim Healy for stepping up! We will miss Jennifer Liu and Marion Smith who are leaving for good and sufficient reasons.

Our Bylaws state that 50% plus one of the BTHA homeowners must cast a vote in order to establish a quorum. This means that 145 of the 288 BTHA homeowners must vote in order to have a valid and binding election. Please take the time to vote so that a quorum is achieved.

2022 will be an important year for our Board. We need to get our new Governing Documents approved, hopefully in the first half of the year; our new landscaping criteria and inspection policy will be rolled out soon; we are focusing on neighborhood safety and security, including pedestrian safety; and we are embarking on a long term plan to landscape

the median separating Balboa Terrace from Junipero Serra. Your participation in the upcoming election will support and validate the Board's efforts.



Your Vote is Your Voice

All members of the Balboa Terrace Homeowners Association (BTHA) will receive their official ballot for the election of our new Board of Directors in early February. Their term of office begins on March 8, 2022, and continues through the date of the 2023 Annual Meeting. The complete rules governing our election are posted at www.balboaterrace.org.

The deadline for returning your ballot is 5 p.m. on Tuesday, March 8, 2022. The tabulation of the ballots will begin at 6:30 p.m. at a Vote Tabulation Meeting conducted by the Inspectors of Election. This meeting will begin prior to the start of the annual meeting at 7:30 p.m. and continue throughout the annual meeting until all ballots are counted. The Vote Tabulation Meeting is an open meeting and all Balboa Terrace residents will have the opportunity to view the tabulation of the ballots via Zoom. The results of the tabulation will be shared with all present and delivered to current Board members for recording in the minutes of the meeting. Results will also be

posted within 15 days by the Board of Directors on the Balboa Terrace website.

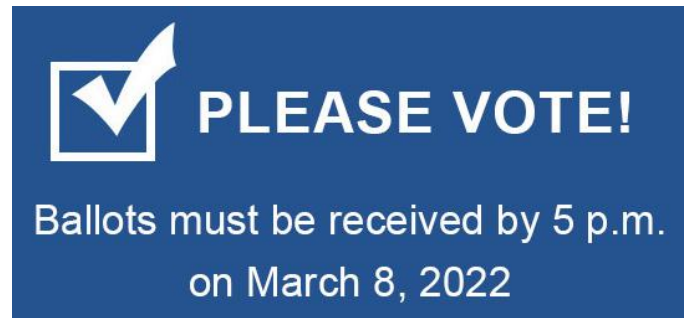
This year we have 10 candidates for our 11-person all-volunteer Board of Directors. We urge you to vote for the individuals (one vote per candidate) whom you believe will best maintain the unparalleled nature of our neighborhood. We encourage you to read their candidate statements below and become more familiar with them.

As you know, the Board meets on a monthly basis, and among their responsibilities are reviewing and making decisions on the maintenance of common areas such as the frontage along Junipero Serra as well as the alleys behind our homes. They are responsible for reviewing and enforcing the governing documents, and for short and long-term financial planning to meet the needs of the BTHA. Your Board of Directors also recently spearheaded revisions to the Governing Documents and they will soon be shared with homeowners for review. A number of infrastructure projects have also been completed. Board members also continue to work closely with Bay Area Property Services (BAPS) on the implementation of a program to enforce landscape guidelines.

Your vote really *does* count. Each member (one per household) has a vote. We need a minimum of 145 ballots received and properly executed to establish a quorum. If we are not able to obtain the necessary number of ballots, the balloting period may be extended to establish a quorum. Please do your part to help us reach a quorum and return your ballot promptly!

If you do not receive a ballot in early February or need a replacement ballot, contact Inspectors of Election immediately at electioninspector@balboaterrace.org and a new ballot will be delivered to you. This year's volunteer Inspectors of Election are Gary Egan, Cindy Hu, and Beatrix Salih.

Please complete your ballot, sign as indicated, and mail as soon as possible to ensure it is received on or before March 8, 2022.



Candidates

Gerald Bernstein - 210 San Fernando Way

I've lived in Balboa Terrace since 1985; my wife Kathy and I raised our two boys here. I founded a management consulting business, then worked at City College. I've been on the Board numerous terms, including President FY 2015-2016. In 2005 I created the process and chaired the committee that led to our first design guidelines for resolving neighbor disputes locally without forcing parties to run to the City. We again face management challenges that require a process of engaging neighbors to understand the issues and possible solutions. I ask for your vote to continue BTHA's efforts to professionalize management.

Tom Cator - 310 Santa Ana Ave.

My wife and I moved to Balboa Terrace about five-and-a-half years ago. In that time, considerable progress has been made in bettering our community, but more must be done. My specific interests are in improving pedestrian safety which requires not only a united community and active board but also the cooperation and support of the City, and addressing our capital improvement needs such as landscaping and easement repairs.

Arlene Doyle - 200 San Benito Way

As a 35-year resident, I have served on the Board on several occasions, most recently as the present secretary. I am currently working with other members of the Board to bring our governing

documents into compliance with the guidelines specified in the Davis-Stirling Act.

J. Keith Gilless - 210 San Leandro Way

The last year (my first serving on the Board) has been a great learning experience for me as I learned from my neighbors about our organization's history, legal obligations, and aspirations to make Balboa Terrace an even better place to live for all of us. I'd be honored to have the chance to continue to serve the neighborhood on the Board, feeling that the lessons I've learned will allow me to make a more substantial contribution to our shared goals. I believe that my professional experience as a forester, economist, and UC Berkeley professor and administrator nicely complements the skills that other members of the Board bring to the table.

Tim Healy - 215 Santa Ana Ave.

I have lived in Balboa Terrace off and on since 1970 as a wee lad. Now I raise my family in Balboa Terrace. I would like to help give back to the neighborhood and this seems a good way to do so. I am a professional in the corporate events industry and also work in the music business representing various acts worldwide. I know many of the Board members already and feel I have a good working relationship with my neighbors. Thank you.

Richard Hill - 135 San Aleso Ave.

I have lived in Balboa Terrace since 1984, have been on the Board for four years, and served as the Board President for the past two. We have made great progress as a Board – the Board is more respectful and civil and works well together; the common areas are much improved and alleys have been repaired; we have engaged a professional property management company to upgrade services; we are close to revising our governing documents and presenting them to the homeowners; and we have a long term financial plan to maintain our infrastructure, particularly the eventual alley replacement. My goal is to continue making small, but noticeable improvements to our community.

Lee Jackrel - 501 Darien Way

I moved to San Francisco in the mid-90s after graduating from Brown University. Although I graduated with a biology degree, I've spent most of my career in marketing, working in industries ranging from portfolio management software to property management. I'm currently doing venture investing and have spent 24 years volunteering to help marine mammals in Sausalito. Since arriving in San Francisco, I've gradually moved west: from Lower Nob Hill to Cole Valley, to the Inner Sunset, before settling in Balboa Terrace in 2011. I've been a replacement member of the Board since this summer. My goal is to help the Board serve the neighborhood with efficiency, respect, and minimal drama.

Robert Mann - 445 Darien Way

I am a 22-year resident and neighborhood volunteer, Board member, past Board president, officer, Board member of private and public companies, not-for-profit organizations, and enthusiastic supporter of the community. My focus is protecting and increasing the value of our homes in Balboa Terrace by enhancing the family-friendly character and livability for all residents. 1) Preserve and protect the security, safety, and character of the neighborhood 2) Continue to enhance our common areas, and 3) Apply best practices to our homeowner's association management.

Michael Schlemmer - 141 Junipero Serra Blvd.

Since purchasing the "Chocolate House" next to the steps three years ago, I have organized neighborhood movie nights and musical events; assisted with our Halloween Parade, and served as "Block Captain" for COVID. I enjoy our neighborhood with my partner, Jordan, and our pups Dante and Trixie. I am an attorney, former social worker, Child Advocates Board member, and former Board member for the Billy DeFrank LGBTQ Center and Cupertino Symphonic Band. As a third-generation San Francisco resident, I spent my youth as a San Francisco Zoo volunteer and Exploratorium Explainer. Let's keep Balboa Terrace fun, safe, welcoming, clean and neighborly!

Bill Thomen - 101 San Aleso Ave.

My name is Bill Thomen and I have lived in Balboa Terrace for the past six years. I am currently a member of the BTHA Board and serve as Treasurer. I am a CPA by training and use this skill to help guide the Board financially. I moved here because I love the historical look of our houses and neighborhood. My focus as a member of the Board is to ensure that this historical look is preserved and enhanced. This has a positive effect on both the quality of our daily lives and our property values.

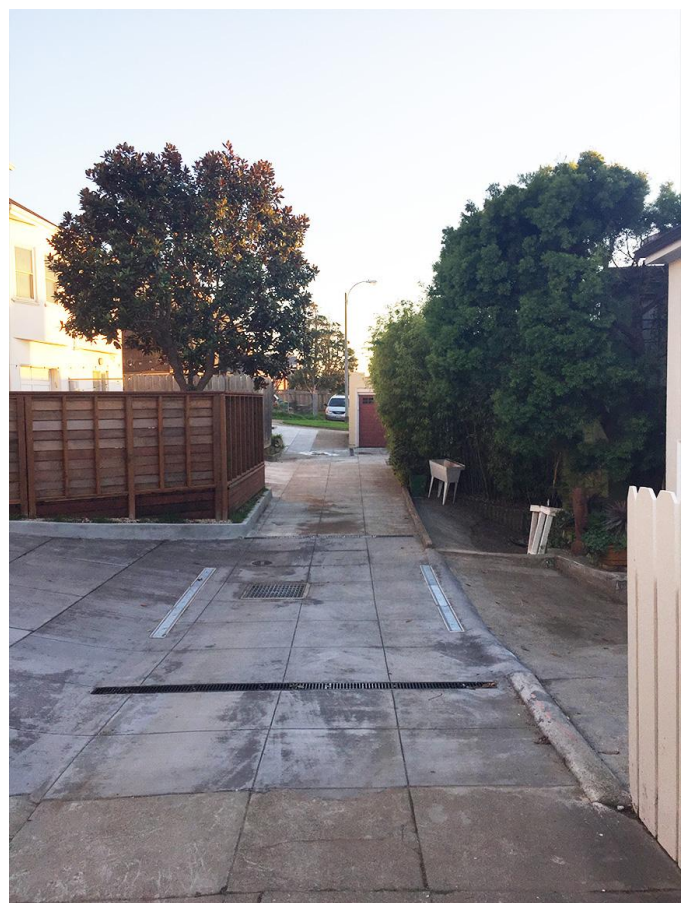
Neighborhood Improvements

Concrete Alley Repaired

Work to replace the one concrete alley in Balboa Terrace and to install a functional alley drainage system has been completed. All our alleys are asphalt except the one north of the greenway between Santa Ana Avenue and San Leandro Way. Two years ago the Board had all those asphalt alleys repaired and sealed by an asphalt paving company. Today they look in good shape.

Over a year ago, the Board began interviewing concrete construction companies to repair the concrete alley and install a new alley drainage system. The previous drainage system prevented two homeowners from driving their vehicles into their respective garages and it failed to effectively collect rainwater. Unfortunately, COVID-19 wreaked havoc on the procurement process. Multiple contractors either failed to show and look at the job or failed to submit a bid after they saw it.

Kudos to our neighbor Wayne Hu for stepping in and helping the Board in the procurement and alley repair process. Because of his efforts, half the alley has been replaced, the other half was functional and not problematic, and a sound drainage system was installed allowing all alley residents to drive into their garages. This was a significant undertaking that is now, thankfully, behind us.



What's Happening at the Bustop?

Many of you may have noticed the caution tape surrounding the planting area on either side of the Balboa Terrace bus stop building. A few residents have taken on a project to rehabilitate the soil and create a "demonstration garden" in that space. The soil rehabilitation method used is known as "sheet mulching." This mulching process adds nutrients and helps the soil retain moisture.

Step one in this rehabilitation process was clearing all the weeds, garbage, and debris.

Step two was laying down a couple of layers of cardboard. Strong winds in that area required adding a layer of burlap to hold the cardboard in place before several yards of mulch could be delivered and spread across the entire region.

The final step was seeding the area with a "cover crop" of scarlet clover, lupine, California poppies, and a mixture of other native wildflowers that will help reduce weeds while attracting birds, bees, and butterflies.

Ideally, this garden effort will help demonstrate the beautification possibilities for the long-neglected median and help motivate the PUC and the City to restore functioning irrigation in the area and actively participate in a more permanent landscape design for the entire median from Ocean Ave to Monterey Ave.



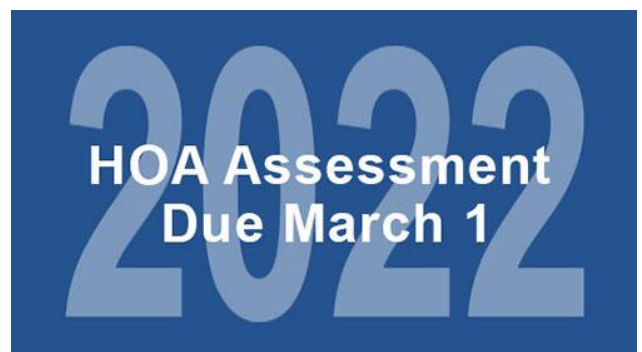
Get Out The Vote Raffle!



VOTE FOR THE BALBOA TERRACE BOARD NOW AND BE ELIGIBLE TO WIN ONE OF FOUR RAFFLE PRIZES:

Your completed outside ballot envelope is your entry to a random drawing which will be held on the evening of March 8, 2022, during the Balboa Terrace Homes Association annual meeting. All ballot envelopes received before 5 p.m. on March 8, 2022, will be eligible for the drawing.

Officers, Board members, candidates, and Inspectors of Election are not eligible for the drawing.



Members of the Balboa Terrace Homes Association will soon be receiving in the mail their annual dues assessment for 2022. Please pay promptly to avoid incurring interest and collection fees.

Assessments are due March 1, 2022. Questions may be directed to the accounting team at 800-610-0757 or www.bayservice.net.

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

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

Annual Meeting & Election of New Board - March 8, 2022

BALLOTS MUST BE RECEIVED BY 5 p.m.

- **6:30 p.m.** - Voting Tabulation Begins
- **7:30 p.m.** - Annual Meeting Begins

PLEASE JOIN US!

All ZOOM details will be posted on our website.

<https://www.balboaterrace.org/>

Please remember to vote!



**YOUR VOTE
IS YOUR VOICE**

Ballots must be received by 5 p.m.
on March 8, 2022

FREE at-home COVID-19 tests

Every home in the U.S. is eligible to order 4 free at-home COVID-19 tests. The tests are completely free.

covidtests.gov

OUR SPONSORS

Postage for *The View* paid by:



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