



THE VIEW *from the terrace*

AROUND THE TERRACE

July 27, 7:30pm

Special Association meeting at the Christian Science church at Darien & San Rafael. All are welcome (see Reserve Study article, p3)

Sunday, Oct. 4, 12-3pm

Annual Balboa Terrace Picnic, on San Leandro between Monterey & Darien. Bring a dish to share; the association will provide hotdogs. Volunteers wanted!

Editor Wanted!

Currently seeking a new editor for View From the Terrace! Contact board@balboaterrace.org for more information.

The View is published quarterly by Balboa Terrace Homes Association for our neighbors. Feedback and contributions are welcome! Send stories and pictures to board@balboaterrace.org.

Make Your Garden More Water Efficient!

Robert Mann, Darien Way

- ☼ Water once per week deeply. Deep watering less often promotes good root growth.
- ☼ Water before 6am to reduce evaporation from wind & heat.
- ☼ Earthworms applied to your lawns and garden will improve soil quality and create air channels that will improve water retention. (Buy at Sloat Garden or on Amazon)
- ☼ Put a 3-5" layer of mulch around your plants to retain moisture.
- ☼ Raise your mower blade. Close-cut grass requires more water.
- ☼ Recycle grass clippings back into your lawn by using a mulching mower; conserves water and saves time. Or mulch with a low nitrogen fine-grained compost material (i.e., Sloat's "no-poo compost.") Spread 3-4 bags, use a rake to work the compost between the blades of grass, and then water lawn to prevent burning.
- ☼ Install a water pressure regulator to avoid waste. Most of us have very high water pressure, which will aerosolize up to 75% into the wind and not into your lawn.
- ☼ Retrofit sprinkler to efficient rotating heads. The Urban Farmer is an excellent resource on the use of high efficiency watering systems, including internet-based weather-monitoring controllers and high efficiency sprinkler heads. I was able to retrofit my lawn sprinklers to Hunter MP rotator heads in just a few hours. The Urban Farmer can also do it for you! ♦

If you have further questions, please feel free to stop by 445 Darien most weekend afternoons.

Don't Be a Victim to Crime

Brigitte Churnin, Aptos Avenue

With increasing crime in our neighborhood, it's important to be on the alert. Here are some tips to stay safe:

- Do not open your door to strangers or unannounced persons.
- If someone claims to be from PG&E/ AT&T/city departments, do not open your door! Call the telephone number from your company statement or 311 to check first.
- Keep your doors locked and your ground level windows latched.
- Keep your electronics and valuables from being seen through ground level windows.
- Get an alarm system or camera system if you can and have it armed at all times.
- Keep your car locked and do not leave valuables in the car.
- Notify neighborhood friends if you're going on vacation; stop mail and newspaper deliveries.
- Do not give personal or financial information over the phone. Have them mail you instead; they should already have your address if they are legitimate.
- Scammers are posing as IRS agents on the phone; the real IRS uses the US Postal Service.
- If you see something suspicious, call the police at 415-553-0123.
- For immediate assistance, call 911.

We Balboa Terrace neighbors care about each other and want a safe community. Remember to be mindful of your surroundings for yourself and for your neighbors. ♦

Volunteering: Balboa Terrace Needs You

Gerald Bernstein, Board President

BTHA affairs are conducted by resident volunteers. The primary volunteer group is our elected Board of Directors. Board members conduct neighborhood business, property-maintenance and occasionally legal matters. We meet monthly most of the year to coordinate activities and assure all perspectives are considered; meetings are open to all neighbors, and minutes are recorded and posted on our website. To assist the Board, a number of Committees have been created. These include:

Your participation is what keeps our neighborhood special.

- Architectural Review
- Grounds Maintenance
- PG&E oversight
- New member welcome
- Aptos Middle School/Commodore Sloat liaison
- West of Twin Peaks liaison
- Annual block party/picnic
- Formed this year: Reserve Fund Planning, Landscaping and Management Company Needs Review

These committees allow for broader neighbor participation and assistance by homeowners in your area of expertise and/or interest. It appears in recent years, however, that more and more committee efforts are being performed by Board members without added neighbor participation.

If you would like to participate in any of the above named committees or have an idea for a new one, please contact us at board@balboaterrace.org. ♦

“View” Needs New Editor!

Contact board@balboaterrace.org if you are interested in this critical position. No special design experience required. ♦

Reserve Fund Study

George Wu, San Benito Way

At our BTHA Annual Meeting of March 2, 2015, homeowners of our HOA correctly noted that our Board had not prepared and distributed a Reserve Fund Analysis to account for the increasing annual assessments and the savings account balance being held in our Association account. The Davis-Stirling Common Interest Development Act, which was reorganized and re-codified on Jan 1, 2014 contains a requirement for a reserve account. BTHA responsibilities include the maintenance and irrigation of the easement green areas, certain trees along the frontage road and the south side of Monterey Blvd., common

Come to the July 27th meeting to hear the results of the study (details on front page)

area sidewalks (but not homeowner sidewalks), some lamps not owned by PG&E or SFCC , and alleyway asphalt.

Our HOA Board is responsible

for providing the financials including the reserve funding and the pro forma operating budget 30-90 days prior to the start of the next fiscal year. Our Reserve Study is being performed by Reserve Analysis Consulting, L.L.C , and will be ready by the time you're reading this edition of *The View*. This company, chosen after consideration of several other proposals, will perform yearly services to monitor and report our reserve funding, including another onsite visual inspection analysis at three years as required. This study does not include the costs which might occur if our homeowner membership ever chooses to obtain property management services or landscape/irrigation improvements. ♦

PICNIC ALERT! Sunday, October 4th, Noon-3pm

Calling all neighbors to the annual picnic! Bring a dish to share (& tables/chairs if you can!) The Association will provide drinks and hotdogs. Prepare to be amazed by our neighbor Gregangelo's Velocity entertainers (velocity-ent.com). On San Leandro between Darien and Monterey. ♦

Landscape Requirements

We are very fortunate to have nearly an acre of common areas within Balboa Terrace. In the next month we will circulate a request for proposal (RFP) to prepare and develop community based landscape requirements for these common areas and adjoining city-owned easements along Junipero Serra. A firm will be selected in late August/early September, and community outreach will begin in late September/October. There will be town hall type meetings to develop themes and requirement for our common area walkways, parkways and plantings.

450 members of the American Society of Landscape Architects will receive the RFP, and it will also be on balboaterrace.org. Key requirements include strong experience in the following areas:

- Development of private and government funded community landscape projects
- Development of sustainable, regional and environmentally appropriate plantings
- Establishment of systems designed for water conservation
- Development and restoration of historically sensitive areas
- Prior City, State and Federal Grant application and grant awards
- Development of diverse and aesthetically pleasing community landscape projects

Contact Robert Mann at rmann@metabiota.com with questions. ♦



Summer 2015

Balboa Terrace Homes Association
 P.O. Box 27642
 San Francisco, CA 94127

Emergency Numbers

Emergency..... 911
 911 For Cell Phones.....553-8090
 (Note: if you dial 911 from your cell, it will go to
 CHP dispatch, which also works in an emergency)
 Non-Emergency Police.....553-0123
 Bay Area Crimestoppers
 Anonymous Tip Line ... 800-244-8346
 Taraval Police Station.....759-3100
 Supervisor Norman Yee.....554-6516

*If you're not sure, dial 311 for
 City Customer Service, 24/7*



YOUR BTHA BOARD

| | | | |
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Volunteer For a Committee! Contact board@balboaterrace.org for information.

Neighborhood Picnic Volunteers needed!
 View from the Terrace Editor Volunteer needed!
 School Liaisons Brigitte Churnin & Caitlin Traylor
 Architectural Review Gerald Bernstein & volunteers needed!
 Welcome Committee. Robert Mann

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