NEW APARTMENTS NEXT TO SPROUTS TO OPEN IN 2024

The new 190-unit apartment project at 4135 Park Blvd., next door to Sprouts Market between Polk and Howard, is starting to take shape. Kit Barmeyer, from Chicago-based developer CedarSt properties, presented the project to UHCA at our October meeting. This “multifamily” project has taken several years to get off the ground, as previously reported in UH News. After purchasing the properties on that block, the previous developer sold them to CedarSt who then cleared the existing buildings and broke ground this summer. Completion is planned for April 2024.

4135 Park will be a seven-story (5-over-2) project featuring 82 studio, 96 one-bedroom, and 12 2-bedroom units, with outdoor entertaining space, communal kitchen, and a pool. The project is being built to a “2-globe” standard for energy efficiency. “We and our investor are very conscious about energy efficiency,” Barmeyer commented. “We are pursuing a 2globe certification, equivalent to LEED Silver, and are including high efficiency HVAC and water utilization, reducing gas usage. We will be including efficient gas stovetops due to their overall longer lifecycle.”

We should point out that, as UH News has previously reported, installing new gas appliances does not fit in with San Diego’s equivalent to LEED Silver, and are including high efficiency HVAC and water utilization, reducing gas usage. We will be including efficient gas stovetops due to their overall longer lifecycle.”

Barmeyer noted that “CedarSt takes pride in not just developing great communities, but then actively managing them once they are built. We put a lot of focus on creating vibrant communities with great amenities that fit in with existing community culture.”

Questions were raised about what defines “affordability,” and Barmeyer commented, “On the whole, we expect the blended rate to be $2,650 across all units. We will be market-competitive, and by leaning towards more studios vs. 1- and 2-bedrooms, we have reduced the overall costs to be more attractive to more residents. This is going to be a new building, and we know that this price point won’t address the lower end of the spectrum, but our goal is to bring more affordable units to the market.”

In response to a question about the sidewalk during construction, Barmeyer responded, “While we are in compliance with the city permit requirements, and we have a focus on safety, we know this is an inconvenience and are working as quickly as possible to minimize our impact on the right-of-way.”

—Marc Johnson

Application Process for Short-Term Rental Licenses Opened in October

APPLICATION PERIOD ENDS NOVEMBER 30

Hosts can now apply for a short-term residential occupancy (STRO) license to operate a dwelling unit in the City of San Diego for short-term rentals. The STRO license will be required starting on May 1, 2023.

The STRO Ordinance, approved by the San Diego City Council and California Coastal Commission, provides guidelines for short-term rentals of less than one month. These guidelines include a requirement for hosts to obtain a license and establish a cap on the number of licenses granted for whole-home rentals operating more than 20 days per year.

“After leading this effort for the past two years, I look forward to the STRO license application process opening for all tiers on Oct. 3, 2022,” said Councilmember Jennifer Campbell. “A host will be able to apply for one of the following four STRO license tiers: Part-Time, Home Sharing, Whole-Home, and Mission Beach per year. “After leading this effort for the past two years, I look forward to the STRO license application process opening for all tiers on Oct. 3, 2022,” said Councilmember Jennifer Campbell. “A host will be able to apply for one of the following four STRO license tiers: Part-Time, Home Sharing, Whole-Home, and Mission Beach.”

Before beginning the application process, hosts must possess an active Transient Occupancy Tax (TOT) certificate and ensure all Rental Unit Business Taxes are in active paid status. In addition, applicants are strongly encouraged to visit the City’s STRO webpage and complete the STRO Application checklist before applying.

“We are focused on ensuring this process is clear and easy to understand, and we are here to support applicants,” said City Treasurer Elizabeth Correia. “Our team put together a comprehensive STRO application checklist and an STRO license application video that will assist hosts in a successful application submittal. We strongly encourage hosts to review the materials available on the STRO webpage.”

For whole-home rentals operating more than 20 days per year, the application period for STRO licenses will be open... through Nov. 30 at 5 p.m. Whole-home license recipients will be announced by Dec. 15, 2022.

The application period for the remaining license types will remain open indefinitely. Hosts are encouraged to apply as early as possible. Details and a description of the four license types are available at sandiegogo.gov/stro.

—City of San Diego
UHCA EXECUTIVE OFFICERS

Marc Johnson, President
Lisa Gelt, Vice President

The Association elected four Executive Officers for a two-year term at the October “1st Thursday” UHCA Community Meeting, held by Zoom on October 6th. The Association thanks the departing Vice President, Stu McGraw, for his past service and continuing help, as he will remain a Board Member. We also welcome the new Officers, Lisa Gelt and Angela Jackson-Llamas and thank Marc Johnson and Brent Orlesky for continuing in their roles for a second term each. –UHCA Board

UHCA NEWS

PRESIDENT’S CORNER
MARC JOHNSON

About a year ago I was tapped to fill the role of UHCA President. We have just finished our biennial elections, and I am honored and thankful for the trust placed in me to continue on as President for a full two-year term.

A lot has happened in the last year. We’ve come through the worst of a global pandemic and figured out how to keep this organization vital through it. We have started to have in-person events again. We’ve been actively reporting on what’s going on in our neighborhood and amplifying the voice of our members and community to make sure elected officials hear us. As I meet with other town council and association leaders, I’m humbled by their words of praise about UH walking such an actively engaged community and UHCA being an effective organization - and are taking ideas and cues from us. That’s high praise for what we all have built and do here. What I’m most thankful and excited about is that an energetic group of new volunteers, leaders, and board members have stepped up to help UHCA not only to meet our mission of “improving the quality of life and sense of community,” but also adding new energy, passion, and ideas to the organization, helping to expand our capacity to do more.

That’s the best part of being in a volunteer organization like UHCA. While we cherish our history and honor the stewardship role we have, new people bring new perspectives and ideas that help us think of and do new and amazing things for the community.

The UHCA Garden Club is a perfect example of people finding their passion, sharing it, and helping make UH better. While lots of people love the idea of gardening, many (me included) are not exactly horticulturists and can easily get bogged down with so much to learn. Lauren has pulled together some amazing information (see article in this issue) to help folks start, and in future meetings, gardeners at all levels will be able to share ideas, best practices, tips and tricks, and, of course, seeds.

Events, newspaper, beautification… these are all areas where leaders and volunteers are finding ways to connect, share passions, and contribute together to help make UH better. I’m truly thankful that we have a vibrant, active, and energetic organization through which UH people can band together in common cause.

As we start our new fiscal year in November, I’m optimistic that as our community faces never-ending change (and inevitable challenges along the way), this organization, through our leaders and volunteers, will help ensure that we stay a strong, vibrant, clean, informed, and vocal neighborhood. Thank you for being part of this neighborhood and our organization!

MEMBERSHIP

NEW MEMBERS & RENEWALS

GOLDEN OSTRICH

Brent Orlesky & Ron Oliver, Nan & Stuart McGraw

Anita Jackson-Llamas, Secretary
Brent Orlesky, Treasurer

CONTRIBUTING WRITERS

Brent Orlesky, Sol Schumer, Jennifer Bishop, John Lovio, David Almada, Pam Isaacs, Roxanne Goulart, Jane Muschenetz, Jessica Demirdjian, Lauren Doucette, Sarah Layne, Martin Kessler, Ariel Annon, Peter & Sally Fiesermy, Michael Perkins, Debra Chaddock & Tiffany Montecino, Russell Elrod, Paul Farris, Adrienne Fiske and Corri Gurriean, Curtis Brauer & Rahim Panjwani, Angela Jackson-Llamas & Danielle Llamas, Ron Wiltmer & Pat Kelly, Derek & Mallory Morgan, Hans & Heidi Baumgartner, Andy Cameron

PHOTOS AND GRAPHICS

GIFT

–UHCA Board

Thank You!

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October 6 UHCA Community Meeting Summary

The October 6th UHCA Community Meeting was held at 6:45pm via zoom with 36 attendees. The full meeting is available for replay at www.uhsd.org/dld/1-meeting-a-meeting.

Crime Watch

Panela Isaacs filled in for Nan McGraw. Our SDPD representatives were unable to attend. The residents in Zone 2 of Proctor are reporting an increase of homeless people taking refuge in the canyons. Also in Zone 2, a resident on Meade Ave. passed away during a heat wave and was discovered after several days. Development Services Division and Adult Protective Services are contact us if there are concerns with our neighbors that need assistance. Pam reminds us again NOT to leave valuables in your car. Smash and grab auto thefts continue throughout our community. Heather Wilcox from Zone 4 reports that a person was living in a camper parked on their streets. Neighbors reported it on the Get It Done app. After discovering that it would take up to a month for anyone to respond through the app, neighbors confronted the person who refused to leave. Police were not contacted, and the violator did eventually move elsewhere.

Announcements

Marc Johnson opened the General Meeting. He summarized a well-attended Cookies with the Cops at Trolley Barn Park. Neighbors voiced their opinions, and even staged a small protest regarding the proposed restrooms. Our first ever Mixer was an amazing success, and many more are being planned. A BIG thank you was extended to all our Business Members, and a reminder that UHCA is looking for volunteers. Web helpers with Squarespace experience are needed, as are helpers and content writers needed for the UHCA Newspaper. Please reach us at volunteers@uhsd.org.

Elections

The four Officer positions up for election were not contested. The voting took place, and all positions were filled: Marc Johnson as President, Lisa Getz as Vice President, Angela Jackson-Llamas as Secretary and Brent Orlesky as Treasurer. Thank you to our past Officers and welcome to our new ones.

 Beautification

Sol Schumer reports that there will be a Fall Clean-up at Trolley Barn Park on October 22nd. The Vermont Street Bridge will be cleaned November 20 from 8:30am to 11am, and we will be decorating the Bridge on December 4 from 8:30am to 11am. All are welcomed to help.

Events

Lisa Getz reports that there is a Holiday Mixer planned for November 30th. Location TBD.

Library Updates

Decorating the Bridge on December 4th from 8:30am to 11am. All are welcomed to help.

The Vermont Street Bridge will be cleaned November 20 from 8:30am to 11am, and we will be

Library Updates

RACHEL ESGUERRA

Rachel Esguerra shared that the library will once again be a mail ballot drop off location from

UNIVERSITY HEIGHTS BOUNDARIES AND ZONE WATCH

Zone Watch Coordinators manage email lists of participants wishing to receive University Heights crime watch information and updates. Download more on the UH Zone Watch program at uhsd.org or contact your zone’s coordinator or Nan McGraw.

UH PHONE BOOK

Emergency • Police • Fire • Medical
Non-Emergency • Suspect Activity • Homeless Outreach Team, etc.
SD City Services: Emergency • Non-Emergency
Streetlights, parks, etc.
Online: www.sandiego.gov/tdl/departments

Alert San Diego

www.readysandiego.org/alertsandiego/

211 for updated information.

Bostonian's Legislative Bills have been signed into law. Including the ability to re-use rental screening reports, expanding solar access to lower- and middle-income households and funding for local projects. A middle-class tax rebate is due to begin in October. Homeowners affected by Covid-19 have funds available for assistance. More information is available at atp. assembly.ca.gov.

Councilmember Stephen Whitburn attended the meeting in person and shared his thoughts on restrooms in Trolley Barn Park and homelessness. Though he supports the idea of public restrooms in the park, he doesn’t want to have restrooms installed and be faced with the problems other City parks are having with vandalism, people sleeping in them and poor maintenance, and upkeep. The city is dealing with an increase in homelessness, shelters and outreach programs have also been increased, and he’s working on safe camping sites to relocate people from sidewalks, parks, and canyons. He believes that we need to update our city ordinances so we can enforce laws prohibiting camping on public land and offer alternatives. He’s hoping to have City funds allocated to these efforts. Councilmember shared that he’s supported the creation of thousands of affordable housing units. He then fielded and answered several questions from our members and attendees.

Featured Speaker

Kit Barnmyer from CEDArBot Companies joined us to discuss the project at 4135 Park Boulevard – just south of Sprouts on Park Blvd. They’re planning a 2-story building with 190 housing units, and an estimated completion date of April 2024. Please check the article in this newspaper edition for more information about this development.

Finally, we were joined by Lauren Doncette, founder of the University Heights Garden Club. Her Seed Swap event was a great success, and she’s hoping to have meetings every other month and an annual Garden Walk. She’s looking for garden to host seminars and presenters of topics such as soil health, pest management, fall/winter gardens, and more. Lauren shared a number of gardening tips and resources. All gardening enthusiasts or wanna-be gardeners are encouraged to join - gardenchdls@uhsd.org.

— Brent Orlesky, UHCA Treasurer & Interim Secretary

CENTRAL ARMS

— Brent Orlesky, UHCA Treasurer & Interim Secretary

SLOW DOWN SIGNS

Speeding on neighborhood streets in UH continues to be a problem. Shaving time off trips by speeding has small benefits and high risks. PLEASE SLOW DOWN! Please email signs@uhsd.org.

DISASTER CONTACTS

In case of a major disaster, have two out of four contacts handy. When the power is out, landline phones may not work. Make sure your cell phone is charged. Call 211 for updated information.

CRIME WATCH SIGNS

UHCA installed 60 new signs in 2016. If you know of an old sign that needs replacing or a location needing a sign, email signs@uhsd.org.

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PATH (People Assisting The Homeless) PATH@dep.org
Vacation home security check, wellfare of home bound, parking/business districts, homeland security support

National Suicide & Crisis Lifeline

988

SDPD Community Relations Officers:
Donal Denello, police@sdpolice.com

2030. The County is starting a Rental Subsidy Pilot Program for seniors to provide a monthly

Abbey Beuter from Supervisor Nathan Fletcher’s Office shared that the County and the City had a joint meeting about affordable housing and committed to build 110,000 affordable units by 2030. The County is starting a Rental Subsidy Pilot Program for seniors to provide a monthly subsidy of $550 for up to 18 months to seniors threatened with homelessness. Applications will be made available starting in the new year. Also, Supervisor Fletcher is committed to increasing the number of veterans in the San Diego County work force.

Christopher Gris from Assemblymember Chris Ward’s Office shared that several of the Assemblymember’s Legislative Bills have been signed into law. Including the ability to re-use rental screening reports, expanding solar access to lower- and middle-income households and funding for local projects. A middle-class tax rebate is due to begin in October. Homeowners affected by Covid-19 have funds available for assistance. More information is available at atp. assembly.ca.gov.

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Nature in the Neighborhood

The Buckwheat Byway

As the long dry season wears on and the native scrub vegetation dries out, it’s the hungry season for our local birds. Flat-top Buckwheat (Eriogonum fasiculatum) is a key native plant that allows our feathered friends to hang on until winter rains bring new life. Most seeds of native sages and daisies have dropped off or been eaten by birds, but buckwheat seeds hang on, giving smaller birds such as sparrows and sparrows needed sustenance. Native Americans also ate the seeds, baked or raw, although this is not the species we use for pancakes. Take the Buckwheat Byway and get to know this wonderful plant and its cousins.

You can get right next to Flat-top Buckwheat at the opening overlook Buchanan Canyon on Lincoln Street, where a strip along the sidewalk has been planted with native species. Like this strip, Flat-top Buckwheat is a main component of the coastal sage scrub community (along with California Sagebrush, California Sunflower, and Black Sage). You’ll find lots of buckwheat plants “pruned” into a hedge (personal complaint: if the City workers who maintain this pool of park-used seats instead of buzz saws, these plants would look better and be healthier).

It’s easy to identify buckwheat by its mahogany-colored seed heads, held by a triangle of little stems, each at the tip of another spay of stems. This “umbel of umbels” pattern is characteristic of the buckwheat family, so look for it on all the stops on this tour. Also note its short, needle-like leaves – this helps the plant resist our dry conditions. The Buckwheat pattern is characteristic of the buckwheat family, so look for it on all the stops on this tour.

Turn the corner and head up to 4120 Maryland Ave. to find a couple of buckwheats native to the Channel Islands. Look for leaves in plants with small, thick leaves (E. gigantea) that look like spatzuls. The undersides of these leaves are covered with fine white hairs, another trick to keep the plant from losing too much water as it takes in CO2. This delightful Red Buckwheat (E. parvifolium), named for its red flowers, now long gone. A little farther up in the patio area, you’ll see a lone Island Buckwheat (E. arborens). This looks a bit like Flat-top Buckwheat on steroids, with larger leaves and seed clusters.

Farther up Maryland (about 4334), the parking strip contains Cliff Buckwheat (E. grande rubescens). Its leaves are similar to Red Buckwheat, with the same white underside, but its mahogany-colored seed heads are like Flat-top Buckwheat on steroids, with larger leaves and seed clusters.

In fall of 2017, I decided to get a new roof and solar panels at the same time. The house, built in 1906, had as many as seven layers of roofing in some spots. The roofing company I hired was one of the very few that did roof AND solar installation.

Then, in early 2022, I began to plan getting rid of appliances running on natural gas. I would let the central gas furnace just sit in place in the attic and use portable or hoseboard heaters. Now, here the story gets a little more complicated: I would have to have new, upgraded electric outlets installed. Fortunately, my electric panel and some conduits had been recently upgraded. An electrician recommended by the water heater guy did a fine job of installing the first new outlet for an electric water heater tank. Tankless would be too expensive in my old house. Besides, all the hot water was needed within only 8 feet of the tank.

Next came the stove. The old gas range and oven had been expensive 18 years earlier. A series of technicians/repair people cleaned out the gas lines but didn’t solve the problem of non- or partial ignition of the burners. In fact, I had ceased using all but two burners on the range. What a surprise to learn that a modern induction electric range/oven is not only easier to use than the old gas one and heats water faster than any gas range, but is less expensive than a new GE gas stove was 18 years ago and is also much safer. (Due to my age, I have made a habit of always setting the timer on the stove so I don’t forget the burner is on. Another safety rule in my kitchen: since I’ve caught my cotton shirt on fire years ago, there is always a 100% wool blanket on a shelf next to the stove.) And, the induction burners will not stay on if there is no pot or skillet in place.

On the day of installation of my Home Depot Frigidaire Induction oven/range, what a shock to be told by the installers that the new “smart” pro-ganged outlet was not the correct one for the new stove! After some additional work by the electrician, all is okay now.

Last of the appliances to switch over was the dryer. I knew the outlet installed by the induction range electrician was not correct, so I had the original electrician come out to install the correct outlet. Now there is no smelly gas, no gas bill, and my Kwh usage has shot up! From 2017 I still have 8 L# solar panels on a west-facing part of my roof. By the way, in the current dry drought, my panels have accumulated much more than the normal 60. I am lucky to have a college-educated next door neighbor, half my age, who is willing to go on my roof with a hose and a long-handed squeegee. With my same roof-and-solar company from 2017, we are now planning to either add in or replace my old panels, since the newer ones are so efficient.

The goal is to eventually get a battery to store electricity for night-time. Right now, the company has said that batteries are too expensive and should come down in price in about 12 months. That is the goal, and my intention. Stay tuned for next chapter: more solar power.

You may now be thinking, “Well, great for you, but I can’t afford to do that.” Maybe. Partly it is my long-term yearning to do it myself. I live alone and can make these decisions myself. Also, I’ve traveled. Been there. Done that. Have been waiting for this for a long time. Gas in the old house. Besides, all the hot water was needed within only 8 feet of the tank. I wondered why more people and groups didn’t make use of sun, wind, hydro, tidal, or geo-thermal power.

I have made a habit of ALWAYS setting the timer on the stove. From on fire years ago, there is always a 100% wool blanket on a shelf next to the stove.) And, the induction burners will not stay on if there is no pot or skillet in place.

The scented of stovetop tickles my nose awake
with a Whiff of Thanks

Jon Von Erb
Your University Heights Poet
11/2022
People with Cars Need Homes Too

Many years ago, before moving to San Diego, I lived in New York City. We lived in Flushing, Queens which has neighborhoods of apartment buildings that surround smaller neighborhoods of beautiful single-family homes with garages and driveways. New York City is made up of five boroughs, each functioning as its own small city. Some small neighborhoods are far enough to the subway that they are in short walking distance. You can take the subway and be in Manhattan within 20-30 minutes. Manhattan, as you may know, is an island lined with skyscrapers and buildings and is referred to as the “City.” Everyone admires these skyscrapers and some love to live in them and enjoy having their own piece of the City! Many others prefer to commute into the City and return to their home in Queens, Brooklyn or the Bronx to be closer to their families. One major factor that made single family homes desirable was their ability to accommodate residents’ cars. For those living in apartments, finding parking was a challenge. I had a nice apartment near a subway station and enjoyed hopping on the train to go to the City to work, but I also had a car of my own.

As convenient as the subway system is, owning a car is still a necessity in New York City. If you’d like to take a weekend trip, must carry groceries, or have a large family, it’s nice to have the option of using a car. Also, coming home after dark on the Subway is not always as safe as driving. If you find yourself in need of a car, you’d expect to spend hundreds of dollars per month for a single parking spot.

Now, almost 30 years later, I live in Sunny San Diego, a beautiful, sleepy town that continues to grow and is starting to look more and more like a New York City borough. I remember when we first thought of moving to San Diego, one of the most attractive things was the ability to find parking easily. Coming from New York City, this was a luxury that had tremendous value for us.

These days, everywhere we look, there are new developments popping up all over our amazing city. We’re told that development is necessary, inevitable, and that development is progress. I’m a Realtor and cannot argue with that notion. However, developers need to understand that parking is invaluable in an urban environment. From a real estate standpoint, when we sell a unit that includes a parking spot, fetches much less in rental income than a unit with parking spots. These factors should be considered when building or approving development projects. San Diego is working on improving public transportation in the region, but there is still a very long way to go, and there are many areas that are not covered by bus or trolley route.

My hope in writing this article is to shed some light onto the importance of parking, not only as a necessity in an urban living environment, but also as a quality-of-life component of urban living. I hope we can emphasize the importance of parking to our elected officials, as well as our development community and encourage them to pay attention to these important issues. I encourage all of us to take interest in the beautification and functionality of our amazing city that we all cherish dearly!

—Roxanne Govari, Pemberley Realty

GARDEN CLUB CORNER

Fall is officially here in University Heights, with cooler temperatures and shorter days. Now is a great time to get into gardening if you have ever wanted to grow your own food! Loads of local and online resources can help you get started, including our newly formed University Heights Garden Club. Below are a few considerations to keep in mind while establishing a garden from scratch:

Selecting The Best Location

Whether you are planning to grow herbs out of small pots near a kitchen or living room window, or planning to make use of some underutilized ground space outside, location is one of the most important factors dictating how successful your garden will be. Whenever possible, select a location or window space that is south facing. This orientation ensures that your plants will receive as much sunlight as possible.

In-Ground Beds vs. Raised Beds, Hardware Cloth

The age-old debate on whether to plant crops in raised beds (meaning in a structure such as a wooden box or metal frame) or right in the ground is really a matter of personal preference. Raised beds can be great, particularly if the soil in the location you are planting is poor or unreachable (concrete or otherwise) and can be easier to tend to during long sessions of weeding, harvesting, or general upkeep. On the other hand, in-ground beds require fewer upfront costs (especially with the current price of lumber being so high) and can be a quicker start to getting your garden growing.

Either way you go, be sure to first lay down hardware cloth on the bottom of your beds. Hardware cloth is different than chicken wire. This important distinction could save you from serious headache, as chicken wire is thinner and can be chewed through by gophers and other underground rodents, whereas hardware cloth is incredibly sturdy and should protect your beds from creatures that live below. Even if you don’t think you have gophers in your area, you should not skip this step. It can be a devastating lesson to put in all of the hard work of setting up your soil, compost mulch, irrigation, and your beautiful plants, all to have it ruined in one evening by an underground digging creature.

Compost + Mulch Resources

Developing microbial-rich and healthy soil can take work and quite a bit of time. Jumpstart this process with the incredible free resources available at the San Diego Miramar Greenery. The Greenery provides up to two cubic yards of nutrient-rich compost and mulch to San Diego City residents who come prepared with shovels and pallets to haul off the materials themselves. Mixing the nutrient-rich compost into your existing soil can not only assist with building healthy soil for your plants, but also help close the waste loop from the City’s greenwaste collection process. Mulch is extremely important as well, both in retaining moisture during the hot months of summer, and for keeping the ground warm during the cooler months of winter.

Selecting the Proper Plants for Our Area

The plants that we University Heights gardeners select to grow should be compatible with USDA Hardiness Zone 10a. What this means is the US Department of Agriculture has assessed the climate, rainfall, and high and low temperatures throughout the US and has divided up the country into hardiness zones. This information assists gardeners

UH BEAUTIFICATION

Volunteers Needed for Vermont Street Bridge Holiday Spruce Up!

The holidays are right around the corner, and that means it’s almost time to decorate the Vermont Street Bridge. Before hanging the lights and decorations, the Bridge will need to be spruced up by power washing the walkway, cleaning the rails, and picking up trash. The Beautification Team will provide the tools and equipment, all you must give is your time, and a little elbow grease! Please join us at the Bridge on Sunday, November 20 from 8:30-11:00AM, and bring a friend! To sign up, please email beaufication@uhad.org.

—Jennifer Bishop is the lead for the Beautification Team

Strap Resource

Lauren Doucette

In-ground planting

 Reagan - Kendall Realty

Direct in-ground planting

Roger McDermott, Mapleton Realty

In knowing which plants work best in their area based on the seed manufacturer’s notes, or the nursery’s recommendations. Knowing our UH gardening zone is 10a also assists in knowing which plants work best in their area based on the seed manufacturer’s notes, or the nursery’s recommendations. Knowing our UH gardening zone is 10a also assists in knowing which plants work best in their area based on the seed manufacturer’s notes, or the nursery’s recommendations. Knowing our UH gardening zone is 10a also assists in knowing which plants work best in their area based on the seed manufacturer’s notes, or the nursery’s recommendations.
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Get ready for the return of... CAROLING IN THE HEIGHTS!

UNIVERSITY HEIGHTS COMMUNITY ASSOCIATION PRESENTS

117 DEC 2022
SANTA’S SWEETHEARTS
LIVE FROM THE NORTH POLE IN THREE PART HARMONY

- SPONSORED BY THE McGRaw REAL ESTATE -

- 5:00PM: VERMONT ST BRIDGE / UH SIDE - TREATS: TWIGGS
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Red House Pizza · Cecilia’s Fine Jewelry · Sharpiri La Vintage
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Gnarly Girl Pizza · Buddha’s Light Bookstore/Tea Room
Twiggs Bakery/Coffeehouse · Pop Pie Co. · Big Front Door
Lestat’s on Park · Flavors of East Africa · TapRoom Beer Co.

Limited tickets: $30 in advance/$35 event day

Free Shuttle compliments of Mary Anne Stevens & Anastasia Brewer

Raffle Win gifts from UH businesses and Artists

For more information or to purchase tickets: UHCDC.org

UHCDC 619.297.3166 or uhao 619.508.4075

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Artists top L to R clockwise: Ana Garcia, Lulu Yueming Qu, Jeffrey Wynne, Katerina Husar-Lazarova, Mario Torero, Victoria Estacio Huckins, Ansley Pye, Kimi Lowe, Michael Wheelden, Jeffrey Taylor, Sasha Toporovsky, Ell Treese
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I’m here to help.
LET’S TALK TODAY.

State Farm

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We Have Pumpkins, For the Neighborhood, Clients and Friends! Come and Pick it up in our office!
Limit: one per household

UH Arts Open and Taste (11-4PM)
Sponsoring Desserts (12-3PM)
At our University Heights, Pemberley Realty Office
Sunday, November 13

Client Appreciation Pie Giveaway!
Call, Text, or Email
Your Order by October 31
Pick-up will be on:
November 19 from 10-12PM
Limit: one per household

Recently SOLD!
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WHAT IS YOUR HOME WORTH?
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Scan Me
The list of locations will be posted at www.uhsd.org/givingtree after our November 3 community meeting. Birney staff will distribute the gift cards based on need.

**HOLIDAY MIXER**

**WEDNESDAY NOVEMBER 30**

5-7pm

2311 El Cajon Blvd.

COMPLIMENTARY BITES HAPPY HOUR DRINKS RAFFLE PRIZES!

thanks to our sponsors...

**S$ suggested donation helps to cover events**

**Birney Giving Tree**

UHCA is continuing our tradition of sponsoring the Birney Giving Tree to help support families in need this upcoming holiday season.

Starting November 3, collection boxes will be placed around University Heights where you can drop off gift cards by December 1.

Get your cards ready, and enjoy the special warm feeling of helping our neighbors in need!

**University Heights and North Park Library Upgrades**

Mr. Whitburn wrote, “I am requesting the funds needed to design upgraded facilities at both the University Heights and North Park Library facilities in the FY 2024 budget. The City should begin exploring how affordable housing can be added to public facilities like our libraries, including the University Heights and North Park branches.”

Additional requests for the library included increased materials and maintenance budget.

**Texas Street: University Heights / North Park Bike Facilities**

“Texas Street is an essential connection between Mission Valley and Morley Field Sports Complex and runs through the heart of the Uptown Community, which currently has no safe bike facilities. From 2012 to 2021, 32 cyclists and 22 pedestrians have been injured on this street. The city must implement street calming measures, such as sidewalk bulb-outs and right-sizing travel lane widths and evaluate a class IV bike facility along the length of the uphill portion of Texas Street. In the upcoming slurry project on Texas from University to Polk, consider removing the center turn lane for Class II as a first step towards creating a safer connection between North Park and Mission Valley,” the Councilmember requested.

**Adams Avenue: UH/North Park/Normal Heights Cyclistrack**

Mr. Whitburn noted, “The City of San Diego will be resurfacing Adams Avenue in 2025, which presents an unparalleled opportunity to implement a continuous bicycle facility. Adams Avenue has an extremely high density of bicycle and pedestrian traffic and provides access to a huge variety of businesses, parks, schools, and homes. To make this road truly safe and comfortable for people of all ages and abilities, a Class IV cycle track should be considered during resurfacing.”

Mr. Whitburn also requested that the unimproved Pascoe Street Alley between 9th and 10th Avenues at Johnson Avenue be paved and maintained, and that the University Heights Reservoir Rehabilitation and University Heights Water Tower Seismic Retrofit projects be addressed.

The budget process is ongoing throughout the year, with the next step being the Mayor’s review of the requests, budget proposal, and adoption in June of 2023 for the 2024 fiscal year.

—Marc Johnson

**Pets of the Month**

**Chiquita & Bananas**

Chiquita downstairs, Banana upstairs

We were very sad when our border terrier passed away, and we sent out hundreds of emails asking if anyone had any puppies or knew of a dog that needed a home. My cousin in Tijuana, Mexico replied that she had a very sweet German miniature schnauzer that she was unable to keep. Her name is Chiquita, she was 10 years old at the time, and was purchased in Monterey, Mexico. We immediately said yes and went to pick her up. She has filled a hole in our heart, and we think God knew we needed her and sent her to us. After all, God spelled backwards is dog. She was very affectionate from the very first day we brought her to our home on Louisiana Street in University Heights. She loves to take naps, and we try to carry treats with us so people can give her a snack when they meet her. Brittney at Pet Paradise gives her haircuts and baths often, and we are sure that Chiquita is her favorite. When we walk with her to the store, people make a line to check out their groceries and there’s always another line to say hi to Chiquita. She once caught a rat inside of a grocery store in Hillcrest, and the store owner said that she is amazing. Finally, our upstairs neighbors, Patrick and Lindsey, have a very cute black cat named Bananas. Chiquita – Bananas.

—David Almada

**Blaine Gross**

Dear Blaine Gross,

I just wanted to say thank you for all the great work you do for our community. Your plumbing services are always on time and done to the highest standard.

Sincerely,

[Name]

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**Blaine Gross**

Dear Blaine Gross,

I just wanted to say thank you for all the great work you do for our community. Your plumbing services are always on time and done to the highest standard.

Sincerely,

[Name]
Spanish is an integral part of Birney’s International Baccalaureate (IB) program, which uses an ‘inquiry-based approach to learning and focuses on students as global citizens.’ Señora Goudy, who attended IB middle and high schools herself, recognizes how important exposure to languages other than English is for students: “Forming those vital pathways early on provides an essential foundation not only for their long-term success in Spanish but in any language they choose to explore, not to mention achievement in countless other subject areas. Encountering and celebrating world languages and their cultures is, for me, one of the things at the heart of what it means to be an IB learner, and it is a joy to watch that excitement and celebration lead students of Birney to become responsible members of local, national, and global communities.”

A few more fun events will close out October at Birney. The PTA will host their October Costume Swap, in which students can donate their costumes from years past and take home a new-to-them costume; the event will be held at Birney before Halloween. The third “Saturday School” of the year is on October 29th from 10–11 am, and attendees will enjoy art activities centered on “Autumn Adventures” and explore the heart of what it means to explore, not to mention achievement in world languages and the library will have a mail ballot box available during regular library hours starting October 10.

From October 1 through November 12, the library will be participating in the In-Out Cover to Cover Club. Children who participate in this reading program will receive an award of a free hamburger or cheeseburger after reading any book they read. They can win up to three awards! The program is for children ages 4 – 12. Join us at the University Heights Branch Library on Tuesday, November 15 for Autumn Adventures Storytime with Kamishibai Folk Tales. Kamishibai is a type of Japanese street theater that gained popularity during the early and mid-20th Century. Write Out Loud’s Walter Ritter will use a series of illustrations to tell folktales stories to “round*” children of all ages. ALL AGES!! The program will go from 6:00 to 6:45 pm.

Then, on November 19th, we will have the Thanksgiving Terra Cotta Flower Pot Craft presented by ToshWerks, at which you will be able to decorate your very own terra-cotta flower pots with markers, stickers, and leaves! LEAVES! It will run from 3:00 to 4:00 pm. Also on Saturday, the Friends of the San Diego Public Library (FSDPL) will have their monthly book sale. The sale will run on Saturday from 9:00 am to 3:00 pm and on Sunday, November 20, from 12:00 noon to 3:00 pm. Don’t forget to wear your mask!

Are you a local writer in San Diego County? If so, you can register for the 2022 Local Author Showcase, which highlights writers in the San Diego area. The Showcase will run throughout the month of February 2023, and the deadline to register is Monday, November 28.

The library will be closed for Veterans Day on Friday, November 11 and for Thanksgiving on Thursday, November 24. Lastly, as always, we appreciate our Friends of the UH Library. If you’d like to learn more about them, please visit www.friendsofuhlibrary.org. www.facebook.com/ universityheightslibrary.sandiego.librarymarket.com — Martin Kessler, Library Assistant II University Heights Branch Library San Diego Public Library 619/405-9412

Autumn at the Library

As another year quickly comes to an end and we head into the holiday season, here at the University Heights Branch Library things are just as effervescent and high-spirited as they’ve been all year. Now hold on a second, Martin, you’re probably thinking, I have a suspicion that you’re all just restating your points. There’s just no way the University Heights Branch Library is going to have any programs in November. Well friends, you couldn’t be more wrong. Autumn is a wonderful time to bring the whole family into the library. So, gather ‘round, stay awhile, and let me tell you all about November at the library:

Tuesday, November 8 is Election Day, and the library will have a mail ballot box from 7:00 am to 8:00 pm. The ballot box will also be available during regular library hours starting October 10.

From October 1 through November 12, the library will be participating in the In-Out Cover to Cover Club. Children who participate in this reading program will receive an award of a free hamburger or cheeseburger after reading any book they read. They can win up to three awards! The program is for children ages 4 – 12.

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Year-End Business Tips from Lotus Tax & Accounting

Over the last few years, we lived through times that were unexpected. In today’s world, a single crisis can destroy infrastructure, deplete public health and workforce resources, and disrupt or shut down supply chains. These events, in turn, may lead to inflation and broad economic downturns. While some businesses may prosper during a crisis, many others may fail if they’re unable to react quickly to the changing environment.

Moving forward and starting anew with the year ending, here are a few concepts to think about:

• Small businesses need to address the resilience of their capabilities and operational strategies. One important lesson learned from the COVID-19 pandemic is the need for flexibility in the workplace (home vs. offices).

• Many organizations should reconsider their financing strategy going forward. Low interest rates over many years have encouraged businesses to take on greater amounts of debt. But with rates on the rise, business owners will need to rethink their companies’ financing strategies.

• New technology and equipment will be needed to meet demand; in other words, financing these investments must be carefully planned for.

• Investors will need to strategize better for cash reserves; while extra cash may reduce current profits and return on investments, insuring against risk during economic downturns is important.

• Business resilience involves both taking advantage of unexpected opportunities and mitigating the damage from new threats. Organizations may need to modify their business models by engaging differently with customers and vendors.

In addition, tax planning becomes more essential for businesses. Using simple strategies will maximize your potential for savings, not only in taxes, but with profits.

• Keep organized. Have a separate bank account for your business operations. Keep better track of your expenses by using accounting / bookkeeping software; if it’s too much for you hire a professional.

• Do not file your own taxes, especially if it is complex. Hire an Enrolled Agent or a Certified Public Accountant.

• Consider having payroll, even if you own the business.

• Make estimated quarterly tax payments.

— Jessica Demirdjian, EA, MTax, MBS, (CPA Candidate) Owner, Lotus Tax & Accounting Service in University Heights, www.LotusTaxSD.com
Pub Quiz Fun at Kairoa

If you’re looking for a solution to your hump-day doldrums, you’ll find your answer at the “Geeks Who Drink” Pub Quiz at Kairoa. Plenty of pub quizzes occur in and around central San Diego, but what’s great about the Geeks Who Drink quiz is that it’s consistent in style, it covers a broad variety of topics, and everything is fact checked. Plus, at Kairoa, April Tare, who has been a quizmaster since 2016, is an experienced host with a lot of energy and a quick wit. “April creates a really fun environment and gives our group of friends something to look forward to at the midweek,” says Taryn Swopes, who has been coming to the pub quiz for about 6 months. Reese Griffith, a manager at Kairoa, confirms: “April’s enthusiasm and the way she proctors the whole thing makes it really fun for everyone. She keeps it entertaining, but also educational.”

If you’re hesitant about spending your Wednesday nights having your knowledge put to the test, April advises, “If you want to come out, come out! The worst you could do is lose, and that’s fine! You’ll still have fun.” It might even be a great way to make friends. If you come alone, sometimes teams will take individuals on, since “the quiz is optimized for 6 brains,” as April explains.

Kairoa is a superb venue to host a trivia night. With its spacious, open layout, delicious food, and phenomenal staff, it’s a great place to hang out with friends and coworkers, or even your pet companion! If you are planning to get your quiz on, be sure to come early.

If you’re looking for a solution to your hump-day doldrums, you’ll find your answer at the “Geeks Who Drink” Pub Quiz at Kairoa. Plenty of pub quizzes occur in and around central San Diego, but what’s great about the Geeks Who Drink quiz is that it’s consistent in style, it covers a broad variety of topics, and everything is fact checked. Plus, at Kairoa, April Tare, who has been a quizmaster since 2016, is an experienced host with a lot of energy and a quick wit. “April creates a really fun environment and gives our group of friends something to look forward to at the midweek,” says Taryn Swopes, who has been coming to the pub quiz for about 6 months. Reese Griffith, a manager at Kairoa, confirms: “April’s enthusiasm and the way she proctors the whole thing makes it really fun for everyone. She keeps it entertaining, but also educational.”

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