



President's message

WE have had more activity in the last month in the Terraces than ever before. First, we now have more members in the Association than we have ever had as far as records go back. I applaud all of you who have joined to break this record and I can only hope that you who haven't joined will be inspired to do so.

While we are on the subject of membership, the other evening a resident called me to discuss a problem and during the conversation I asked if she was a member. The reply was no, the reason being that the Association had once stopped a neighbor from breaking a covenant. Now, I think that that's a shame. Can you imagine the mess this Terrace would be in if we didn't have the covenants to protect us?

I think some people in the Terraces think that we on the board like harassing residents, making people unhappy and generally being unpleasant. Well, you are wrong. One of the main duties of the board is to uphold and enforce the covenants at all times, we swear to do this when we take office. If any of us are unable or unwilling to do this, we shouldn't be on the board.

Let me assure you that I would much rather spend my time making improvements instead of seeing that people obey the covenants. So if you are violating a covenant, such as running a car repair, rest home, building a fence in your front yard, or making additions to your home without getting Board approval first.

Well, enough long-faced talk and on to more exciting things.

Towards the first part of October, we will be having our first BINGO game, to raise money for

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Holloway victory

TRAFFIC TROUBLES UPDATE.....

January 1952 ITHA records state: "We secured a police patrol to check on Holloway speeding."

It seems speeding on Holloway Avenue has been a problem for many years.

As you know, we have been in contact with the Department of Public Works offering suggestions and requesting solutions to this problem. We are happy to report that we have finally received a positive response. Our last letter from the Department of Public Works on August 15, 1984 stated:

"We will arrange to post two 25 mph speed limit signs on Holloway Avenue. One sign will be placed at the intersection of Holloway Avenue and Junipero Serra Boulevard to face eastbound drivers, and another sign will be placed at the intersection of Holloway Avenue and Ashton Avenue to face westbound drivers.

We normally do not post "Speed Checked by Radar" signs in the City, as you have requested. These types of signs are usually only effective for a short time after their installation and are not required to permit speed enforcement by radar.

In addition, our Division has recently conducted a speed study for this location so the Police Department can begin using radar for speed enforcement. The Police Department has advised us that it intends to increase its level of enforcement in the area."

Three new speed limit signs are now in place. We hope these posted signs and the increased police enforcement will alleviate the speeding problems on this street.

PRESIDENT'S MESSAGE *continued from page 1*

our Association. We will be sending out flyers to let you know when. There will be big cash prizes as well as many other choice prizes for the lucky winners. Food and beverages will be available so I think we will do very well. Of course we can't do anything if you don't come and support us.

We will also be pruning Corona Court park at the end of this month. We only have one member in the court so I say 'SHAME ON YOU.' You people should really be supporting our work on your behalf. Come on, let's hear from you in the form of new memberships. Take Entrada Court, Moncada Park or Lunado Circle, almost all of the homes around these parks are members. I guess they know the importance of supporting their Association.

Our Sundial is needing paint again and it seems some kids have started doing just that but I don't think graffiti is what we had in mind. Hey kids. This is your park too. Let's help keep it from looking like a slum. If you see someone writing on the Sundial, tell them this is your Sundial and you don't want it written on. If that doesn't work, there are lots of adults around the park who will back you up.

The response on the deed requests has been fantastic, I think we'll continue doing it. For you who have sent in your request, please be patient and you will be receiving your deed soon.

Last, but not least, we have some positions open on the Board of Directors for anyone who has the time to give. All of us on the Board are willing to give our time to get the job done, so if any of you would like to join us, plan to come to our next Board meeting being held at the California Federal Savings, on Ocean and Woodacre the second Thursday of each month at 6:30 pm. Please come and join us, there is lots to be done here in the Terraces.

Most Sincerely,
Ron Hummel

Velvet green carpets for your home

Ingleside Terraces has an abundance of truly beautiful lawns. But, it is not easy to keep the green carpets looking beautiful. Here are a few timely tips for a greener neighborhood!

Early fall is a particularly good time for lawn feeding. The current season's weed crop should have been eliminated by this time, so all the nourishment supplied will be available for the grass. Mowing should be done less frequently and only when absolutely necessary. Fallen leaves should not be allowed to remain on the lawn for they do not protect it. On the contrary they tend to suffocate it.

Under ordinary circumstances no winter mulch is needed but, if anything is used, granulated peat moss is best. Coarse manures are undesirable because they contain weed seeds. They also have a tendency to smother the grass and make the lawn look unsightly.

When a lawn needs patching or renovating, do not sprinkle some seed on the bare spots, but rake them vigorously or better, loosen the soil with a spading fork, work in a little fertilizer and fresh compost, rake to a smooth, level surface, sow the seed thickly and treat it like a new lawn. A slight depression in a good turf can be brought to grade by mulching lightly and frequently with a good compost. A hollow can be

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Shop local

The homeowners newsletter is accepting advertising from local merchants for the first time. This is to help defray the cost of printing and also to involve the merchants more directly with our Association. Please patronize these helpful soles and tell them you saw their ads.

Tresurer's report

The last two months have been difficult for the Association with expenses exceeding income by \$400. That is the bad news; the good news is that membership income has been strong with many new members signing up in July and August. Our expenses have been high due to extra gardening costs on Corona Court and postage and printing costs related to our newsletter. These will continue as we strive to maintain better communications about what is happening in OUR NEIGHBORHOOD. We are working with the Post Office to get bulk mailing rates for the newsletter, which will help control our future costs.

For those of you who are interested in copies of your deeds, this service is available through ITHA for a modest \$25 fee for members only. I have mine. I know you will be interested to see your original. Please send your checks in for this valuable service.



In order to keep our records up-to-date, we need your help. If the name on our current mailing list is inaccurate, PLEASE let us know. Also, if you are a new resident and have not received the 1984 Manual of Ingleside Terrace, please contact us at once and we will be more than happy to send you your own personal copy. We will greatly appreciate your cooperation.

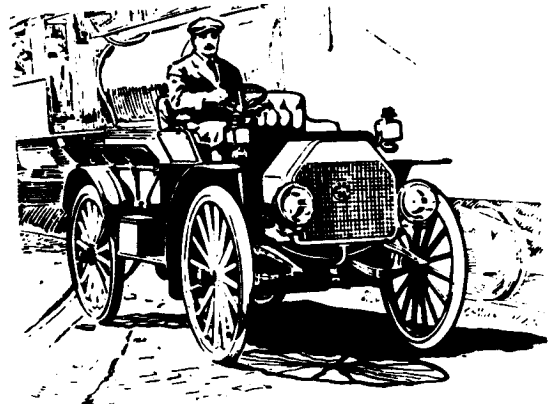
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filled, without smothering the grass, in two or three seasons.

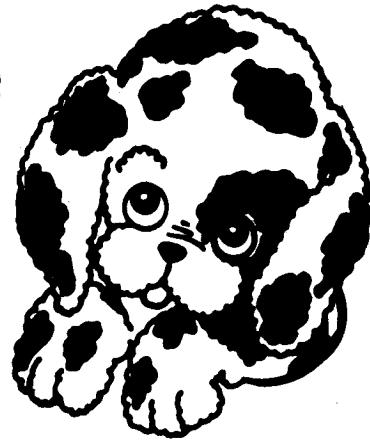
An established lawn should be raked early in the spring to remove sticks, dead grass or leaves and other refuse. This should be followed with an application of top-dressing - humus and 5-10-5 fertilizer at the rate of about one cubic yard compost and 15 pounds fertilizer to 1000 square feet of lawn. This must be broadcast evenly to avoid a mottled, light and dark green spotted appearance. Good soil should be used to level off any slight depression and the lawn then rolled in two directions at right angles to one and other. The roller should not be so heavy as to pack the earth so hard that it will bake during the first hot spell. For the first one or two mowings, the mower should be set high, about two inches from the ground.

Summer maintenance consists mainly of thorough waterings during dry spells, mowing as often as necessary and preventing annual weeds from seeding. It is better to water thoroughly once a week than to sprinkle daily. If weeds are not allowed to seed they will, in the course of two or three seasons, be crowded out by vigorously growing grass.

It is not advisable to fertilize during the hot summer months unless plenty of moisture is provided to make the food available.



Dog gone



SPCA RESPONDS''''''.....

Despite the City's strict ordinances regarding leash laws and clean-up laws, Ingleside Terraces still experiences a problem with dog owners who allow their pets to roam freely.

Our correspondence from the SPCA states:
"I suggest you try to identify the owners of the dogs. The owners can then be notified by your association of our organization of their

"We will pick up strays who have been confined either in a yard or on a leash. We can provide occasional patrols of your area if a citizen calls in a specific complaint.

(SPCA Animal Control Center, 621-1700)."

Your pet should be welcomed in our community, not just tolerated by neighbors. The SPCA wishes to remind dog owners of the following:

SAN FRANCISCO LAW REQUIRES:

1. That every dog **MUST BE KEPT ON A LEASH** when not on its owner's property or in a posted dog exercise area. Owners who fail to leash their dogs **MAY BE FINED** up to \$50.

S.F. Public Health Code, Secs 41.12 & 41.13

2.a. That dogs may not defecate upon public property or private property of another unless the **FECES ARE IMMEDIATELY REMOVED AND PROPERLY DISPOSED OF.**

b. That any person who walks a dog on public property or private property of another **MUST CARRY AT ALL TIMES A SUITABLE CONTAINER** or instrument for the removal and disposal of the feces.

S.F. Public Health Code, Sec. 40

3. That every dog over 4 months old kept in San Francisco more than 30 days **MUST BE LICENSED** each year. All licenses expire June 30. Owners who fail to license their dog **MAY BE FINED** up to \$50.

S.F. Mun. Code, Part III, Secs 215, 219 & 223

Numbers to keep

I'VE GOT YOUR NUMBER;;;

The Board of Directors has a telephone number of an agency we believe to be very important and beneficial to our community.

If you have witnessed a crime, you can call this special number to report it and remain completely anonymous. The number-956-8477.



PHONE 587-6211
DELIVERY SERVICE
1973 Ocean Ave.

RUSSELL RICHARDS DRUGS
"EVER STRIVING TO PLEASE"

For members only.....

Mounds of mole hill

They can be seen scattered throughout the entire neighborhood. Many say the new major construction on Ocean Avenue unleashed these annoying seasonal pests. Some Terraces' residents have taken drastic measures in an attempt to eradicate: THE DREADED MOLE....

The mole is a small animal that lives underground. It has a narrow, pointed nose, a wedged shaped head and large forelegs which it uses for digging. Moles eat mainly worms and insects, and seldom eat plants, unlike the gopher which feeds mostly on vegetation. Their diggings often spoil gardens.

Maybe your own garden has been invaded and scarred by long protruding trails and numerous mounds of earth. What can we do to get rid of these nuisances? One neighbor reported successfully flushing out a mole with water via a garden hose. One giant step for man and a sweep into the gutter laid the rodent to final rest. It received proper burial the following day from the street sweeping machine. Another neighbor reported seeing a mole hobble across the street only to begin burrowing into her lawn. A club over the head with her purse —whack-a-mole style - disabled the rodent from further home-steading in this green well-manicured lawn.

Most of us have found that the more conventional methods of extermination such as smoke bombs, poisons, and traps, are ineffective. In fact, many people have become ill from breathing such fumes and vapors. The best advice we have heard, so far, is to regularly spray your lawn and garden with an insecticide such as Malathion. This will terminate the insects and worms that the mole feeds upon. If his food supply is cut off, he will leave or starve to death.

If you know of any effective methods to rid our neighborhood of these moles and gophers, please write to ITHA so we can spread the word to our residents.

MEMBERS ONLY

There has been a surge of interest in our historical neighborhood and we are pleased. This proves to us that our residents are more interested in improving their environment and support Ingleside Terraces' covenants and restrictions. WE wish to express our gratitude to all our members. We especially appreciate the residents who have generously donated over and above the base dues price. Sincerest thanks to our triumphant star streets all having 50% and over in memberships:

X Indicates newcomer star streets

Merced Way Our Diamond Jubilee Street	86 %
Entrada Court Gold Stars	74 %
Cerritos Avenue Gold Stars	70 %
Cedro Avenue Gold Stars	64 %
De Soto Street Gold Stars	62 %
Juninero Serra Blvd. Silver Stars	57 %
Alviso Street Silver Stars	55 %
Borica Street Silver Stars	52 %
Monticello Street Silver Stars	52 %
El Plazuela Silver Stars	50 %
Estero Avenue Silver Stars	50 %
Paloma Avenue Silver Stars	50 %
Pico Avenue Silver Stars	50 %
Lunado Way Silver Stars	50 %

Urbano Drive is close to stardom with 43 %

Sharp rises also for Corona Street, Victoria Street, Ocean Avenue, and Holloway Avenue. Let's get with the program Ashton and Head Street residents.

We would still like to hear from the people who have not yet paid their dues. There is still time to receive your 1984 membership certificate. Keep in mind that November 30, is the end of the fiscal year and that dues received after that date will be applied to 1985.

We have some BIG plans for the Terraces' future but we can't do anything without your participation. It is very difficult to accomplish all our goals using on \$12.00 per lot per year price established 1938, in today's 1984 economy. Therefore, we need all of you to join. Together we can make this Association stronger and better able to serve you. Join today.

What's happening in the parks

Both Moncada Park and Lunado Court have had their trees trimmed and if funds permit, Corona Court will get a beauty treatment by the end of the month.

Our hopes for the future include sprinkler systems for all the parks and the installation of timing devices. The hand watering of these areas has proven a real burden especially when the parks must be watered during the day when children need the use of the play area.

We also envision more color in the parks with annual plantings and more flowering shrubs and trees. It was so beautiful to have Entrada Court planted with the red, white and blue flowers last year.

Gradually the gateways have been improved thanks to neighborly help and our faithful gardener, the bushes over and around have been trimmed and cleaned up. We have many plans and as events occur you will be informed.

Many of the Ingleside Terraces residents have an easement behind their property. Occasionally we receive complaints that residents have debris which could narrow the driveway or be a fire hazard. We hear complaints that hedges or trees are overgrown and need pruning. Perhaps, as a courtesy to your neighbors, you could take a look and tidy up your segment of the easement.

Thank you,
Kathleen M. Bahamondes

Covenants report

Since the last news letter the activities on the Covenants Committee have mostly centered around keeping a watchful eye on businesses being run illegally in Ingleside Terraces.

If we as members of the 'Best Neighborhood' in the City, can do anything to protect ourselves and our investment here it is to keep our eyes open to infractions of the covenants. These codes were written for our protection and we

must do our utmost to see that they are obeyed. If we become sloppy and begin to allow a few covenants to be broken every one of the covenants will be in jeopardy. We owe it to ourselves and to our community to obey them and to help others to be aware of them as well.

Thank you for your letters, it is very nice to hear from you. Your ITHA board needs your support and active interest. Let us hear what you are thinking, and what you would like to see.

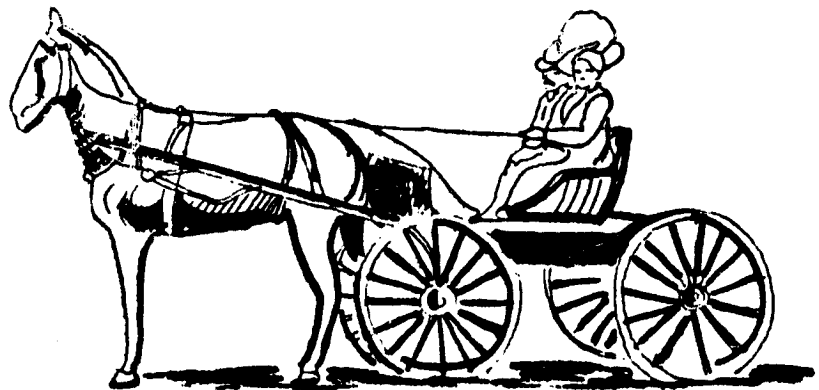
<p>FREE MOVIES</p> <p>RENT ONE— GET ONE FREE.</p> <p>VHS & BETA Rentals</p> <p>Rental Rates: Rent any 3 movies—\$8.40/2 days All Movies—\$2.50/1 day \$3.00-4.00/2 days</p>	<p>GRAND OPENING SPECIALS</p> <p>JADE VIDEO</p> <p>1943 Ocean Ave., S.F. (415) 586-3222</p> <p>** JADE CLUB MEMBERSHIPS **</p> <p>* 20 Movies \$50 * 35 Movies \$80 * * 45 Movies \$100 *</p> <p>\$10 OFF on any of the above memberships</p> <p><small>ALL OFFERS EXPIRE OCT. 30 '1984</small></p>	<p>VCR RENTALS</p> <p>as low as \$4.49 per day</p> <p>GOOD ONLY WITH THIS COUPON</p>
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SLOPING LAWNS

Slopes demand special attention. The home owner, in planning his grounds, should avoid making grassy slopes that are going to be difficult to mow or to keep from drying out. If grade conditions cannot be corrected, it may be best to give up the idea of grass and deliberately create a wild or "alpine" lawn. For this, the ground covers could be used such as forms of Euonymus, Cotoneaster, or Juniper; or bearberry, some of the hardy, trailing roses as Max Graf. However, if grass is decided on, the crest and the bottom of slope should be gently curved so as to avoid corners where the mower either will not cut or will gouge the soil. Special lawn grass mixtures for slopes are recommended because of their deep-rooting quality, but this is a good point in any grass mixture and deep preparation of the soil will encourage it.

A temporary trench around the top of a slope will help to prevent the soil washing while the grass is starting; or a nurse crop of oats or rye can be sown thinly with the grass seed to hold the earth until the grass roots are established. Such a nurse crop should not be allowed to grow more than 4 inches high or it will cut off air and light from the young grass; usually it is most conveniently mown with a scythe--as, indeed, fine lawns on Old-World estates always were.

Sometimes it is advisable to lay strips of sod at the top and bottom of the slope, and sow seed in between. The sown area can be covered with 2 or 3 inches of straw, which may remain until the grass is nearly tall enough to mow. Or burlap may be stretched across the seeded area and pegged securely to the sod strips. If the slope is very steep it may be necessary to sod it throughout. Here, or wherever sodding is done, sods should be cut 1 foot wide, and as long as can be handled, and uniformly 1 inch deep as nearly as possible. They should be laid smoothly on a freshly raked seed bed, butted snugly together and, when all are in place, pounded down with the back of a spade, firmed with a sod-tamper, or rolled. Then water them thoroughly.



Zanze's Cheesecake

*A pastry of the
finest quality.
The perfect gift for a friend*

2505 Ocean Ave
334-2264

Results of the tree survey

In July, with the last newsletter, all homes were sent a survey regarding a street-tree planting program for our neighborhood. We envisioned tall, delicate trees evenly planted down our terraces providing beauty, wind protection, and perhaps some seasonal color changes. So far there are as many people in favor of this idea as there are against it; but many surveys have not yet been returned.

The completed surveys convey that many residents feel our sidewalks are too narrow to comfortably hold a tree. For those of you that want trees, but hesitate for this reason, it can be arranged to plant the trees into your lawns. Another main concern is that the tree root systems will ruin sidewalks and clog sewer lines. Many homeowners simply do not want the additional responsibility.

itional responsibility.

Here are some of our favorite responses:

1. Yes. I've done this elsewhere and it is great.
2. No. Just another place for trash, debris, and 'dog leavings.'
3. Yes. We are very enthusiastic.
4. No. A temporary hiding place for evil people.
5. Please remove the speed bumps.

Please send in the rest of those surveys and let us know how you feel about the tree program.

