

President's message

Here we are going into Spring and already planning for an exciting year. Although we haven't gotten a newsletter to you, all of us on the board have been very busy organizing new projects to make our Terraces more beautiful.

I am so pleased to see so many of you have sent in your dues, as we have a real treat in store for you. You should be receiving a special gift in the mail soon. For those of you who are hesitating, please send in your dues today as we really do need your help to keep our Terraces beautiful.

We have had some changes on the board since last year, Colleen Clausen is the new executive secretary as well as heading up our membership committee. The other new member on the board is Arlene Corsitti, welcome to both of you ladies, we're happy to have you with us. I am also pleased to announce that Jim Henry has come back on the board, a very welcome addition.

Karen Clay is now our Vice President, Joe Ripley is the Treasurer (Old Money-Bags), and Silvia Ripley is chairman of covenants (Keeper of the Written Word). If any of you know of covenant violations, she is the person to call at 587-5628.

Parks and gateways chairman, Kathleen Bahamondes has been busy planning the re-planting of Moncada Park. Also the gates are ready to be cleaned and painted again. May is scheduled for this project so if you would like to help out, call Kathleen or me.

Neighborhood Cleanup a success

The neighborhood cleanup was again an enormous success. Our thanks to the committee, Ron Hummel, Sylvia Ripley, Kathleen Bahamondes and a special thanks to Sunset Scavenger President, Leonard Stefanelli who arranged to have the dumping expenses waived saving the Home's Association over \$100.

Over 8 tons of debris were collected making our neighborhood a great deal safer and more beautiful.



Last but not least is our newsletter chairman, Marsha Fontes and Ed Maggi, Vice-Chairman in charge of getting the job done.

Our other member at large on the board is Tom Marchand who has been indispensable in keeping Entrada Court watered, Many thanks.

Frank, I don't want you to think that we have forgotten you. Of course I am speaking of Frank Winston our new barrister, welcome Frank.

And last of all I welcome you, our new members and invite you call me and join us in making the Terraces the best possible place to live in San Francisco.

Most Sincerely,
Ron Hummel

50% Membership our goal

On Feb. 16, 1984, we mailed the membership requests. So far approximately 30% have been returned. Many new members have offered to volunteer their time to help us and others have commented with new suggestions. We appreciate these positive gestures and gladly welcome these responses

This year, our new membership committee is in the process of updating our Terraces' residential list. If you have received letters from ITHA, that were addressed to previous occupants; or the name is inaccurate, please let us know by sending a note to ITHA, P.O. Box 27304, San Francisco, 94127.



FOR YOUR CONVENIENCE.....

The following is a short list of phone numbers for useful services

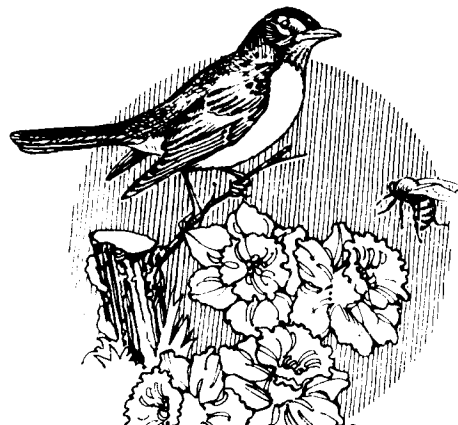
Abandoned car in front of your home?
Call Ingleside Station at 553-1603

Cat stuck high in a tree?
Call SPCA at 621-1700

Street Light Burned Out?
Call PG&E at 981-3232

Dead Animals Lying in Street?
Call Dead Animal Pick-up at 731-9300

Don't wait for your neighbor to call... many times he's waiting for you.



Quiet year for Covenants

Fortunately, 1984 has been a quiet year for covenants problems thus far. We all hope it will stay that way.

There has been one case of a business being conducted in the neighborhood. This is under discussion with the person to be sure that the single family residential character of our neighborhood is maintained.

Many of you have asked what the covenants are and how they apply to you. The Board is working to provide a copy of them to everybody. I won't go into all the details here but basically they say that nothing may happen to destroy the single family character of our neighborhood. For instance, businesses may not move in and set up shop. Also fences which do not meet certain criteria can not be built. This generally means that fences can not be built in front of houses but they are allowed in backyards. The reason they are not permitted in front yards is so that the wide open spaces we all love can be maintained. In the past some fences have been permitted when people were not as concerned about protecting YOUR neighborhood. Now in the 1980's with higher real estate prices we all have more at stake and we must be diligent in our efforts to enforce our legal covenants.

Respectfully submitted,
Sylvia B. Ripley

Invasion of the THIRD KIND

Ingleside Terraces used to be compared to St. Francis Wood, but not anymore. What happened? What's the difference? Visually, the houses in both neighborhoods are architecturally unique. The Terrace homes are just as nice, after all, it's just a matter of how they're painted and gardened. The Woods has tree lined streets which adds more charm and atmosphere, but keep in mind their Homes Association dues are mandatory and they can afford the extra costs involved in maintaining tree lined streets. The Terrace homes are less expensive than the Woods and yet we share the same areas for shopping, schools, and transportation, etc.

Most people want to live in a nice neighborhood. But to keep a neighborhood looking nice requires one of two things for the homeowner: 1. Either a lot of money so one can hire people for maintenance, or 2. A lot of self labor. 3. Then the third kind wants the status of living in a nice neighborhood but does nothing physically or financially to keep his part looking well-kept. Well...there goes the neighborhood. An invasion of this third kind can drop property values and keep prospective buyers from wanting to enter the neighborhood because it is rundown. This is what is happening in the Terraces.

So, if you are lucky enough to even own a home in today's inflated economy, show some home pride and make some "invisible money" in property value by keeping your home and gardens cleaned up and looking presentable. It will pay off for everybody in the long run.

Sad farewells went to our neighbors and good friends, Phillip and Birget Pillsbury who moved to the sunny east bay last month. Both the Pillsburys have been active with the association. Birget as board member and officer and Phillip as the attorney for the association.

Treasurer's Report

Thanks to an enthusiastic response from 213 residents of our neighborhood, 1984 is off to a good start financially. So far this means that only about one-fourth of us have paid our dues. We certainly hope that 1984 can exceed past years in which membership exceeded 50%. To those who have already paid your dues THANK YOU !.

To those who have not yet sent in your dues, won't you please take a minute and send in your check. It could be for either the minimum of \$10, or, if you are able to be more generous, there are membership levels of \$15, \$25 or \$50. Thank you for showing your support.

Your dues go to support the many activities sponsored by the ITHA on your behalf. These include:

- maintaining the parks and open spaces in the neighborhood.

- enforcing covenants requirements which preserve the character of our neighborhood.

- supporting other groups in areas which help protect your interests.

- and, most fun of all, sponsoring social events which give us all a chance to meet our neighbors and friends.

By time our next newsletter comes out we will have an updated membership list so we can publicly thank all of you who have renewed your memberships. If you forget whether you have sent in our 1984 dues, please call me in the evening between 7:30 and 8:00 (587-5628) or just send them in - I promise I won't double charge you.

In summary, THANK YOU to all those who have already sent in your dues and to those who have not yet done so - please join your neighbors in supporting the many activities sponsored by ITHA.

Respectfully Submitted,
Joe Ripley

Board action for illegal businesses

There have been a number of complaints about Day Care Centers being operated as business in Ingleside Terraces. As these new neighbors may not know, running a business of any kind is against the covenants. The Board must respond to these complaints.

In last month's meeting, April 14th, it was decided that 1) the Board will write a nice letter to the illegal business, explaining the covenants and asking them to desist. If that doesn't work,

2) a committee of two Board members will visit those persons and talk to them. And if that doesn't work 3) our attorney will write an official letter to desist; and if that doesn't work 4) as a very last resort, the Board will sue.

It is not the position of the Board to dictate a person's life-style or deprive anyone of making a living, but, if we ignore even one covenant and allow it to be broken, it endangers all the covenants and that's Boarding House City for Ingleside Terraces.

What do you think ?

The deed to each lot in Ingleside Terraces includes a set of covenants, which were wisely included by the developers of the Terraces. These covenants are to guarantee continuance of the high standards of our neighborhood

The Ingleside Terraces Homes Association was formed to protect the covenants and to further the interests of all homeowners and tenants in

the Terraces.

At the meeting held December 7th, 1983, it was proposed that all residents be canvassed for their feeling on subjects listed below. Also, that they be asked to send their comments, questions or suggestions on items relating to the Terraces. For starters, how do you feel about the proposals listed below?

	Yes	No	Undecided (check one)
1) The Association shall make every effort to maintain the R1 status of the Terraces	---	---	-----
2) Terraces homes shall be allowed to convert to "mother-in-law " apartments.	---	---	-----
3) Remove the "Rumble Bumps" on these streets,			
A. Cedro	---	---	-----
B. Cerritos	---	---	-----
C. Lunado	---	---	-----
4) Make Junipero Serra Blvd., east frontage, a two-way street, with stop signs at Holloway, Estero, Cerritos, Paloma and Moncada.	---	---	-----
5) Request the MUNI to provide 17 bus service on Junipero Serra from Holloway to Cerritos.	---	---	-----

Now, please tell the board what you would like them to consider

Mail to P.O. Box 27304 S.F. 94127