



P.O. Box 27304

San Francisco, 94127

## President's message...

Fall is already here and soon it will be holiday time again. The subject I would like to address in this message is the meeting that was held on September 12, 1985. As most of you know this was to have been our Annual Meeting with the main topic being the vote on amending the Articles of Incorporation to inact compulsory dues, and also to raise them from \$12.00 to \$25.00. The vote was carried 7 to 1 in favor of the ammendment which means that our Articles now stand ammended. The meeting was one of the most heated that, I believe, we have had. In fact it reached a point of being out of hand which I must take the blame for as no one, including myself, was familiar with the Robert's Rules of Order and the few who knew a little just seemed to make more confusion. Since then I have purchased the Robert's Rules of Order and the Board and I are studying them so this kind of problem can never happen again. I am sorry that many of you were unable to attend this meeting as I feel that all your votes are important in a matter such as this.

While I am on the subject of this meeting, there is something else to be discussed. Because of the heated debate, a great deal of time was wasted and all of the business which should have been discussed wasn't covered. My suggestion was that we have a continuation of our Annual Meeting to finish our business. The Board felt that December 12, 1985 (which is the second Thursday) would be

appropriate for this meeting. (See notice below.) We need all of you to come and participate in your Association. We will be discussing the finance as well as goals in the Terraces. Several Board member's terms will be up this year so we also need new nominations for Board members.

Please remember your Board of Directors are here to serve you, but you must in return support us. We need your input and your financial help to keep these Terraces afloat.

Sincerely,

Ron Hummel



## CALLING ATTENTION!

You are invited to attend a  
SPECIAL CONTINUATION OF THE  
47TH ANNUAL MEETING

Thursday, December 12, 1985

7:30 p.m.

St. Francis Episcopal Church

Ocean Avenue & San Fernando Way

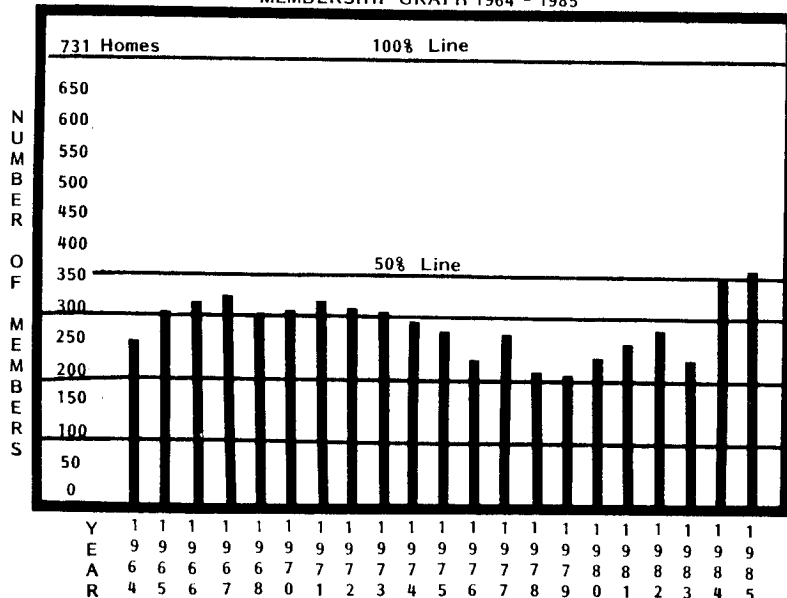
San Francisco, California 94127

# Membership...

As the year winds down to a close, it's a good time to reflect on the past, present, and future membership drives.

Past membership participation has always been lagging in our Terraces. Former files have provided records enabling us to graph memberships from 1964 - 1985.

MEMBERSHIP GRAPH 1964 - 1985



The high peaks and deep valleys have taught the Board of Directors that when people visually see something improved more contributions are received. (Notice 1985) This highest peak reveals the involvement of people when new proposals are brought forth and many visual accomplishments (Newsletter, park and gateway clean-up, etc.) are achieved. (Notice 1979) This drop revealed unfortunate times for our neighborhood. Many of our neighborhood's park's lawns were completely brown and tall weeds were everywhere. When nothing is done participation is minimal.

Only in the last two years has there been a sharp rise in memberships. We will close this all time record breaking year with 375 members. This is 51% of Ingleside Terraces residents paying dues.

The 1986 membership drive will officially begin January 1, 1986. We already have 23 members for 1986 and are very grateful for their early donations. Also, a very special acknowledgement to the members who felt so strongly about upgrading and preserving the first-class status of our neighborhood that they donated \$100 to our Homes Association. Many, many thanks!

Future membership drives will offer a more fair system. No longer will ITHA have to plead and beg for dues to accomplish its purposes and objectives. Every home will have to pay a reasonable \$25.00 per year. An easy payment plan of five equal installments will be available. Membership will officially close June 30, of each year and assessments will be filed after that date on homes that have not paid annual dues.

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## Finances

### INCOME

Members	\$6161.00
Other	303.82
<b>SUM</b>	<b>\$6464.82</b>

### EXPENSES

Park Maintenance	\$3534.01
ITHA Newsletter	848.02
Covenants	00.00
Administrative	854.65
Insurance	500.00
Social	00.00
Membership	522.89
<b>SUM</b>	<b>\$6259.57</b>

**NET INCOME** \$ 205.25

### BANK BALANCE

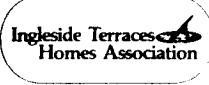
Begin	\$1540.24
End	\$1745.49

Prepared by Joseph Ripley, Treasurer  
September 12, 1985

## Gonzalez Gardening



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Ingleside Terraces  
Homes Association

● FREE ESTIMATES ●

TREES ★ FLOWER BEDS ★ HEDGES ★ LAWNS

ROBERT GONZALEZ BETWEEN 6 p.m. and 7 p.m. 756-2797



# Parks and Gateways... Volunteers Needed...

By Louis G. Allsopp  
(334-8247)

## AT LAST!

The overwhelming vote of our members in support of mandatory dues at the September 12th Annual Meeting can only spell good things to come for our nine gates and four mini-parks. Every member who voted "Yes" at this historic meeting should give themselves a well deserved pat on the back. The tide has finally been turned against mediocrity in Ingleside Terraces. From now on every new home owner who buys into our neighborhood will be informed that they must pay a minimum of \$25.00 per year into the Homeowners Association. Incidentally \$25.00 a year is the lowest by far of the more than a dozen other neighborhoods in San Francisco who have mandatory dues. But then we are the largest with 731 homes. This new boost to our treasury will enable us to do all the necessary improvements that need to be made to our parks and gates. In time we will be able to have fully automatic sprinkler systems in our four mini-parks. We will also be able to restore the lights to the tops of our stone entrance columns. Eventually we hope to replace the small park-like divider in our main entrance way at Mercedes. These long overdue additions to our Terraces will benefit all of us with a better neighborhood and better property values. To think that we can have all this and much more for a mere \$25.00 a year from every home in the Terraces makes it uncomprehensible why this major By-Law change wasn't enacted years ago. Hats off to our courageous full time president Ron Hummel for all his valiant efforts to bring our neighborhood up to the level of quality it should be. We can become not only one of the best neighborhoods in San Francisco, but also one of the nation's finest urban residential areas. This is our destiny. We now have the real potential for these concepts to become reality. Even those short sighted individuals who have opposed these changes will ultimately benefit greatly from them.

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We need reliable people to help with the following:

1. Proofreading: If you are an English expert willing to give some time to correct our Newsletters and correspondence, we need your help!
2. Is there somebody that lives around or near Corona Court that is willing to be responsible for turning the sprinklers on regularly?
3. Is there somebody around or near Moncada Park that will be responsible for watering this park regularly?
4. We need somebody to occasionally deliver quantities of outgoing mail to the Evans Street post office for bulk rate handling.
5. We need somebody willing to make pickups or deliveries to "Richard the Printer" at 870 Market Street (Flood Building) San Francisco.
6. We need people to stuff and seal envelopes.
7. We need people to help staple and assemble the ITHA Newsletter.

If you can help, please contact Ron Hummel at 239-0771 9:00 am to 5:00 pm weekdays.

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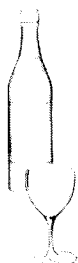
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SAN FRANCISCO, CA

JOE KLEIN  
President



HOURS: Mon.—Sat. 10:00 a.m.—8:00 p.m.  
Sundays & Holidays 10:00 a.m.—6:30 p.m.

What are covenants? Covenants are conditions and restrictions that apply to each and every lot and parcel in Ingleside Terraces. These covenants run with the land and are listed from first to tenth on every original deed to an Ingleside Terrace's home.

One very common complaint we receive about violations is in regard to the Second Covenant: "That no flats, duplex residences, apartment house, lodging house, hotel or boarding house, shall at any time be erected or maintained upon above designated real property".

Living in a desirable location, between two colleges and having large roomy houses has always enticed some homeowners to rent or lease rooms and, in some cases, make alterations within the home adding complete apartment facilities. Violators, when confronted, are quick to snap "Mind your own business!". They don't care about the extra cars or trucks (usually old and dented) that take up parking spaces in front of YOUR house or the extra noise, increased traffic and litter created by tenants. Tenants do not have a homeowner's interest in maintaining tranquility, order, and property values, and also threaten to undermine the single-family residential character of our neighborhood.

What can we do to enforce the Second Covenant? The ITHA Manual states it shall be lawful for any person who is or shall become the owner of any portion of Ingleside Terraces to maintain a suit or action for a violation of any of the covenants or conditions against such person that is the owner of the land in Ingleside Terraces. Let's face it, the average homeowner is not going to spend his personal time or money to file a suit against a neighboring homeowner. Instead, the Homes Association is notified and the responsibility is placed into their hands.

ITHA begins the preliminaries by notifying the homeowner in writing, citing the violation, and requesting a compliance of the covenant. If there is no response or change from the violator (and most of the time they just ignore us) another letter is sent again, but this time from our legal counsel. ITHA has not been able to pursue any violator with full force for the past several years because to pay an attorney and court fees costs more than \$10.00 apiece from SOME of the homes in our neighborhood. (See Finances.)

We have kept files open on several cases and hope that the new compulsory dues will allow us to budget funds toward fighting these infractions. It is a terrible shame, however, to have to budget any funds toward enforcement of these restrictions when there are so many beautification projects waiting to be accomplished.

Do you know the covenants? The Manual of Ingleside Terraces contains the Covenants, By-Laws, and Articles of Incorporation of our neighborhood. If you would like a copy please notify ITHA. Remember: People will complain!

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## Terraces Trivia...

1. Q. What was the past historical site of Urbano Drive?

1. A. Ingleside Racetrack.

2. Q. What are the four different types of columns at the Sundial Park?

2. A. Doric, Ionic, Corinthian, & Tuscan.

3. Q. How tall is the gnomon of the sundial in Ingleside Terraces?

3. A. 26 feet.

4. Q. The gnomon at the Sundial Park used to bridge a pond with a running fountain. Besides water, what was in the pond?

4. A. A bronze statue of two seals.

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## Clean Streets Please...

Where are all the candy wrappers, plastic cups, straws, empty Kentucky Fried Chicken boxes, empty chip bags and various garbage coming from? My yard and street looks like a dumping ground! This complaint comes from several residents whose homes are in close proximity to the Ocean Avenue 7-Eleven and Kentucky Fried Chicken stores. Some homeowners have humorously stated "the distance from 7-Eleven to my house is one medium slurpee and a bag of munchees." The situation however is really not funny.

The daily debris is left by many of our own neighborhood children and teenagers, as well as youngsters passing through. If you have children please teach them the importance of keeping our streets clean. Wrappers and empty food containers should not be tossed in the street. Tell your children to deposit trash in receptacles when they are available or to keep throwaways until they can be properly disposed.

We have also received complaints about people cutting hedges and lawns and brushing the cuttings into the gutter for the street sweeper to pick up. The problem is the wind usually blows these cuttings into surrounding neighbor's yards and sidewalks and creates a very untidy appearance for the entire street. Don't throw your cuttings, unwanted newspapers, or any trash into the street. If everybody littered our Terraces would be a terrible mess!

It's our neighborhood and our environment. Be responsible. Don't litter!

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## You Make The Choices...

**PROBLEM:** You are an Officer or Director on the Board of Directors of ITHA. Income is approximately \$6,000 per year on a good year (when we have more than the average number of homes paying dues, i.e. 1985 & 1986). Evaluate and consider all that must be accomplished in order of priority. (See "Finances" - EXPENSES listing.) Do you sacrifice our park's maintenance for legal action against a covenant violator?

Itemize how YOU would make expenditures based on this income.

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## Ode To Ingleside Terraces...

A house by the Sundial was a dream  
and a goal  
Made by my family over  
30 years ago.  
Though not by the gnomon  
but a few blocks away  
The dream was fulfilled  
one cool Autumn day.  
The Terraces' houses were well-kept  
and neat  
With neighbors having friends  
on each and every street.  
Our Terraces changed  
over the years.  
Many neighbors left  
because of the fears  
That property values were dropping  
and people didn't care  
About Ingleside Terraces  
losing all flare.  
My family didn't leave  
like so many flocks.  
I was told dad said,  
"You'll have to carry me out in a box."  
And when the home passed  
from father to son  
Along went his ideas  
from all he had done  
That your home is your castle  
and a very special sight  
Well worth the effort and a  
never ending fight.  
So keep your values high  
and don't give in  
For to neglect your family home  
is an everlasting sin.  
When my house again passes  
into the family line  
I do hope these values are not resigned.



*Zanze's Cheesecake*

2405 OCEAN AVENUE  
SAN FRANCISCO 94127

(415) 334-2264

SAM ZANZE  
NATASHA ZANZE

**HOURS:** Tues. - Fri. 11:00 a.m.-5:30 p.m.  
Sat. 10:00 a.m.-4:00 p.m.  
Closed Sunday & Monday

# 1985 Board Members ...

President . . . . . Ron Hummel  
Vice-President . . . . . Karen Clay  
Treasurer . . . . . Joseph Ripley  
Recording Secretary . . . . . Norita Lambert  
Corresponding Secretary . . . . . Colleen Clausen  
Membership Committee . . . . . Colleen Clausen  
Covenant Committee . . . . . Sylvia Ripley  
Newsletter . . . . . Karen Clay  
Parks & Gateways . . . . . Louis Allsopp  
Board Members at Large . . . . . Michael Focha  
Edward Maggi  
Jim Henry  
Kathleen Bahamondes  
Legal Counsel . . . . . Frank Winston

## Acknowledgment...

A recent mail bag brought an unexpected surprise that enabled us to continue with production of our IT' Newsletters.

A donation of \$500.00 was sent to our Homes Association from "anonymous friends". We can't explain the extreme astonishment and delight felt from this generous gesture.

We are pleased to fulfill the obligations of this donation and know our neighborhood will be happy to receive a regular newsletter again. Thank you so much "friends" whoever you are!!!

**Ingleside Terraces**  
**Homes Association**

P.O. Box 27304 • San Francisco, CA 94127

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