



P.O. Box 27304

San Francisco, 94127

President's message...

Fellow Terracer and Neighbor:

We are already well into 1986 and our goals have surpassed any of our expectations. We already have about 40% of homes in membership and almost double the funds as we did the same time last year. We have also found that the general response to our new amendment has been very favorable. I know this year will be a positive one.

I would like to welcome two new members to our Board of Directors: Barbara Ellwanger, and Mary Ellen Oberhaus. Welcome aboard girls! We are all glad to have you working with us.

The response to our request for volunteers to help with many projects has been wonderful. Several people have been proofreading our correspondence and ITHA Newsletters. We have also had offers to water our parks, and help with stuffing envelopes and assembling the newsletter. I am impressed and very pleased!

One big problem in the Terraces lately has been several abandoned cars. I have been in constant contact with the police department regarding this issue. These stripped, badly damaged cars abandoned on our streets have been seen on Urbano Drive, Holloway Avenue, and Mercedes Way at Cedro Avenue. If you witness a car being torn apart in front of your house, please call the 911 number and report it. One resident reported she called police when strangers pulled in

front of her home and began removing parts from a car. The police came and caught two car thieves in the act. We don't want our neighborhood to become a dumping ground for abandoned cars. You can help by promptly reporting these wrecked cars to Ingleside Police station at 553-1603.

Sincerely,

Ron Hummel



New Features...

With the next issue of the ITHA Newsletter, we hope to begin several new features to give everybody in Ingleside Terraces some neighborly help. We would like to provide a free information source for help offers such as the following:

-With so many families in the neighborhood, it would be helpful to have an information source for babysitters or child care help (not businesses). Those who are available, and willing, could be able to place a free ad in the newsletter - perhaps two lines.

-When people renovate their houses it is often difficult to find the proper moldings or other authentic hardware to replace or match old materials. People who know of good sources, craftsmen, or are willing to lend advice or help could also place an ad. Along the same lines, if people have old authentic original moldings or doors they no longer want, they could advertise.

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Membership...



By Sylvia Ripley
Membership Chairman

Membership this year has started off very enthusiastically. We have heard from many of you not only regarding the payment of your annual dues but also through your very supportive comments. For those we are very grateful. It has been suggested, by several residents, that we change the style of remittance envelope. The fact that too much information showed on the exterior of the envelope prompted some to use a different plain envelope to mail in dues. We are in agreement to this change and will order accordingly.

We also have heard from some of you who are not pleased in the movement toward mandatory dues. To you I must say that it was a very necessary move for the neighborhood association financially to do this. We know that there were those of you who paid your dues faithfully every year. However, only a small number did this and those few carried an ever growing financial burden for the entire neighborhood. Now that the burden is split evenly over the entire neighborhood our ability to accomplish more will increase tremendously.

In closing, thank you for your continued support. We would love to hear from you as to your insights into our lovely neighborhood and the direction you would like to see it grow.

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NEW FEATURES

(continued from page 1)

Also, we will try to make some space available for letters from our residents. They can be on any subject of interest to or helpful to the neighborhood in general. We may have to edit slightly to meet space constraints, but we will make every effort to work with the author before publication. Please submit ads or letters by April 1, 1986.

Last, we would like to add a "Board Actions Taken" column. This could include copies of correspondence showing that ITHA does make an effort to confront and resolve the problems that arise in our Terraces whether they are covenant related or general complaints. We hope these additional columns will enhance the quality of our neighborhood's newsletter and keep our residents better informed.

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How Does Your Garden Grow?

Since spring is right around the corner it is a good time to thoroughly inspect your garden to check its appearance and health. A healthy garden will produce an abundance of flourishing flowers, trees, and shrubs, that brings us the most simple yet precious pleasures of life. How does your garden grow? The following is a short list of check points and tips for your garden.

1. In what condition is your lawn? If it needs some help, and you do the work yourself, try the following tips: a) first mow your lawn. b) rake your lawn to remove all the dead grass, crawling weeds, and thatch. c) re-seed using a good quality lawn seed such as Golden Gate grass seed or Suburbanite. Be forewarned: Some grasses are short lived (such as rye grass). Although it is very inexpensive it dies out every year. Scatter the grass seeds over the entire existing lawn just like you were feeding chickens. In areas where there are dandelions, remove the dandelions and roots the best you can, loosen the soil around this area, and densely re-seed. Cover this patch with a light topping soil. d) Spread a mixture of half steer manure and half potting soil lightly over entire lawn. e) Water regularly using a delicate sprinkler. Improper hand watering (where the grass is left smashed on its side) can do more harm than good. Avoid puddling the water because this can wash away seeds and cause "bald spots". f) After your new lawn is thriving (in about 2-3 weeks) regularly use a good fertilizer. To keep a lawn green, it MUST be fed. Try Scott's turf builder or K-Mart's similar brand fertilizer for lawns. Don't use Weed & Feed on an old established turf or you're apt to wind up with a dead lawn. Most lawns do have an abundance of weed growing in them which is okay, just as long as it's green. These few steps can produce a green lawn through the rest of the year.

2. In what condition are your trees? Pruning is best done when the trees are dormant. Trim off dead and diseased branches. Also check to make sure your trees do not violate the space of a neighbor's property owner. It is each homeowner's responsibility to keep their trees from becoming hazardous or an overgrown nuisance infringing upon a neighbor.

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Parks and Gateways...

By Danny Kammes (585-9979)
Parks Committee Member

The Terraces are looking good now that the rains have greened the lawns and put so many of the winter blooms into color. All the hard yet enjoyable work that many residents gave to their lawns and gardens toward the end of '85 is now being realized to the fullest.

Likewise, our parks are shaping up rather well and some plans for '86 should see some blooming flowers in the parks and long overdue installation of sprinkler systems. We are also planning a restoration of the drinking fountain and benches that once graced Moncada Park.

Again, as a member of the Parks and Gates committee, I must stress the importance of all residents doing their share to preserve the flavor of the Terraces as a park-like setting. Those of you who have a lone gate on the corner by your house, please give a tug on some of those weeds that show up between the cracks in the pavement around the gate. The problem of litter will seemingly never go away as long as we have people who carelessly and willfully throw their garbage around on the streets. One must wonder what residents around the various parks think when litter they see on the ground remains there for days. Around Moncada Park there have been cola cups, cans, french fries containers, straws, and papers lying in the same spot for 3 days. After seeing it for the first time late one night, I assumed a resident bordering the park near the mess would surely pick it up in the morning. Imagine my surprise when 2 nights later I happened to walk by again and see the stuff still lying there. I mean, one couldn't possibly miss the mess - especially a resident with a picture window looking right at it. As a matter of fact, the house closest to the mess just had a completely redesigned yard and new lawn that looked great, but there across the street was a bunch of litter that stayed there for at least 3 days. Some pride, eh? I am constantly picking up papers around my area of Paloma/Mercedes/Junipero Serra.

It's hard to understand how litter could sit in Moncada Park for so long while no one does anything about it.

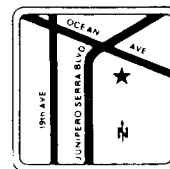
Looking forward to 1986. Congratulations to all who take pride in the Terraces and let's give encouragement to those of our neighbors whose yards or property can use a few extra hands to enhance the park-like flavor of the Terraces.



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Get a little Glendale going.

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2499 Ocean Ave.
586-9292
Mon.-Thur. 9 till 4:30.
Friday 9 till 6.



 **GLENDALE FEDERAL**



Finances

By Joseph Ripley
Treasurer

Financially we are off to a very good start in 1986. THANK YOU to those neighbors who care enough about our neighborhood to contribute early. Through the end of January, 267 have paid their dues for an income of \$7,173. Our expenses have been held to less than \$2,000. The major expenses have been for gardening and an earlier than expected installment on the purchase of a special typewriter to help with the preparation of this newsletter as well as correspondence. We anticipate continuing expenses for the gardening and for covenants enforcement throughout the year so if you have not yet sent in your dues please do soon. The Board has set a goal of 600 paid-up members this year. Reaching this level will enable us to provide the level of services you and your neighbors have asked for.



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GARDEN GROW?

(continued from page 2)

Do your trees lack luster and life? An excellent fertilizer for trees is Miracle Grow. Use according to directions on the package. My trees really perked up when I started using this product.

3. In what condition are your hedges? Do people have to walk by the edge of the curb to pass in front of your house? Hedges in front of homes can be attractive when healthy and neatly trimmed. They are not flattering, however, when they become woody, weedy, and overgrown. Usually a hedge in an unhealthy, bad condition, will have to be severely cut back, thoroughly and regularly weeded, and fertilized until brand new growth appears in abundance. In some over-neglected cases, it may be best to remove the hedge altogether. Also remember, ITHA has a height limitation of six feet.

4. Do you have a ground cover? African daisies, ice plant, and various crawling vines have a tendency to quickly spread over sidewalks and pathways. PLEASE cut the ground covers off our sidewalks. Regular trimming takes minimal exertion and the front of your house will look better and be safer for pedestrian traffic.

5. Do your sidewalks grow? Once upon a time the street sweepers used to remove weeds in the sidewalks as they swept the curbs by hand. Those days are gone and once again it is up to each homeowner to remove the grass and weeds from the sidewalk in front of your home. This minor finishing touch will add a neatly manicured look to your home and our entire neighborhood. It is also recommended to follow this weed removal with an application of weed killer. Some of our neighbors have recommended using one of the following products: Kleen-Up, Round-Up, or Weed-B-Gone. There was even a recommendation of using ordinary household bleach to slow down those nasty weeds, while another recommends an application of just plain boiling water.

SUPPORT OUR ITHA NEWSLETTER SPONSORS:

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If you need help in your garden or simply lack the time to keep your yard tidy, ITHA recommends calling Mr. Robert Gonzalez for all your gardening needs. (See Advertisement)

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An Open Letter from The Ingleside Terraces Board of Directors

The most important topic (of the December 12 meeting) was the issue of mandatory dues for (homeowners in) Ingleside Terraces. Why did the Association members and Board of Directors ever consider taking action on this issue? Because Ingleside Terraces Homes Association does not have adequate funds to carry on business.

We are not the first Board of Directors to have discussed this subject. Past Boards always talked about ITHA's poor financial state and considered the dues approach, but were never willing or able to take any action. We, on the (current) Board tried holding garage sales, seeking grants, making door-to-door contacts, and even sponsoring a clean-up day...when neighbors could leave bags in front of their homes, and the Association would haul them away....The donations received from this service were minimal, and the Board members were ultimately exhausted and abused by some of the residents.

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Open Letter



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The monies generated from these efforts haven't even managed to pay for the gardener for one month--about \$200 to \$300. Plus, it is always the same volunteers over and over again who do the work. Directors did not join the Board to do the actual gardening and other physical labor that needs to be done regularly. The reality is that the parks need to be maintained completely--not just their lawns mowed. The Sundial, urns and trellises need paint regularly. The ironwork by the gateways is corroded extensively and needs to be replaced, and the stone pillars need to be weeded regularly. Moncada Park needs concrete work. Our residents like to be kept informed by the ITHA newsletter. Covenants and restrictions need to be enforced. All this takes money.

Since the city will not maintain our gateways and parks (and never has), the question is, then, who is responsible? We all share the neighborhood, yet the Homes Association is always held accountable for the appearance of the parks and gateways, while some neighbors complain of covenant infractions and wonder why nothing has been done to stop them.

... the Homes Association is always held accountable ...

So what are the alternatives? Simply raising the rates will anger some who then won't pay. Some will say they can't afford the higher rates, so they won't pay. Covenant violators never pay dues. People who complain about the covenant violators withhold dues because of the violations. It is absolutely impossible to please everybody, so we try to please the majority of members. These are the people who at least care enough to pay dues and vote.

How do you reason with a neighbor who says, "I don't care about the parks and gates; I don't live next to them." Is it fair that some homeowners pay dues and the ones who don't receive the same benefits? Is

the Board of Directors negligent in fulfilling the objectives and purposes of the organization if there is no means by which to achieve them? What is the psychological impact on the majority of residents when the parks and gateways are let go? ...If a neighbor were running a moving business from his house...wouldn't you want something done, if you had moved into a residential area where you thought people weren't supposed to run businesses out of their homes?

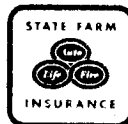
How would you budget our limited funds? Not one person answered that question in our Autumn 1985 Newsletter...The Board of Directors has many great ideas and goals but they have been continually voted down due only to lack of funds...

In closing, we want everybody to know we want to make improvements in our neighborhood, not enemies. Our volunteer Board of Directors give their time and act on people's ideas because we all believe we can make this a better neighborhood for everybody living here...it is not true that the money goes for "unknown purposes".

When sufficient funds come in, you should see new reconstructive improvements in the neighborhood, but this will come about only when residents pitch in and help with their share. We truly do work for a better neighborhood because we love Ingle-side Terraces. We hope all will eventually share in our enthusiasm and work with us in the future.

ITHA Board of Directors

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Off.: (415) 585-8396

WALTER L. McCLYMOND
Agent

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Legal Counsel Frank Winston



Ingleside Terraces
Homes Association

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

Terraces Trivia...

1. Q. What was the past site of what is now El Plazuela?
 1. A. The San Francisco Golf and Country Club house.
2. Q. What was the opening date of the Ingleside Race Track?
 2. A. 1895.
3. Q. What date marked the closing of the Ingleside Race Track?
 3. A. December 31, 1905.

Thanksgiving Day, November 28,



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