

Ingleside Terraces Homes Association, P.O. Box 27304, San Francisco, California 94127

## AUTUMN 1986 NEWSLETTER

### President's message...

Hello neighbors! Autumn is upon us and I have some good news. We are just slightly under 60% membership which is the highest this Association has ever had in its entire history! Many of the new members are new residents in the Terraces who are very excited about living in the area and are happy to support their Association (unlike some who would see us decline if they had their way). Of course you know that I am speaking of the small subversive faction lead by Mrs. Betty Carmen of 275 Urbano Drive, and supported by one of our recently resigned Board members, Mrs. Marsha Fontes of 545 Junipero Serra Blvd. Mrs. Fontes uses her Merced Independent leaflet to spread as much negative news about your Association as possible. These two people and their small band of followers have had everything from secret meetings with city officials, to writing the State Attorney General -- always with the thought of disrupting what members voted on last year. Of course you know that I am speaking of the mandatory dues. So far these people have had little or no success, but I must tell you that it is very difficult for your Board to accomplish urgently needed matters with this faction disrupting meetings in order to try and get their point across. To give you an example, Marsha Fontes came to our May meeting to inform us that she and Mrs. Carmen had petitions signed and meetings (in secret) with city officials to prevent us from obtaining title to our four mini parks. As usual, Marsha was uniformed. She did not know we had already decided sometime before not to pursue obtaining title to these parks because of the tremendous expense of the liability insurance. If these people had only contacted their Board it would have saved much time and trouble. When we informed Marsha of the Board's decision on the parks, she was quite startled and quickly left the meeting. She then came to the June

meeting with a few of her "followers" saying, "I am here just as an observer this time." The following week she used almost the entire front page of her leaflet to pan the Board and the Association. We on the Board feel this is unfair, but I know that most of you realize and appreciate what your Association is trying to accomplish for you. Mrs. Carmen, who we feel has become completely obsessed by all this, filed a complaint with the Attorney General's office. She gave only her view of the procedure for mandatory dues (most of which was misleading and improperly reported) and is now involved in a campaign of sending bogus postcards to Terraces residents using District Attorney Arlo Smith's name as if he were endorsing this small group. I was sure that Mr. Smith, wouldn't knowingly lend his name to such an underhanded project and we contacted him explaining what procedure was followed. I even sent him one of the cards so he might see how Mrs. Carmen and her little group are using his name. Well!

(continued on page 2)

### Meeting Schedules

The ITHA regular meetings are held the second Thursday of each month in the meeting room of California Federal Savings (Ocean Avenue at Woodacre) at 6:30 p.m..

This summer, meeting schedules had to be changed to accommodate vacationing Board members. Both the July and August meetings were postponed until a quorum could be guaranteed. (A quorum consists of six persons -- the amount of Directors necessary to vote on issues in order to transact business.) Now, with school in session, most of us are back at the old routine and meetings will again be held on schedule. All members are welcome to attend.



His reply was that he had told Mrs. Carmen he wouldn't do anything on this matter and that she should retain her own attorney. He also said that he gave no permission for anyone to use his name or the name of his office. Mrs. Carmen, I think you did bite the bullet this time. Instead of wasting your time doing things undercover against your neighbors, why don't you join the Board and work with us to make a better community!

Let's get on with more important matters than negative ones. We are working on some of the covenant violators as we seem to have had a rash of them in the last year. Our present attorney, Frank Winston, is no longer living in the Terraces but is willing to continue representing the Association. Since the job has become too much for one person to handle properly, I am hoping that we can get him some help. I know that we are fortunate to have a great many legal minds living here in the Terraces, and we sure could use the help. If any attorneys living in our neighborhood would give us time and expertise, it would not only help your Association, but also the preservation of the quality of life in our Terraces. If you would like to help us with these legal problems please call me at 239-0771 or write to the address on the cover page. This request is very sincere as we are in desperate need of additional legal help. Please let me thank you in advance.

Most Sincerely,

Ron Hummel



## finances

Due to the transition of the records to our new treasurer, a financial report is not available at this time. We would like to introduce the newly nominated treasurer Mike Focha of Urbano Drive. His CPA credentials and total concern for our neighborhood made him our number one choice! We look forward to his advice and recommendations for a brighter economic future.

Current Bank Balance: Approx. \$7,500.00

Bank Balance Last Year Same Time \$1,900.00

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## Membership...

Membership for 1986 is at an all time high! We have 426 homes that have paid dues, which is 58% of all homes in Ingleside Terraces. A very small number of people have resigned. The statistics breakdown as follows: Total resignations = 54 (7%). 11 of these 54 still sent financial contributions. The 54 resignations were also broken down into two categories. 1. Homes that had never paid dues before = 33. 2. Homes that had annually supported the Association prior to the mandatory dues issue = 21. A further study revealed that many of the past non-supporting homes that resigned had at one time been confronted by the Association for either a covenant violation or general complaint. ITHA does regret losing the 21 former members who are protesting mandatory dues by abstaining support. However, the 47 newly acquired members did result in a desperately needed financial gain.

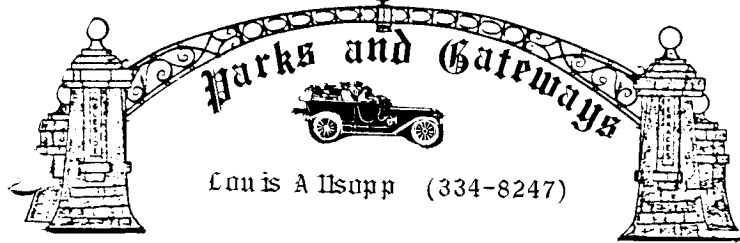
Now just think what would happen if everybody resigned and refused to pay dues! It would probably be the end of ITHA altogether. This is what could happen:

1. Nobody would be willing to work on a directorate where there is no possible way to accomplish anything.

2. It is a sure guarantee that park maintenance will cease.

3. If you have a neighbor violating a covenant - you'd be on your own. (Wait until you see the cost of legal fees!) Is this what people who have resigned really want? The reality is, that in order to provide you with services, adequate funds **MUST BE AVAILABLE**. It's that simple. It is obvious why a covenant violator doesn't pay dues and would want to see the Association disban! So if you have been incited to resign, you should think about the consequences of the action and how it could affect the neighborhood. In the meantime, remember your Association is trying to preserve and promote quality to all homes. ITHA can only do this with your membership dues.





The following two letters are in regard to our four mini-parks. We think you will find them interesting.

We have replaced the broken bench in Entrada Park and continue to remove graffiti from our gates, trellises and signs.

It is so gratifying to see that despite the fact that Mrs. Carmen and her allies have sent out cards and letters to everyone in the Terraces urging members to resign or not join ITHA, that our membership is the largest by far in its history. It is ironic that those who do not want mandatory dues are the very ones who do not seem to care that the will of the majority of Terraces Homeowners has over and over again shown support for it. This small but active minority has tried every way to subvert, thwart, and undermine the democratic process. They have held secret meetings and invited S.F. Supervisors, but never anyone from your Board of Directors, or anyone representing the opposing points of view which are clearly held by most of our residents. Their actions demonstrate a blatant contempt and disregard for the way democracy is supposed to operate. Fortunately they are a small minority.

When I personally went from door to door in my area, I found only about 2 persons in 10 who opposed the point of views of the elected Board of Directors of Ingleside Terraces. Their opposition is ultimately doomed to failure. It is unfortunate, too, that they have succeeded in spreading false information to the uninformed. Let us hope that since we now have the income to do so many of the things we wish for our parks and gates that we will not have to use it in the cause of sustaining the will of the majority against those who refuse to accept their responsibility and duty by paying their dues of only \$25 once a year. The day of the "free lunch" has gone the way of the nickel bus ride.

On a brighter note, we are pleased to report that Luciano Cattaneo (a resident of Corona Court) has graciously volunteered to water the Corona Circle Park. The Board is pleased to have a new helping hand. Thank you Mr. Cattaneo!

The purpose of this letter is to request information and clarify several recent issues between Ingleside Terraces Homes Association and San Francisco's Department of Public Works, Department of Parks and Recreation, Department of Urban Forestry, the Board of Supervisors, and Mayor Feinstein.

1. The Board of Directors of Ingleside Terraces Homes Association (ITHA) requests a written explanation from the Department of Public Works as to why the city cannot or will not maintain their following properties: Corona Court, Entrada Court, Lunado Court, and Moncada Court. ITHA has been held responsible and accountable for the appearance and maintenance of these four mini-parks for the past 47 years. The following is a sample of gardening expenditures in just the past four years:

1982	1983	1984	1985
\$5,027.14 (Entrada Restored)	\$3,336.48	\$3,861.38	\$4,134.01

These figures do not include the valuable time and labor by numerous residents that performed volunteer gardening, major tree pruning, and regular watering. ITHA has paid a private gardener to cut the lawns and trim the trees in order to preserve the beauty of our neighborhood parks, and help maintain property values in our neighborhood. Families from all streets in Ingleside Terraces (which contains 731 homes) enjoy visiting and using our neighborhood's unique open spaces. As taxpaying homeowners, they are all entitled to an answer.

2. Our manual of ITHA states that one of our purposes is to "care for the maintenance and improvement of the parkways". Does anybody know how this agreement was established?

3. The Department of Public Works has recently suggested a joint effort in maintenance. We are willing to negotiate this endeavor and request that a written contract be presented and filed with the Board of Directors of Ingleside Terraces Homes Association. Our business meetings are held the second Thursday of every month at California Federal Savings (Ocean Avenue and Woodacre) in Lakeside Village. We would welcome a city representative to discuss these issues.

We would also like to take this opportunity to bring it to the attention of the Department of Public Works that Moncada Park is in dire need of a major tree pruning of its tall cypress tree and the concrete pathways that trail through this park are raised and cracked due to tree roots. We would appreciate a tree pruning crew and some cement workers to commence repairs as soon as possible. Another necessity for all four mini-parks is automatic sprinkling systems. Neighborhood volunteers should not have to spend their time setting up hoses and sprinklers and then constantly have to move them to insure complete water coverage.

It must be made clear that ITHA has been financially struggling. Due to OUR maintenance costs of the four mini-parks, we have been unable to accomplish our other purposes and objectives. We want the best for our neighborhood and therefore had asked for the titles to these land spaces as an ultimatum to achieve recognition of our situation and perhaps gain assistance to find solutions. Due to unaffordable liability insurance, we are unable to pursue this issue further. But regardless of who owns title to these parks, the evidence is conclusive: We all want these parks maintained!

Hopefully we can work together to resolve all of these problems. Ingleside Terraces homeowners are looking forward to your responses.

Sincerely,

ITHA Board of Directors:

Ron Hummel, President  
Norita Lambert, Exec. Secretary  
Colleen Clausen, Corres. Sec.  
Joseph Ripley, Treasurer  
Louis Allsopp, Parks Chairman  
Michael Focha  
Kathleen Bahamondes  
Jim Henry  
Mary Ellen Oberhaus  
Barbara Ellwanger

BD/cc

Enclosure

copies to: Mayor Feinstein  
Board of Supervisors  
Peter Ashe (Recreation and Park Department)  
Ron de Leon (Assistant Superintendent of Parks)  
Melvin Baker (Department of Urban Forestry)  
Donald Birrer (Director of Public Works)  
Quentin L. Kopp (Chairman of Public Works Committee)

(REPLY LETTER ON PAGE 5)



# Summertime Blues

Summer 1986 brought a rash of complaints and reports of crime and vandalism in our Terraces. Topping the list were several letters from Ingleside Terraces residents that have experienced terrible confrontations with the students that attend the Wildshaw School on Ashton Avenue. Neighbors reported witnessing drugs dealings, as well as students loitering around their homes using foul language, blasting music, littering, setting fires in yards, and worst of all being threatened by use of a gun. ITHA quickly notified the S.F.P.D. and filed an official complaint. Also the principal of the school was notified. Although we have not received a response from Wildshaw School, the police department did order additional patrol cars in the vicinity and asked to be kept informed of this situation.

In July, the ITHA President received a call regarding a vandalism spree in the Cerritos/Lunado area. Several residents found their car windows bashed and broken, and a boat was stolen from out of a driveway. It was also reported that an elderly man was mugged in the Lunado/Mercedes area.

In the last week in August, two garden statues were stolen from the front porch of a home on De Soto Street. The two statues (one of a boy - the other a girl) may still be in the neighborhood. It is believed that some young beer drinkers swiped the statues in the middle of the night just as a mischievous joke. Beer cans were the only evidence found on the lawn and in the gutter the following morning. If you found these statues mysteriously stuffed in your hedges or garden, please notify ITHA. They have sentimental value to the owner.

Hopefully things will settle down now that school is back in session. We would like to take this opportunity to encourage neighbors to share in a neighborhood watch program. Get to know your neighbors and phone numbers where they can be reached.

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## IMPORTANT NOTICE TO PEOPLE THAT HAVE NOT PAID 1986 DUES

Page

People that have not yet paid 1986 dues to ITHA are in violation of the 1985 Amendment to our By-Laws and Articles of Incorporation. So, if you have been out of town or just procrastinating, ITHA will still accept late dues donations. Homes may be subject to an assesment if dues are not received.

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## Board Action Taken

The following is a list of Board actions taken this year:

1. ITHA arranged to replace the large cement ball that was toppled from the Holloway/Junipero Serra stone pillar.
2. ITHA encouraged the DPW to pave the streets in our neighborhood.
3. ITHA has started investigation proceedings about our four mini-parks and is trying to get a written agreement from the DPW regarding park maintenance.
4. ITHA has requested tree pruning crews for Moncada Park. Cement crews were also requested to repair the pathways.
5. ITHA has replaced the broken bench at Entrada Park.
6. ITHA acquired police assistance to help resolve complaints regarding Wildshaw School students and our neighbors.
7. ITHA is investigating the costs of replacing the lights at the Mercedes Gateway.
8. ITHA continues to maintain the four mini-parks by providing a gardener.
9. ITHA is seeking additional legal counsel to help alleviate covenant problems.

What do you think: needs to be done? Let your Board know! Write to ITHA, P.O. Box 27304, San Francisco, CA 94127. Get involved!



## FOR YOUR INFORMATION:

Abandoned car in front of your home? Call 553-0123. Be prepared to give the operator the license number, make and color of the car. Also know the street address and cross street.

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Several Officers and Directors of ITHA have recently shifted their position. We are sorry to have to say good-bye to four Board Members.

Karen Clay, 1984, 1985-1986 Vice President, served on the Directorate for several years. Due to the sudden death of her husband, she is moving from her large home to a smaller condominium. Karen was a reliable and responsible worker who also computerized the membership list in 1984 resulting in an outstanding membership drive. We'll miss you Karen!

The teamwork from Joe (the Treasurer) and Sylvia Ripley (Covenants Chairman) will also be missed. Joe's job recently transferred him to Washington state. Good luck Joe and Sylvia and congratulations on your new baby Mason!

Another hard working Board member will be leaving our neighborhood. Louis Allsopp (Parks & Gateways Chairman) has sold his beautiful home on Paloma Avenue. Lou has to seek warmer weather for a family member's health. His efforts of personally removing the graffiti, and weeding around the gateways (absorbing many of the costs himself) were greatly appreciated by the Board. Thank you Lou for an outstanding job!

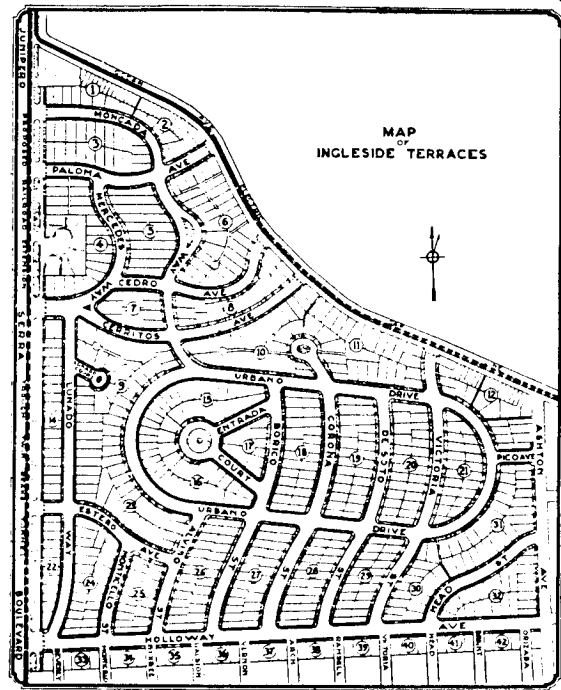
This leaves some openings on the Board of Directors. To qualify you must be willing to: 1. Attend the Board meetings once every month. 2. Give time to help with a specific job or project. 3. Care for the welfare of the ENTIRE neighborhood and exercise your judgement accordingly when voting on issues. Typing skills are helpful, but not absolutely necessary. Time and enthusiasm are most essential.

If you are interested, please contact ITHA by calling the President of the Association, Ron Hummel, at 239-0771.

The new list of Officers and Directors is as follows:

President: Ron Hummel  
Vice-President: Barbara Ellwanger  
Executive Secretary: Norita Lambert  
Corresponding Sec: C. Clausen  
Treasurer: Michael Focha  
ITHA Newsletter: C. Clausen  
Covenants: Mary Ellen Oberhaus  
Parks & Gateways: Louis Allsopp  
Members At Large: K. Bahamondes

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THE DIRECTION THIS NEIGHBORHOOD TAKES  
IS UP TO EACH INDIVIDUAL.

Support Your Homes  
☆☆ Association ☆☆

MORE PARKS & GATEWAYS  
(From page 3)

August 22, 1986

Ron Hummel, President  
Ingleside Terrace Homes Association  
P.O. Box 27304  
San Francisco, California 94127

Dear Mr. Hummel:

This is in response to your letter dated July 18, 1986 regarding maintenance of four mini-parks located in the Ingleside Terrace District.

These mini-parks were deeded to the city in 1939 and placed under Public Works' jurisdiction. Prior to 1939 the parks were owned and maintained by the Ingleside Terrace Homes Association.

Maintenance of these parks has never been an issue with the Department of Public Works. The Department believes that the Ingleside Terrace Homes Association has voluntarily and routinely performed the maintenance, without city assistance, for the past 47 years as a carry-over trend from its original structure.

The Department is uncertain about the park maintenance agreement in the Ingleside Terrace Homes Association's manual. We have issued maintenance agreements to homeowner associations and individual property owners to maintain city property under our jurisdiction. However, there is no such agreement that exist between the Ingleside Terrace Homes Association and the Department of Public Works.

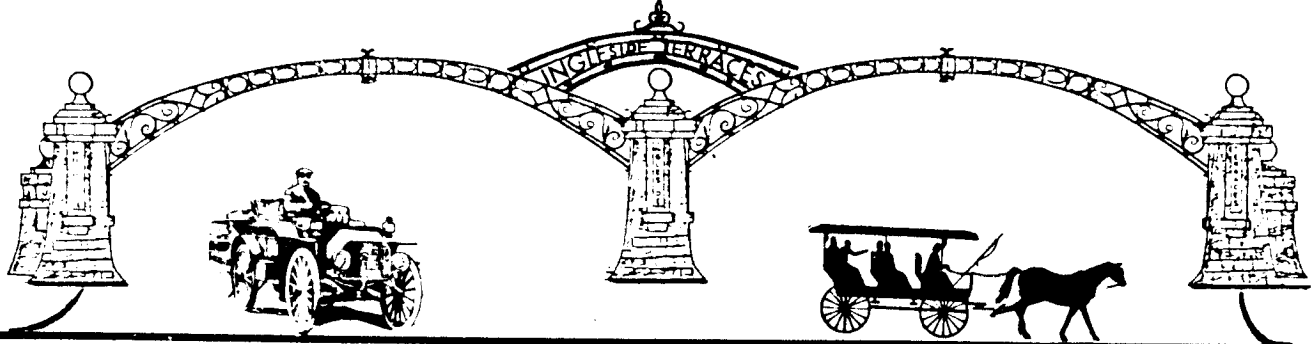
Maintenance inquiries received by the Department express a division between the Ingleside Terrace Homes Association Board of Directors and certain homeowners that are not members of that organization. The Department would like to see a consensus among residents of the Ingleside Terrace District.

We are prepared to trim the cypress trees and repair the concrete pathways at Moncada Park. We do not presently have the funding to install automatic sprinkler systems at any of the mini-parks that are currently being maintained by the Ingleside Terrace Homes Association.

Very truly yours,

*Donald J. Birrer*  
Donald J. Birrer  
Director of Public Works  
and Clean Water Program

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