



President's message...

We have a lot of items to cover in this newsletter, but first I must tell you that our last newsletter received a wonderful response. The phone calls and letters were inspiring. Congratulations to our new editor, Colleen Clausen, and staff for doing a great job!

I know that most of you are anxious to hear what is happening with our parks. We have confirmation that the city has title to the land, but not our gateways. They can't or won't maintain the parks so we requested they might give us title to them. Bringing such a strong controversial issue before the city officials will accomplish the following: 1. It will finally be brought forth to the public that ITHA has helped to maintain our neighborhood's beauty and property values by paying thousands of dollars to maintain property that belongs to the city. 2. As taxpayers, we demand that the city either maintain these parks completely or title them to ITHA who has been caring for them for 47 years and is willing and capable of continuing to do so. What are the advantages of having title to the parks? ITHA will then have the ability to proceed with complete restorations, sprinkling systems, plantings, etc. All this money will then be invested in our own property - not the city's. What are the disadvantages? The main disadvantage is the liability which goes with ownership. ITHA is currently investigating the costs of such insurance policies through several different companies. We know that insurance rates at this time are very high but are hopeful (if we are granted

ownership) that rates will drop when the deep pocket law loophole is closed after voted upon at election time.

A public hearing will be held on the park ownership issue; however, the date (at this time) is unknown. This hearing is an accomplishment in itself that will help us achieve our goal which is total concern, care, and maintenance of our four mini-parks. Up until now, the city slammed on its brakes telling us that they have never done anything like this. They explained that the street department, who has direct title to the parks, would have to abandon these areas of the street in order to open them up for title transfer.

(continued on page 2)

For Your Information

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

Street light burned out?
Call P.G. & E. at 550-6507

Dead animal on street?
Call dead animal pick-up at 731-9300

Bitten by a dog?
Call Animal Bite Reporting at
558-2926

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

Nuisance noise problems?
Call 553-1013

(The parks are considered part of the street.) The city said that in its entire history it has never abandoned street areas! More problems! We explained to the city that we, as the Homes Association, have no intention of spending thousands of dollars to improve city land. We are all paying taxes for that purpose. The city is now talking about possibly having a written agreement which will give us major concessions concerning our parks and maybe, with any luck, we can get them to pay for many of the improvements. I certainly hope so! Just a footnote on this subject for everyone who is concerned about common areas: Our 12 gateways belong to Ingleside Terraces and any repair, maintenance or restoration is our responsibility. Currently the southern stone pillar on the corner of Holloway and Junipero Serra has incurred some damage. The large cement ball on the top of the pillar has fallen off. We are getting estimates for the necessary repairs.

Sincerely,

Ron Hummel



Old Glory Days

In the next few months Americans will experience several flag waving special days. They include the following:

Armed Forces Day, the third Saturday in May
 Memorial Day, the last Monday in May
 Flag Day, June 14,
 Independence Day, July 4
 Labor Day, the first Monday in September

Owning a flag and displaying it properly are marks of patriotism and respect. Every year many Estero Avenue residents show pride by their brilliant display of the Star-Spangled Banner. In order to prepare for this year, I thought it appropriate to ask good neighbor Mr. Harold Johnson of Estero Avenue if he could recommend a good place to purchase a flag. He strongly recommended The Flag Store on 1047 Polk Street in San Francisco. "Tell them Harold Johnson sent you and you'll get a good price." He also suggested trying the True Value hardware store on Ocean Avenue.

Although an ornamental flag pole, anchored firmly in the ground, is beyond my financial capabilities at this time, I still plan to fly Old Glory from my porch or window. Hope to see many neighbors participate.

While on the subject of flags, an idea has come forth that suggests replacing the island that once stood at the Mercedes/Cerritos/Cedro entranceway. This island would be an excellent place for a flag pole along with flowers, shrubs, and lawn, and would also help to alleviate many of the numerous car accidents that have occurred in this intersection. What do you think?

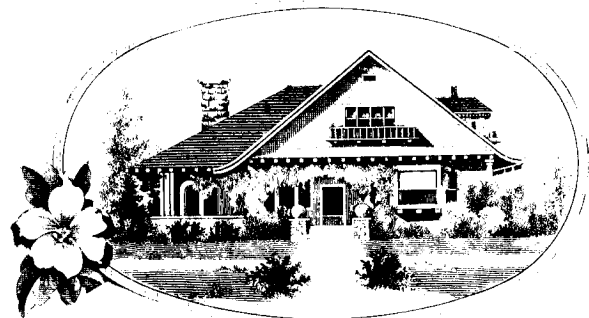


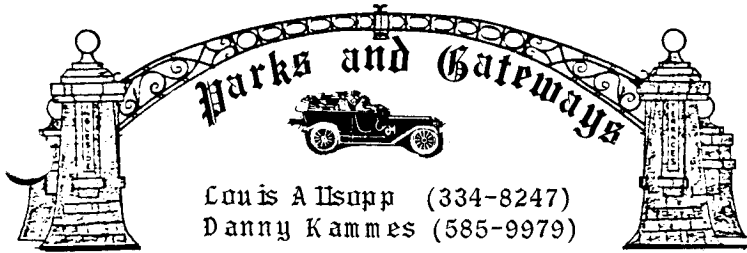
Neighborly Advice

Have you ever used a product that has given you wonderful results? Perhaps you would like to share your find with our neighbors. Some neighborly advice again comes from Mr. Harold Johnson regarding lawn care. His choice is Lawn Keeper or Lawn Restore produced by Ringer Research, 6860 Flying Cloud Drive, Eden Prairie, MN 55344. These fertilizers break up the sod and have enzymes which cause the grass roots to go straight down. It is not available in the store, though; you must write to the company for information and purchases.

Another tidbit comes from a neighbor regarding tulips, daffodils, and all Dutch spring bulbs. The company is Breck's. You can receive a free catalog by writing to: 6523 North Galena Road, P.O. Box 1757, Peoria, IL 61656. The bulbs are of excellent quality and are shipped directly to you at the proper planting time. Satisfaction is guaranteed.

Let us know your "find".





It has become all but impossible for a day to pass in San Francisco that each one of us is not forced to confront the effects and ravages of the numerous sprinklings of graffiti in all its many forms. It is proliferating on every type of public and private property. A rapidly growing problem, it has spread to every part of our city. Certain areas such as the Mission District are actually being inundated, engulfed and literally covered with it. In these districts the battle against graffiti seems all but lost.

There can be no debating the fact that graffiti is VANDALISM plain and simple. It is a product of uneducated, immature, insecure, malcontented, uncivilized and anarchist individuals who have no regard or respect for anything or anybody except others like themselves. The battle has now spread throughout our own neighborhood affecting not only our stone gateways, but also our trellises, street signs, P.G. & E. boxes, telephone poles and just about everything else.

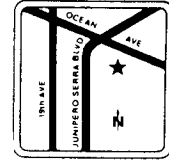
We, of the Parks and Gates Committee, must now inspect the gateways weekly in order to spray over the white trellises and scrub the stones of our columns and the many city signs and poles throughout the Terraces. Something must be done soon to halt the spread of this cancer or the warped minds behind it will have the victory they desire, which is the slumification of San Francisco.

The apathy of many people only aids the vandal. The graduality of its manifestation does not seem very threatening when we see only a little here, a little there, and little by little, more each month. Once it becomes intimidating, it is already too late. Just ask anyone who lives in New York City. There are many ways to help curtail and halt graffiti. But we believe the best way is through the lessening of apathy. Therefore let all of us become vigilantes. Let every person who witnesses an act of graffiti in process who is capable of halting it or at least talking to the culprit, do so. The Parks and Gates Committee can no do it alone. For this endeavor we must all become involved.

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Get a little Glendale going.

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



GLENDAL FEDERAL

Finances

By: Joseph Ripley, Treasurer

Once again I am happy to report that 1986 has been a good year for ITHA so far. Our financial picture is better than at any point in the past three years. From this position your Board is better able to maintain, preserve, and improve the quality of your neighborhood than ever before. Here are the facts and figures for our recent history:

Results Through APRIL OF EACH YEAR

	1984	1985	1986
Members	296	353	308
Income	\$4,783	\$5,819	\$7,479
Gardening	1,450	1,724	1,000
Newsletter	321	584	128
Membership	460	386	416
Covenants	882	0	0
Administrative	1,056	1,251	1,142
Bank Balance	\$4,968	\$3,765	\$6,546

The figures above show that our income and bank balance are in the strongest positions of the last three years. While it may appear that membership is down, the results for past years reflect many more aggressive membership drives than we have tried so far this year.

To those of you who have paid, THANK YOU for your support. If you have not yet sent in your dues please do so. You will be getting a reminder soon.

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The question has arisen as to why this Homes Association seems to stress higher property values. One could parallel this question with why do you put money in the bank? Besides being a shelter, haven, and nesting place, a home is a possession -- the largest single investment most families make in a lifetime. A family buying a home makes an investment in real estate, just as it would if it bought land simply for its rental or resale value. Why did you choose a house in Ingleside Terraces? There are cheaper places to live where property values are much lower and there are apartments and condominiums where exterior maintenance is not required by each individual. Chances are you moved here because it is a halfway decent neighborhood where dollar-for-dollar you certainly get more land space and quality architectural home design than many of our neighboring suburbs. If you shop and compare you will see that our property values are truly much lower than they should be. The house, besides being a home, also has a substantial, though variable, resale value. Proper maintenance and care can command excellent resale values. Security of a sound investment is another reason for wanting higher property values. Owning a home is assurance and insurance in case of an emergency or investing need. We all want the most we can get from any deal.

What are individual things that can cause a decline in property value? Sheer neglect of a house can contribute to a lower value. It is very common for ITHA to receive letters from our residents that complain about the appearance of a neighbor's house or yard. These people state they are tired of having to look at these eyesores that adversely affect the value of their own house. Our Homes Association has even been asked to get lawyers on such cases. There are associations in which keeping your home and garden maintained is part of the covenants. Failure to do so prompts their association to send in gardeners to do the work, and then assess the home for the cost of the work involved. This is one way some neighborhoods deal with maintaining or increasing property values and it is guaranteed that there aren't any neglected homes, gardens, or cars parked on the lawns that can make a neighborhood look like junk-yard city.

Ingleside Terraces has only a few badly neglected homes throughout its boundaries. There are also some covenant violators scattered throughout the neighborhood who upset and affect surrounding residents. Neither these neglected homes nor these covenant violators contribute to better or improved property values. Most people prefer living in a nice place rather than a slum but to keep or upgrade a neighborhood requires that everyone care and do his share.

Can a homes association affect a raise or decline in property value? Definitely "yes"! A major decline in property value could occur if all maintenance of our parks and gateways would suddenly halt. Especially affected would be those homes that surround these areas. A fall could also occur if covenant violations became rampant. Now let's put the negative aspect aside and look at a more positive side.

A major construction will soon affect our property values for the better. Most of us are looking forward to the new expansion and enclosure of the Stonestown Shopping Center. If you have not seen the beautiful sketches or models of the new structure, it very much resembles the Crocker Galleria. Many new badly needed stores will make shopping more convenient and pleasant than ever. This is an example of how outside areas can affect our property values.

We are virtually sitting on a gold mine if we would just make this neighborhood reach its full potential. One can start by just looking at your own lot. Your home is a reflection of you. Do you care? If not, why? Most people purchase a home and fix it up or decorate as they see fit. How many people do you know that move into a house with the intentions of "letting it go"?

Our Homes Association can do its part only with your financial help. We want beautiful parks, and gateways, and the covenants enforced. It is not wrong to want to make things better. ITHA wants to make our neighborhood a better, more attractive place to live for everybody. Help us help you. All it takes is \$25.00 per year as an investment in your home and neighborhood. Let's keep an upward momentum. There's nothing to lose and plenty to gain!



Amendments



On May 11, 1985, By-Law III of Ingleside Terraces Homes Association was amended as follows:

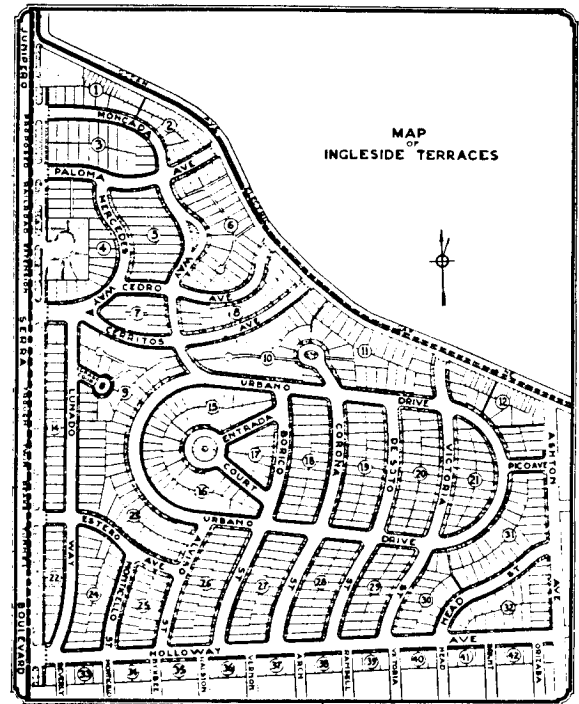
The money required for the conduct of the affairs of this association shall be raised by the dues to be paid annually by each member upon each lot in said tract which he owns, is purchasing under contract, or occupies as herein provided. The amount of such dues is to be based on a budget to be agreed upon and determined once each year at the regular membership meeting, by the affirmative vote of a majority of the members present who are entitled to vote. The dues of \$25.00 shall be compulsory to each lot of real property in said tract. Said dues may be paid in installments of not less than \$5.00 each month covering a period of no longer than 6 months. Dues not paid after the six month period ending June 30, shall be considered delinquent and an assessment of said dues shall be levied against the real property in said tract.

On September 12, 1985 Article VII of the Articles of Incorporation of Ingleside Terraces Homes Association was amended as follows:

The money required for the conduct of the affairs of this association shall be raised by dues to be paid annually by each member upon each lot in said tract which he owns, is purchasing under contract, or occupies as herein provided. The amount of such dues shall be compulsory to each lot of real property in said tract, and the amount of such dues is to be based on a budget to be agreed upon and determined once each year at the regular membership meeting by the affirmative vote of the members present who are entitled to vote. Provided, however, that the dues shall in no event be less than \$25.00 per lot per year. Said dues may be paid in equal installments covering a period of no longer than 6 months, ending June 30th of that year to pay in full. Dues not paid by June 30th shall be considered delinquent and an assessment of said dues shall be levied against the real property in said tract.



This Is YOUR Neighborhood



THE DIRECTION THIS NEIGHBORHOOD TAKES
IS UP TO EACH INDIVIDUAL.
SHOW YOUR PRIDE...LET'S MAKE IT SHINE!

Support Your Homes

☆☆ Association ☆☆



Membership...

This article to the newsletter comes to you partially in the form of a letter to those neighbors in Ingleside Terraces who have not yet paid their 1986 annual dues. If there is any doubt among you they are due NOW! We are almost to the halfway mark of our fiscal year and also trying to make our spring plans to improve the parks. As you are aware this will require funds and the rewards will far outweigh the cost! Pay your dues and join us in making our neighborhood one of the most desirable in the city. It is already one of the most pleasant areas in which to live with a warm and friendly family-oriented atmosphere. But we must remain committed to the improvements that will keep it a beautifully choice place to live.

Sincerely,

Sylvia Ripley

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**Ingleside Terraces
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*Received
May 7, 1986*

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