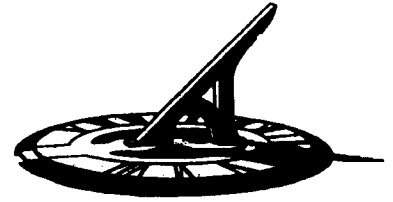


THE GNOMON



NEWSLETTER OF THE INGLESIDE TERRACES HOMES ASSOCIATION

SUMMER 1989

SECOND ANNUAL LABOR DAY CELEBRATION!

Circle Sunday, September 3 on your calendars, neighbors...that's the day of the Big Event; our ITHA Labor Day Pot Luck and Barbecue.

The 200 participants of last year's event will attest to a great time, good food, and a wonderful way to meet neighbors and see old friends. This year, our event will be a Labor-of-Love with all participants encouraged, invited, and urged to lend a hand in pitching and striking the decor, tables, etc. Your invitation with

RSVP notice, Pot Luck assignment, and form for reservation and optional small donation should be sent to you by early August: *look for it!*

See you there! ■

GET INVOLVED!

The Ingleside Terraces Homes Association Board of Directors is in need of people willing to get involved to become Directors. If you are interested, please feel free to attend one of the monthly Board Meetings, and join the fun! Meetings are held at seven o'clock, on the second Thursday of each month at the St. Francis Church at Ocean Avenue and San Fernando Way. The next meeting is August 10. ■

A NIGHT AT THE SYMPHONY FOR SEVEN BUCKS?

Step right up folks! Your Homes Association has secured 50 tickets to the San Francisco Symphony's Neighborhood Night on Thursday, September 7. This is an annual event intended to encourage people from diverse neighborhoods to see and hear the S.F. Symphony at Davies Hall.

The price is an unbelievably low \$7.00 per ticket. How can you go wrong?

Maestro Blomstedt will lead the symphony in an exciting selection from three great composers: Tchaikovsky, Rachmaninoff, and Dvorak. Young pianist Annie Chang will perform the Rachmaninoff piece.

Your Association will reserve up to four tickets each for the first 25 people to call Association Treasurer Mike Lambert at 584-1858. In order to permit maximum participation, we are limiting the distribution to four tickets per Ingleside Terraces residence. ■

THE GNOMON

Ingleside Terraces
Homes Association
P.O. Box 27304

San Francisco, CA 94127-0304

1989 BOARD OF DIRECTORS

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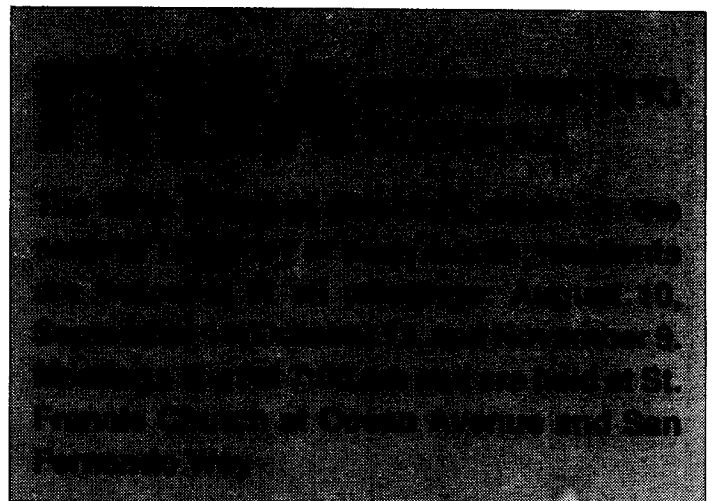
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TERRACES SERVICE-REFERENCE PAGE

"DO YOU KNOW ANYBODY who could do a good job of _____ for me?"

That's what some of our neighbors have asked us occasionally. They were looking for the names of tradespeople who have performed good quality service at a reasonable cost for other residents in the neighborhood.

So...we thought we'd try a new idea. We will list a few businesses that did a good job for some of us in the past. There is no guarantee that they will do the same good job for you; after all, each job is a little different. If the exchange of information works well, we will continue it

in future issues of The Gnomon. If the idea doesn't work, we'll chalk it up to experience. Fair enough?

The businesses listed below have been referred to us for this purpose by some of our neighbors. Please call the tradesperson or business to discuss your potential job.

If you have had good experience with a tradesperson or business and would like to contribute to this list, drop a line to our editor at P.O. Box 27304, San Francisco, CA 94127. We will add your reference to this list in the next issue of the newsletter. ■

Mike Lambert

TYPE OF SERVICE

TRADESPERSON/BUSINESS

REFERRED BY TERRACES RESIDENT

House Painting

O'Connor Brothers Painting
License No. 404136
Telephone: 415 / 751-7494

Mike Lambert
Telephone: 584-1858

Roof Repair

Standard Roofing Co.
License No. 348544
Telephone: 415 / 566-2049

Barry Clagett
Telephone: 587-6775

Roof Repair

Summit Roofing
License No. 437524
Telephone: 415 / 221-8192

Miko Mosher
Telephone: 333-5626

Plumbing Repair

Ted Perez
Telephone: 415 / 459-7214

Miko Mosher
Telephone: 333-5626

Plumbing Repair

ACR Plumbing
License No. 542442
Telephone: 415 / 826-8714

Dennis Duca
Telephone: 586-6674

Electrician

John Green, Media Lighting
License No. CL0468893
Telephone: 415 / 552-3541

Dennis Duca
Telephone: 586-6674

Home Remodelling

Steve Albert, SEAcn Construction
License No. 563320
Telephone: 415 / 345-8046

Dennis Duca
Telephone: 586-6674

Home Remodelling

Dan Viele
License No. B410137
Telephone: 415 / 282-2764

Peter Rockwell
Telephone: 239-6541

Gardening

Javier Alzugaray
Telephone: 415 / 873-3162

Maureen Chow Hicks
Telephone: 333-0353

Wallpaper

Carrie Bach
Telephone: 415 / 467-9593

Dennis Duca
Telephone: 586-6674

"Draw the Sundial" Contest

Here it is! The first neighborhood art competition for kids. All Ingleside Terraces children from two through twelve are invited to put pen, crayons, charcoal, pastels, paint, etc. to paper and draw the Sundial on Entrada Court. All entries will be on exhibit at the Annual Labor Day Celebration, at which time, the judges will select the winner.

Please send all entries to:

Draw the Sundial Contest

Ingleside Terraces Homes Association

P.O. Box 27304

San Francisco, CA 94127-0304

Deadline: Early August.

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Garage Sale to be an Annual Event?

by Maureen Chow Hicks

The first ITHA neighborhood-wide garage sale in April was an unbelievable success. Thirty five homes called in to participate and we heard that a few more neighbors joined in at the last moment. Here are comments we heard:

"It was a great idea; let's make it an annual event."

"It was fun. I enjoyed talking with the people and neighbors who came by."

"There were so many cars and people."

"I could not believe that all the stuff I had been giving away was worth so much. I made over \$150!"

"The weather Sunday started gloomy but I opened up later in the day, and boy, it was even better than Saturday!"

"Sorry we were out of town and couldn't participate, but please put us on the list next year."

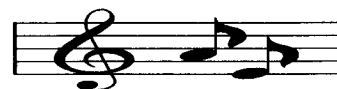
"We sold practically everything Saturday and did not have to open up Sunday."

"I sold practically everything by 10:30 Saturday morning."

Please feel free to write to The Gnomon with any ideas or opinions you have.

As Chairwoman of the event, I would like to thank, for their support and help, the ITHA board members; especially Dennis Duca, Kerry Daly, Mike and Norita Lambert. Thanks also to neighbors Tricia Carella, Katy and Sarita Glasser, and volunteer Lori Kwong from Century 21, Gateway Realty. Let's do it again next year!! ■

STARS SHINE



Many Terraces residents have suggested a Talent Show for the Labor Day Celebration. If you would like to sing or dance and entertain us on a musical instrument, drop me a line care of ITHA. ■

Maureen Chow Hicks

Seniors Domino Tournament

Three Terraces domino players are ready to organize an ITHA Domino Tournament, culminating at the Labor Day Celebration. If you "tickle the ivories," or "throw the bones," and would like to join in the fun, drop a note with your name and phone number to:

Dominos

ITHA

P.O. Box 27304

San Francisco, CA 94127-0304

Howdy Neighbor!

Let's Be Social!

It's a Green Thumbs Up for a Garden Tour.

If your green thumb really worked this year, and you have a Flora-abundance to prove it; SHOW OFF! The ITHA is organizing a Terraces-Resident-Only Garden Tour for a weekend in September. To date we have five ITHA members who are willing to show the fruits of their diligence-in-compost, etc. We need 12 homes to make it a Tour, so please drop me a line, in care of the ITHA, if you wish to participate in this bloomin' good time. ■

Kerry Daly

Car Pools For Schools

Look for a Sign-Up List at the Labor Day Celebration for a "Car Pools For Schools" List. You may save yourself miles!



Every Day Should Be Mother's Day

If you would be interested in participating in an ITHA Babysitting Co-op, please drop me a note and SASE in care of The Gnomon, and we will see if a Mothers United effort can work in the Terraces. ■

Kerry Daly

WE NEED YOU!

Volunteers of the Terraces Unite!

Once in a while, we need a few good neighbors to help stuff or stamp envelope for our mailings. "Stuffing Parties" usually take place on a week night and last two to three hours.

Why not lend a hand and meet some new neighbors? Drop me a line in care of the newsletter if you would like to help us. ■

Thank you, Kerry Daly



W A T C H

Legion Court and Ashton Avenue were recent targets of graffiti vandals. Neighbors, please be on the look-out when you hear suspicious sounds on your streets: do not hesitate to call the police. ■

MAIL CALL

The ITHA Social Committee is formulating a mailing list of residents who are interested in Neighborhood Social Activities (i.e. Labor Day Celebration, Christmas Carolling, Halloween Parade and Party, etc.). If you would like to be on our mailing list to be invited to our social functions, and perhaps participate in the organizing of same, please drop me a line in care of The Gnomon. ■

Maureen Chow Hicks



Dear ITHA Board,

Thank you! The Garage Sale you organized was my Spring Cleaning...and what a success. Hope we can do it next Spring.

C.B., De Soto Street

Dear Editor,

My children and their friends enjoy playing sports on the front yard and street in front of our home. Generally, traffic on Urbano is slow enough. However, there are drivers who speed by and do not slow down when approaching children playing in the street.

Neighbors, please be extra cautious whenever there are children present. There have been several tragic car accidents due to speeding cars in our own neighborhood.

Slow down!

Z.D., Urbano Drive

Have any opinions, comments, or bits of interest? The Gnomon wants to hear from you! Please address your correspondence to:

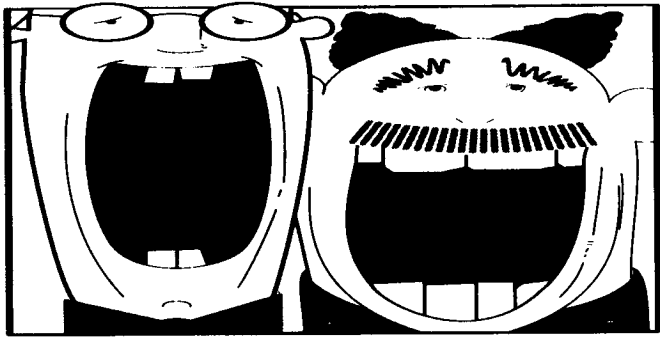
The Editor
c/o The Gnomon
Ingleside Terraces Homes Association
P.O. Box 27304
San Francisco, CA 94127-0304

gnō'mon (nō'),n. [Gr. gnōmōn, one who knows or examines, the index of a sundial, a carpenter's rule, from gignōskein, to know.]

VOLUNTARY DUES

As announced in the Fall 1988 ITHA Newsletter, the matter of voluntary dues was on the agenda of the Association's annual meeting on November 17, 1988. The members present at the meeting voted unanimously in favor of the recommendation made by the Board of Directors to change Association Article of Incorporation VII and By-Law III from a compulsory to a voluntary dues policy. The former clause pertaining to assessment of delinquent dues against real property was deleted and no longer is in force. The specific language of the revised article and By-Law were published in the Fall 1988 newsletter; a copy is available on request. Please address requests to:

Ingleside Terraces Homes Association
P.O. Box 27304
San Francisco, CA 94127-0304



**THAT'S
GOOD
NEWS!**

Declaration of Intention

On June 8, 1989, the Board of Directors of the Ingleside Terraces Homes Association adopted the following Declaration of Intention.

The Board of Directors of the Ingleside Terraces Homes Association (hereinafter "the Board") declares its intention to enforce the restrictive fence covenants, Articles Nine and Ten of the Restrictive Covenants, Conditions and Easements affecting all lots and parcels in the Ingleside Terraces.

*The Board intends
to enforce, as its
resources permit,
the restrictive
fence covenants...*

The Board intends to enforce, as its resources permit, the restrictive fence covenants against previously built fences found in violation of the Covenants, and fences which may hereafter be built in violation of the Covenants.

The Board hereby establishes a committee whose function and responsibility it shall be to determine the most appropriate methods of obtaining compliance with the Restrictive Covenants and, where necessary, establish priorities for the uses of the enforcement resources of the Association.

The Board and the Committee shall establish such rules, guidelines and procedures as may be necessary for the effective and proper enforcement of the restrictive covenant. ■

CAN YOU HELP?...

A volunteer is needed to help in the watering of the Park at Entrada Circle (the Sundial). We have the hoses and sprinklers, but need someone to assist the City gardeners in setting them up. If you would be, could be, available on a fairly regular basis, please contact Barry Clagett or Peter Rockwell in care of The Gnomon.

Thanks!

SIMPLIFIED VERSION OF THE INGLESIDE TERRACES RESTRICTIVE COVENANTS

There are ten restrictive covenants that apply to the use of each lot in Ingleside Terraces. These covenants originated when the Ingleside Terraces tract was established in 1912. Because of the importance of the restrictive covenants in the ownership of our properties, the Ingleside Terraces Homeowners' Association Board of Directors is providing a simplified and easy-to-read version of the covenants here for the convenience of Terraces residents. Copies of the covenants in their full and original text are available on request.

Before we start telling you what the restrictive covenants are, we should explain what a restrictive covenant is. A restrictive covenant acts as a restriction on your right of ownership. Simply stated, it doesn't let you do something which the law might otherwise let you do. It can be a prohibition against the use of the property in a certain way, or it can limit or prohibit the type of construction that may be maintained on the property. Where a restrictive covenant is not discriminatory (that is, it does not discriminate on the basis of race, religion, sex, age, ethnic origin, etc.), it is generally upheld by the courts as a valid restriction on people's use of their property.

In order to maintain the attractive residential quality of the Ingleside Terraces tract, the original owners and builders of the tract specified ten restrictive covenants which apply to all homes in the Ingleside Terraces. The covenants are said to "run with the land," which means that no matter how many times the property is sold, or no matter how many different hands the property goes through, the covenants are always enforceable against the current owner.

One of the covenants no longer represents a serious concern (see Covenant 6, which prohibits any house to be constructed costing less than \$3,500!). However, most of the covenants are not only still timely and important, but are enforced by the Association Board of Directors, the body vested with the responsibility of enforcing the covenants for the benefits of all Terraces residents.

Here then, is a simplified version of the ten restrictive covenants:

1. The Ingleside Terraces is restricted to single family homes only. No more than one home per lot can be constructed, and there can be no more than one family per home.
2. No flats, duplex residences, apartment houses, lodging houses, hotels, or boarding houses can be built or operated on any lot. (This spells out even more clearly, the prohibition of number one, limiting all homes to single family residences.
3. This covenant describes how close to your property lines certain construction may take place. It limits construction to certain specified distances from the front, side, and rear property lines of your lot. An attempt will not be made here to set out the specific guidelines. However, the guidelines set out the covenant may be more restrictive than what the City Planning Department would allow. In other words, just because the City says it's OK, doesn't mean it complies with the requirements of this covenant. If you are planning any construction at all, it is suggested that you alert your architect, engineer or contractor to the requirements of this covenant.
4. This covenant, like number three, set out construction restrictions on any homes of "outbuilding". The most important part of this covenant is that it prohibits construction of any buildings more than two stories in height, and limits the height of those two stories to 21 feet between the floor of the first floor and the ceiling of the second floor. There are additional provisions governing basements and attics. Again, anyone contemplating construction should bring this covenant to the attention of his or her architect, engineer, or contractor.
5. This covenant prohibits the construction of any outbuilding (that is, a shed, a garage, etc.) closer than 20 feet to the street line or closer than four feet to any other property line.
6. If you're going to build a house, its total cost must be more than \$3,500.
7. The property can be used for only residential purposes. That means no business can be operated in a home.
8. No lots can be subdivided for the purpose of making two or more lots. However, three or more lots can be combined and re-divided as long as you don't end up with any smaller lot sizes than the smallest lot that you previously had.
9. You may not build any fence higher than six feet from the graded surface of the land.
10. This covenant prohibits any and all fences in front of a house. That is, a fence may not be any closer to the street than the front building line of the house. In the case of a corner lot, a fence may not be closer to the street than the side building line of the house. The covenant permits enclosing the rear portion of the lot with fences (not over six feet in height) made of open wire, steel, or iron which may have a solid stone, brick, or concrete base not over two feet in height; but the base and fence combined may not be over six feet high. The covenant also permits enclosure of the rear portion of a lot with a hedge not exceeding six feet in height.