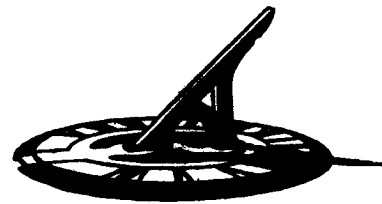


THE GNOMON



NEWSLETTER OF THE INGLESIDE TERRACES HOMES ASSOCIATION

SPRING 1990

MEMBERSHIP and 1990 DUES

The New Year finds the membership of Ingleside Terraces Homes Association at its highest point in many years. We are encouraged that so many residents are interested in being part of the Association, taking part in neighborhood events, and keeping our neighborhood looking its best.

Miko Mosher, having very capably directed the membership committee of the Association for the last four years, has handed that position over to Alana Bixon.

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HELP! DIRECTORS NEEDED

The Association Board of Directors has two vacant positions at present and we are putting out a call for help. Won't you please consider joining us? The Board meets once a month for two hours, on the second Thursday at 7 pm. Please phone Barry Clagett at 587-6775 if you can help us or would like to ask any questions about the Board's activities.

PARKS AND GATEWAY IMPROVEMENTS

A new project to decorate and renovate the Parks and Gateways in the Terraces is well underway. Our chairman, Dennis Duca, has received estimates and plans from several landscape contractors. The actual work should begin as early as March, so spring time will bring added beauty to our neighborhood.

The Board members and Committee have invested a great deal of time, effort and ideas into the creative process for this venture. The estimates for fees from the landscapers are well within the budget

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1990 SOCIAL PROGRAM

Thank you! Several 'good neighbors' were kind enough to send me ideas for additional social events for Terraces residents. This input combined with ideas from the I.T.H.A. Board of Directors has produced the following 1990 social calendar:

- EASTER EGG HUNT AT THE SUNDIAL: Parents need to supply six eggs per child, ages 1 - 8, at 8:30 on Sunday morning. The hunt will begin at 9am.
- GARAGE SALE (or Spring Fling): This very successful event last year proved to be fun and
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MEMBERSHIP CONTINUED FROM PAGE 1

We would like to encourage as many residents as possible to join the Association and to take part in our events. You are, of course, always welcome at the board meetings.

Alana can be reached at 333-7720 (home) or 441-0730 (work) and would be happy to hear about any new neighbors we have among us so she can send out the welcome wagon (we really do this, and new residents seem to appreciate it).

A gentle reminder that the Association dues for 1990 are now payable. Please see the enclosed dues envelope. Thank you! ■

ITHA Board Meeting Schedule

The ITHA Board of Directors meets on the second Thursday of each month; residents are welcome at all meetings: March 8, April 12, May 10, June 14, July 12, August 9, September 13, October 11, November 8, November 15 - Association Annual Meeting, December 13. Meetings are held at the St. Francis Episcopal Church at Ocean Avenue and San Fernando Way, and start at 7 pm. * * * *

PARKS & GATEWAYS, continued from page 1

that was accepted by the Association last December. Everyone is very excited about the decisions and happy that things are in progress.

The plans include planting at many of the gateways to the Terraces and the Sundial area. There will also be replacement of missing pieces, such as the bench on Ashton. All of the flowers and plants will be draught resistant, yet provide year-round bright color including yellow, deep purple, pinks and reds.

Semi-mature plants will be used to produce immediate visual result. This also will help to guarantee health and proper maintenance. This is a very exciting project and will give all of the residents in the Terraces something beautiful to view each day as we come and go from our homes. We can all look forward to the increased pride we will have in our neighborhood and the pleasure we will receive when this job is completed. We are awaiting our "NEW LOOK." ■

THANKS!!

Sincere thanks go to retiring members of the ITHA Board of Directors for their devoted and effective service. Blondell Gage, our covenants chairperson, Maureen Chow Hicks, who initiated the first annual Terraces-wide garage sale, Mike Lambert, our Treasurer, Ruth Mellinger, our Secretary, and Miko Mosher, our membership chairperson, have served the Terraces well. We will miss them and the enjoyable times we had working together at the monthly board meetings and in developing ITHA programs.

We are very pleased to welcome new Board members Alana Bixon, Rich Miller, Bob Rubin and Cheryl Thanos. They already are energetically involved in putting our 1990 programs together. ■

ANOTHER SUCCESS - THANKS TO YOU!

The Sundial was THE place to be on September 3rd. The site for the 2nd annual Labor Day celebration was filled - with colorful balloons, great food, and neighbors meeting neighbors. The crowd of 100+ people was treated to a tremendous variety of salads, vegetables and desserts. The bar-b-que team was kept busy preparing outstanding hamburgers and hot dogs. The experience was broadening, in every sense of the word. Next year the BBQ/Pot Luck will be held later in September to take advantage of the Indian Summer we all look forward to so much.


SAN FRANCISCO BUILDING CODE EXPLAINED

We have arranged to have a representative of the San Francisco Bureau of Building Inspection meet with Terraces residents to discuss any questions you may have about the City Building Code as it applies to our neighborhood. Ingleside Terraces is an R1-D zone, that is, a residential, single family detached homes neighborhood. If you have any questions about how the Building Code effects Terraces property, drop a note of interest to ITHA, PO Box 27304, San Francisco, 94127. We will arrange to have the Building Inspection representative join us some evening in March.

Hip! Hip! Parade...The array of bicycles, tricycles, strollers and big wheels was dazzling! Our first Labor Day Parade was a huge success and a lot of fun with such high wheeling winners as:

- * **Best Decorations** - Jeremy and Jason Horst
- * **Most Cool** - Chantal, granddaughter of Helen and Marshall Granger
- * **Best Stroll in a Stroller** - The Thompson Family
- * **Best Family Participation** - The Marlowe Family
- * **Most Enthusiasm** - Blaine Swarthout

URBANO DRIVE IS NO LONGER A RACE TRACK

A group of concerned parents from the Terraces have gotten together to discuss speeding cars on Urbano Drive. As we all know from the Dept. of Motor Vehicles, the speed limit in a residential area is 25mph. When children are present speed should be reduced. If you would like to comment and/or assist, please send a note to the ITHA, P.O. Box 27304. 

Social Programs Continued from page 1

lucrative. Please send a stamped, self-addressed envelope to the ITHA PO Box 27304, if you want to participate in the sale. We will get back to you with specifics as they develop.

-SEPTEMBER CELEBRATION: We have pushed the Labor Day picnic back to Saturday, September 8 and have given it a new moniker. This picnic has been great fun the past two years - an ice-breaker and memory maker. We look forward to meeting you there.

-HALLOWEEN PARADE and PARTY: If parents are interested in an old fashioned, safe Halloween party - let me know. A parade around Urbano Drive? Prizes for all! Bobbing for apples...looking forward to your "spirited" responses.

-CHRISTMAS CAROLLING: Would you and your family like to hop on a horse drawn wagon and sing Christmas carols throughout the neighborhood? So would we! All it takes is a little organizing and time.

-DECK THE HALLS....and STREETS: Interested in a neighborhood Christmas decoration competition? Do tell!

-NEIGHBORHOOD NETWORKING: This evening event would be a business/social event. Bring your business card and meet neighbors and potential business associates.

So there you have it! Your feedback will be a catalyst. Let me know your thoughts on our proposals. *Kerry Daly*

LETTERS TO THE EDITOR

Dear Editor,
Things are looking up in the Terraces - finally.

Your last Newsletter was the most professional one the board has produced in the 25 years I've been here. Thanks for the list of Craftspeople - I appreciate the neighbors' input.

Good Luck!

J.K.J., Urbano

Dear Editor,
Well, you're not sitting on the fence regarding fences in the Terraces. There are some unsightly structures in our area and I hope we can work to produce a more attractive neighborhood.

M.L.W., Entrada

Dear ITHA Board,
My family and I have just returned from your annual pot luck and I had to write to thank you. It was so nice to see old friends - and meet new ones. We're glad you are doing these events - count us 'in' on the next one.

J.S., Head

Dear Editor,
Since this is a forum for voicing one's opinion, I would like to comment on something. Dog owners, please have the courtesy and consideration to pick up after your dogs while walking them. I can't tell you how many times I've gotten stuck with your dastardly deed. Let's be considerate of one another!

G.J., Lunado

COVENANTS COMMITTEE ACTION

IN

1989

Complaints were received last year concerning five homes with too many residents. The ITHA Covenants Committee arranged for visits by the City Building Department Inspector. In one case, he found building code violations and issued a citation. This violation has since been corrected; an illegal dwelling unit was removed. The ITHA is presently in contact with absentee owners of several other properties.

Complaints concerning business activities at two locations were resolved by the ITHA Covenants Committee. One complaint involved use of several garages to store a contractor's building materials. The offending use was significantly reduced to the satisfaction of near-by residents. In another case, a resident was operating an auto repair shop from his home; this use was discontinued. ■■■

JANUARY 1990 COVENANTS COMMITTEE REPORT

The ITHA Covenants Committee is charged with enforcing Ingleside Terraces' restrictive covenants. There are ten such covenants incorporated into deeds of trust for each lot home. An "English" translation was published in the Summer, 1989 Gnomon. Copies are available on request. Our covenants address the following:

Property Use (Covenant No.s 1, 2, & 7): Our properties/homes are clearly restricted to single-family residences; businesses may not be operated from Ingleside Terraces homes. In-law units and rooms to rent (students, for example) are not allowed.

Construction (Covenant No.s 3, 4, 5, 6, & 8): These covenants set forth limits on setbacks from property lines, etc., the number of stories (and height limits), outbuildings and lot subdivisions (prohibited).

Fence Construction (Covenants 9 & 10): Fences must be not higher than six feet. All fences must be behind the front building line. Additional restrictions are also included. The ITHA Fence Committee was created to handle problems with these covenants.

The Covenants Committee is available to assist Terraces residents with any problems addressed in covenants No.s 1 through 8.

For example, if you are planning a remodel or to extend your home up or out, we'll look over your plans and provide advice concerning compliance with the covenants.

The Covenants Committee will also assist in resolving complaints about neighbors with too many residents and/or with illegal "in-law" units. All complaints will be kept confidential, but must be signed for the committee to take action.

Whenever possible, the Covenants Committee attempts to obtain the assistance of the City to resolve such cases. Assistance by the City, however, depends on the applicability of City building codes. More than five unrelated individuals must live in the same "single-family residence" for the City to enforce violations of building and zoning codes. The City Building Department will not act on violations of restrictive covenants even though they do have the force of law.

The ITHA Board of Directors is currently considering a policy for enforcing violations of restrictive covenants which are not covered by the City Building Code and Zoning Rules. Restrictive covenants, in a legal sense, supersede City Zoning Rules. Comments from interested residents and property owners are encouraged.



FENCE REPORT

COMMITTEE

I would like to introduce myself as your new ITHA Fence Committee Chairman. I am taking over from George Enes, who was, at the last Board of Directors' Meeting, elected to the position of Association Treasurer.

In September, the ITHA Board received complaints from some of the neighbors of a house on Paloma about construction in the front yard, of what appeared to be a fence. As you know, if you've been keeping up with the Covenants situation the Gnomon, the tenth covenant prohibits fences of any kind in the front yard.

Because the Board of Directors is charged with enforcing the Covenants, it contacted the owner of the property and informed him that he was in apparent violation of Covenant Ten. The property owner seemed to be unaware of the Covenants' existence, but after some discussion between the Owner and the Board, and after the opening of legal proceedings by the Association, work on the fence has halted.

The forgoing is mentioned to emphasize the fact that the Covenants in general, and the Fence Covenants in particular, are important facets of property ownership in the Terraces. Without them, much of the Terraces' character would be lost. Knowledge and observance of the Covenants is a responsibility of the property owner.

The fence Committee welcomes comments, complaints and/or other input from Terraces residents, and would like to offer its help in solving or avoiding problems. If you would like input from the Committee about a fence you are planning, you are welcome to contact me personally at my office number (441-7484). Likewise, if you have a complaint about a fence in the Terraces, you may contact me, but I remind you of the Board policy that it can act only upon written and signed communications. Communications can be directed to me in care of the ITHA, P.O. Box 27304.
--Peter Rockwell

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