



THE SUNDIAL

Newsletter of the Ingleside Terraces Homes Association
ITHA, P.O. Box 27304, San Francisco, Ca. 94127

Winter 2004

President's Letter

The Ingleside Terraces Homes Association (ITHA) annual picnic for 2004 is now history. We had a very good turnout with decent weather. As usual, there was a good mix of neighbors, new and old as well as young families. It was an honor to meet some long time (over 20 years) neighbors that had attended the picnic for the first time.

Congratulations are in order to the following persons for their time and energy that helped to make the event a success: **Cathie and Jon Lee**, daughters **Alicia and Jasmine**, **John Duff**, **Lydia and Mark Scardina**, **Barney and Betty Johnson**, **Hank and Phyllis Gomez**, **Dan Hirsch**, **Donny DeLeon and Dave Swanson**, **Jerry and Pat Werthimer**, and **Norman and Mary Meunier**.

ITHA is indebted to **Cathie Lee** for her dedication and effort on our social events since she no longer lives in the neighborhood.

As of this writing, 292 out of 750 households are dues paying members. When you drive through the neighborhood and view the common areas, i.e. Sundial Park, Moncada Way, and the traffic circles you will see how your dues are being well spent on landscaping, thanks to **Lydia Scardina**.

Thanks to **Norman and Mary Meunier**, **Paul Conroy** and a host of concerned neighbors who successfully contested illegal demolitions and violations of the building permits by contractors in our neighborhood

There is a continuing need for volunteers to serve on our committees, i.e. Graffiti, Social, Traffic, Membership and Newsletter.

Karen Anderson-Miller has done an outstanding job as ITHA Secretary. Thanks to her husband Phillip and their daughter, Audrey, for support and understanding.

Raymon Hanssen as Treasurer has continued to guard our fiscal health. **John Duff**, Editor of "The

Sundial" has rekindled the "can do" attitude. **Bill and Pam Ferrero** are working as a team on the Membership Committee. Special thanks to **Paul Conroy and Annemarie Conroy** for serving as our representatives for the West of Twin Peaks Central Council (WTPCC). We recognize and commend **Jose Mendoza** for his past efforts relating to safety and traffic.



Lonnie Lawson, President

ITHA Annual Meeting

Highlights

On November 6, 2004, the ITHA annual meeting was attended by about 60 residents sharing refreshments, conversation, and the business at hand. Following are highlights extracted from minutes of the meeting. Anyone wanting to see the complete minutes may contact our secretary, **Karen Anderson-Miller** at 337-7756.



Ray Hanssen



Paul Conroy



Barbara Moy

The guest speaker was **Barbara L. Moy**, Manager, DPW Bureau of Street Use and Mapping. Her office serves as custodian of the official City Map showing public rights-of-way. She has become aware of two pedestrian walkways in the Terraces that have been blocked without there being any official record of those actions: one is from Corona Court to Ocean Avenue, and the other is from Urbano Drive to Head Street. The options appear to be opening the walkways or vacating the rights of way to abutting property owners. The City is working with adjacent property owners and the noise and safety issues will be of paramount importance.

The treasurer's report by **Ray Hanssen** proposed a 2005 budget with 40% on maintenance, 33% on business and 27% on social activities. Dues collected this year were significantly higher than expected which speaks well for the increased attention to maintenance in the Terraces.

Membership chair **Bill Ferrero** reported that out of our 750 homes, 292 are now members of ITHA

Mini-parks and Gateways chair **Lydia Scardina** has been continuing to upgrade all the landscaping in the common areas of the Terraces. We now mow and water throughout the year. Sundial bench vandalism continues as an issue requiring bench replacement and repair.

Welcome Wagon activity continues with **Donny De Leon** greeting new residents with a smile, information about the neighborhood, and a cheesecake from Zanze's on Ocean Avenue.

Paul Conroy reported on our involvement with the West of Twin Peaks Central Council. The status of the Ocean Avenue Improvement Project and the Phelan Loop alternatives were discussed in detail. Also, ITHA helped in the defeat of the Steinberg Bill which would have allowed second units in single-family neighborhoods like our own.

Rudy Cook was thanked for all the time and effort he has put into painting the Terraces letters on the gateways. They look wonderful!

A new ITHA board of directors was elected for 2005 and is listed on Page 7 of this newsletter.



Donnie De Leon

Landscaping and Bench Repair in Sundial Park



Lydia Scardina



New Zealand Christmas Tree



John Duff

NERT Alert: Shutting Off The Gas In An

Emergency

Unless you SMELL gas strongly or HEAR gas escaping, DO NOT turn off your gas supply. If it has been turned off, you must call PG&E or other qualified professionals to turn it back on. NEVER do it yourself because unlit pilot lights will release gas into your home.

Ingleside Terraces homes have a special CURB VALVE for shutting off the gas. They were installed as a result of two fires in the neighborhood that were disastrous because of gas that continued to flow. We have, in addition to the usual shutoff at the house meter, a curb valve in either the sidewalk or the yard. It can be found by locating a round cover about 9 inches in diameter which says GAS VALVE PG&E. If it is not in the sidewalk, it is between the sidewalk and the house (usually about 3 feet from the sidewalk) on a straight line from the house meter to the sidewalk. It may be visible or it may be buried. If your house meter is readily accessible from outside the house, you need not be concerned about the curb valve. If it is not, and you can't find the round cover, call PG&E for help.

It is important that you know WHERE AND HOW TO TURN OFF YOUR GAS with an appropriate wrench. To reach the curb valve, lift off the cover and use a trowel to remove any accumulated dirt until you come to a valve handle about 18 inches down. Replace the cover and remember that you have this special shutoff. This knowledge is part of your "earthquake preparedness".

Betty Carman, Gas Valve Survey Volunteer

NERT Activities:

The Neighborhood Emergency Response Team (NERT) for Ingleside Terraces is keeping busy with training for the next disaster. We attended the comprehensive citywide drill at Marina Middle School on June 26, 2004. Training included HAM radio, victim rescue with cribbing exercises, and building search and rescue with emphasis on victim triage.

The San Francisco Fire Department officers led the exercise along with NERT leaders in the Office of Emergency Services. We had the opportunity of meeting the new Chief of the SFFD, Joanne Hayes-White who gives a great deal of support to the NERT program.

More recently, we attended the Citywide Neighborhood Drill by joining with the Balboa Terrace/Mt. Davidson/St Francis Wood and West Portal/Parkside groups. Activities included tabletop disaster reviews, HAM communications with Emergency Response Districts 8 & 9, and a review of individual disaster kits. We have a continuing need for more ITHA residents to be trained in disaster response and HAM radio communications.

Barney Johnson, NERT Coordinator

A cold foggy morning gave way to warm sunshine for most of ITHA's annual picnic. It was focused on a good old-fashioned barbeque with wonderful pot-luck dishes from the more than 80 folks who participated.

From infants through teenagers to the mature folks, it was a good gathering. Also in attendance were Assemblyman **Leland Yee**, Speaker Pro-Tem of the State Assembly, Supervisor **Sean Elsbernd** of District 7, and two contenders for District 7 Supervisor, **Vernon Grigg** and **Christine Linnenbach**.

ANNUAL PICNIC and BAR-B-Q



Lonnie cooks....

Lydia Scardina presented an award plaque to **Bette Landis** in honor of her generous donation of funds to the Association. The money has been used for additional tree planting at Sundial Park.



Bette Landis



Let the race begin.....

Lonnie Lawson and **John Duff** manned the barbeque grills and cooked the burgers and hotdogs to perfection.



John Duff



Audrey and Karen Anderson-Miller



Cathie Lee and Lonnie Lawson



Assemblyman Leland Yee and Lonnie



Vernon Grigg



*Norman Meunier and Cristine
Linenbach*

MORE PICNIC PHOTOS



Norman and Mary Meunier



Sean Elsbernd



Hank Gomez



Face painting



*Cathie Lee and Jurate
Raulinaitis*

Merchant's Profile: Cool Guy's Market



I met one-half of the Cool Guys in their store on the corner of Holloway and Ashton. The store is owned by **Dhillon Dalwinder**, who with his brother **Sukhjinder Singh**, operate this very versatile store. Mr. **Dalwinder** came to this location from Sacramento 10 years ago to be nearer to his relatives, and his brother joined him from Northern India one year later. Both brothers are from small villages in Northern India where life is slower and less stressful, but people work very hard to make a living.

Mr. Singh, the cool guy with whom I spoke, has two daughters who are currently visiting in India. He told me the neighborhood is changing rapidly for the better, with less crime and more business. He regrets that many of the economically poorer people are leaving the area because of the skyrocketing housing prices which saddens him because it is this diversity which makes this a unique area.

The store may not have the quantity as the big chains, but it has a remarkable number of items in all categories, especially the large and interesting wine selection. I have picked up deli items, icecream, magazines, lottery tickets, just to name a few of the items on their well organized shelves.

Pam Ferrero
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Ingleside Terraces Real Estate

This past year saw truly dramatic increases in San Francisco real estate prices, while sales activity held steady in our now-pricey neighborhood. Twenty-four homes sold in Ingleside Terraces in 2004, just one less than the year before. The median (middle) sales price in our neighborhood was \$986,500, a whopping 32% higher than in 2004.

Homes of all sizes in Ingleside Terraces advanced in price. In the four-bedroom (and larger) category, the median sale price was \$1,217,000, up an amazing 39% over the previous year.

Three bedroom homes, normally the bellwether, rose 22%, to a median price of \$960,000, while the median for two bedroom houses climbed "only" 19% to \$825,000.

Most economic forecasts call for interest rates to continue to rise in 2005, possibly causing a slow-down in home sales, at least nationally. San Francisco real estate prices have consistently confounded pundits who called for a decline, and at least so far remain in a world of their own.

Miko & Bob Mosher

Ocean Avenue Holiday Decorations

The Ocean Avenue Revitalization Committee (OARC) spearheaded an effort to decorate the Ocean Avenue business district for the holidays. OARC secured donations from merchants and Homeowners Associations in order to pay for the garlands that now grace the light poles along the street. ITHA donated \$300 to the cause and Ingleside Terraces Residents Donny DeLeon and Karen Anderson-Miller helped decorate the street.

OARC also distributed energy efficient holiday lights to over 60 merchants who are displaying them in storefront windows. The lights were made possible through the City's Department of the Environment's Holiday Lights Giveaway Program.

The Ocean Avenue Revitalization Committee was established this year to continue improving the Ocean Avenue retail district. The OMI Business League and OMI Neighbors in Action are working together to improve the street and our neighborhood businesses. OARC is backed by the Mayor's Office of Economic Development and receives technical assistance from the Local Initiatives Support Corporation. If you would like more information about OARC, please contact Eric Brewer at 397-7322, ext. 12.

Karen Anderson-Miller

Emergency Contact Numbers

Emergency	911
Police	553-0123
Fire	558-3200
Taraval Station	553-1612

General Numbers

Street Lights after 5:00 PM	864-5200
PG&E	695-3201
Nuisance Noises	563-1012
Street Signs	554-9780
Traffic Signals	821-5591

Collection of Christmas Trees

Garbage Collection for Christmas and New Years will be on the usual days this year. Recycle your tree at the curb during the week of January 3-7, 2005. Please forward this information to your friends and neighbors.

Thanks.

HAPPY HOLIDAYS

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SOCIAL EVENTS CALENDAR FOR 2005

Garage Sale.....May 8

Picnic.....September 18

Annual Meeting.....November 13

Christmas Caroling.....December 17

Details on each of these events will be forthcoming in future issues of THE SUNDIAL or in separate mailings.

NEWSLETTER EDITOR

John Duff

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COPY EDITORS

Betty Johnson

Elaine Mannon

We need help filling three committee vacancies:

SOCIAL

GRAFITTI

TRAFFIC/SAFETY

Contact Lonnie Lawson if interested.

The Sundial

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**Happy Holidays to All Residents of
Ingleside Terraces, and May Your
New Year Be One of Peace, Prosper-
ity, and Good Health**