

# THE SUNDIAL

Newsletters of the Ingleside Terraces Homes Association  
ITHA, P.O. Box 27394, San Francisco, CA 94117

Summer 2005

## PRESIDENT' LETTER

New families moving into Ingleside Terraces project a positive and encouraging image of our continued neighborhood growth. With this thought in mind, our special thanks go out to **Donny DeLeon and Dave Swanson**, who provide the Ingleside Terraces Homes Association (ITHA) Welcome Wagon services to all new residents. They become, in effect, the official greeters for ITHA while making new residents feel like they have become a part of a team, not merely residents of a new neighborhood.

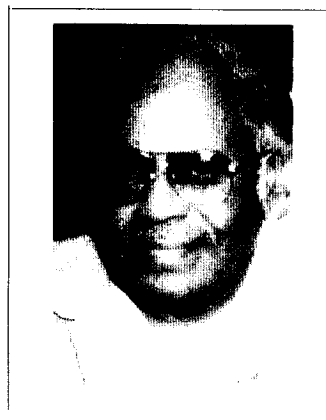
The members of the ITHA Board of Directors, with their multiplicity of skills, and dedication, contribute very effectively to our quality of life. They assist in the resolution of many issues raised by the residents of the Terraces, and there is no shortage of issues. My thanks to the many volunteers who are integral parts of my team.

We are in constant need of volunteers to serve on, or chair/co-chair, committees for Graffiti Removal, Social Activities, Traffic, Membership and this Newsletter. Additionally, there is always an opening for the position of President (just kidding).

We ask you, as residents of Ingleside Terraces, to do two things to help us to help you: (1) join ITHA by paying your annual dues (see related article on page 2) and (2) put ITHA on your list of priorities. Get involved, even if it's a short term project like restoring a bench, volunteering at the picnic, notifying us of needed street repairs and potholes, or coming to a monthly meeting to see what's going on.

We remind you to remain alert at all times and take precautions to prevent burglaries and vandalism. Despite the quiet, almost bucolic nature of the Terraces, we have experienced a number of crimes in recent months. There were car break-ins on Urbano Drive, a home invasion on DeSoto by a burglar who stole the garage door opener from the owners vehicle and used it to enter the home through the garage; a burglary and assault on Entrada Court; and vandalism/graffiti to the benches in Sundial Park.

We encourage you to attend the SF Police Commission meeting on Wednesday, June 29, 5:30 p.m. at West Portal School (Taraval St. at Dewey Circle). The Police Commissioners and SFPD Command Staff will be present to listen to your viewpoints and concerns.



*Lonnie Lawson, President*

# ITHA

## MEMBERSHIP

As of this printing, the following number of homeowners in the Ingleside Terraces Homes Association (ITHA) have paid their dues this year:

Amt Paid	Number
\$100	9
\$75	25
\$50	43
\$25-\$49	123
\$15-\$24	4
<b>Total Members</b>	<b>204</b>

Since Ingleside Terraces is comprised of 750 homes, this means that only 27% of the homeowners have paid their dues so far this year.

We wish to extend a great big **THANK YOU** to the those who have paid their dues, and remind the other 546 homeowners that it is not too late for you to pay as well. Your dues support the on-going programs of the ITHA Board.

To make your dues contribution to ITHA, please complete the form on the back page and mail it to ITHA, PO Box 27304, S.F., CA. 94127.

Your Board of Directors is working hard to make the Terraces a better place to live for all neighbors.

# ITHA BOARD

## PROGRAMS

We employ gardeners to mow the lawns and tend flower beds in our open spaces/parks on Urbano, Entrada, Corona, Lunado, and Moncada. We operate and fund the Neighborhood Emergency Response Team (NERT), which will provide emergency assistance to the neighborhood in the event of an earthquake or other disaster. We support and help fund the annual picnic in September, and the all-Terraces Garage Sale in May. We print and mail The Sundial

three times a year, and we keep track of building development in the Terraces to ensure compliance with building codes and permits.

We also coordinate programs with other neighborhood associations, such as WOTWCC ( West of Twin Peaks Central Committee) in the on-going beautification of Ocean Avenue. We assist neighbors in issues involving City Hall.

In short, the ITHA Board of Directors goes to great effort to ensure the quality of life of all Terraces homeowners, and these activities require your support through annual dues donations.

**Please help us keep this a great neighborhood by paying your dues today!**

*Lydia Scardinia*  
Chair Gardens and Landscaping Committee

# NERT

The Ingleside Terraces Neighborhood Emergency Response Team (NERT) has seen over 50 residents take the training classes conducted by the San Francisco Fire Department (SFFD) since about 1993. The city-wide program was formed after the 1989 Loma Prieta earthquake really shook things up.

There was a realization that city emergency services were stretched extremely thin in trying to deal with fires and other emergency needs in the days following that disaster. It was also apparent that many volunteer residents in the hardest hit areas of San Francisco came forward to help city agencies with many activities aimed at saving and protecting lives.

All this volunteer energy was channeled into the NERT program with basic training classes in the various skills being conducted by the SFFD. A person having completed the NERT training will be seen wearing his or her orange vest with yellow hard hat and trying to do the most good for the most people after a major disaster. Our ITHA team is in need of more trained members. The training is necessary for our survival after the next big one, and with 750 homes to look after, we need more volunteers.

Please consider getting involved in this important life-saving program.

Contact **Barney Johnson** at 584-5223 for information on upcoming training classes. It doesn't take a lot of time, and having you ready to help your neighbors will mean saved lives.

*Barney Johnson*  
Nert Coordinator

## NERT CLASSES

**S**peaking of NERT classes, here is a schedule of upcoming classes for your information:

Class at County Fair Building, 9th Avenue north of Lincoln. Classes begin July 6th, Wednesday mornings, 9:30 a.m. to 12:30 p.m.

For those of you who want to get your amateur radio license and help us with communications after a disaster, consider the HAM Cram class. The SFFD

NERT Training Program will continue to offer a HAM Cram session twice a year at the end of spring and at the end of fall. This study period and test will get you a license from the FCC good for ten years.

Most folks get the NERT training first and then go for the HAM license, but it can be done in the reverse order also.

Every NERT team should encourage its members to become licensed HAMs to supplement the team's communication abilities. For information regarding these programs you may contact Bob Jacklevich at Jacklevich@yahoo.com or Barney Johnson at 584-5223, or at bcjpe415@pacbell.net.

HAM Cram class, Sunday, June 26th from 8:30 a.m. to 4:00 p.m. at the County Fair Building. Bring two IDs and \$34.00 cash with you (you cannot become a HAM for free).

## ITHA Staging Area for Disaster Help

In case you need help after the next disaster, the staging area for Ingleside Terraces is in the planting strip at Junipero Serra at Mercedes.

*Barney Johnson*

## GAS SHUTOFF

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 TEAM PRACTICE

Members of the ITHA NERT Team participated in the city-wide drill on April 23 at Marina Middle School. The three sessions included the current concern over possible terrorist activity, the lifesaving cribbing exercise, and the disaster search and rescue drill. This was a chance to meet **Annmarie Conroy**, Chief of the Mayor's Office of Emergency Services (and a resident and Board member of the Terraces ).

On the following Saturday, April 30th, we met at the home of **Anton Lethin** to review our response procedures in the event of a disaster , and to check the inventory of emergency supplies at our disaster cache on Mercedes.

*Barney Johnson*  
NERT Coordinator

## GREEN LAWNS

The real issue of how to keep your lawn green, without a coat of spray paint, is not just water usage, but the associated sewer charges we all face during the dry summer months, when our lawns turn brown almost overnight if we don't adhere to a regular watering schedule.

I discovered that my combined water and sewer bill almost tripled during my first summer in the Terraces, and it was largely due to the fact that for every dollar spent on water, two dollars went for sewer charges. The reason for this is simple: the PUC-SF Water Department bases its sewer charge on the premise that 91% of all water coming into your house goes out through the sewer...this is called the flow factor. If you water your lawn and garden extensively, as I did, this flow factor is grossly inaccurate, and costing you \$\$\$\$\$\$ unnecessarily. The good news is that the situation can be remedied; you can reduce your water and sewer bill significantly (and have your lawn returned to a verdant green)

## GREEN (CONT.)

by appealing the flow factor percentage to the PUC-SF Water Department.

The telephone number to call is 551-4780. The SF Water Department will send you a form, called appropriately enough, the **Sewer Service Charge Appeal Form**, to start the appeal process.

Not wanting to leave any ambiguity in my appeal, I drew a schematic of my overall lot, describing in detail the dimensions of the areas of lawn, garden, sprinkler system coverage, driveway, house, etc, with detail only an engineer would appreciate.

The effort paid off, and my flow factor was reduced from 91% to 71%, which also brought me a refund on the overcharges I had paid in previous months.

So let's keep the Terraces green this summer, and save you some money in the process...get out there and appeal your flow factor.

*John Duff*  
Newsletter Editor



## NEIGHBOR PROFILE

If, in the near future, you see a wine bottle with a label picturing our own sundial and the words "**BFD Ingleside Cellars**" you might guess correctly that it was made in Ingleside Terraces.

That wine, now made in a garage on DeSoto Street in the Terraces, is not yet ready to be marketed, but if you "cultivate" the major winemakers, **Fred Dick and Bob Rawson**, they might give you a taste from one of their oak barrels fermenting in that garage.

**Dick and Rawson**, who live a block apart on DeSoto, with one wife and two children each, have lived in the Terraces since 1997.

**Dick**, an advertising specialist with a degree in mass communication from UC Berkeley, and **Rawson**, a financial planner, are both gourmet cooks and wine connoisseurs. **Rawson's** wife, **JoAnn**, a graphic designer, designed the label.

About three years ago the two couples, after experiences as a restaurant owner and part time wine maker, started buying barrels, crushers, stemmers and other equipment, and looked for the best grapes they could find in the Napa and Sonoma valleys.

Now they produce three wines; Sangiovese, Cabernet Sauvignon, and Zinfandel. Since they would need a license to bring their wine to market, their production is for personal consumption only...too bad for us, since this writer had a taste, and it was gooooo!!!!

*Jerry Werthimer, Roving Reporter*

## PGA COMES TO TOWN

**R**on Cross, of the PGA Tour, gave a briefing to the ITHA Board at the May 19th meeting, on the upcoming American Express Championship Tournament that will be held at Harding Park October 4-9.

He expects 20,000 paid attendees and well over 1,000 volunteers and workers. The event will give significant television coverage to San Francisco with both ESPN and ABC scheduled to present coverage. Ron said the total economic impact of the tournament to the city is expected to be \$50 million dollars. The top golfers from around the world will participate, and the event will generate a \$500,000 contribution to a local organization called First Tee. He stated that sufficient crowd and parking control measures have been taken to insure that ~~our neighborhoods will not be overrun by~~ the event.

## SUBURBS IN THE CITY

How many of you have heard of Joseph A. Leonard? He could be called the "father of Ingleside Terraces" since it was his Urban Realty Company that began developing the former racetrack into Ingleside Terraces in 1912. The plan featured broad front lawns, and rules banning front yard fences to maintain "an open, meadowy-looking neighborhood".

The neighborhood won fame for its sundial, which Leonard proclaimed the world's largest. On its completion in 1913, he threw a moonlight pageant featuring a cast of 60 and "bright, but not garish electrical illuminations".

The first homes were built before World War I in a mix of Craftsman styles,

## SUBURBS (Cont.)

including Greene and Greene Arts knockoffs, medieval English, and even Frank Lloyd Wright-derived Prairie Style. Leonard designed some homes, his son, George, others. Many of his architects remain unknown.

Leonard designed and built 54 homes in Alameda in an area that became known as Leonardville. Leonardville and Ingleside Terraces fared differently over the years, perhaps because only Ingleside Terraces was protected by covenants. By the late 1920s, Leonardville's mansions were being converted into boardinghouses. Others were demolished or allowed to deteriorate.

The 1960s saw the start of a revival that has rescued most of Leonardville's homes, if not all of their architectural glory. Ingleside Terraces always remained a solid and increasingly costly neighborhood, with many owners living there for decades.

For more information on Leonard, and Ingleside Terraces, visit the San Francisco Architectural Heritage at 2007 Franklin St. (415-441-3000). Also the Western Neighborhood Project Web site has a host of historical Ingleside Terraces photos and other material. ( [www.outsidelands.org/ingleterr.html](http://www.outsidelands.org/ingleterr.html) )

(Excerpted from a recent SF Chronicle article in the Signature Style series, profiling architects and builders who influenced the look of Bay Area neighborhoods.)

## INGLESIDE TERRACES REAL ESTATE

After the spectacular run-up in prices we witnessed in 2004, another surge in buyer demand pushed San Francisco home prices even higher this spring. In the West of Twin Peaks area, as of late May, the median sales price for a single family home in 2005 was \$930,000, up 18% from the same period last year.. City-wide, the percentage increase was slightly more, up 20% from 2004.

Activity was down a little in Ingleside Terraces in 2005. Only 7 homes have closed sale this year compared to 9 in the same period last year.

This spring was another tough period for prospective buyers of homes in the Terraces, which sold an average of 8% above asking prices...how much longer will it last?

*Bob & Miko Mosher*

## **All San Francisco Concert Tickets**

All Ingleside Terraces Homeowner Association dues-paying members are invited to attend the annual **All San Francisco Concert**, performed by the world-acclaimed San Francisco Symphony. Mark your calendars and reserve your seats now.

**All San Francisco Concert**  
**Friday, September 9, 2005**  
**Davies Symphony Hall**  
**8:00 P.M.**  
**\$10.00 per person**

This season celebrates the 25th anniversary of Davies Symphony Hall. The San Francisco Symphony is committed to Davies Symphony

Hall being not only a venue for wonderful music, but also a community center serving the bay area. Part of this commitment is the **All San Francisco Concert**, which aims to bring a new audience to Davies Symphony Hall each year.

Thanks to Wells Fargo's underwriting, the Symphony is able to offer a special \$10 ticket price to members of community and social service organizations to enable them to participate in Opening Gala Week.

This concert, featuring music of Shostakovich and Tchaikovsky, includes a cello soloist and is sure to be a sellout. We are purchasing a limited number of tickets for resale to ITHA dues-paying members.

Tickets will be sold on a first-come-first-served basis, **with an initial two ticket per household limit.**

To reserve your tickets, send your check for \$10.00 per ticket, to **Bob Mosher** at 170 Paloma Avenue, San Francisco, Ca. 94127. Please send your check as soon as possible and make it payable to **Ingleside Terraces Homes Association.**

We expect to receive the tickets from the symphony in time to distribute them to you in late August. If you need to know the status of your reservation, contact **Bob Mosher** at 706-2827. **P.S.** If you wish to become a dues-paying member of ITHA see related article on page 2.

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## **ITHA MONTHLY MEETINGS**

**ITHA Monthly meetings are open to all residents of the Ingleside Terraces and are held on the 3rd Thursday of each month ( except for July, August and November) at 7:30 p.m. The following is a schedule of the remaining meetings this year:**

**September 22, 2005**

**October 20, 2005**

**November 12, 2005( Annual Meeting- 10AM)**

**December 15, 2005**

**Contact Lonnie Lawson for meeting location.**

## 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

## Board of Supervisors Sean Elsbernd- District 7

City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA. 94102-4689  
(415) 554 - 6516- voice  
(415) 554 - 6546- fax  
Sean.Elsbernd@sfgov.org

Aides: Olivia Scanlon and John Gavin  
Committee and Board Assignments:  
Member: Transportation Authority  
Member: City Services Committee

## ITHA OFFICERS

**PRESIDENT**  
**Lonnie Lawson**  
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**VICE PRESIDENT**  
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**TREASURER**  
**Ray Hanssen**  
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**SECRETARY**  
**Karen-Anderson Miller**  
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## DIRECTORS

**MEMBERSHIP**  
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ltscardina@pacbell.net

**WEST of TWIN PEAKS**  
**Paul Conroy**  
conroy@wans.net

**WELCOME WAGON**  
**Donny DeLeon**  
ddleon08@aol.com

## AT-LARGE

**Annemarie Conroy**  
Annemarieconroy@msn.com

**One at-Large Vacancy**

**NERT COORDINATOR**  
**Barney Johnson**  
bcjpe415@pacbell.net

## SOCIAL EVENTS CALENDAR FOR 2005

**Picnic.....Saturday, September 17**  
**Annual Meeting.....Saturday, November 12**  
**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**  
pjduff@sbcglobal.net

### COPY EDITOR

**Elaine Mannon**

**We need help filling three committee  
vacancies:**

**SOCIAL**  
**GRAFITTI REMOVAL**  
**TRAFFIC/SAFETY**  
**AT-LARGE**

**Contact Lonnie Lawson at 586- 2808  
if interested.**

# The Sundial

**Ingleside Terraces**

**Homes Association**

**P.O. BOX 27304**

**San Francisco, CA. 94127**

**PRESORTED  
STANDARD  
U.S. POSTAGE PAID  
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Permit No. 1284**

**Lonnie and Jurline Lawson  
135 Corona St.  
San Francisco, CA 94127**

94127+2807 24



Please detach on this line:

## INGLESIDE TERRACES HOMES ASSOCIATION

### Annual Dues Notice

Enclosed is my/our 2005 Membership contribution of:

\_\_\_\_ Patron.....\$100

\_\_\_\_ Sustaining.....\$75

\_\_\_\_ Supporting.....\$50

\_\_\_\_ Regular.....\$25

\_\_\_\_ Special/Senior.....\$\_\_

Name: \_\_\_\_\_

(As it should appear on mailing list.)

Address: \_\_\_\_\_

(Terraces home for which you are paying.)

Mailing Address if different than above:

\_\_\_\_\_

\_\_\_\_\_ Phone: \_\_\_\_\_

Please make your check payable to ITHA and mail to ITHA at PO BOX 27304, SF, Ca. 94127