

1981

# Ingleside Terraces Homes Association

# Newsletter

## April Issue

### From ITHA president and vice president . . .

Dear Friends,

Spring is the time of year for new beginnings both in our gardens and in our neighborhood.

We hope that all our neighbors will be planting and planning a fresh look for the Spring Garden Contest to be judged in just one month. There may not be time for relandscaping but there is plenty of time to put in a few colorful flowers and to do the spring cleaning. (Don't forget to do your easements!) Our neighborhood is so lucky to have some really talented gardeners with spectacular front yards. What pleasure it gives to us all to walk along the street and enjoy the variety and color.

The residents facing Junipero Serra Blvd. are very interested in getting the city to do their share of the neighborhood upkeep on the expanse of lawns along the boulevard. These neighbors met on March 24th at Linda McGilvray's home to see what could be done for improvement. Some of the ideas set forth were 1. seeking a grant for complete relandscaping of the Junipero Serra parkway. 2. Putting in some sort of natural screen to block the noise, dirt and visual blight of the auto traffic along the busy street. 3. Starting a clean-up program right away. 4. A planting space in the Cerritos entry space to slow traffic. Dan Kaljian was elected chairman of the committee to work closely with Linda, who is the

beautification committee chairlady. There will be other meetings soon if you are interested in this project.

On the negative side, the roofing company that has for years illegally operated a noxious business on Corona and Holloway has been ordered to appear in court in the near future. The Homes Association abhors having to take this action but we were left with no choice. The roofing company continually started up its tar pots each morning on the street, creating a horrible odor that wafted over the neighborhood and created a safety hazard to children on their way to school. The company also stores flammable materials in an illegal shed under the cypress trees on the back of the property--a fire hazard and an unsightly mess. We hope that this court action will never have to happen again as it is costly and time consuming. Most residents are very understanding and respond to a personal appeal to keep the neighborhood as safe and pleasant as possible. It is disheartening that one irresponsible person can cause so much trouble.

It is the intention of the ITHA board to work in a positive manner with the neighborhood, but by no means will it ignore gross violations of the covenants that endanger our families and homes. It is by working together toward positive goals that we can achieve our goal of a fine, safe, friendly neighborhood.

*Lothar Eiserloh and  
Marsha Fontes*



# How does your garden grow?

One of the distinguishing aspects of the Terraces as a community is the space we enjoy. The homes are all on generous lots, the streets curve and follow the contours of the terrain maximizing the views, the light and the free circulation of air. These qualities are rare to find in the city.

I maintain that our community could be enhanced if we had more landscaping--specifically, trees. This would make a tremendous difference in complimenting both the design of the Terraces as a whole as well as the splendid range of architecture we feature. Take a look at the street you live on and for a moment compare those homes nestled or framed in trees and shrubbery with those that are stripped and barren. The visual evidence speaks far better than I ever could.

Certainly there are reservations to more trees and shrubs: maintenance, invasive roots, damage from falling limbs or whole trees, security compromised, to name the obvious. However, not all trees or shrubs threaten these sensible considerations. There are, in fact, a variety of trees and shrubs that are well adapted to our area and once established require little care beyond occasional feeding and pruning. They are also without invasive root systems, are wind tolerant, and when positioned properly will not compromise security.

Some specific examples include the giant yucca (*Y. elephantipes*), a fast growing tree, single or multi-trunked, making dramatic silhouette and shade patterns on lawns or walls. It can be cut back occasionally with just a pruning saw and kept small, 10 - 15 feet, or left to mature to 30 feet. The yucca has a carrot like root that will not disrupt pipes or sidewalks and is already widely planted in the neighborhood.

Also, there is the pittosporum

family, particularly *P. eugenioides*, which can be used as a hedge or free-standing tree with lush golden green leaves, yellow flowers in spring, growing fast to 40 feet with a 20 foot crown or canopy supported by a curvy gray trunk. Although the leaves appear to be delicate, this tree is wind tolerant and has a limited but adequate root system.

Finally we have the Japanese black pine (*Pinus thunbergiana*) with beautiful spreading branches, easy for anyone to prune to the most fascinating shapes from Christmas tree for to an oriental cascade. The black pine will grow quite tall if left alone (100 feet) but with a sturdy yet agreeable root system for landscaping purposes. (Can be seen in the Junipero Serra Blvd. median.)

There are several other trees that make fine additions to our environment and I will write more in future newsletters. Hope these suggestions will motivate and inspire all of us to beautify the Terraces.

Donald Arquilla



## “Used car lot”

The autos that are offered for sale at Jujiptero Serra and Holloway and Serra and Mercedes are in violation of city ordinance. We thank Sgt. LGarry Elsenbroich of Ingleside station for his prompt attention to this problem. Violators are now being ticketed.

## Recycling

The Pollution Solution Recycling Club is starting a recycling pick up for elderly or handicapped persons in our neighborhood. Glass, tin, aluminum and newspaper will be picked up at your home on a monthly or bi-monthly schedule. Just call 330-7203 and leave your name, address and phone number to be contacted for a pick up date. This service is made possible by donations by U-Haul Trucking, Sunset Scavengers and Pollution Solution Recycling.

## Day at the Old Ingleside Race Track

The Day at the Old Ingleside Race Track is warming up, planned for May 9th at noon. If you live on Urbano Drive, be aware that the street will be closed for about three hours. And it is ABSOLUTELY necessary to have all autos cleared from that street to make room for the bike races and parade.

Refreshments will be sold by various groups during the proceedings and the revenue will go to their organizations. ITHA plans a bake sale and wiener roast and the profits will be used to replace the broken urn at Entrada Park. We need donations of cookies, cakes and breads. If you'd like to help us by baking an item, or in any other way, just call Marsha Fontes (584-5703) or Barbara Llorente (239-7248).

## Housing Conservation Institute

Homeowners 62 years of age or older and who live in the neighborhood (OMI) may be eligible for a new program being offered through the Housing Conservation Institute (HCI). This program provides \$700.00 worth of minor repairs to the home over a two year period. All work is done by a licensed contractor and inspected by a qualified building advisor. The only cost to the homeowner for all these services is a \$10.00 enrollment fee.

Inquiries can be answered by Bob Muehlbauer at HCI. The phone number is 586-8000.

## Coming events

*NEXT MEETING OF THE ITHA BOARD OF DIRECTORS:*

May 7 at the home of Barbara Llorente, 71 Cerritos, 7:30 pm.

MAY 9 - DAY AT THE OLD  
INGLESIDE RACE TRACK!

## Valentines Day tea party

The Valentines Tea Party, held on February 14, was a lovely success. About 50 people attended throughout the afternoon to enjoy tea, champagne punch, port and sherry, plus the many dainty delights made by the party committee.

Our thanks to those ladies who helped--Marsha Fontes, Bette Landis, Carol Eiserloh, Phyllis Gomez and Hank Gomez with his barbershop quartet.

## Aptos 50th Anniversary

Aptos Middle School (formerly Aptos Junior High School) will be celebrating its 50th anniversary this April 25, 1981, from 1:00 to 4:00 p.m. at the school site. This function is sponsored by the Aptos PTA. Various areas of interest will be open to all visitors, including their award-winning library/multi-media center, the school gym, the auditorium where the Aptos Orchestra and Band will be performing for listening pleasure, and the school cafeteria where light refreshment will be served.

All former Aptos graduates, faculty, administration, and staff are cordially invited to attend and help celebrate in 50 years of excellence in education. For additional information, contact Mrs Adams in the Aptos main office, or Mrs. Torney, Aptos PTA President.



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### Ingleside Terraces Homes Association Board of Directors

Lothar Eiserloh, President & Covenants  
Marsha Fontes, Vice-president & Social Committee  
Karen Clay, Treasurer & Finance Committee  
Bette Landis, Corresponding Secty & Covenants & Parks  
Birgit Pillsbury, Recording Secty, Covenants & Social  
Jim Henry, Covenants  
Hank Gomez, Newsletter  
Barbara Llorente, Newsletter & Membership  
Linda McGilvray, Beautification & Newsletter  
Bill Hunter, Beautification  
Sylvia Ripley, Beautification  
Patrick Hines, Finance & Covenants

# The "face" of Ingleside Terraces

One does not have to be a long time resident of Ingleside Terraces to recognize the unique architectural and historic significance of the neighborhood. We as homeowners are fortunate to share a well located community on gracefully contoured streets, lined with homes that are as architecturally significant as any in the city. It is inevitable that the investment we have made in our homes is destined to appreciate all the more significantly as the availability of homes of quality construction and design within the city diminishes.

What we must concern ourselves with now however is our community image. How do we appear to prospective Terraces residents? How do we appear to ourselves? To put it diplomatically, we live in an elegant neighborhood past its prime. We have become a bit shabby, and neglectful of our appearance--and that unhappy fact is costing us all.

The roofer who operates his business with impunity in our streets, the auto repair shop illegally operating in a residence, the property surrounding a home used as a scrap heap and R.V. park are symptoms of this loss of image and self respect. More directly, the cost we pay as home owners while we watch the value of our property diminish in comparison to homes of equal or lesser stature is unnecessary and wasteful.

I am presenting a suggestion for community beautification; the germ of a plan that, if it is accepted and supported by the majority of Terrace residents, will restore our image to our neighbors and ourselves. It will make Ingleside Terraces an example of community pride and improvement that will add measurable dollar value to all our homes as the Terraces becomes a neighborhood of choice, not chance.

Any program of ambitious scope must progress in deliberate stages and achieve measurable results. Our pilot program should commence with the "face" of Ingleside Terraces--Junipero Serra Blvd. More than anywhere else this street is our image and how it fares will determine the reputation of the rest of the community. To the passer-by, the prospective home buyer, or the resident, the first impression can be a lasting one and the pride of saying "I live there" is a gratifying measure of self-respect.

Junipero Serra Blvd. offers certain advantages to us that will best meet the objectives of overall community renewal, since it offers a display of home styles available within the Terraces. The value of complementing these homes with a well-designed area will draw attention to the possibilities of living within the stone gateways at Moncada, Paloma, Mercedes, Esterio, Holloway and Ocean. The landscaping along the boulevard sidewalk is presently a disaster and a disgrace both to the neighborhood and a city management who apparently views our district as less deserving of attention than others more affluent.

The gateway to the Terraces at Mercedes and Junipero Serra is urgently in need of attention and development. A planting area similar to that recently constructed at the entrance to St. Francis Blvd. would be a valuable improvement and face lift. It could be designed so as to restrict the high speed entrance of traffic from the boulevard as well as enhance the beauty of our "front door." Most important, money for this project may be available through the city open space fund, or from Cal-Trans via a fund for highway beautification.

Make Ingleside Terraces an inviting place to live. Let's experience a success that will benefit us all with a return of community pride and increased property values. Take the momentum achieved with this project and use it to restore the dignity

and prestige we once enjoyed.

I solicit and welcome any assistance or support offered from anyone. This is a program to benefit you--to enhance the value of your investment. Please get involved or at least support and contribute.

Dan Kaljian

### QUESTIONNAIRE

1. Do you feel that the resale value of your home is influenced by the appearance or image of Ingleside Terraces where it fronts Junipero Serra? Ocean Ave.? Holloway? \_\_\_\_\_
2. Are you opposed to the idea of improving the image of Ingleside Terraces? \_\_\_\_\_ Do you feel that no changes are necessary? \_\_\_\_\_
3. What changes in planting/landscaping would you like to see made along our median strip on Junipero Serra? What changes within the Terraces? \_\_\_\_\_
4. How do you feel about the use of the south and east of the Terraces as an auxiliary parking lot for S.F. State? Do you feel the bumper to bumper parking cars in the areas diminish the appearance and quality of our neighborhood? If so, what would you do to change it? \_\_\_\_\_
5. How do you feel about a planted island behind the stone portals at Mercedes and Junipero Serra Blvd? \_\_\_\_\_
6. Do you have alternatives to speed bumps or one way traffic to control speed and frequency of auto traffic in the Terraces? \_\_\_\_\_
7. Does the idea of planned landscaping and tree planting to lend scale to our homes and soften the stark appearance of our streets (vis. a vis. St. Francis Wood and Forest Hill) appeal to you? \_\_\_\_\_
8. If you support this drive to renew the image of the Ingleside Terraces, would you be willing to contribute to the project your time \_\_\_\_\_ skills \_\_\_\_\_ money \_\_\_\_\_ connections \_\_\_\_\_.
9. If some cost had to be borne by the residents at large or locally, as around Moncada Park, to achieve our goals, would you be willing to contribute? \_\_\_\_\_

*Please mail this questionnaire to Ingleside Terraces Homes Association, P.O. Box 27304, San Francisco, CA 94127.*

## List of 1981 Membership in the Ingleside Terraces Homes Association

We now have 302 out of a total of about 750 residents who have joined the Ingleside Terraces Homeowners Association. Many thanks go to those who care enough about the integrity of our neighborhood to lend their support monetarily. The legal battles, special events and neighborhood improvements are a benefit to all of us.

A coupon is provided for your convenience should you wish to join the association.

### ALVISO

Clay Glunt Eiserloh

### BORICA

Hallisy Allen Sutton  
Medrano Sutton Wallace  
Ortiz Weber McMichael

### CEDRO

Agrahamson Poole Forsyth

### CERRITOS

Ripley Heuser Farruggio  
Presson Chekene Squires  
Portnuff Uth Llorente  
Pillsbury

### CORONA

Kannisto Flippin O'Keefe  
Gaal Schmidt Moore  
Gray Gold Driscoll  
Romero Murphy

### DESOTO

Maher O'Neill Pearson  
Clausen Martin Regan

### EL PLAZUELA

Shoemaker

### ENTRADA

Sproule Vella Maggi  
Landis Werthimer Sims  
Marnell Adams

### ESTERO

Calderon Vitrano Barry  
Johnson McBride

### HEAD

Rominson Baker Machon  
Mullaney Scroggie Belmont  
Arquilla

### HOLLOWAY

Herbert Joel Slagle  
Scott

### JUNIPERO SERRA

McGrail Kaljian Schultz  
Fontes

### LUNADO WAY

Flock Yee Loon  
Petersen Byars DeLong  
Watson Daugharty Cabreros  
Martin Tiret Bailey  
Croft DeLorimier

### MERCEDES

Paoli Sanchez Rappe  
Gentile Durland Toolajian  
Miller Caniglia Beall  
Bahamondes Panagotacos  
Laursen

### MONTICELLO

Johnson Duff Gish

### OCEAN

Castle Mallick Duazo  
Cheung McGreevy Cucalon  
Concordia Sport Club  
Graphic Arts Union

### PALOMA

Kirkpatrick Rappe Ackerman

### URBANO

Palmer Bracisco Rubin  
Hunter Arata Kloehn  
Green Stuckey Griffith  
Hopkins Creps Casey  
Peterson Garner Bradford  
Yudelson Gomez Wayne  
Henry Kremer Panagiotides

### VICTORIA

Hadda Bruschiazzo  
Illick Shannon Palmer  
Hladry

You may join the Ingleside Terraces Homes Association by mailing this coupon along with your membership Patron, \$50 \_\_\_\_\_ Supporting, \$15 \_\_\_\_\_ Sustaining, \$25 \_\_\_\_\_ Regular, \$10 \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

Check enclosed for \$ \_\_\_\_\_

# Jim's corner

Writing good things about our neighborhood is very easy. I could easily do an entire article about the charm of our area, the historic significance of our sundial, the curvy grandeur of Urbano Drive and so on. It is unpopular to write about the not so good things: the wild abandon of some neighbors' pets (unleashed dogs, noisy cats), the unkempt lawns (some so overgrown with weeds you never know what will turn up), the abandoned cars on the streets, cars parked on lawns and in some cases up on blocks, the neighbors who run businesses in their homes (which is both in violation of city zoning law, and a violation of the covenants of the ITHA and a deed restriction. Flagrant violators are the roofer on Holloway Avenue, and the auto repair business on Ocean Avenue. The student parking problem from San Francisco State creates an unsightly mess daily.

The neighbor that is always talking about how good the Terraces used to be, but does nothing to help the current situation. The neighbor that talks about how something should be done but does not support the ITHA by becoming a member and paying the \$10.00 annual dues. I don't want to get carried away on the bad points, because overall the Terraces is a very desireable place to live. Over 90% of the homeowners demonstrate pride of ownership in their property. The other 10%. . . whew!

To the dedicated homeowners: you can help us make the Terraces a better neighborhood by joining the Ingleside Terraces Homes Association and by attending the monthly meetings. Write us at P.O. Box 27304, San Francisco, CA 94127 to give us your ideas on areas you would like to see improved.

Jim Henry



## Warning to all dog owners . . . The Terraces are a SPCA target area

Our area became a target area for the SPCA when a pit bull and another dog attempted to dismember a cat one Friday evening.

The SPCA makes periodic sweeps through the neighborhood several times a week, and if your dog is on the street, without leash--and you, the animal is picked up. The driver makes an effort to contact the owner and the owner is allowed to claim the dog and a ticket. The fine for a first violation is \$15, the second--\$30, and the third--\$50. An additional fee is charged if the dog does not have a current license tag. Ordinance #4112A. If the owner can not be reached, the dog is taken to the pound. The driver will leave information at the owner's door regarding the procedure for claiming the dog. In addition to the above charges, there is a \$10 impoundment fee and a \$2 nightly room and board fee.

An additional ordinance covers dogs who are allowed to fecate on areas outside his own home. This is Section 40A. 40B is the ordinance governing the owner's negligence in cleaning up the dog's mess. The fines again, are \$15, first offence, \$30, second and \$50 for each 40A and 40B. If you get a ticket, pay it right away. Like traffic tickets, they increase--and don't forget to pay! After 3 months they go on nationwide computer and if you're stopped, you will *GO DIRECTLY TO JAIL!*

Another complaint is barking dogs--who bark throughout the night, preventing close neighbors from sleeping. This particular violation is handled by the police. Sporadic barking can be a deterrent to crime, since the barking ceases as the intruder leaves the area. Constant nightly barking could indicate that the owner is away from home, thus issuing an invitation to break in.

# Ocean Avenue traffic signs

A resolution to consider the effectiveness of the traffic stop signs along Ocean Avenue was heard in the Fire, Safety and Police committee of the Board of Supervisors in February and continued until the committee meeting in April. The stop signs, installed at the request of the Ocean Avenue Merchants and Supervisor Lee Dolson, have been controversial from the outset.

Many residents have complained that they are too close together and are a nuisance rather than a deterrent to the speeding motorists who travel along Ocean Avenue. This thinking is reinforced by the fact that traffic officers estimate six speeding tickets are given on Ocean Avenue per hour.

Supervisor Kopp, who introduced the resolution being heard now, is also concerned about the high operating cost to MUNI (\$180,000 per year) in observing these stops and starts along Ocean Avenue.

MUNI and the Department of Public Works have presented an alternative solution. They proposed to eliminate the stop signs and install traffic signals at the intersections of San Leandro, Cerritos, Jules, and Lee Streets. These signals will operate sequentially and the MUNI stops will be limited to every other block, with longer islands to accommodate the Metro cars and for passenger safety.

Your association supports this plan and places the highest priority on the installation of a traffic signal at Cerritos Avenue.

## Tuesday is street cleaning day

All areas not posted with regular street cleaning signs are cleaned with a mechanical sweeper every Tuesday morning starting as early as 7:30 a.m. Please move your vehicles to your garage or easement so the entire street can be cleaned.

Take pride in your neighborhood. If you don't, who will?!

## CHFA home improvement loans

CHFA Home Improvement Loan Program (Title I) is a low interest rate loan program offered to homeowners by the state of California. The purpose of the program is to make home rehabilitation loans available to qualified borrowers of low and moderate income. The loans can range from \$1,000 to \$15,000 at 10% interest rates for 15 years. For further information contact Al Kerley at 558-2461.

## Choral Concerts

A very special performance by the San Francisco State University Choral Union will take place on Sunday, May 17 at 3:00 pm. in McKenna Theater in the SFSU Creative Arts Building. The combined choral groups and orchestra will present the Prologue to *Mefistofele* by Boito and *Four Sacred Pieces* by Verdi.

The SFSU Concert Choir and Chamber Singers will perform works by Bach, Barber, Britten, Schoenberg, and others on Tues., May 19 at 8 pm. in Knuth Hall.

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ITHA was formed in 1938 and encompasses those homes within the area bounded on the north by Ocean Ave., west by Junipero Serra, south by Holloway Ave., and east by Ashton. Approximately 750 homes are located within this area. Since its inception, the Association has taken over the responsibility of maintaining the upkeep of the parkways, gateways, and the general single-family residential character.

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ITHA  
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San Francisco, CA 94127

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