



ITHA BOARD

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AT-LARGE

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Lonnie Lawson, President Emeritus

ITHA Committees

Membership: Jade To
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Sandy Gandolfo
NERT:
The Sundial: Linda McGilvray &
Daryl Schilling
Parks & Landscaping: John Stacy
Welcome Wagon: Jade To
Design Review: Suzanne McDonnell
Construction Committee:
Suzanne McDonnell
West of Twin Peaks Council:
Paul Conroy
Webmaster: Mark Goldstein

Regular monthly meetings of the ITHA are held at 7:30 P.M. on the third Thursday of each month, January, February, March, April, May, June, September and October. No regular meetings are scheduled for July, August, November, or December. Location is the St. Francis Episcopal Church, 399 San Fernando Way, and all Terraces residents are welcome.

ITHA, P.O. Box 27304, San Francisco, CA 94127-0304 • www.ITHASF.org

www.ithasf.org/email.html

Our new forum is now available for all neighbors: <http://forum.ithasf.org>. Members discuss topics such as local events, meetings, crime, schools, and gardening. The newsletter is available on the website: www.ithasf.org/sundial/sundial.html

President's Letter

By Mark Scardina

Welcome to our Holiday issue. It has been a very busy year for ITHA. This past September many of you enjoyed one of our most successful Sundial Picnics. The weather was perfect, the food everyone brought was delicious and our new tents coordinated by board member Eileen Ambre were the perfect compliment to the spread. A special thank you goes to Whole Foods, that not only provided great prices on their hot dogs and burgers, but gave us a generous gift certificate as well! Kudos go to Wendy Dwyer and Sandy Gandolfo for orchestrating a great event along with those neighbors who assisted in the setup and tear down. You won't want to miss it next year!

Some of you may have heard or sighted a visit by one of the City's coyotes recently. As I wrote in the last issue, this problem is still being pursued. Mary Paglieri and I presented a comprehensive proactive coyote wildlife management plan to Supervisor Yee and his staff last month. The goal of the plan presented in this 25-page researched and cited document is to stop further coyote migration into our neighborhoods and to minimize coyote-human/pet conflicts. Specifically, this plan will ensure coyotes stay in their natural home ranges through active habitat management. Where these home ranges overlap with human-pet spaces – conflict will be minimized through enhanced buffer zones. New home ranges will not be created by dispersing or traversing coyotes through use of deterring techniques. The coyotes' role in restoring our native ecosystem and biodiversity will be exploited in lieu of removing trees and ground cover for grasses as proposed by the Native Areas Program. Next steps are to get the Board of Supervisors' support by presenting the plan more widely. As Norman Yee has been re-elected, this process should not be delayed.

As you read this, we will have had our Annual Meeting on November 19th. Unfortunately, I was not able to attend due to returning from a business conference in Germany. I wish to thank Sandy for stepping in and taking my place. This once-a-year meeting is important and if you did not attend, please try and do so next year. Not only is it an opportunity to meet your board and fellow neighbors, but it is your opportunity to provide feedback on how we are doing and can improve going into the future. This is also the meeting where the annual budget is presented and approved so you can see where your dues are going. I am pleased to report that we are financially stable and now have funds for neighborhood projects such as landscaping our new traffic circles and replacing plantings in others. Finally, we hold elections to the board and also seek volunteers for the various committees. Please contact me at president@ithasf.org if you have some

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President's letter

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time and interest in assisting on the board or one of its committees.

One trend that has me very excited about being a 3rd generation San Franciscan raised in this area of the City, is the new families that we have seen purchasing homes in IT and their children enjoying our residential park. Jade To in her dual role as Membership and Welcome Wagon Committee Chair has been reaching out to our new residents and introducing them to our special neighborhood by providing them with a copy of our book done a few years ago by noted S.F. author, Woody La Bounty. Please welcome our new neighbors and let's continue encouraging this trend.

Finally, long time resident Julia Martin has graciously offered to host our annual Holiday Caroling event this year at her home at 85 Borica on December 18th. Mark Goldstein orchestrates this great singalong event to kick off the holidays.

Mark Scardina, President

Ingleside Barbershop: a neighborhood landmark for many years

The charming Ingleside Barbershop on Ashton has a long history in our neighborhood. San Francisco native Gary Cimino, only the fourth owner of the shop, comes from a long line of barbers. Frederick Carl Baur, a German immigrant who lived on Plymouth, opened the barbershop in 1925. In 1943, he sold the shop to the second owner, Tommy Simpson, a family friend. The third owner, Ed Alvarez, operated the shop for forty-four years until 1987. After buying the shop in 1987, Gary Cimino spent about 2 years working to enhance the shop by restoring the surfaces, fixtures and decor to its original look. He has also spent time cleaning graffiti and planting trees in the neighborhood. Camino takes pride in the fact that he's now cutting the hair of children of his long time loyal customers. In an inviting area in the shop's rear, Gary's wife colors and cuts hair. His three kids grew up in the area spending lots of time in the nearby library. We wish him continued success with the shop at 393 Ashton.

The latest Real Estate information

What's happening in the San Francisco housing market these days? It's the most commonly asked question of a Realtor. The answer may surprise you! It seems to be changing every quarter lately depending on whom you ask. There are a variety of pocket price points that are still aggressively moving quickly. The Sunset district still maintains the highest percentage of sales with a large percentage over asking price offers. However, the luxury market of over \$2.5 M seems to be struggling and taking longer to move inventory. Ingleside Terraces has done very well and it's been our privilege to represent many of our neighbors this past year.

Here it is in numbers for the Terraces in 2016:

In 2016, eleven homes in Ingleside Terraces have sold as of October 31st, 2016. Five others are on the market, two are in contract.

The average asking price is \$1,309,455 and the average sold price is \$1,481,227. The average price per square foot of the sold properties is \$797. A very healthy number!

On that note, price per square foot is really only one way realtors measure value. Often those numbers don't really reflect a property's true value when pricing a home for sale. When realtors analyze value, we also consider the functional utility of the space, the condition and the location. Especially in Ingleside Terraces we must not use general data to evaluate a property, as every home is unique. Experience and instincts plus understanding of buyers' expectations guide our process of advising a seller about your specific home value.

For a complimentary market analysis of your home, call Sandy at 415-706-5633 or visit us at SandyandAnnaSellSF.com

Sandy Gandolfo is a third generation homeowner here in Ingleside Terraces and has been actively serving the board for more than ten years.

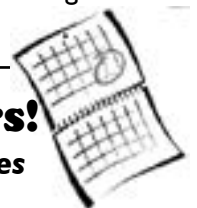
Mark Your Calendars!

Upcoming Events in the Terraces

Saturday, Nov. 19 ITHA Annual Meeting

Sunday, Dec. 17 Annual Holiday Party
(See back page for information)

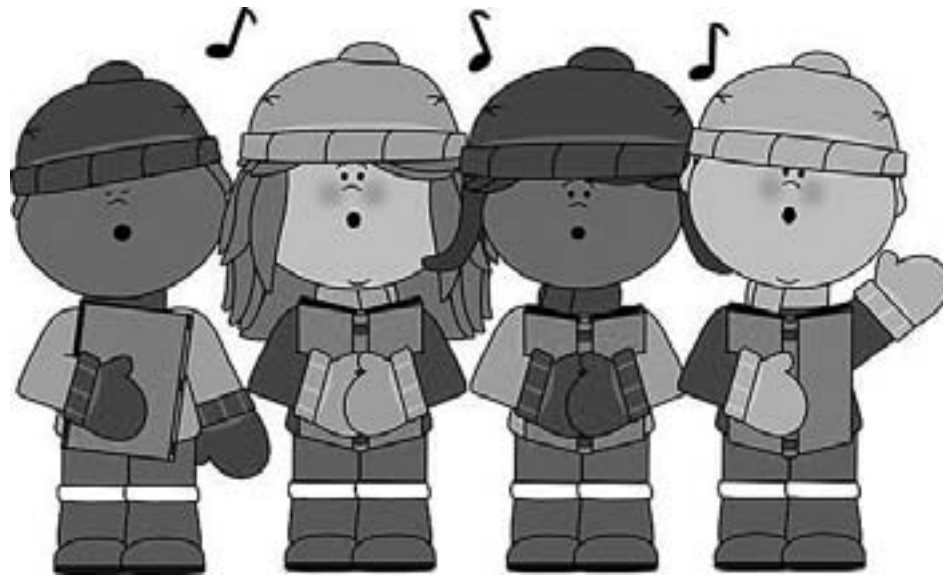
Feb. 10, 11, 12 Academy of Sciences free days
for 94127 & 94132 zip codes





*Photos from our
Annual Picnic by
Judy Reynolds*





**The ITHA Annual Holiday Caroling Party
will be on Sunday, December 17 at 7:00 pm.**

Please bring a snack or dessert to share. Our gracious hosts are the Martins at 85 Borica. The multi-talented Mark Goldstein will provide the music.

THE SUNDIAL

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

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See inside for new ITHA information!