



# THE SUNDIAL

Newsletter of the Ingleside Terraces Homes Association

Fall 2005

ITHA, P.O. Box 27304, San Francisco, CA 94127-0304

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## President's Letter

Four key Ingleside Terraces Homes Association board positions will be vacant effective November 12. Some of our longtime board members, ***Karen Anderson-Miller***, Secretary; ***Ray Hanssen***, Treasurer; ***John Duff***, Sundial Editor; and ***Paul Conroy***, West of Twin Peaks Council member are leaving to pursue other adventures. We regret the loss of their services and thank them for their contributions and support. Jobs well done!

I hope there will be great interest from the membership of our diverse community in filling these vacancies. We need your energy to maintain the quality of life in our neighborhood. The board meets on the third Tuesday of each month for about an hour to discuss timely topics.

In addition to the aforementioned board members, I wish to thank the other board directors: ***Norman Meunier, Lydia Scardina, Donny deLeon, Bill Ferrero, Annemarie Conroy and Barney Johnson***. Thanks also go to other regular volunteers: ***Mary Meunier, Pat and Jerry Werthimer, Pam Ferrero, Elaine Mannon, Betty Johnson, Nikolai and DouceAnn Massenkoff, Maxim Massenkoff, Anatoli Makhlin, Jurline Lawson, Ellen Sandler, Dave Swanson, Mark Scardina, and Anne Fong Ma***.

Recent events on the national scene cause us to remember "it" can happen here and with that thought in mind, I urge you to consider involvement in the SAFE or NERT programs. Please note the NERT reminder regarding disaster preparedness in this newsletter.

The annual picnic on September 17 was a fine success, thanks to the coordinated efforts of ***Karen Anderson-Miller, Mary Meunier and Lydia Scardina***, and thanks also to the many families who provided such delicious food to share. Members of two families who have lived in the neighborhood for 25 and 30 years, respectively, attended the picnic for the first time. We hope to see them again and often!

It is a pleasure and a challenge serving this ITHA community. I look forward to meeting more of our neighbors at the annual meeting on November 12.

***Lonnie Lawson***  
President



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## Annual Meeting

St. Francis Episcopal Church  
San Fernando at Ocean  
Saturday, November 12, 2005  
10:00 a.m. to 12:00 noon

Refreshments will be served

### PROGRAM:

- Visiting time
- Neighborhood Watch and SAFE
- Local problem solving re: public safety and local issues
- ITHA Committee Reports
- Elect Board of Directors

# NEIGHBOR PROFILE

## DONNY deLEON



*Donny deLeon*

New residents get a double treat when they move into Ingleside Terraces.

Ingleside Terraces Homes Association's (ITHA) Welcome Wagon delivers a Zanze cheesecake, a historical calendar, a volunteer card, ITHA covenants, a membership form, and the opportunity to get on **Donny deLeon's** e-mail list. That's the first treat.

The other treat is to meet Donny deLeon himself; the bright, handsome, energetic personable chair of ITHA's Welcome Wagon. Donny has been an ITHA board member for more than ten years, and currently is chair of both the Welcome Wagon and the Graffiti (or, hopefully, non-Graffiti) committees.

Donny delivers more than 20 Welcome Wagon packages each year. He gets his tips on newcomers from realtors, residents, and from walking around the neighborhood with his two Shizu dogs, Spike and Dee Dee.

Donny moved into a historical house on Urbano Drive in 1991. The house was the model for the Urban Realtors who promoted the area and built the sundial. You can't miss it because of the huge *Norfolk Island Pine* with blue Christmas lights in front. Bordering the sidewalk is the large garden of flowers tended by Donny and his spouse, **David Swanson**. Their home, a lovely white frame house is set back between the two "grandparent" houses on either side.

Dave, a Safeway employee, inherited the house from his grandfather, a dentist. The two have been together for

15 years. Donny is a senior radiology technologist at Kaiser-Permanente hospital in Oakland. He has worked the night shift from 3 to 11 p.m. since 1985 and is now supervisor of 150 technologists. He is also shop steward of his union, Service Employees International, and helps to negotiate contracts which affect all Kaiser employees.

Donny was born in a small village in Luzon, Philippines. He was number eight of twelve children. All who have names beginning with "A". His real name is not Donny, it is Adonis. Which, as you might guess, gave him some trouble. He was forced to change it when he joined the Navy. He weighed 104 pounds and was tired of being picked on.

Donny's father was head chief of the village. He taught Donny, by example, to be involved with the community and to be a leader; teachings that have paid off well for our Ingleside Terraces community.

Donny attended St. Louis University, a Jesuit school near Manila, and then transferred into a Manila X-ray school. He practiced as a radiologist specialist for four years in the United States Navy and received an honorable discharge in 1985. He had received a bachelor of science degree in health care management from Southern Illinois University in Carbondale, Illinois.

He came to San Francisco in 1979 before his Navy career and fell in love with our city. He has never stopped returning that love by making endless friends through his constant contributions to our community.

**Jerry Werthimer**  
Roving Reporter

# INGLESIDE TERRACES HOMES ASSOCIATION OPERATING BUDGET & FINANCIAL CONDITION

Each November, at its Annual Meeting, the Board of Directors presents for approval by the membership its operating budget for the following fiscal year and reviews the Association's financial status for the current fiscal year ending November 30. The budget is put together by the Treasurer, but it is based upon the funding requests of the board's various committee members and upon the Association's historical revenues and expenses which help us predict the income and costs for the coming fiscal year.

Our current budget is composed of four main areas; 1) Association business expenses, 2) grounds and gateway maintenance, 3) membership and 4) social programs. The following chart compares the budget for this fiscal year and the actual results through September 21, 2005.

<u>ITEM</u>	<u>BUDGET</u>	<u>ACTUAL</u>
Dues Income	\$ 13,590	\$12,346
Business Expenses	5,290	3,240
Grounds	7,250	5,633
Membership	3,450	2,068
Social	3,360	1,536
Total Expenses	\$19,350	\$12,477
Dues Income less Expense	-\$5,760	-\$131

While our dues income was projected to be \$13,590 or \$5,760 less than planned expenses, it did not seem foolish as the Association began the year with a surplus of more than \$12,500. It was felt that no purpose was to be served by having such a large surplus. The majority of the excess expenditure was invested in grounds and gateway maintenance, an area most board members believe enhances the quality of life in our neighborhood.

There are known gardening and newsletter expenses of approximately \$4,000 that will occur between now and the end of the fiscal year that will raise our total expenses to about \$16,500, but significant additional dues income is not anticipated. Due to savings this year in business expenses and because we will have one less newsletter than planned, we project a year-end surplus of approximately \$9,500. Therefore, we anticipate the next year's budget to again take advantage of the surplus and plan expenditures in excess of dues income. Since we are spending more than our income, eventually we will reach a point where we will no longer be able to maintain the level of services now being used.

In late October, I will gather input from the committee chairs about their funding requests for next year. Each of you is encouraged to let your ideas be known so that they can be considered for incorporation into the budget for the fiscal year beginning December 1, 2005.

***Ray Hanssen***  
Treasurer

# ANNUAL PICNIC & BAR-B-Q



*John*

ITHA's 18th Annual Sundial Picnic was held on Saturday, September 17. There were at least 50 neighbors in attendance plus the firefighters from Fire Station 15, invited by **Paul Conroy**, Fire Commissioner, with their hook and ladder trucks for all to enjoy.

We were treated to a feast of hamburgers and hotdogs expertly grilled by **Lonnie Lawson** and **John Duff**. These were accompanied by a diversely delicious selection of potluck dishes ranging from lumpia, beans, and salads to apple pie, provided by neighbors in attendance. Children participated in the Chariot Race and had the opportunity to have their faces painted by neighbor **Rosina Tong**.

**Nikolai Massenkoff**, singer, and **Anatoli Makhlin** on the Bayan ...



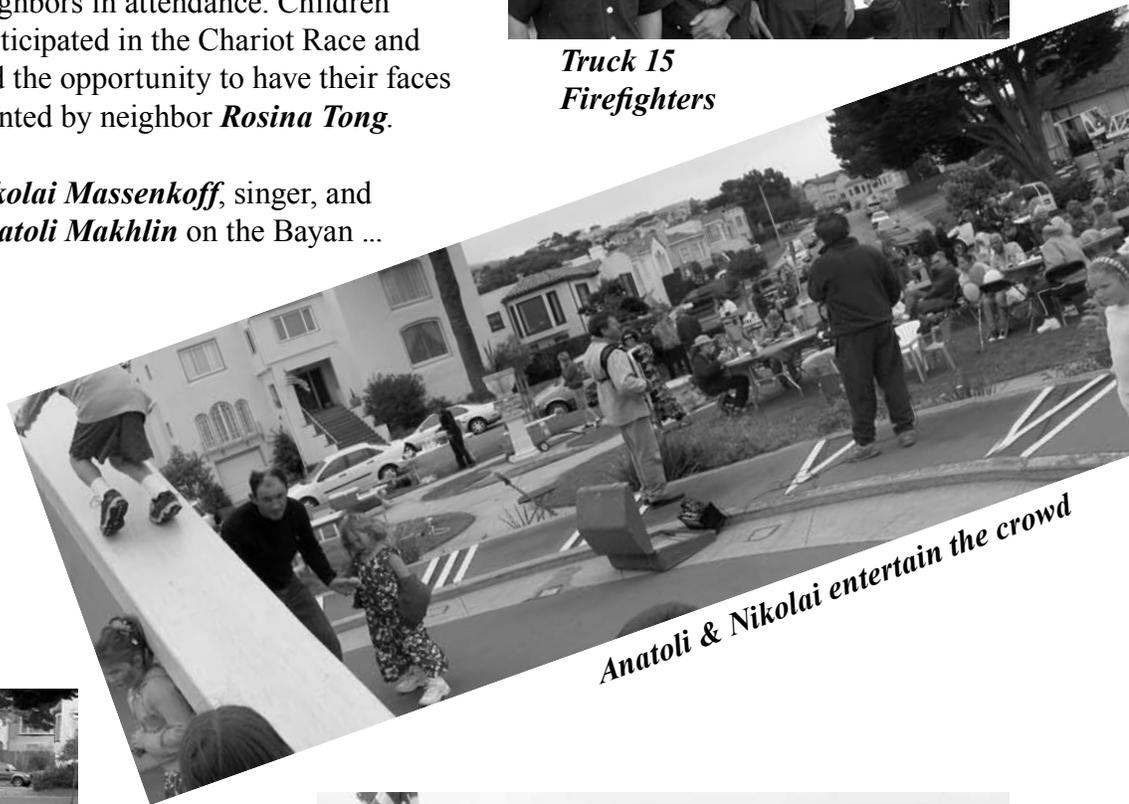
*Anotoli*



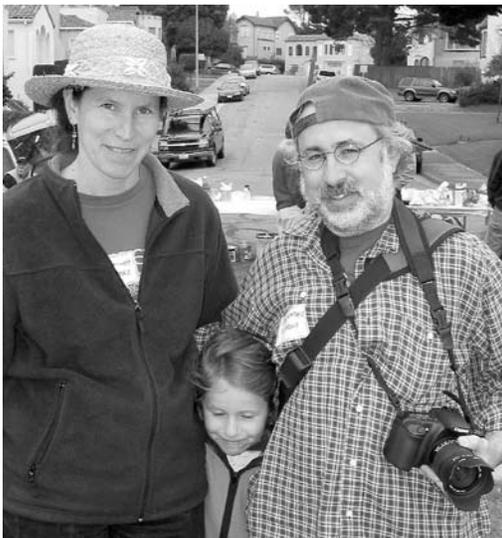
*Truck 15*



*Truck 15  
Firefighters*



*Anatoli & Nikolai entertain the crowd*



*Sue,  
Maya, &  
Jason*



*Battalion Chief & Friends*



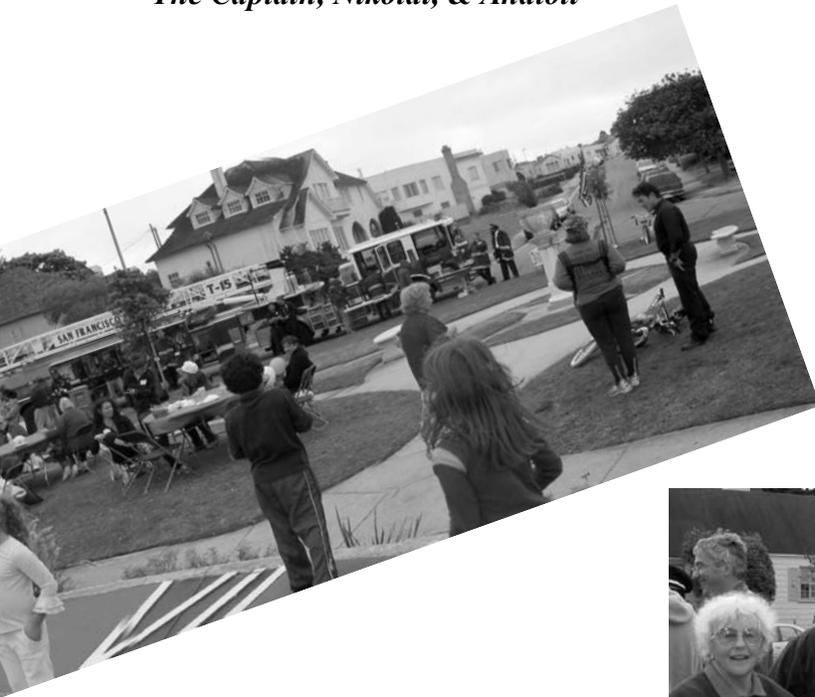
*Rhythm Kicking ...  
The Captain, Nikolai, & Anatoli*



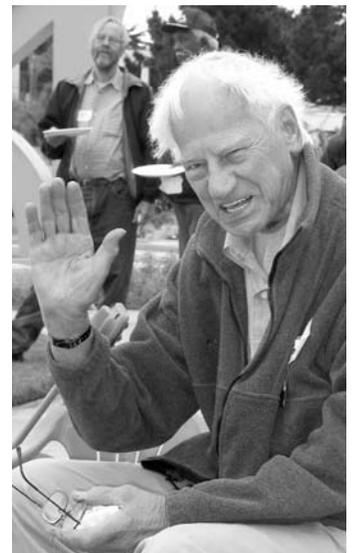
*Lonnie*



*Nikolai*



*Head Street Folks*



*Rudy*



*DouceAnn*



*Karen, Paul, & John*

... (like an accordion) entertained us with rousing Russian folk songs. It was magnificent to have such talented and accomplished musicians perform at our picnic. We are thrilled to have such a great musical presence in our neighborhood!

*Karen Anderson-Miller*  
Social Chair

# MORE PICNIC PHOTOS ...



*Future Firefighter*



*Miko*



*Norman*



*Firefighter*



*Alice*



*Audrey & Phil*

## Neighborhood Emergency Response Team (NERT)

Please contact **Barney Johnson**  
NERT Coordinator  
Phone:  
E-mail: [bcjpe415atpacbell.net](mailto:bcjpe415atpacbell.net)

## Disaster Preparation Meeting

On Saturday, September 24, eleven members of the Ingleside Terraces NERT team gathered at the Johnsons for a review of our disaster kits for home, car, and office, and the staging area cache. We were joined by **Diana Lum**, Coordinator for West Portal/Parkside and by **Lt. Erica Arteseros**, SFFD, the NERT Program Coordinator.

**Lt. Arteseros** added a special citywide perspective to our preparations and urged getting more folks to take the NERT training.

She also urged more folks to take the radio license HAM Cram course on Saturday, November 26, 2005, 8:30 a.m. to 4:30 p.m. The course will be at the San Francisco County Fair Building Rec Room, Ninth Avenue and Lincoln Way. Call **Barney Johnson** for more detail.

# REAL ESTATE ISSUES

The ITHA board has devoted considerable energy to monitoring the progress of several home remodels:

**425 Junipero Serra.** This new home appears to be almost finished. ITHA was able to come to an agreement with the owner in stopping construction of a concrete wall which would have been incompatible with other frontages on Junipero Serra Boulevard.

**788 Victoria.** This new home appears to be finished.

**607 Victoria.** This huge project went through the review process without input from nearby neighbors. The stucco is on and the house appears to be nearing completion.

**50 Urbano.** The owners have proposed subdividing the property into two parcels. This goes against the ITHA CC&R's. We have made this known to the project sponsors with no response to date.

**2 Pico.** There is an ongoing dispute between the owners and ITHA about the historical concrete bench that was at the corner of this property. The owner has accepted responsibility for destroying the original bench and has agreed to re-install a bench, but not at the original site. We continue to watch the project and hope for a mutually satisfactory solution.

**99 Cedro.** The current status of this home re-model is unknown. One of the project sponsors has died and this seems to have thrown the job into limbo. Nearby neighbors should be watching for work to re-start; please let ITHA know of any activity.

There are several other projects within our boundaries that are on the planning board. **Unless there are objections from neighbors we will not take action.** So please, if you have concerns about a project where something doesn't look right, let me know quickly. You are encouraged to **use my e-mail for notification.** Timing is really important; the city allows only about 30 days for objections to be noted, and that 30 days starts from the date of the original '311' notice to the neighborhood. Once that period has passed it becomes very difficult to alter the proposal. If you get a '311' notice in the mail please let

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me know. This will allow me to take action if needed. I encourage you to drop these notices in my mail box with your name, address, and phone for the record.

*Norman Meunier*

Vice President

E-mail: [njmeunieratcomcast.net](mailto:njmeunieratcomcast.net)

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## PEDESTRIAN PATHWAYS

This is a September follow-up on the status of pedestrian pathway vacation in the Terraces.

1. The city has issued letters to any utility companies needing access to the pathways. This is so the city can have an agreement with these companies to allow access when the pathways are vacated.
2. The pathways need to be valued by the Department of Real Estate before the next step of scheduling a Land Use Committee hearing discussing reasons for the vacation. There is no date yet for the valuation but ITHA will be kept informed.

*Olivia S. Scanlon*

Office of Supervisor *Sean R. Elsbernd*

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## ITHA OFFICERS

*Lonnie Lawson*, President

E-mail: [shutterbug24atworldnet.att.net](mailto:shutterbug24atworldnet.att.net)

*Norman Meunier*, Vice President

E-mail: [njmeunieratcomcast.net](mailto:njmeunieratcomcast.net)

*Ray Hanssen*, Treasurer

E-mail: [rlhanssenatcomcast.net](mailto:rlhanssenatcomcast.net)

*Karen Anderson-Miller*, Secretary

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**Note:** This newsletter was produced by *Barney Johnson* with copy editing by *Betty Johnson* and *Elaine Mannon*.

**Ingleside Terraces Homes Association**  
**P.O. Box 27304**  
**San Francisco, CA 94127-0304**

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ITHA committee reports  
Elect Board of Directors

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**PREPARE**

**TRAIN**

**PRACTICE**