

MIDTOWN TERRACE

Homeowners' Association

P.O. Box 31097

San Francisco, CA 94131

Voicemail: (415) 675-5864

www.midtownterrace.net

NEWSLETTER

November, 2007

YEAR 2007 BOARD

President

Brian McDermott

Vice President

Evernease McKnight

Treasurer

George Wooding

Recording Secretary

Susan Keeney

Newsletter Circulation

Gertrude Kin

Membership Chairman

Gary Snow

Neighborhood Liaison

Lee Denton

Parliamentarian

Open

Support Volunteers

Gilbert De La Mora

Dennis Mark

Architectural Committee

Robert Edmonds - Chair

George Wooding

Gary Snow

Brian McDermott

Susan Keeney

PRESIDENT'S MESSAGE

What a great block party we had on September 30th. We had several hundred of our neighbors drop in over the course of the afternoon, and a great time was had by all. We really got lucky this year with a perfect day for our party. Many thanks to Evernease McKnight, George Wooding and Gertrude Kin, all of whom serve our community by volunteering their time to serve on the MTHOA Board of Directors, yet still found time to help pull together the block party. We also owe a great deal of thanks to Debbie Wald for spending the entire afternoon over a hot grill. Special thanks also to Gary Snow, of Paragon Realty, for all the time, effort and money he donated to help make this event such a great success. The Paragon gift bags were a big hit with the crowd, and we thank Gary and Paragon for their generosity. They underwrote a large portion of the expenses for the party this year, for which we are especially thankful.

Many thanks, also, to all the residents of Dellbrook who graciously put up with the inconvenience, and special thanks to fellow board member Lee Denton for the great signage that announced the party and directed us to the right spot.

It was wonderful to see so many young families enjoying the great weather, the hot food and cold drinks, and the company of their neighbors and friends. But the fun doesn't end there, folks. Next stop....

THE ANNUAL HOLIDAY DINNER

...which will be held on Sunday, December 2nd. Details can be found elsewhere in this newsletter. The Holiday Dinner has been a tradition of our Association for many years, and each year we see old friends, and new faces. Based on the number of children who attended the block party, we certainly look forward to seeing these young families at the Holiday Dinner.

MTHOA ANNUAL DUES

It's time to pay the Annual Dues for 2008.

Our annual payment has been practically nothing (\$15), but it provides some of the funding for the summer block party, as well as the insurance for the Board members (see insert). Additionally, our dues help to offset the cost of the Holiday Dinner. These programs may not seem like a lot, but they are a part of what make us a community instead of just a place on the city map. In order to cover the rising costs of just about everything, we will regretfully be increasing the dues to \$18 for 2008. If you have not yet paid your 2007 installment of \$15, please send your check in the amount of \$33 to cover both years. Those of you who are current with your 2007 payment should remit a check in the amount of \$18. Please use the enclosed envelope. THANK YOU!

VOLUNTEERS

I would like to take this opportunity to thank the many volunteers who have donated their time, energy and even money, to our association throughout this past year. First of all, a huge additional THANK YOU to the great folks who helped make the Block Party such a resounding success last month, as noted above. Thanks also to all the Board members and volunteers listed on P.1 who selflessly volunteer their time to serve our community. Special thanks to Clara Maine for once again organizing our Symphony night every September, and to Gilbert De La Mora, who arranges the Holiday Dinner, and always helps out wherever he is needed.

WEB SITE DEVELOPMENT

Development of our website is completed.

Please drop by at ...

www.midtownterrace.net

Thanks again to Gary Snow and Paragon for underwriting the cost of development of our website.

YAHOO GROUPS

Midtown Terrace residents can access up-to-the minute information, shared by other MTHOA residents, at Yahoo.com. To join, sign onto Yahoo, and search for Midtown Terrace under Yahoo Groups.

MOMS' GROUP

Anyone who attended the Block Party knows we are having a baby boom in Midtown Terrace. Several new moms have asked if there is any interest in forming a Moms' Group here in the neighborhood. If you are a new mother, and you would like to connect with others who are sharing your experience, please call the Association Voicemail number, and we will try to get a group set up.

ELECTIONS

It's time for annual elections. The current Board members have agreed to serve again. You will find a Proxy form enclosed, which you may complete and mail back to the Association, with your \$18 check for the 2008 Association dues, if you wish to transfer your right to vote to one of the current Board members designated on the form. If you prefer not to designate a Proxy, and you wish to personally cast a vote, you must attend the Annual Meeting in February, or assign your Proxy to a friend or neighbor who will attend the Annual Meeting, and cast your vote for you. *Your 2007 and 2008 dues must be paid before you vote in the election.*

PARKING

While it is true that cars should not be parked for more than 72 hours in one spot, we would like to see this enforced for cars that do not belong in the neighborhood. A resident called the voicemail number to say she had her car ticketed by one of her own neighbors. If you know who owns the car, please be civil enough contact the neighbor before calling the police.

BACKGROUND AND HISTORY OF THE MIDTOWN TERRACE HOME OWNER'S ASSOCIATION (MTHOA)

Why do we have a Home Owner's Association? What do I get out of living in a neighborhood that has an Association? Why do I have to pay dues? Where does my money go?

These are good questions. I had the same questions 12 years ago when I moved into this great little hilltop neighborhood. Luckily, I had a neighbor who had lived here for 30 years, and he filled me in. Briefly, we have an Association because the developer of this neighborhood had the foresight 50+ years ago to bind all new and future homeowner's to a pact that would govern how property was to be used in this area, thereby enhancing the value of the homes in Midtown Terrace. Certain activities are prohibited, as spelled out in the CC&R's. For example, did you know that no fence is to be built that exceeds 6' in height? Or that laundry lines are not allowed in backyards? These restrictions, while not extreme, were intended by the developer to ensure a certain quality of life and provide for an aesthetic appeal that would set our neighborhood apart. These restrictions still apply 50 years after the first homes were built and occupied in Midtown Terrace, and provide the homeowners with a sense of security that there are rules and regulations to protect them from unsightly blemishes on the neighborhood that could negatively impact property values. The Association was also helpful in getting all the utility lines put underground many years ago. There are very few neighborhoods that look as clean and uncluttered as ours does. The Association lobbied City Hall and got the stoplight installed at Twin Peaks Blvd. and Portola. Can you imagine trying to get out onto inbound Portola without a stoplight at that corner? It wouldn't be easy. But these things don't happen without work. That's where the Board of Directors of the Association comes in.

The MTHOA is comprised of a group of unpaid volunteers who keep on top of what's happening in our neighborhood, and contact various City Hall departments to iron out problems and get up-to-the-minute information on issues that may impact us. These could be issues relating to the Sutro Tower expansion, the rebuilding of Laguna Honda Hospital and Juvenile Hall, or just a simple issue like a street closure for sewer repairs. Without an Association, how would these issues be handled?

The Board is comprised of eight members who fulfill specific duties, and a smaller number of volunteers, all of whom act on behalf of the entire community. In order to be effective, the members of the Board need to feel that they are empowered to make decisions for the entire Association. In order for this to be feasible, the Board members are always insured against lawsuits that might arise as a result of their work on behalf of the Association. I am not aware of any Home Owner's Association that does not carry this kind of insurance. Without it, no one would ever be willing to serve on a Home Owner's board. But as with everything else, this insurance is getting more expensive every year. The Association dues are used to pay this insurance so that these Directors will continue to work on behalf of the Association. This is only one reason that it is imperative that all homeowners be members in good standing of the Association. It's a very small price to pay for all the work that the Board does behind the scenes; work that most homeowners never see.

Our dues have only been \$15 per year for quite a few years. This is an infinitesimally small amount to pay in order to ensure that you are doing your part to keep our neighborhood and our Association strong. In order to cover rising costs of postage, insurance, and other expenses related to the operation of the Association, the 2008 dues will be increased to \$18, which is still a bargain compared to neighboring association fees.

HOLIDAY DINNER PARTY

Our annual Holiday dinner will be held at the **City Forest Lodge**, located at 254 Laguna Honda Boulevard, on **Sunday, December 2nd**. Happy Hour (No-Host Cocktail Bar) begins at 5:00 p.m. Dinner will be served at 6:30, and includes the following selections: Hot & Cold Appetizers, Salad, Choice of Chicken Marsala, Beef Tenderloin or Angel hair Pasta with Pesto, and Cake for dessert.

MTHOA will provide complementary wine at each table, and we will of course have door prizes. Please don't miss out on this great opportunity to spend time with your neighbors and friends, and share a little Holiday cheer. To reserve your seat, **reservations must be received no later than November 23rd**.

MTHOA HOLIDAY DINNER PARTY

Sunday, December 2nd, 2007 City Forest Lodge
254 Laguna Honda Blvd.
Happy Hour – 5:00 p.m.
Dinner – 6:30 p.m.

HAVE A HAPPY THANKSGIVING,
AND WE'LL SEE YOU AT THE HOLIDAY DINNER!

-----CUT HERE-----

Enclosed is my check made out to MTHOA (noted Holiday Dinner) in the amount of \$ _____

Name: _____ Adults @ \$20.00 ea. = \$ _____

Address: _____ Child @ \$ 9.00 ea. = \$ _____

Total = \$ _____

Phone: _____ E-mail: _____

**MAIL TO: MTHOA, P.O. Box 31097, SAN FRANCISCO, CA
94131**

***PLEASE, do not combine your dinner check with your annual dues.
We need separate checks for accounting purposes. Thank you!***

MIDTOWN TERRACE HOME OWNERS' ASSOCIATION, INC

YEAR 2008 DUES: \$18.00

Please make your check payable to: MTHOA

Your cancelled check is your receipt.

Mail by **January 10, 2008** in the envelope provided.

Thank you!

___ I would like to be a candidate for member of the Year 2008 Board of Directors to be elected on February 5th, 2008.

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ANNUAL ASSOCIATION MEETING

Our Annual Association Meeting will be held at the City Forest Lodge, located at 254 Laguna Honda Boulevard, on **Tuesday, February 5th at 6:15 PM.** Parking will be available next door at the Forest Hill Christian Church parking lot.

The purpose for this meeting is to elect officers to serve on the Board of Directors for 2008. The current Board is volunteering to serve again, in their current capacities, but we welcome new members who wish to join the board, and serve in 2008.

This year's meeting will be attended by Sean Eslbernd, our District 7 Supervisor, and by members of the SF Public Utilities Commission.

Please try to attend this important meeting of the Association and remember - your 2007 and 2008 dues MUST be paid before you vote in the election.

Dear Midtown Terrace Neighbor,

I do not usually provide personal or professional endorsements, as the President of the Association, but at this time I feel compelled to personally thank Gary Snow, Paragon Real Estate Group, for his continuing generosity to our/his community. As a seasoned real estate professional, and a 10+ year resident of Midtown Terrace, Gary is obviously committed to this neighborhood, and really does live by his motto, "Personal Service is just around the corner!".

In addition to being a valued board member, Gary contributes financially throughout the year, spending several thousand dollars on board sponsored events. Once again, he helped make our neighborhood block party a huge success by underwriting half the cost. Those of you who are planning to attend the upcoming Holiday Dinner will once again be recipients of his generosity, as he will be providing gifts for our door prize drawing.

Thank you, Gary!

In return for his generosity, and the many hours and dollars he contributes to this neighborhood association, I would hope that the members of the Midtown Terrace Home Owners' Association would consider Gary for their real estate needs. He is a very committed member of our neighborhood, and a thorough professional with many years of residential real estate experience.

Gary can be reached either by calling him at 415.601.5223 or via email @ gnsow@paragon-re.com

Thank you!

Brian McDermott
President, MTHOA