

**MIDTOWN TERRACE
HOME OWNERS ASSOCIATION**

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NEWSLETTER

Fall/Winter 2011-2012

YEAR 2011 BOARD

Niall Baxter
Rex Bell
Joe Humphreys
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Keith Koller
Evernease McKnight
Terry Thompson
George Wooding

Support Volunteers

Brian McDermott

Message From the Board

**Your Midtown Terrace Home Owners Association (MTHOA)
What is it? What Does It Do?**

Elsewhere in this bulletin you will find a number of articles describing recent or upcoming events in Midtown Terrace. Accompanying this bulletin, you will find an envelope asking you to submit the very modest annual dues that you are required to pay as a member of the Midtown Terrace Home Owners Association. Some of you may be wondering "What is that Association?" or "How did I become a member?" or "What does the Association do?"

When the barren slopes on the western side of Twin Peaks were being bulldozed into terraces in the 1950's to create what are now our neighborhood streets, the owners of the property established and entered into the official records of San Francisco a set of covenants designed to protect the character of the new Midtown Terrace development they were creating. These covenants are binding on all property deeds in Midtown Terrace and they make all property owners members of the Home Owners Association. In turn, all property owners are eligible to vote for its board and are subject to its by-laws.

So what does the MTHOA do? Lots. Over the years, it has worked hard to get the city to provide many of the things we now take for granted, like the public school on Clarendon and the pedestrian bridge that lets Midtown Terrace children safely cross that busy street; like the Fire House that protects us (and has often been threatened with closure); like the Midtown Terrace playground; like the traffic light at Twin Peaks and Portola (think of making a left turn there without it). The Association has been our neighborhood's advocate in dealing with the many issues raised by

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Sutro tower. It has worked hard to ensure that potentially disfiguring public structures (e.g. the pump station at Aquavista and Skyview) are designed to fit the neighborhood's character. It also has an ongoing responsibility to review significant structural changes through its architectural committee. And, of course, many neighborhood events happen because of the efforts of the Association, such as the annual block party, the Easter Egg hunt, the neighborhood garage sale, the Trick-or-Treat event on the Dellbrook horseshoe at Halloween.

Many of the more recent activities of the Association are described elsewhere in this bulletin. But over the years, the MTHOA has served and continues to serve as an important player in enhancing, protecting, and advancing the interests of our neighborhood. So we urge you both to promptly and cheerfully return the enclosed envelope with your modest annual dues assessment and, perhaps even more importantly, to consider getting involved with the activities of the Association. You could start by planning to attend our Holiday dinner where you may meet your neighbors and current board members as well as other residents who have served on the board in recent years and who continue to provide valuable service to us all. As a special treat this year, we will be showing some spectacular pictures of the early days of Midtown Terrace. Those color pictures were taken by original (and continuing) residents Earl and Connie Martin who have generously made them available to our community.

Maintaining Our Properties

Our neighborhood has always been a charming and unique place for its beautiful, natural setting, amazing views, clean quiet streets, and modest, well-maintained houses. That charm and uniqueness is what makes Midtown Terrace a pleasant and desirable place to live and helps uphold our property values. Recently however, numerous properties have fallen into disrepair. Many yards are overgrown with weeds and many houses appear neglected with mildew growth and peeling paint. The Board recently sent letters to owners of properties in need of front yard cleanup. We sincerely thank those who have taken action. We will continue to contact those homeowners whose properties are showing neglect in an effort to maintain the appearance of our neighborhood. Please take whatever steps you can to maintain the appearance of your property. The entire neighborhood, will benefit.

Residents Take Steps to Improve Neighborhood Appearance

If you think back to earlier in the year, you might recall how neglected the area along Twin Peaks Boulevard between Portola and Panorama Drive was becoming. It was overgrown with weeds 4 feet tall in some places, was collecting litter and trash, and had been used as a general dumping ground for junk and debris. This is the southern entrance to our neighborhood, and fed up with driving or walking by this unsightly mess on a regular basis, a group of neighborhood residents

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organized a cleanup effort.

On a Saturday in April, nine people worked together for over 4 hours pulling weeds, trimming overgrown brush, and removing trash. Several people who walked by on their way down from Twin Peaks stopped to help. They filled 25 compost bags with vegetation and 6 large garbage bags with refuse. If you've seen the area recently, you'll notice the improvement. Simple actions like this are a demonstration of neighborhood pride and dedication that go a long way to improving the appearance of Midtown Terrace.

The Year's Neighborhood Events

Easter Egg Hunt

Easter festivities have become an annual event in Midtown terrace. In April of this year, members of the MTHOA Board and other volunteers organized a great day for the kids consisting of an Easter Egg Hunt and a visit by the Easter Bunny. We will hold the Egg Hunt again in 2012. Watch the Midtown Terrace website for future announcements.

Neighborhood Garage Sale

Back by popular demand! Our annual garage sale was a success again this year, with 46 houses participating. Thanks to Keri Donohue who worked with the Board to coordinate the event and to Niall Baxter and Joe Humphreys, who developed fliers, maps, and created the Craig's List ad.

Block Party

Our annual block party on Dellbrook has become a successful and well known event – both inside and outside the neighborhood. This year we had approximately 400 attendees, including neighborhood residents, members of our local SFFD Station, and a mayoral candidate.

Our special thanks to organizers George Wooding, Evernease McKnight, Gertrude Kin, Terry Thompson, Niall Baxter. Thanks also go to Debbie Wald and Brooke Shields who staffed the BBQs. This year featured a fire truck (courtesy of SFFD) and Model T Ford (courtesy of Walter Kaplan), 2 jump houses, and free goodie bags (courtesy of Gary Snow – Paragon Realty), and tables featuring information on Neighborhood Watch and Emergency Response Teams.

Trick-or-Treat

The Halloween Trick-or-Treat event took place on the Dellbrook Horseshoe on October 31. Roughly 100 little ghosts, goblins, and other costumed children participated. This annual event is a great way to allow your kids to enjoy a safe evening out.

Holiday Dinner

Our annual Holiday dinner will take place on December 11 from 5 to 9 p.m. at the City Forest Lodge on Laguna Honda Boulevard. Details are in the enclosed flyer and on www.midtownterrace.org. The dinner will include a showing of pictures from Earl and Connie Martin depicting Midtown Terrace as it appeared

during its original development in the 50s.

Laguna Honda Noise Update

Laguna Honda Hospital (LHH) continues to be a constant source of nuisance noise in our neighborhood. The noise is emanating from chillers and air conditioning equipment located on the roof of the new wing of the hospital. Residents of the first block of Dellbrook are particularly impacted, although the sound is audible as far away as Knollview.

A group of residents, led by Terry Thompson of Dellbrook, have signed a petition requesting a solution to the problem. LHH has committed to continuing efforts to reduce the noise. The Board and concerned residents will continue to pursue this issue. If you are interested in signing the petition or in helping us make progress on this matter, please contact Terry Thompson at terry@terrythompsonart.com.

Neighborhood Watch

There have been a series of burglaries, and attempted break-ins in our neighborhood recently. To take steps to avoid this criminal activity and ensure that Midtown Terrace remains a safe place, a Neighborhood Watch group is being expanded. (Residents on Midcrest and Cityview are already cooperating in a Neighborhood Watch effort). The first meeting was held on November 10 at the Midtown Terrace Playground Clubhouse. The meeting was facilitated by San Francisco Safe, a non-profit organization under contract to the City of San Francisco to organize neighborhood watch groups. If you are interested in joining the Neighborhood

Watch group, please contact Rex Bell of Panorama Drive at rbell588122@aol.com.

Internet (and other) Connections for Midtown Terrace

Do you want to discuss a recent change in the size of the skunk population with your neighbors? Or tell them about an upcoming event at the Midtown Terrace playground? Do you have an issue you need to bring to the attention of the Home Owners Association? Do you need to find out details about the block party or garage sale or other event? There are a number of ways to get your questions answered.

We have an active and growing Yahoo group (98 members at last count) which lets you exchange information with others in the neighborhood by sending an email to the group. You can sign up for this Yahoo group at the MTHOA website: <http://midtownterrace.org>. You can use the website's "contact us" page to send a message to the MTHOA Board. Our website also has information about items and events of interest to the neighborhood. Note that this is midtownterrace .ORG (NOT .net or .com). Thanks to the ongoing efforts of former Board member Brian McDermott you can continue to contact MTHOA through our voicemail :415-675-5864; by email: mthoa@midtownterrace.org; or by mail: P.O. Box 31097, San Francisco 94131.

**Remember to Sign the
Enclosed Annual Meeting
Proxy and return it with
you 2012 dues.**