

W I N T E R 2 0 1 3

Your MTHOA

# Newsletter

Published twice yearly by the Midtown Terrace Home Owners Association

## A Message From the Board President

In previous additions of our newsletter, I have written about the uniqueness of Midtown Terrace. I have mentioned our sense of community and our cohesion as a suburb in the middle of the City.

One of Midtown's most defining features is its mid-century architecture and home design. Our homes were designed to maximize the floor plan efficiency, to allow for optional natural light, and to take advantage of some of San Francisco's best views.

This neighborhood was originally designed to make those desirable features affordable. Granted, prices have appreciated and affordability is a relative term today. Suffice it to say, Midtown is one of the best values in SF.

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## MTHOA-Sponsored Holiday Party a Magical End to Year for Neighbors

A visit from Santa Claus! A tasty dinner! Gingerbread houses! And fantastic raffle prizes for nearly all! It was another great annual holiday party with all your friends at the City Forest Lodge, attended by nearly 75 neighbors and their children. Look inside for more pictures. And mark your calendars for Sunday, Dec. 15, 2013 for our next MTHOA holiday party!

## Save these dates – MTHOA Sponsored Events!

### Annual Association Meeting

**Wed. Feb. 13, 2013**

It's time to elect officers to serve on the MTHOA Board of Directors. New members are welcome to join the board. All neighbors are encouraged to attend. Meeting is at 6:15pm at the City Forest Lodge at 254 Laguna Honda Blvd.

### Neighborhood Easter Egg Hunt & Party

**Sat. March 30, 2013**

Join us for Easter bag decorations and games at 1:30 at Midtown Terrace Playground. Then at 2:15, the egg hunt is on with 2 age groups participating in 2 different hunts. Followed by refreshments and activities.

### Spring Clean Up and Social

**Sun. May 5, 2013**

It's not just a clean up, it's Cinco de Mayo. Join us for ice cold Tecates and trash pick up. Beautify the entrance to the neighborhood and enjoy icy cold drinks with neighbors too! Meet at corner of Panorama Drive & Twin Peaks Blvd.

## Sutro Reservoir Rehabilitation Update

Initial preparations that included emptying the reservoir of water and installing security fences on Olympia Way began on August 20th. This was followed by construction work within the interior of the reservoir. Examples of this were replacing rusted pipes and cleaning the forty-foot high walls. The planned access road to be built from the intersection of lower Dellbrook Avenue and Olympia Way and leading up to the paved surface of the reservoir was cancelled. Instead, this valley will be raised and leveled with excavated soil from within the reservoir.

On several occasions, Ms. Lolita Sweet, Communications and Public Relations Officer with San Francisco Water/ PUC, met with the MTHOA Board and neighborhood residents to provide progress reports and to respond to questions and concerns raised by the Board and neighbors. One such issue was the removal of seven trees bordering Olympia Way and within the proposed but now cancelled construction road. To date, only two trees were cut down, one due to "Pine Pitch Canker," a disease common to pine trees in California. No further trees are scheduled for removal from the area.

Another issue was the sand blasting work that began on Saturday, October 27th, and would be continuing on Saturdays only for a period of three to four months. In response to complaints about noise on Saturdays from neighbors, Ms. Sweet explained that sand blasting could not be performed in conjunction with normal construction during the regular week. The Board asked whether sand blasting could be eliminated and what impact this will have on the cost and scheduling of the project. Ms. Sweet will provide a response at a scheduled meeting.

Ms. Sweet requested that the Board recommend possible landscape solutions to improve the neighborhood's view of the reservoir along Olympia Way. The recommendations will be submitted to the PUC/SF Water for its

consideration and a decision will be made at a later date.

Do you have landscape design software and an interest in helping with the greening plan? Contact board member Alex Grossman at 415-407-2912 to help out!



## A Message from the Board President, Continued

But the tides of time have introduced factors that apply the pressure of change. Little by little, houses in our quaint neighborhood have been modified, third stories have been added, facades have been altered, and fence lines extended. These factors threaten to alter our community to that of an eclectic collection of hodge-podge homes. Additions alter the sense of neighborhood style that will make the Midtown Terrace of tomorrow almost unrecognizable. Third story additions also infringe on the rights of adjoining neighbors by blocking views and light, casting shadows, and reducing privacy.

The Board recognizes this and we view it as problematic. We are committed to enforcing the architectural restrictions of the CC&Rs (Covenants, Conditions, & Restrictions) in order to preserve neighborhood character. This serves as a reminder that any exterior structural additions must be presented to, reviewed by and approved by the Board prior to carrying out a project. -Rex Bell





## New letters are a welcome to visitors and residences



Many of you may have noticed that the Midtown Terrace neighborhood letters have been restored and once again welcome visitors and residents into the neighborhood as they turn the corner from Twin Peaks Blvd. onto Panorama Dr. The

restoration was made possible through a donation from Sutro Tower management. Panorama resident Geoff Dowd graciously worked with board members to select an appropriate font that would be reminiscent of the original Mid-Century letters, and MTHOA board member Terry Thompson installed the letters. Also, special thanks to Midcrest resident Gordon Crespo who generously allowed use of his electricity during the installation and who voluntarily maintains the landscaping around the wall. Midtown Terrace is officially back on the map.



## Property improvements inspire many to take action

The Board would like to specifically acknowledge improvements to properties made by homeowners on the first block of Panorama Drive. This area, just off of Twin Peaks Boulevard is the southern entrance to our neighborhood and makes an important first impression. Last year, the Board replaced the MIDTOWN TERRACE letters on the wall at Panorama and Twin Peaks. Shortly thereafter, we noticed that houses in need of external paint and repair began to get prompt attention. Whether the property improvements were inspired by the letters on the wall or by homeowners themselves, the Board thanks those who have taken action!



Holiday Dinner pictures include (left to right) one of the gingerbread houses built by kids at the crafts table, the raffle, Santa's visit with the kids and a family with their gingerbread house.

## Greenview Leads with Spirit

*The good neighbors on Greenview Court have done another excellent job with their coordinated holiday light display. Each home on the street brought the holiday spirit alive in true MTHOA fashion. We applaud their amazing work and challenge all our good neighbors to match them in effort in the coming 2013 holiday season.*



**Don't forget to attend the 2013 Annual Association Meeting!  
Wed. Feb. 13 at 6:15pm at Forest Hills Clubhouse**

### Percentage of Neighborhood Association Dues Paid by Street, as of January 31

Olympia	80%	Skyview	54%	Starview	43%
Greenview	79%	Midcrest	53%	Aquavista	41%
Longview	71%	Gladeview	50%	Clairview	38%
Mountview	67%	Panorama	49%	Farview	27%
Knollview	63%	Cityview	49%	Average	52%
Dellbrook	57%	Marview	44%		

### The Midtown Terrace Home Owners Association

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### Midtown Terrace Resident

**Have you paid your 2013 HOA dues of \$18 yet?  
If not, please put it on your To Do list today!**