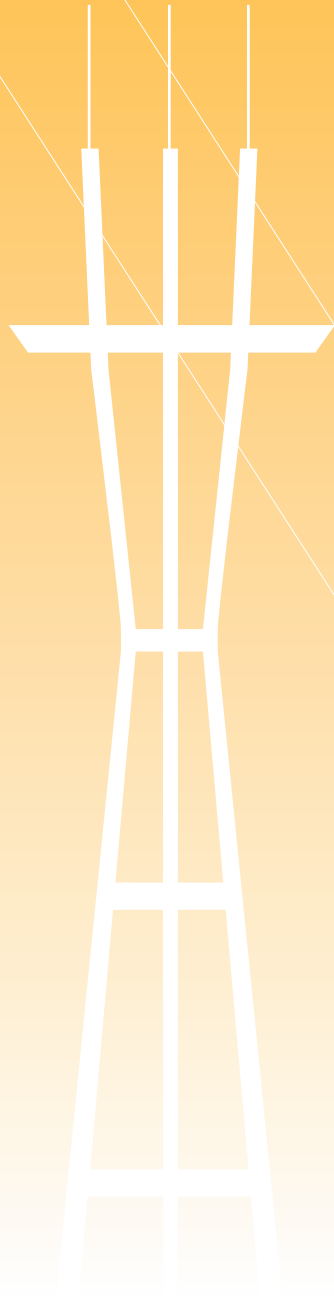


S U M M E R 2 0 1 5

Your Midtown Terrace Home Owners Association

Newsletter



NOTE:

Please be aware that there have been two separate coyote sightings in our neighborhood within the last month. Both sightings occurred during daylight hours.

For safety reasons:

Do not turn your back on a coyote.

Do not let a coyote come between you and your child or pet.

Keep pets indoors, especially at night.

Feed pets indoors. Promptly remove outdoor food dishes.

Keep pets on leashes; and keep an eye on them.

Do not make food scraps in garbage bins available to coyotes.

To report any sightings e-mail the date, time, location, and details to ~~ACC@sfgov.org~~

ACC@sfgov.org

Important Dates for Your Calendar

Each year the Midtown Terrace Home Owners Association sponsors a number of events that help foster and maintain a sense of community among us. Next year the Easter Egg hunt is scheduled and our annual neighborhood garage sale saw numerous participants. As usual, there is more to come! Be sure to add these events to your calendar:

Save These Dates!

Garage Sale

Sat. Aug. 22

Once again we will hold our neighborhood-wide Midtown Terrace garage sale this fall. Sign up to participate via our web page or Yahoo! Group. Just set up in front of your home. And the HOA will take care of online ads, maps of participating homes, and signs at the entrance to Midtown Terrace at Panorama and Twin Peaks and Olympia and Clarendon.

Time: 9 - 4pm

Holiday Dinner

Sun. Dec. 14

As each year ends, we celebrate the holiday season with a delicious dinner, great conversation, activities for the children and a visit from Santa Claus and more. Watch for the flyer and reservation form in late November.

Date: Sunday, December 14

Location: TBD

Time: TBD

Block Party

Sun. Sept. 27

This annual end of Summer event lets us get to know each other while we enjoy hot dogs, hamburgers, veggie burgers and more. For kids, there are jumpy houses, face painting, and more activities. The highlight: the fire department pays a visit with the always fascinating Engine 20.

Date: Sunday Sept. 28

Location: Dellbrook at Olympia

Time: 11:30 - 3:30pm

Neighborhood Easter Egg Hunt

Egg Hunt & Party

Sat. March 26, 2016

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.

Trick-or-Treat

Fri. Oct. 31

On Halloween, the costume children of our numerous welcoming homes to visit on the Dellbrook Horseshoe, where they can carry out the traditional task of asking for and receiving goodies from participating houses. Watch for details.

Date: Saturday October 31

Location: Olympia Way and Dellbrook Horseshoe

Time: 6 - 8pm

Festival

Oct. TBD

St. John Armenian Church Food Festival and Bazaar

Time: TBD



Happy Easter!



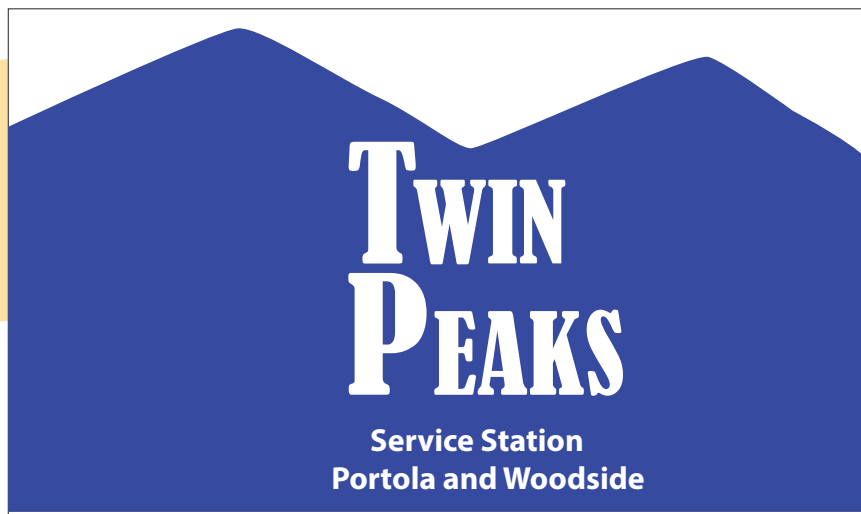
Block Party!

Update on Sutro Tower

As part of a new agreement with the Midtown Terrace Home Owners Association and other neighbors, Sutro Tower Inc. is making its facility more aesthetically pleasing when viewed from the trail at the adjacent city reservoir.

Already, portions of the Sutro Tower facility, and certain antennas, have been repainted to blend better with the surrounding environment. In addition, Sutro Tower is working with the San Francisco Public Utilities Commission to plant appropriate additional foliage between its building and the reservoir trail.

Sutro Tower's regular 2015 maintenance work is expected to start in June and to conclude in the fall. It will include the annual work on the tower's legs, as well as maintaining the structural steel elements on Level 4 about 550 feet above ground. The work includes scraping away old paint and rust and coating the steel with a high-quality epoxy paint. Also, if the Structural Engineers who inspect the tower find bolts that are nearing the end of their useful life, those will be replaced.



Dear Midtown Terrace Neighbors,
Thank you for thirty years of unwavering support!
We are grateful for the continued opportunity to serve you.

To minimize the noise impact on neighbors, tower workers will use quieter tools as much as possible and use their louder heavy-duty air tools only when absolutely necessary in order to meet maintenance requirements. Louder noise from machinery and tools will be limited to the work hours of 8 a.m. to 5 p.m. Monday through Friday,

and there will be no maintenance work on holiday weekends.

Besides normal maintenance, work has begun to add new antennas for various customers, including broadcasters, City government, and emergency

providers. The project to add these antennas was reviewed extensively by City Planning Department officials, neighbors and other city residents before the Planning Commission approved it in March. The project includes installation of new steel mounts in various places on the tower and the addition of broadcast antennas, microwave antennas, communication antennas and video cameras. A new satellite antenna will be installed on the site off the tower.

Most of the antenna work will be done during the Spring and Summer of 2015, though some antennas will not be installed until 2016. This work is not expected to create a lot of noise. Some of the mounts are welded to the tower, but most are bolted.

Work also has begun on a site Improvement and erosion control project. This project provides for remediation of the erosion on the south side of the property above some homes on Dellbrook Drive, including installation of a new retaining wall, removal of several blue gum eucalyptus trees, and re-grading the slope. The remediated area will be replanted with shrubs and trees selected by expert arborists and the City Parks Department. The project, approved by the City Planning Commission, will be completed in Summer 2016.

As part of the new agreement with the Midtown Terrace Home Owners Association and other neighborhood groups, Sutro Tower's website now includes a special page for its neighbors, www.sutrotower.com/for-our-neighbors/. Any neighbor with a question can always contact Sutro Tower Chief Operating Officer Eric Dausman at 415-681-8851, or email him at info@sutrotower.com.

50 Sutro Tower Antennas Approved; Noise and Visual Clutter Remediation Agreement

On March 19, 2015, the Planning Department approved Sutro Tower's request for permits to add 51 new antennas and to remediate decades of erosion of its property. This latest addition brings the total number of antennas on Sutro Tower to approximately 300, an exponential increase from the 10 television and radio antennas originally installed in 1973. While MTHOA, Twin Peaks Improvement Association, and Forest Knolls all opposed this continued expansion of Sutro Tower's operations, the associations were able to reach an agreement with Sutro Tower to address major neighborhood concerns

Sutro Tower agreed to limit the work in connection with these projects to weekdays from 8 am to 5 pm and to minimize the use of noisy power equipment for maintenance. Sutro Tower also agreed to engage an engineering firm to perform an acoustic study of noise generated by equipment located, and work performed, at the site with the purpose of minimizing noise intrusion into residential areas when possible.

In order to decrease the amount of clutter visible to nearby residences and public ways, Sutro Tower agreed to investigate the technical feasibility of relocating some of its most visible equipment from the facade and roof of the transmission building. Additionally, Sutro Tower will submit a landscaping plan to the Planning Department to improve the screening of its equipment. Any equipment remaining on the transmission building will be painted to match the transmission building.

Any residents who want to provide input into the noise and visual clutter remediation efforts should contact Eric Dausman, General Manager of Sutro Tower: info@sutrotower.com & 415-681-8851. Alternatively, if there is enough interest, a neighborhood meeting can be scheduled with Eric Dausman.

Sutro Tower also agreed to purchase for MTHOA a meter to measure levels of Radio Frequency Radiation in the neighborhood. Two Midtown residents will be trained to take such measurements at the request of individual residents and homeowners. Look for more information about this new neighborhood program in the coming months.

Please note that Sutro Tower has a new page on its website devoted to information that may be most useful to neighborhood residents. Go to sutrotower.com and click on "For Our Neighbors" at the top of the page.

Sutro Reservoir Update

The Board is disappointed that we do not have news of an imminent date for the reopening of the Sutro Reservoir. As stated in an earlier update from our liaison

Michele Liapes, there is still Security work that must be done before the grounds will be opened. This Security work required a new contract that resulted in a delay that no one had anticipated. Michele states that she has been promised that the grounds will open sometime in July and is hoping that we (neighbors of the Reservoir) will be pleased with the new walkway and surroundings when it does open. Following is Michele's update for Sutro Reservoir:

Critical Security System Upgrade Under Way at Sutro Reservoir

Seismic rehabilitation of Sutro Reservoir is now complete, but essential work on the security system, which required a new contract, remains to be finished before the SFPUC can reopen the pedestrian walkway. We expect the work to be complete by sometime in July at the latest .

The re-landscaped grounds will have a new drinking fountain with a pet bowl, donated by Sutro Tower, Inc., and we have installed new plants inside the fence along Olympia Way, called silver sheen Pittosporum. They have silver-green leaves and will eventually grow to a height of six to eight feet. Our gardening staff will monitor them as they mature and eventually hedge them along the fence. The blackberries and other invasive growth will also be kept under control. For questions or further information, please contact Michele Liapes, mliapes@sfwater.org, 415-554-3211.

SUTRO RESERVOIR ADDITIONAL UPDATE

We have an additional delay on the reservoir grounds reopening, due to security system upgrades, and may I prevail on you once again to relay the following message to the HOA and any other neighborhood list-serves you have? Thank you in advance, and please do contact me if you have questions.

Critical Security System Upgrade Under Way at Sutro Reservoir
Reopening of Reservoir Grounds Delayed until July

Seismic rehabilitation of Sutro Reservoir is now complete, but essential work on the security system, which required a new contract, remains to be finished before

the SFPUC can reopen the pedestrian walkway. We expect the work to be complete by the end of July at the latest, and we regret the extended inconvenience to the neighborhood.

The re-landscaped grounds will have a new drinking fountain with a pet bowl, donated by Sutro Tower, Inc., and we have installed new plants inside the fence along Olympia Way. Called silver sheen pittosporum, they have silvery-green leaves and will eventually grow to a height of six to eight feet. Our gardening staff will monitor them as they mature and eventually hedge them along the fence. The blackberries and other invasive growth will also be kept under control.

Midtown Terraces “Green Belts”

“A Garden Spot in the Heart of the City” - That’s how Midtown Terrace was described in a 1959 article in the San Francisco News. The Homeowner’s Association-

#1

2014 HOME SALES IN MIDTOWN TERRACE: Paragon Real Estate is the Top SF Brokerage

Giving back to the community is important to me. For the past 10+ years I have used a portion of all my sales in Midtown Terrace to help underwrite the cost of the neighborhood block party, holiday party and various other events. I look forward to continuing to do so for many, many years to come. Your past, present and future referrals are greatly appreciated.

Whether you are buying or selling, I truly look forward to helping you succeed at achieving your personal goals.



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gsnow@paragon-re.com | 415.601.5223
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of the then new neighborhood helped spearhead a project to landscape the relatively bare slopes created by grading for the neighborhood’s development. Trees, shrubs and ground covers were planted between the street levels in a project that today, over fifty years later, the planted areas of our neighborhood have matured and thrived in the temperate coastal climate, aided by the frequent mist of fog. Many native and non-native species are thriving in our neighborhood today and they create a welcome “Green Belt” that serves as a buffer between our homes. They also serve as habitat for a variety of urban fauna including racoon, skunk, and the occasional coyote.

cont.

The unusual characteristic of the green areas within our neighborhood is that in most cases they are private property, a series of “back yards” side by side that create the appearance of a continuous belt. And because they are private, the landscape in these areas is not maintained by the City or the Association.

These areas are in many cases the unseen downhill portions of lots on the street above, and they are often more visible to our neighbors on the next street than to those who own and maintain them. Many beautiful species thrive in our neighborhood but unfortunately some invasive species and weeds also love this environment. And as our landscape matures it requires attention and care. For our green belts to beautify our neighborhood it is important that each owner maintain the green space on their property. Take a look at what is growing on your property and have a conversation with your neighbors.

Pay attention to overgrown brush that could be a fire hazard in our dry season or a habitat for unwanted pests, and ensure that trees on your property are pruned for their health and for everyone’s safety. If we work together this can truly be “A Garden Spot in the Heart of the City”. If you are interested in our Green Belts and have ideas about how to improve them feel free to contact the MTHOA Board. We are interested in working with the neighborhood to develop creative ideas to manage this extraordinary resource.

SPEED RADAR SIGNS FOR PANORAMA AND OLYMPIA

Two years ago (oh, the slow wheels of City Hall Government), the Midtown Terrace Board made the decision to participate in the District 7 Participatory Budgeting Program and applied for 2 Grants for Speed Radar Signs (one each on the Panorama crest and one on Olympia).

The Board had been hearing from residents on the increased number of speeders who were using this “shortcut” from Portola to the UCSF area. At the end of May 2014, we received notification from Supervisor Norman Yee’s office that, after a process that started in June 2013 during last year’s Budget Process and which included numerous meetings, emails and culminated, in May 2014, in a week of voting, where over 1000 people participated, that we are happy to announce the

results for the District 7 Participatory Budgeting Program. The 2 speed radar signs for Midtown Terrace were approved and funded, at a cost of approximately \$20,000 each. Philip Louie of the SFMTA recently (June 18, 2015) gave us another update on these signs. He wanted to give you a brief update on the progress of the speed radar signs on Panorama Drive and Olympia Way that were requested through Supervisor Yee's office.

The SFMTA has recently replenished our stock of new speed radar signs. The San Francisco Department of Public Works has been conducting a study into structural requirements for mounting these signs, and the final guidance is forthcoming. However, preliminary analysis indicates that depending on soil composition, some locations will require installation by a contractor rather than Public Works crews.

Locations where installation will be done by a contractor will take a bit longer to finish. Concurrently, SFMTA engineers have begun reviewing the requested locations to determine the most appropriate places to install the signs. This will allow us to be ready to start the construction process when the structural analysis is finalized. Implementation of speed radar signs at these locations is expected to take place in the Fall of 2015. We will continue to update you as progress continues. If you have any questions, please contact

Philip Louie, P.E.
Livable Streets SubDivision

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Sustainable Streets Division
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San Francisco, CA 94103
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philip.louie@sfmta.com
www.sfmta.com/livablestreets

SFMTA



2015 MOTHOA Board Members

Rick Johnson - President
Natalie Shuttleworth
John Hoch - Liaison to SFPD
Alex Koodrin - Sergeant-at-Arms
David Grunat - Liaison to Supervisor Yee
Carlton Devereaux
Gertrude Kin

Evernease McKnight - Secretary
Joe Humphreys- Treasurer
George Wooding
Denise Lebiavant
David McAdams - Vice President
Carolyn Dillon

Contact us at mthoa@midtownterrace.org or via our website: www.midtownterrace.org

Don't forget to attend the Annual Association Meeting!

Wednesday February 10th at Midtown Terrace Playground Clubhouse.

Midtown Terrace
Home Owners Association

P.O Box 31097
San Francisco, CA 94131



Have you paid your dues 2015 HOA dues Of \$18 yet?
If not , please put it on your To Do list today!