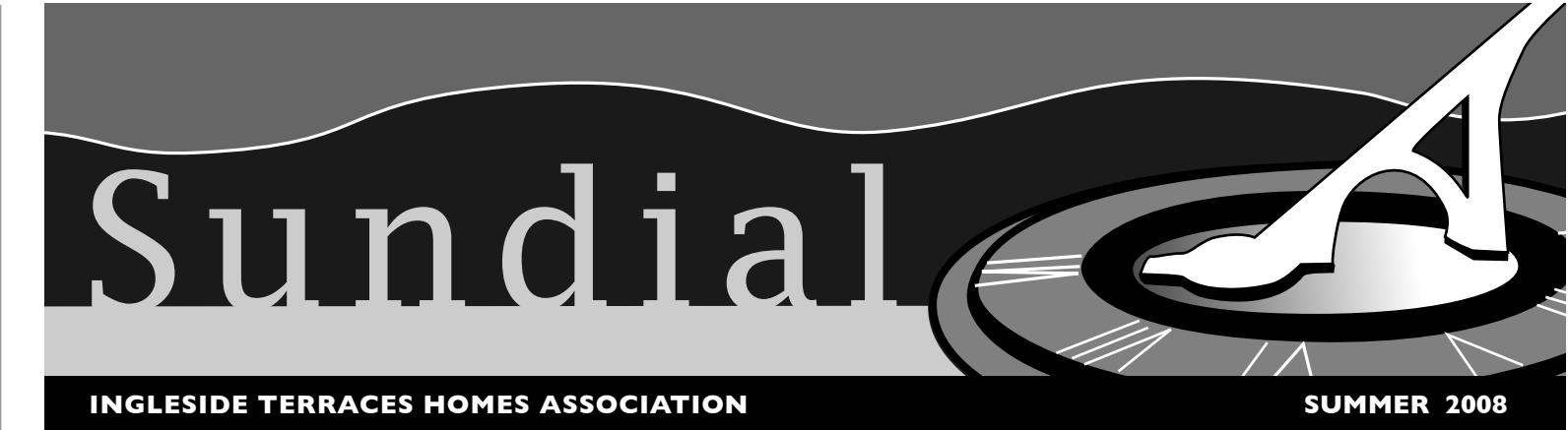


THE SUNDIAL

Ingleside Terraces Homes Association
P.O. Box 27034
San Francisco, CA 94127

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ITHA Annual Meeting Saturday, November 15, 2008

10 a.m. - 12 p.m.

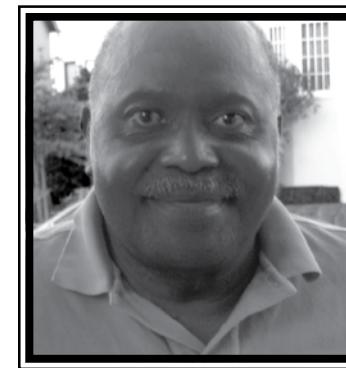
Held at St. Francis Episcopal Church- in Auditorium
399 San Fernando Way

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From the President

By Lonnie Lawson



Attendance at recent regular monthly meetings of the Ingleside Terraces Homes Association has averaged between 20 and 30 people. One topic that has received attention of late is criminal activity in the neighborhood, including several home and vehicle break-ins. San Francisco Police Captain **Paul Chignell**, Lieutenant **Michael Caplan** and Sergeant **Steve Quon** from the Taraval Police Station have fielded questions from neighbors at recent meetings. See the interview with Captain Chignell in this issue.

The homes in Ingleside Terraces are somewhat of a magnet, attracting young families, new construction and remodeling projects. Changes in the neighborhood have motivated many residents to increase their involvement in the ITHA.

We understand that everyone has jobs, families or other priorities that limit available time to devote to neighborhood activities. But every small effort counts toward enhancing and maintaining our quality of life. We encourage you to get involved in any way you can.

One person who has stepped up in the community is **Geri Rayca**, our new Membership Chair. Geri is already starting to organize efforts to increase membership in the ITHA. The goal is to double the number of paying member-households to 750.

The ITHA meetings are held on the third Thursday of each month (except July and August) at 135 Corona St., beginning at 7:30 p.m. Our next regular meeting is June 19, and then we break until the next regular meeting on September 18 and picnic on September 21. Please join us!

Association Dues Benefit The Entire Neighborhood

By Geri Rayca ITHA Membership Chair

It's that time of the year again – our annual membership drive. All Ingleside Terraces residents are encouraged to support our volunteer homeowners' association by paying your 2008 homeowner dues. Annual dues have not increased in many years, and they start at a very reasonable \$25 per household.

These funds support vital neighborhood activities that benefit everyone, such as the gardener who provides maintenance and upkeep for the neighborhood's public landscaping (circles, entrances, and Sundial Court); the expenses

of producing this newsletter; our annual picnic, garage sale, association meetings, and holiday caroling; the Neighborhood Emergency Response Team (NERT) training program; and Welcome Wagon outreach.

Your Board of Directors encourages you to support the neighborhood by paying your dues, and to give more than \$25 if you can. If you have not received the membership drive announcement in the mail, you may still mail your check, payable to Ingleside Terraces Homes Association (ITHA),

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

If you have any questions regarding ITHA membership, please contact me at 333-0980 or e-mail g.rayca@comcast.net.

Design Review Outreach Meeting On June 21

The Design Review Subcommittee of the Ingleside Terraces Homes Association (ITHA) invites all interested residents to a community outreach meeting on Saturday, June 21, when speakers from the city's Planning Department and Department of Building Inspec-

Continued on page 6

ITHA

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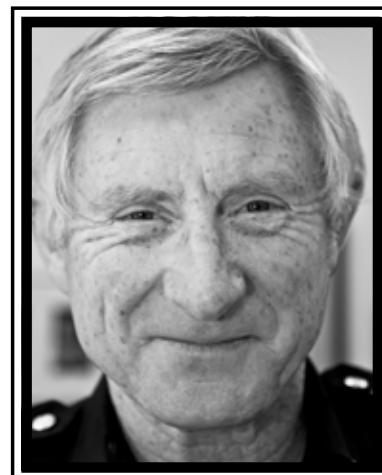
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View from the Top: An Interview With Police Captain Paul Chignell

By Philip Auerbach



Photograph by Jason Winsell

Although the residents of Ingleside Terraces might see it differently, Captain Paul Chignell of the Taraval Police District does not consider a recent spate of crimes in the neighborhood as a "wave." In a telephone interview, he defines a wave as a string of violent crimes, such as homicides or shootings, that occur over a period of time. While the Terraces may have experienced a spike in criminal activity during the past several months, none fortunately has resulted in the kind of deadly violence experienced in other parts of our police district, which is the largest in the city.

"What we have," says the captain, "is heightened public awareness of the crime situation."

Before Captain Chignell came on board in September 2007, the previous Taraval commanding of-

ficer published a "truncated listing of crimes but no daily e-mail" presenting each of the reported incidents and arrests as Captain Chignell does. (To receive the daily list, e-mail paul.chignell@sfgov.org.)

Another source of information on area crime is the Ingleside Terraces Google group (www.itha.org/email.html), where members discuss topics of local interest. One of the posts, for example, described a March 19 incident in which a chair was thrown through a front window on Urbano Drive around 2 a.m. On April 14, another homeowner just a couple of blocks away reported that his house had been ransacked and burglarized during the day.

Also on the group site are statistics from the Police Department crime map, which tracked the following incidents in the neighborhood from January through March: two assaults, four burglaries, 13 larcenies/thefts, eight acts of vandalism, and six vehicle thefts.

As unsettling as those crimes may be, Captain Chignell says that the increased awareness has made things seem worse than they are.

"What we have now is sporadic burglary, some trespassing, unauthorized entries into yards or sheds. But overall, our Taraval Police District, which encompasses 23 percent of San Francisco and 167,000 people, is safe," he says. Of course, "any property crime is unacceptable, but in an urban setting, burglaries will occur."

Scores of daytime burglars operate in San Francisco. This is due in part to transitory people such as felons, parolees, drug addicts, and juvenile delinquents who come through and commit crimes. But in general, Captain Chignell reports, Ingleside Terraces is safe and protected by a dedicated staff of 114 uniformed and plain-clothes officers.

One recent department success was the April 14 arrest of an auto burglar who lives on Monticello Street. He was granted no bail and turned out to have violated a

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Police Phone Numbers

Emergency:	911
Emergency from cell phones:	553-8090
Non-emergency:	553-0123
Anonymous tip line:	575-4444
Drug activity:	I-800-CRACKIT (272-2548)
Any city agency:	311
Taraval Police Station:	759-3100

Free Walking Tour of Ingleside Terraces

Join **Patricia Duff**, an experienced City Guide, on a free walking tour of our historic neighborhood. Learn about the Ingleside Race Track, the sundial, and the development of one of San Francisco's earliest suburbs. See fine examples of Arts and Crafts, Mediterranean, and Spanish Revival architecture. Find out why Ingleside Terraces is historically unique and so very interesting. Everyone is welcome! Tour date is Sunday, June 15; meet at 1 p.m. on the sidewalk in front of 160–180 Urbano. For information, e-mail pjduffatsbc-global.net or call 333-4643.

Inside Scoop on Life in the Terraces

Everyone is invited to join the Ingleside Terraces e-mail discussion group at www.itha.org/email.html. Members discuss topics ranging from local events to crime, schools, and gardening.

While you're online signing up for the group, check out About.com's architecture page that mentions Ingleside Terraces:

<http://architecture.about.com/od/artsandcrafts/ig/Craftsman-Houses/San-Francisco-Craftsman-.htm>

According to **Bob Karis**, moderator of the Google group and local architectural photographer, About and Wikipedia are the only two national websites where the neighborhood is cited.

Communication Is Key to Successful Building Projects

By Norman J. Meunier ITHA Vice President

Given the current state of our national economy, I expected to see a dramatic drop in the number and size of projects in our neighborhood. Actually, the contrary is happening: A lot of construction projects are in process or coming on line.

I would like to thank those project sponsors who have made my job much easier by bringing their plans to me early in the process and maintaining an open and easy manner. The city's Planning Department has made it clear that project sponsors should speak with the ITHA before handing in their plans for review. Some have agreeably done so.

Projects come under review if they need a 311 notice, which is required when the project extends outside the "envelope" of the property (for example, a new foundation where none existed). Yet simple relocation of doors and windows also may require a review. Confused yet? No wonder; this process is constantly changing. Revisions in the department codes are frequent and often happen with little or no outside notice. This can take everyone a bit off guard.

A number of projects have "snuck under the radar" of the ITHA and Planning Department! I won't name names, but we are watching. Several neighbors have brought multiple complaints to the Permit Bureau and Planning Department. As a result, many hearings have taken place over the last months. The ITHA has benefited tremendously from the involvement of these active and concerned neighbors.

It is up to every neighbor in the ITHA to notify me when you are aware of a project that looks out of place or doesn't seem right. Even if I already know the details, your calls are needed to make sure we stay on top of any issues that may potentially impact all of us.

These days when homes come on the market, they sit for a while longer than they did just a year or so ago. Sales prices are not falling as fast as in other neighborhoods, which is good news for us! We live in a very well-established area of the city, desirable for most any family to enjoy for years.

Remember this: A construction project next door to your home will no doubt mean discomfort, loud noise, long working hours, banging and potential for all sorts of problems. Rather than take a negative attitude, try a little tenderness. Talking to the contractor or owner will probably help a lot. It is possible the new owner will be in his or her home for a long

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Building Projects

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time, and there's no need to start the relationship on a bad note.

Being a good neighbor is not easy, and it takes work, but given that effort we all can live together, enjoy our neighborhood and keep it the nice place it is. Start by saying hello!

Keep me in the loop if you see something you question. I don't always have the answers, but I can help to find them. Always a learning process. Please call on my home phone at 587-4349 before 7 p.m. (and please, not before 7:30 a.m. and not at work!)

NERT Volunteers Stay Steady During Earthquake Drills

By Barney Johnson

Members of the Ingleside Terraces disaster-response program NERT (Neighborhood Emergency Response Team) attended a citywide search-and-rescue drill in April at Everett Middle School. **JoAnn Tracht-Rawson, Anton Lethin, and Betty and Barney Johnson**

learned how to free an injured person from under a pile of debris using cribbing skills, enter and triage an area where people have various injuries or may be in shock, use a fire extinguisher on a live flame, and respond to an event several blocks away.

All activities were monitored by the HAM radio communication

Ocean Avenue Merchants Consider Forming Community Benefit District

By JoAnn Tracht-Rawson

The Ocean Avenue Revitalization Collaborative's land use committee is working hard to educate and rally merchants on Ocean Avenue to form a CBD, or Community Benefit District (also known as a Business Improvement District).

A CBD is formed when property owners in a specific geographic area voluntarily agree to an assessment in order to finance special services and capital improvements above and beyond those already provided by the city. Funds raised pay for improvements such as beautification projects, clean and safe programs, graffiti removal, tree maintenance, marketing, district promotions, and special events such as farmers' markets and street festivals.

Presently, the OARC, which is funded by the mayor's Office of Economic and Workforce Development and the Local Initiatives Support Corporation, serves as an intermediary between city agencies and community groups and is working on projects CBDs normally take on, including:

- Steam cleaning
- Business attraction and retention
- Cleanliness and beautification
- Business and district promotions such as holiday decorations

Funding support for programs such as the OARC change year to year and require considerable time and effort by staff members. Establishing a CBD would provide the Ocean Avenue commercial corridor with a stable and sustainable level of funding for ongoing economic improvements, even when there are shortfalls in the city budget.

teams, which traveled with the NERT response team to report findings and keep track of locations. (In the event of a real emergency, the staging area for Ingleside Terraces will be the corner of Junipero Serra and Mercedes.)

More HAM-trained operators are needed to facilitate critical communication among NERT

volunteers, helping to minimize confusion and maximize efficiency during a disaster. Obtaining a HAM radio license requires some relatively easy study, and it no longer requires knowing Morse code, with all communications in plain English.

More information on NERT activities and training can be found at www.sfgov.org/site/sfnert_index.asp.

Design Review Outreach Meeting On June 21

Continued from page 2

tion will explain the planning and permit process and the concept of design review guidelines for the neighborhood. The meeting will be held from 10 a.m. to 12 p.m. at the OMI Senior Center, 1948 Ocean Avenue.

The ITHA Design Review Subcommittee is composed of residents who have been meeting for about a year to investigate whether Ingleside Terraces should have neighborhood design guidelines.

The Ingleside Terraces neighborhood began in 1912 under the

guidance of architect-developer Joseph A. Leonard as a "residence park," single-family homes with broad front lawns set on curving streets in a parklike setting. Almost 100 years later, the architectural elements and neighborhood character are still evident. At the same time, there are numerous remodeling projects throughout the Terraces on a regular basis. How can neighborhood character be preserved and high-quality renovation and development assured?

Design guidelines are planning tools that would focus on the characteristics of the Ingleside Terraces neighborhood and provide guidance to residents as they plan additions or remodels. Both

Westwood Park and Miraloma Park have design review guidelines, and some residents believe they would be beneficial for Ingleside Terraces as well.

Although individual projects will not be discussed at the community outreach meeting, public comments on the concept of design review guidelines or suggestions on what should be included are welcome. Also, Ingleside Terraces residents are invited to attend the regular monthly meetings of the ITHA Design Review Subcommittee, usually held the second Wednesday of the month at 6 p.m. at 235 Moncada Way. Questions? Contact **Suzanne McDonnell** at 333-2207.

An Interview With Captain Chignell

Continued from page 3

parole warrant. This person struck 15 to 20 times a day and admitted he was active in our neighborhood.

Neighborhood watch groups, such as one in the Mercedes/Moncada area, can help by encouraging residents to get to know each other and look out for one another.

These groups are part of the city's SAFE program (www.sfsafe.org).

Neighborhood vigilance has been shown to deter crime, yet it is estimated that only about half the crimes committed in Ingleside Terraces ever get reported.

It is critical, Captain Chignell emphasizes, to report all suspicious activities, however innocuous and no matter the hour: people acting in a strange manner, loiterers, cars driving slowly as if they are casing the area, unexplained noises late at night, etc. This helps the police establish patterns of crime and devote more resources to the areas of greatest need. (See box on page 3 for contact numbers.)

Even making mundane arrests or talking to a loiterer can uncover someone with a long rap sheet. "Petty criminals are opportunists. Someone who breaks into a car may have started as a purse snatcher," Captain Chignell says. And getting such people off the street helps everyone.

And finally, he says, call the Taraval Station to say you want more patrols or coverage – the pressure helps, as it did in the Mercedes/Moncada area when there was an uptick in crimes and many residents called in. Uniformed patrols were increased in the neighborhood, and plainclothes officers patrolled in the late evening and early morning hours on the lookout for trespassers and auto burglars.

Police representatives regularly attend the homeowners' association meetings, held the third Thursday of the month January through June, September, and October. All-community meetings are held at the Taraval Police Station at 7 p.m. the third Tuesday of the month.

ITHA Presents 21st Annual Sundial Park CLASSIC BARBECUE & PICNIC Sunday, September 21, 2008 Noon - 3 p.m.

Get to know your neighbors in a relaxed and festive atmosphere!

Everyone is welcome! Please bring a favorite dish to share.

Noon: The Official Chariot Race around Entrada Court begins! Bring your tricycles, bicycles, Big Wheels, strollers, and wagons decorated for the celebration!

1 pm: ITHA will provide BBQ hamburgers, hot dogs, trimmings, and drinks.

For the potluck portion, please bring a dish to share, based on the initial of your last name:

A – G..... Salads/Vegetarian

H – N..... Appetizers

O – T..... Desserts

U – Z..... Vegetables/Side Dishes

In keeping with the All-American theme, we're hoping to see dishes such as coleslaw, greens, potato salad, apple pie, chocolate chip cookies, and your own specialties.

RSVP preferred. Your early response is very important! Please call Sandy Gandolfo at 334-1494 or e-mail her at sandygatrealestatesf.com, or return this portion of the form to 440 Urbano Drive.

Yes, I will attend the picnic and I will bring the following potluck item: _____ . We will have _____ people attending.

Yes, I can help with children's activities such as blowing up balloons, face painting, games, etc.

Yes, I will help with setup from 10 a.m. to noon.

Yes, I will help with cleanup from 3 to 4 p.m.

Yes, I will bring an ice chest to help cool drinks and food.

Yes, my children will participate in the Chariot Race.

Number _____ & ages _____ of children.

All participants will receive a ribbon.

Please bring a compost or recycle bin if possible.

Name _____ Phone _____

Address _____