

## Board of Directors

President	Andrew Sparks
Vice President	Stephanie Adams Ryan
Treasurer	Anthony Woolf
Secretary	Rhonda Lesinski
Directors	Katrina Krantz
	Patrick Ryan
	Dave Yoo

Forest Hill Association  
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San Francisco, CA 94116

Place  
Stamp  
Here



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# Forest Hill ASSOCIATION

## Clubhouse Rental

Contact	Janette Najar
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### President's Message

Andrew Sparks

andrews@foresthill-association.com



Dear Friends and Neighbors,

It has been an honor to serve as a member of the Board of Directors this past year and now as Board President for the coming year. I would like to thank everyone for their support for the new Board of Directors and for their commitment to the neighborhood.

This past year entailed a lot of work from the Board and members of the community in providing community feedback and guidance regarding the proposed development at 250 Laguna Honda Boulevard. I'm grateful to everyone in the community who has been involved.

Diane Wara and I have been working hard with others on beautifying the neighborhood and replanting a number of our medians. Please let us know if you have an open space in your sidewalk strip for a new tree or if your current trees are dead so we can replace them. Studies have shown that the presence of trees reduces stress, improves air quality and supports property values. We appreciate everyone's efforts in maintaining and improving this unique, verdant and historic neighborhood.

The Board is working diligently on providing a clear and comprehensible set of rules for the use of the community's Clubhouse that works well for the community and is appropriately respectful to the concerns voiced by the immediate Clubhouse neighbors. Clubhouse rental income continues to decline, but we are keeping a close eye on the budget and the Association's outstanding debt, while continuing to evaluate the Association's financial options.

Sincerely,

Andrew Sparks

## Garden and Social Club

Garden Club bringing to a close a successful year!

The March Garage Sale succeeded in strengthening community ties among sellers and buyers, and netted a nifty profit for this year's nonprofit recipient, Casa De La Madras.

April found eager GC members taking on the role of student to Eva Monroe's teacher to learn the whys and wherefores of floral design. Even seasoned flower arrangers learned some new tricks. The event was so well received that a Fall foliage tutelage is in the works for October.

Thanks to all officers and standing committee members for a good year. By the time you receive this bulletin, the annual May Strawberry Social will be a pleasant memory, and the Installation of Officers for 2018-2019 will have been held. The new officers are:

- Presidents - Yen Bachmeier and Kathe Farrell
- Vice President - Ingeborg McGlynn
- Treasurer - Darlene Hartman
- Recording Secretary - Pansy Waller
- Financial Secretary - Yen Bachmeier
- Corresponding Secretary - Toni Buckley
- Parliamentarian - Sima Talai
- Auditor - Angela Carnegie, and
- Directors - Clorinda Aldrich, Louise Bacigalupi, Anna Bolechowski, Nancy Butte, and Eva Monroe will soon be beginning planning for fall and spring programs.

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### Landscape Committee Update

Diane Wara  
dianew@foresthill-association.com

The FHA continues to provide landscape maintenance of medians and sidewalk strips through a contract with Terra landscape. Every area should be touched once a quarter; additional maintenance should be provided by the homeowner. A maintenance calendar is provided on our website. Terra also provides our trees for replanting with green bags for watering. Please remember that Every Tree Removed Must be Replaced- this is a city requirement and fits within the Association goal to increase the beauty of our neighborhood.

One of our goals is to increase the number of trees within our neighborhood and to provide additional symmetry to the sidewalk strip plantings in Forest Hill. A new "acceptable tree list" is provided on our website (<https://bit.ly/2sLzv5L>) and includes descriptors as well as photos for your use while selecting a tree species for us to plant. The tree list was assembled with careful attention to size, tree debris, and maintenance requirements with an emphasis on beauty and likelihood that the species will do well in FH weather.

We plan for summer/fall pruning during September. Every tree should be touched for pruning every three years or as needed for tree health. Prior to pruning, we will post a list of trees to be pruned on our website and hope that all homeowners have website access. We will send an email notice as we post the list and, as always, will be available for comments/questions.

Newsflash: The City should begin replanting Dewey Circle during June, 2018. They will use drought resistant plants. The FHA will provide maintenance through our contract with Terra. We are delighted with the City's proposal to replant the Circle and thank Mel Bachmeier and others for their persistence with the City to bring this about.

We are also delighted to let homeowners know that the City will likely take over responsibility for upgrading/maintaining our stairs. This will be a long process over several years, but the City has acknowledged their probable responsibility. Homeowners will continue to be responsible for landscaping the areas adjacent to their homes and the stairs ...to be continued as we acquire further information.

Contact Diane Wara (dianew@foresthill-association.com) or Andrew Sparks (andrews@foresthill-association.com) for further information.

### Forest Hill Association Financial Report

Anthony Woolf  
anthonyw@foresthill-association.com

Dear FHA Members,

I would like to report that we continue to be in a strong financial position as we move through the early part of our 2019 Fiscal Year (beginning April 2018). Thanks to the work of the Finance Committee we have come to another sensible budget, \$340,735 for the year, down from 379,807 last year (largely due to lower clubhouse expenses, explained below). Over half our budget at \$163,200 is for tree maintenance, care, planting, and irrigation (with shout-out to Diane Wara, our heroic Landscape Committee Chair, for leading these efforts). And we have increased our community event budget in FY2019 by 10% to \$11,000 from \$10,000 in FY2018.

Thanks to a surplus of \$48,499 in our just-ended FY2018 fiscal year we were able to pay down our loan from Union Bank, which stood at \$87,541 March 2018, down from \$144,474 March 2017. We saw a decrease in rental revenue from \$101,916 in FY2017 to \$43,924 in FY2018 as events at the clubhouse are now restricted to FHA members. That said we also saw a reduction in cost due to the lower rental activity, from \$50,033 to \$23,729. With the reduction in rental activity we look forward to more ways to utilize the clubhouse for the benefit of FHA members so if you have ideas please come to one of our monthly Board meetings and let us know!

Thank you for your trust in our stewardship of Forest Hill, and my continued thanks to our supportive FHA Board Members, FHA Finance Committee and its Chairman Eric Buonassisi, and other invaluable Committee members for all their hard work.

Best,  
Anthony Woolf  
FHA Treasurer

### 250 Laguna Honda Update

Dave Yoo  
davey@foresthill-association.com

As many of you may have read in the news, the Mayor's Office of Housing and Community Development pulled their support of the 250 Laguna Honda Project in March 2018.

Here are excerpts from the letter from Director Kate Hartley to Christian Church Homes (CCH) explaining their decision:

- **Historic Resources.** The Historic Resource Evaluation by SWCA Environmental Consultants / Turnstone Consulting determined that the existing church on the property is eligible for listing in the California Register of Historical Resources (CRHC) and qualifies as a historic resource under the California Environmental Quality Act (CEQA). While CCH originally proposed to demolish this structure in order to build the new housing development, demolition cannot proceed without a full environmental impact report (EIR), which is costly and time-consuming. The EIR may also indicate that demolition is not advised. And while we acknowledge that retention of the church is a viable option, the costs to rehabilitate a historic structure are typically high. Retention of the church also potentially means less senior housing can be built.
- **The Hillside.** The geotechnical report by Langan Engineers confirmed that the site is buildable, but also advised that key geotechnical and geologic issues would need to be addressed during design and construction of the proposed development, since the hillside is very steep and, as a pre-existing condition, susceptible to earthquake-induced land sliding. To build the proposed development, a large portion of the property would need to be stabilized through deep soil mixing, and the footprint of the building would need to be reduced, with new structures placed a minimum of 10 feet away from the toe of the improved slope. The slope would need to be monitored before and during construction to ensure that the development imposes no negative impact on the surrounding topography. And, again, while the geotechnical consultant concluded that this construction methodology is viable, the extra effort required to accommodate the existing instability of the hillside would bring an extra cost of approximately \$1.5 million. In addition, the redrawn building footprint would reduce the projected unit count to about 100.
- **Community Support.** We were pleased to see so many neighbors show their support for the project. Unfortunately, there were also individuals who opposed the project from its inception and demonstrated strong desire to block it, despite CCH's and Supervisor Yee's diligent and good-faith efforts to resolve points of contention with opposed neighbors. While we at MOHCD believe that the entitlement of 250 Laguna Honda for affordable housing would have finally been approved, given the City's dire affordable housing crisis, we also know from experience that a protracted entitlement conflict adds cost and time to projects.

MOHCD's goal is to address the City's affordable housing crisis as effectively and quickly as possible. With the added costs outlined above, the certain time delays imposed by an EIR, and the potential time delays incurred as a result of neighborhood opposition, we therefore believe that the City's investment of affordable housing funds may be better made elsewhere.

As the representative from the Forest Hill Association Board for this project, my primary goal was to ensure that all safety and neighbor concerns were clearly heard and evaluated carefully and transparently by Christian Church Homes and Supervisor Yee's office. Throughout the process, it became clearer and clearer that this project posed serious and concerning challenges, which I am grateful Supervisor Yee and the MOHCD recognized and acted upon.

It is also my goal to continue to foster the support and communication between our Association and Supervisor Yee that was solidified during this process. I would like to thank you all for your commitment to our neighborhood as well as voicing your opinions and concerns for this and future initiatives that will arise.

Sincerely,

Dave Yoo  
FHA Board Member