

Board of Directors

President: Mark Watts
Vice President: Barney Deasy
Treasurer: Eric Buonassisi
Secretary: Ai Lien Li
Directors: Barbara Damlos
R. Wallace Wertsch
Dena Aslanian-Williams

Committees

Activities: Ai Lien Li (liaison)
Dena Aslanian-Williams (chair)
Arch. Review: Mark Watts (liaison)
Paul Cooper (chair)
Communications: Ai Lien Li (liaison & chair)
Finance: Eric Buonassisi (liaison),
Barney Deasy (chair)
Infrastructure: Open position (liaison)
Dan Kelly (chair)
Legal & Governance: Barbara Damlos (liaison & chair)
Trees & Landscapes: Diane Wara (chair),
Eric Buonassisi (liaison)
Club House Maint.: Rigo Cabezas

Clubhouse Rental

Contact: Janette Najar
Phone: 415-664-0542
Email: office@foresthill-sf.org

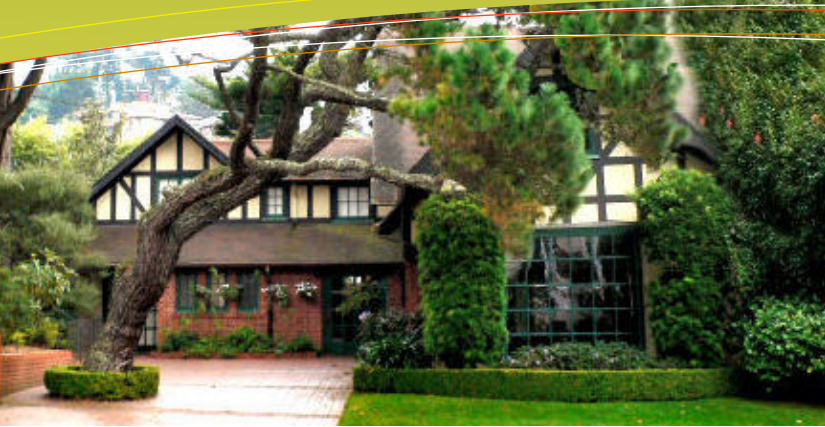
Forest Hill Association
381 Magellan Avenue
San Francisco, CA 94116

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381 Magellan Avenue
San Francisco
CA 94116

Forest Hill
ASSOCIATION



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ASSOCIATION
CLUBHOUSE
ACTIVITIES

We've got some big events
coming up!

Halloween
Party
Sunday,
Oct. 30th,
4:00 pm



Pancake
Breakfast
Sunday,
Nov. 13th
10:00 am



Children's
Holiday Party
Sunday,
Dec. 11th
1:00-4:00 pm



Lunar New Year
Party Sunday,
Feb. 26th, 2017
2:00-4:00 pm



Please make note of these
dates! The Activities
Committee is looking for
volunteers who would
like to get involved with
planning these events
in the coming year.

Please contact
Ai Lien Li at 415-754-3849
or qeileen@gmail.com

PRESIDENT'S MESSAGE

Dear Fellow Neighbors and Friends,

In March we held elections and we have some new Board Members of the Association. I want to thank our retiring Board Members Charlene Kiesselbach, Diane Wara, Tom Cooke and Kevin Gogin, for their service to our community.

The new Board members include Dena Aslanian-Williams, Wally Wertsch, Barbara Damlos-Epstein and Ai Lien Li. Dena is a long-time resident of Forest Hill, a local realtor and active with the West of Twin Peaks Council. Wally is also a longtime resident of Forest Hill, former FHA Board member, and an accountant. His wife, Eve is active with the Garden Club. Barbara Damlos-Epstein is also a longtime resident of Forest Hill. She is an attorney for PG&E. Ai Lien Li, also an attorney, and her husband moved to Forest Hill 4-years ago. Returning Board members include Barney Deasy, Eric Buonassisi, and myself. We held elections and I was elected President for my 3rd term, Barney Deasy was elected Vice President and Eric Buonassisi remains Treasurer.

We just had the annual Forest Hill Picnic. Approximately 200 residents enjoyed the hamburgers, hotdogs, salmon, and sides. A great success. I want to thank all of the volunteers helping set up and take down. The next event will be the children's Halloween party. The event will be on Sunday October 30, 2016 from 4PM to 6PM. As always Tessa O'Leary is organizing the event and it sure looks like it will be a great time.

As previously reported in this Newsletter, the Association stopped rentals to non-members as of October 2015. We filed an Appeal with the Zoning Administrator in March 2016 and we were unsuccessful. The Board voted to hire an attorney to represent the Association at the Board of Appeals. We have measures in place now to limit noise from parties and comply with the City standards. The purpose of the appeal is to retain our right to rent to the greater community.

The revenue is needed to offset the expenses of the clubhouse. The rental of the clubhouse to offset cost was the very premise that convinced us to move forward with the remodeling project. There is no profit involved with running the clubhouse, only offset to its expenses. If we can get the clubhouse to revenue neutral, then we can:

1. Retain Association dues at current levels
2. Increase expenditures for landscaping improvements throughout the neighborhood.

Our sidewalk and median strips are sorely in need of improvement. If Forest Hill could fund new sidewalk gardens for its residents, wouldn't that be fantastic! Imagine walking through the neighborhood admiring the fresh landscaping, especially in front of your house.

The good news is that the clubhouse calendar is more available for your next party! Our rate is very affordable. Contact Janette at 415-664-0542 to reserve a date. Please see the Forest Hill Calendar for more upcoming events in our fantastic neighborhood.

Cheers!
Mark Watts

Yen Boehmeier - Insight Consulting Corp.

Tear off at dotted line here and mail

Do We Have Your Current Contact Information?

We have always needed a way to contact our members for communicating alerts, special event invitations – like the August 30th Picnic at the Clubhouse – and other important safety messages but our membership contact information at the office needs your help. For example, only 6 out of 10 of our homeowners have an email address listed with us – and among those we have, many are no longer active. When we have an old phone number that is dormant, we have no way of contacting you!

Please take a moment to send us the following updated information:

Current Owner Name(s) _____
FH Property Address _____
Your Mailing Address _____
Phone number(s) _____
email address(es) _____

You can email us at the office where we will keep it secure and use it only for important FHA information. We do not share this information with anyone and it will only be used for FHA business.

Just email it to us at office@foresthill-sf.org or type/print it in a letter and mail it to:

Forest Hill Association,
381 Magellan Avenue,
San Francisco, CA 94116

If you would like to see the new Children's Garden and take a nice walk, you can also drop it off at the office mail slot in the door to the left and side of the Clubhouse.



The Garden Club Elects a New Board

President:
Sima Talai
Vice President:
Ingeborg McGlynn
Treasurer :
Kathleen Farrell
Recording Secretary:
Saundra McCormick
Financial Secretary:
Yen Bachmeier
Corr. Secretary:
Laura Outsen
Parliamentarian:
Pansy Waller
Auditor:
Angela Carnegie

Directors:
Louise Bacigalupi,
Anna Bolechowski,
Kathleen Fong,
Maria Elena Hanley
Dottie McHugh

2016 FINANCIAL REPORT

Your association completed the fiscal year ending March 31st with a surplus of \$100,768 with record Clubhouse rental income of \$178,406. With Clubhouse rentals now restricted to members only, the rental income is expected to drop to \$100,000 at the lower member rates. The 2016 Budget reflects higher interest revenue and an 8% increase in assessments received based on a reduction in liens and payment of accrued interest.

REVENUES	FY 2015 FINAL	FY 2016
BUDGET		
Annual Assessments	\$311,882	\$335,607
Clubhouse Rentals	178,406	100,000
Interest	<u>2,503</u>	<u>4,468</u>
	492,791	440,075
EXPENDITURES		
Landscape Maintenance	\$137,656	\$164,200
Debt Service	50,194	36,900
Clubhouse	44,611	50,725
Personnel	79,873	69,815
Community & Communication	19,454	22,000
Insurance/Property Tax	20,485	19,513
Professional Services	16,550	22,500
Utilities	10,855	10,228
Office	<u>12,345</u>	<u>12,385</u>
	392,023	408,266
SURPLUS	\$100,768	\$31,809

The \$100,768 surplus was added to our Reserve Account with the majority used as additional principal payment to reduce our 5% interest payments on the Union Bank clubhouse renovation loan. Annual pre-payments on the loan have two immediate benefits to our financial health. First, there is the reduction in our loan principal balance which is a liability carried on our Balance Sheet. That loan balance has been reduced from \$500,000 two years ago to \$246,277 at the beginning of FY2016. Secondly, our annual interest and principal payments (Debt Service) for our loan have been reduced to \$36,900. Our cash balance as of March 31, 2016 was \$346,213 including \$136,850 in Reserve CDs at First Republic.

MARK YOUR CALENDAR

GARDEN CLUB IN DECEMBER!

Thursday, December 1 @ 10:00 am
WREATH MAKING DAY

Saturday, December 3 @ 6:00 pm
HOLIDAY DINNER DANCE

More details will be in Garden Club December Bulletin.
Contact Sima Talai 415-564-3508



MUSICALDAYS-2017

July 23-30, 2017

Mari Kodama and maestro Kent Nagano return to our Forest Hill Summer Music Festival. Watch for more details to be posted on www.foresthill-sf.com/musicaldays/ or contact Yen Bachmeier



Mari Kodama, Artistic Director

LANDSCAPE UPDATE

Landscape Maintenance

Many of you already know that the FHA changed from Valley Crest to Terra Landscape for sidewalk strip and median maintenance, effective June 1, 2016. The change was endorsed by the FHA Board after extensive consideration by the Landscape Subcommittee. Terra's strategy is to move slowly through the neighborhood to accomplish extensive pruning, including removal of potentially damaging ivy. We then will wait until spring, 2017, to determine which areas require replanting. During the spring we will prioritize these areas to align them with our budget. I look forward to everyone's participating in the planning and prioritization process. As we move forward, we will post Terra's landscape maintenance schedule on our website for your review. We're also finalizing a list of trees that are most likely to survive and thrive in our foggy FH microclimate and will post the list when it is available.

Summer Pruning

The FHA continues to retain Valley Crest, now owned by and renamed BrightView, to manage our trees. Over the years they have done an outstanding job of balancing the safety of our aging trees with our desire to maintain a full canopy throughout the neighborhood. Tree pruning was completed by September 1. As always, the fall pruning plan was provided thru our website. Those of you who have provided the FHA with your email address were notified of the posting.

San Marcos/Santa Rita Project

The FHA Landscape Committee as well as the Board, thanks the FH homeowners who have worked to assure that as many trees as possible will be retained during the extensive City sponsored San Marcos/Santa Rita sewer and street revision project. Initially, over 20 trees were tagged for potential removal. Many homeowners submitted a protest letter to the City and twelve or more homeowners turned out for a City hearing on August 21. to protest the "removal with replacement of (20) twenty median street trees adjacent to 50-99 Santa Rita and 150-300 San Marcos."

Although we're still awaiting the City's final decision in writing, every indication is that the City will not remove any tree unless it is absolutely necessary and, then, only with the guidance of Chris Buck, who directs the City's Urban Forestry. As Mr. Buck states, *"It is a complex site/area and I know we're all working towards the same goal."* We thank Mr. Buck for his continued support of our tree maintenance throughout FH.

City Ballot Proposition E

Proposition E, if passed, would support Public Works maintenance of all the trees within the public right-of-way, including pruning and repairing sidewalks that are damaged by tree roots. Initially, I was informed that FH was not included in these plans, but it now appears that our trees would be treated the same as others throughout the City. If Proposition E passes, then the FHA Landscape Committee will collaborate with Urban Forest/Public Works to assure optimal tree maintenance throughout FH. The following is the "official" Public Works statement:

"Public Works completed a study to determine costs and possible long-term financing mechanisms for tree care, working with a consultant in partnership with the Planning Department and Friends of the Urban Forest. We presented these findings at the Government Oversight and Audit Committee of the Board of Supervisors. In response, the board placed a proposal on the November ballot, Proposition E, which would place the maintenance responsibility of all street trees under Public Works; property owners no longer would be responsible for maintaining street trees adjacent to their properties. If the ballot proposal is approved, Public Works would assume responsibility for all pruning, tree-related sidewalk repair, removal and replanting of street trees, including those that had been transferred previously, as well as those that always have been the property owner's responsibility."



SENIOR HOUSING PROPOSAL

The Forest Hill Christian Church, located on Laguna Honda Blvd., and Christian Church Homes, a major developer and manager of low income senior housing projects in California and the west, are forming a joint venture to develop 100 to 150 apartments for low and moderate income senior citizens on the Forest Hill Christian Church site.

The project has applied to the Mayor's Office of Housing for predevelopment loan and grant funding and will proceed with planning and architectural work once their application is approved. The project will include studio and one bedroom units with a wide range of services for the residents.

It is expected that construction could commence in 2017 if the current schedule is maintained, but that rarely happens with major housing developments.

The project sponsors are committed to keeping the neighborhood informed as this development moves forward and will keep the community up to date as this very worthy project progresses.