

News from Musical Days

The FHMD Board regrets that we can't present a Chamber Festival every year. But the professional and travel demands of the artists' careers are such that it is not always possible. However, the Board wishes to expand its musical offerings, and we may be able to present a chamber performance in the home of a supporter or patron this summer. Discussions are ongoing, and we will announce any scheduled event as soon as possible.

Wolfgang Ambrecht

It is with great sadness that we announce the unexpected passing of Wolfgang Ambrecht, who served as host and musical historian at each of the 2012 Musical Days concerts. Wolfgang, who was a Leader at BMW and a patron of the arts in Munich, was also a great friend to Mari Kodama and Kent Nagano, who organize and present these concerts for us.

Wolfgang's love of music was matched by his warmth, his inquisitiveness, and his generous friendship. Though our acquaintance with him was brief, we have been enriched by it and we send our sincerest condolences to his wife, Sabine and their children.



Maestro Nagano and Wolfgang Ambrecht at FHMD-2012

Photos courtesy Yen Bachmeier

Board of Directors

President:	Diane Wara
Vice President:	Dan McHugh
Treasurer:	Eric Buonassisi
Secretary:	David Aldrich
Directors:	Tom Cooke
	Paul Cooper
	Warren Krauss

Committees

Activities:	Dan McHugh (liaison & chair)
Arch. Review:	Paul Cooper (liaison) Mark Watts (chair)
Clubhouse:	Paul Cooper (liaison & chair)
Communications:	David Aldrich (liaison & chair)
Finance:	Eric Buonassisi (liaison), Christine Willemsen (chair)
Infrastructure:	Warren Krauss (liaison) Dan Kelly (chair)
Legal:	Warren Krauss (liaison & chair)
Trees:	Diane Wara (liaison & chair)

Clubhouse Rental

Contact: Jutta Lammerts
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Forest Hill Association

381 Magellan Avenue
San Francisco, CA 94116

Place
Stamp
Here

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Forest Hill

ASSOCIATION

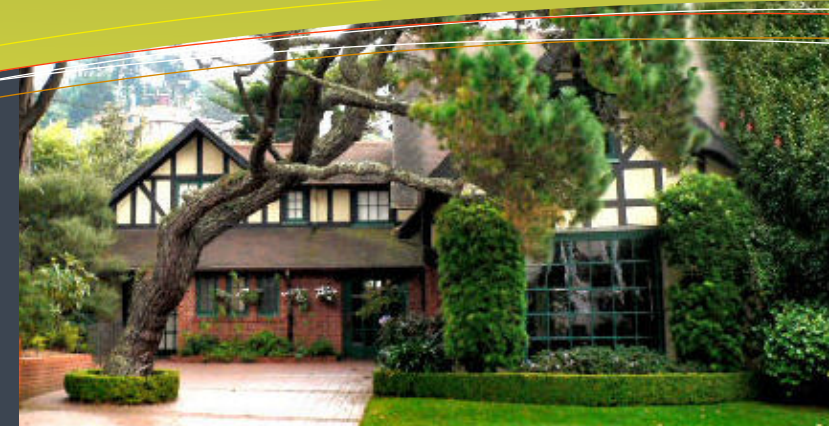
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Board's Corner

Your Board has been hard at work on our Clubhouse renovation project, and finally we've begun! We identified Plath and Company as the successful responder to our request for bids. We carefully considered three bids (ranging from \$500,000 to \$670,000), before selecting Plath and Company. The Plath bid was approximately \$500,000. We've obtained our City permit as well as a seven year fixed interest loan for \$500,000 from First Bank. We broke ground around April 7th and significant progress has been made.

After hearing our Forest Hill Community input, your Board has planned for the following: two accessible restrooms on the first level; an upgraded kitchen with new appliances and finishes; significant seismic upgrades to improve on safety; new building systems including new electrical panels to replace the 1919 panel and a new furnace; a new roof to keep our clubhouse dry. We are excited, and we hope you are as well!

Board Meetings

Because of the unavailability of the Clubhouse, FHA Board meetings will be held at the Taraval Police Station public meeting room, **2345 24th Avenue**, close to Walgreens. Meeting date has been changed to the second Monday of the month: **June 10, July 8, August 12, September 9, and October 14** at 7:00-9:00 PM

Infrastructure Committee

Several years ago we petitioned the DPW to address the deterioration of the curbs, roadbeds, medians, retaining walls, and the public stairways in many parts of our neighborhood. While we managed to draw attention to the needs and secured inspections by city engineers, in the end the city failed to place our projects into the next bond, for reasons that might kindly be called discretionary. However, the needs are still there and the Infrastructure Committee is being revived to address them once again. Please contact Chairman Dan Kelly at office@foresthill-sf.org if you have interest in working on this committee.

Traffic Calming

The SFMTA has resumed planning for the previously announced Dewey Corridor Traffic Calming Project, for which two meetings were held at our Clubhouse in 2011.

From the announcement: "The project is an effort to make your streets safer and more livable for residents, by reducing speeding, reckless driving, excessive noise and traffic levels".

The project will include all of Forest Hill, nearby portions of Forest Hill Extension, all the blocks above and below Hoover MS from 12th Avenue to Taraval Street, and both 7th & 8th Avenues down to Lawton Street.

Forest Hill members Kathe Farrell, Dan Kelly, Warren Krauss and Dan McHugh have been appointed to a nine-member working group of local residents, which will meet with the MTA this summer to discuss the traffic problems and solutions in our area. Public meetings will be held in the early fall to inform the community of any proposals and to help finalize the elements of this welcome project. Contact any of our representatives for more information or to give input

Election Results

Board members **Sally Kipper** and **Kathe Farrell** decided to retire from the board and two new members, **Tom Cooke** and **David Aldrich**, were elected.

Sally and Kathe were praised by the Board for their service.

Around the Neighborhood

Clubhouse Renovation - Full Steam Ahead

After months of planning and community input, the capital project to improve the Clubhouse was awarded to Plath & Co of San Rafael, CA.

Work began as soon as the contract was signed in early April and we expect it to be completed by early September.

The current FY 2013-2014 budget (right side below) shows the expected changes in our operating income and expenses compared to the previous year ended March 31, 2013.

New Capital Budget for FY 2013-2014

The estimated \$650,000 expenditure for all costs associated with the Clubhouse Renovation Capital Project required a search for loan terms and conditions that would enable the association to amortize the fixed rate loan over an initial 7 year term at today's low interest rates. At the end of our 7 month search and negotiations, First Bank emerged as the clear leader with the highest loan amount (\$500,000) and the lowest fixed rate (5%) over the first 7 years. The loan enables us to spread the project costs over 7 years of payments.

The first 12 month interest payments from June 1 to May 30, 2014 will be an estimated \$16,250 - just a little over \$1350/month average during the first year. In June 2014, the \$500,000 NRLOC loan converts to fixed-rate loan, amortized over 10 years, at a 5% fixed interest rate. For the next 72 months, until June 2020, the monthly payments of principal and interest will be an estimated \$5,303 per month for a total of \$63,640 each year.

The loan principal due after 72 months of payments will be about \$230,285. At that time, FHA has the option of paying off the loan with a balloon payment in that amount or refinancing the remaining principal over the next 4 years at the published 5 year swap rate plus 3% or 5%, whichever is greater.

These construction costs are considered non-operating expenditures and will be reflected in future years in changes to our balance sheet assets (Clubhouse) and liabilities (loan principal). Here is a summary of sources and use of capital for the project this year.

	FY 2012 - 2013	FY 2013 - 2014
REVENUES		
Annual Maintenance Assessment	\$265,600	\$262,000
Clubhouse Rental	\$42,941	\$32,800
Interest Income	\$4,735	\$1,000
TOTAL	\$313,276	\$295,800
EXPENDITURES		
Personnel Costs	\$41,495	\$40,700
Insurance	\$15,914	\$15,914
Property Taxes	\$2,776	\$2,836
Utilities	\$10,413	\$7,624
Clubhouse Security & Rental	\$9,261	\$4,671
Maintenance & Cleaning	\$9,695	\$4,038
Landscaping	\$120,951	\$111,916
Professional Services	\$88,895	\$2,300
Office Expense	\$6,145	\$5,325
Community/Communications	\$25,718	\$26,400
Total Expenditures	\$331,263	\$221,724
SUMMARY		
Total Revenues	\$313,276	\$295,800
Total Expenditures	\$331,263	\$221,724
Rev to Exp: surplus/(deficit)	-\$17,987	\$74,076

FY 2014 PROFORMA CAPITAL BUDGET

Source of Capital	
Forest Hill Assoc Surplus Reserves	\$150,000
First Bank Association Loan Services	\$500,000
Total Capitalization	\$650,000
Uses of Capital	
Plath & Co Construct Contract (4/2013)	\$536,107
Plath & Co Contingency (7%)	\$35,131
Total Plath & Co	\$571,238
Remaining Architectural Fees	\$48,880
First Bank Interest - 12 mo NRLOC	\$16,251
Legal Fees Assoc with Loan Application	\$6,565
Insurance for Construction Period	\$2,066
Loan Orig Fee to First Bank (1%)	\$5,000
Total Capitalization	\$650,000

News from the Garden Club

In spite of the blustery weather, twenty-five members took part of a wonderful field trip to tour **Laguna Honda Hospital** gardens in May. We learned of the history and the amazing transformation of this facility and admired the art work on the walls. We were delighted to be visiting a petting zoo, examining vertical gardens, frolicking through an orchard. We were allowed to pick some giant Swiss chard and gorgeous leek blossoms from their vegetable garden. Everyone is grateful to **Eva Monroe** for making this event possible.

The Garden Club Spring Community Service yielded 60 bags of toiletry articles. These were donated to two women's shelters in San Francisco: **La Casa de las Madres** and **St. Vincent de Paul Society**. We thank those who donated the materials and **Clorinda**

Aldrich for organizing this activity.

The Garden Club ends its fiscal year 2012-2013 in the month of May with a new board elected. The new officers (see side panel) will be installed at the general meeting and Year-End celebration on May 31st.



Garden Club Outgoing Board and Committee Chairs

Coyotes/Unleashed Dogs in Forest Hill

Coyote sightings nearby have caused concern to pet owners. Coyotes have settled in nearby Golden Gate Park, Stern Grove, and Glen Park, and seem to have grown bolder. Keep your pets indoors at night! Coyotes can take down fairly large dogs, and cats are only a snack. Like dogs, coyotes can be rabid.

Several complaints have been made about off-leash dogs in Forest Hill. Some of these "pets" have been aggressive towards leashed

dogs and their human companions. Unless dogs are in an SF dog park that allows unleashed canines, all dogs in the City must be kept on leash! Specifically, do not allow your dog off leash in Forest Hill. Please report unleashed canines to Animal Control.



Board "tip" of the Month: Streetlight Outage Repair

If your street light goes dark, please use the following process to bring back light. Although PG&E does not own our street lights they have been charged with maintaining them. Please go to the PG&E web site page to report a street light outage and to answer their questions. Note that PG&E requests a street light number which can be found on the pole within 5 feet from the ground. PG&E usually responds promptly to requests.
<http://www.pge.com/myhome/customerservice/contact/streetlight/single/index.shtml>

The Garden Club Elects a New Board

Co-Presidents:
Louise Bacigalupi
Helen Scholten

Vice President:
Pansy Waller

Treasurer :
Sally Kipper

Recording Secretary:
Dottie McHugh

Financial Secretary:
Kathleen Farrell

Corr. Secretary:
Sima Talai

Parliamentarian:
Yen Bachmeier

Auditor:
Marica Salma

Directors:
Kathleen Anderson,
Anna Bolechowski,
Susie Curtiss,
Donna Earhart,
Lina Pritchard



Not yet a Garden Club Member?

"Anyone wishing to join for the last two(2) months of the fiscal year, April and May, on payment of the initiation fee and dues for the fiscal year beginning June 1st, shall be entitled to all privileges of the Club for the aforementioned two(2) months and for the ensuing year."

(Article V of the Forest Hill Garden Club Constitution)

Join the FHGC!

Download membership form at:
www.foresthill-sf.org/gardenclub/FHGC-join.html