

## Board of Directors

President: Mark Watts  
Vice President: Diane Wara  
Treasurer: Eric Buonassisi  
Secretary: David Aldrich  
Directors: Tom Cooke  
Kathe Farrell  
Warren Krauss

## Committees

Activities: Tom Cooke (liaison & chair)  
Arch. Review: Mark Watts (liaison)  
Paul Cooper (chair)  
Communications: David Aldrich (liaison & chair)  
Finance: Eric Buonassisi (liaison)  
Barney Deasy (chair)  
Infrastructure: Warren Krauss (liaison)  
Dan Kelly (chair)  
Legal & Governance: Warren Krauss (liaison & chair)  
Trees & Landscapes: Diane Wara (liaison & chair)

## Clubhouse Rental

Contact: Janette Najar  
Phone: 415-664-0542  
Email: [office@foresthill-sf.org](mailto:office@foresthill-sf.org)

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

Place  
Stamp  
Here

Yen Bachmeier - Insight Consulting Corp.



The Pearl Fishers



Cosi Fan Tutte

### Evenings at the Clubhouse PIPPIN'S POCKET OPERA OPEN DRESS REHEARSALS

**Thursday, March 19th, @ 7:00 pm**

**Bizet: THE PEARL FISHERS**

On the exotic island then called Ceylon, home of the pearl fishers, two equally passionate young men, closest of friends since childhood, simultaneously fall in love with a beautiful but seemingly inaccessible lady. Will their friendship survive? Or will rivalry tear the two apart? Brought back from last season by an overwhelming demand, and for good reason, again starring Rabihah Davis Dunn.

**Thursday, July 9th, @ 7:00 pm**

**Mozart: COSI FAN TUTTE**

Two naive young lovers discover (to their eventual relief) that their adorable sweethearts do not belong on a pedestal.

FREE for Forest Hill members. No reservation is required but seating is limited. Please come on time to avoid disrupting the performance.

### LUNAR NEW YEAR CELEBRATION

**Sunday,  
March 8th @ 2:00 pm  
Forest Hill Clubhouse**

**It's the Year of the Goat!**

Join us for dim sum, roast pigs,  
lion dancing, and fun!



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381 Magellan Avenue  
San Francisco  
CA 94116

# Forest Hill ASSOCIATION



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## Board's Corner

### BOARD OF DIRECTORS ELECTION NOTICE

The Forest Hill Association Board elections will be held at the Annual Meeting of the Membership at 7:00 p.m. on April 13, 2015.

#### Candidate's Statement

Any member of the Association in good standing may become a candidate for the seven-member Board of Directors by filing a statement of intent to become a candidate AND a statement of up to 200 words giving his or her qualifications for the post with the secretary of the Board, at 381 Magellan Ave., San Francisco, by 5:00 p.m., March 6, 2015.

#### Inspector of Elections

An independent Inspector of Elections, Peter Schwartz ([peter-jd@pacbell.net](mailto:peter-jd@pacbell.net)), was appointed at the last Board Meeting on January 12, 2015. The Inspector will oversee the election process. For elections to be valid, a 35% participation of members is required, whether in person or proxy, at the April 13 General Meeting. Your ballots will be sent to you at least three (3) weeks prior to this meeting, no later than March 23, 2015. Please review the ballot and the Candidates Statements enclosed, complete your ballot and return it to the FHA Office in the enclosed envelope in time for the Annual Meeting on April 13. Results will be tabulated by the Inspector of Elections immediately and the new Board seated at the next monthly meeting on May 11, 2015.

#### Participate in the Election!

We ask each of you to consider running for office or volunteering for one of the committees that assist the Board. New Board members bring creative ideas and new energy. At the very least, please vote. Thank you for participating.

### MESSAGE FROM THE PRESIDENT

Dear Fellow Neighbors and Friends,  
We are expecting 2015 to be even better than 2014. The clubhouse is up and running strong. We have new chairs inside and now have chairs for the outside courtyard! This year our focus is on the common area landscaping areas. We have extensively pruned trees for continued resident safety. Hopefully, this year will see re-planting of some of the median strips in the neighborhood. Our Landscape Committee is hard at work!  
We have upcoming elections and I would like to personally encourage you to volunteer to be a Director, or at least volunteer to serve on a Committee. Don't forget to vote in our upcoming elections; your vote counts and is needed.

Please see the Forest Hill Calendar for upcoming events in our fantastic neighborhood.

Cheers!

Mark Watts





## CLUBHOUSE RENTAL

Are you planning an anniversary party, wedding, milestone birthday or other special family event? The Forest Hill Clubhouse is booking 6-9 months out. All the information you need is on our new Clubhouse website. Photos, pricing, up to date online calendar and more can be accessed at: <http://www.foresthill-sf.org/association/FHA-clubrental.html>

Clubhouse rentals are at their highest!! The projection for the 2014 Fiscal year budget was \$66,400 and we are at \$88,450 with 2 months left in the fiscal year. Bookings for fiscal year 2015 are already at \$71,500.

If you are interested in renting the clubhouse make sure to be looking ahead on your calendar to secure your date as we only have a few Saturdays left through October 2015.

Contact Janette Najar, Clubhouse Manager for more information. 415-664-0542



## FY 2014 FINANCIAL REPORT

After 10 months of actual operating expenses, your association is on course to complete the fiscal year ending March 31<sup>st</sup> just \$10,000 over the \$337,215 expense budget established in April 2014. This added expense will be more than compensated by the record setting Clubhouse rental income which should exceed \$86,400 compared to \$66,400 that we optimistically forecasted for the year. This added \$20,000 of income is 30% over our forecast and easily 50% better than our best year ever thanks to Janette Najar, our new Clubhouse Rental Manager.

Janette was hired in May 2014 and has done an outstanding job of filling the rental calendar, working with homeowners on landscape issues, and many administrative tasks that have expanded our support of the community. The many improvements in the office operations and Clubhouse rental management are due to Janette's insight, communication skills, hard work and professionalism. We are very fortunate to have her with us!

REVENUES	FY 2014 BUDGET	PROJECTED 12 Month
Annual Assessments	\$306,280	\$313,075
Clubhouse Rentals	66,400	86,400
Interest	2,000	525
<b>TOTAL</b>	<b>374,680</b>	<b>400,000</b>
EXPENDITURES		
Landscaping	\$120,100	\$120,015
Debt Service	57,525	62,460
Clubhouse	37,480	39,750
Personnel	40,150	47,640
Community & Comm.	28,150	26,255
Insurance/Taxes	21,980	23,595
Professional Services	16,600	13,515
Utilities	8,500	7,790
Office	6,730	6,380
<b>TOTAL</b>	<b>337,215</b>	<b>347,400</b>
<b>SURPLUS</b>	<b>\$ 37,465</b>	<b>\$ 52,600</b>

Only 4 of the 9 line items will exceed their FY 2014 budgets and each of the 4 are directly related to the higher variable costs of having more rental events in our Clubhouse that are bringing in record revenues. We increased Janette's budgeted work hours, four months into the year, from 20 hours a week to 35 hours to accommodate additional communications to support landscaping needs and more frequent Clubhouse tours for prospective renters. Combined Clubhouse cleaning and event management expenses are running about \$4,000 over the levels that are needed to support \$66,400 in annual income. More rental events require more cleaning and event management hours. Debt Service and Insurance / Taxes are above budget based on a higher replacement cost for our fire insurance policy (\$2,275,000 coverage before deductible) and expensing the \$5,000 loan origination fee which was in our Capital Budget in 2013.

The anticipated \$52,600 surplus will add to our Reserve Account and will be used to fund periodic principal payments at the end of each fiscal year. Payments will have two immediate benefits to our future financial strength - 1) monthly interest and principal payments for our loan will be reduced as a budgeted expense and 2) our 5% interest loan will be paid off within the next 5 years so the association will carry no debt on our books. All advance principal payments will be made from the Reserve account which currently has a \$455,000 balance.

## LANDSCAPE UPDATE

For those of you who did not receive our earlier notification, because you have not provided us with your email address: The winter pruning schedule was posted on-line for your review; winter pruning is almost complete. The FHA chose to focus our attention (and funds) on the significant pruning of the Monterey Pines throughout our

neighborhood. This was necessary both for tree health and for safety.

The Landscape subcommittee is meeting during early February to prioritize projects for the coming year. Revising the large urn at the "butterfly", adding plantings to the upper patio, and revising the Pacheco median strip are under consideration. Please email Diane Wara at [Diane.Wara@UCSF.EDU](mailto:Diane.Wara@UCSF.EDU) with your thoughts/comments.

## A.R. REGULATIONS

**The Forest Hill Architectural Review Committee's** list of frequently asked questions about proposed exterior construction in Forest Hill. What are the laws/regulations/codes that apply to our Forest Hill Community and who enforces them?

KEY: a: San Francisco Planning Departments Code and Zoning;  
b: Forest Hill Agreement

1. Forest Hill is a community of single family homes only. (a & b)
2. Mother-in law units are not permitted. (a & b)
3. Rentals for extended periods are permitted for full houses. No short-term room rentals are permitted. (a & b)
4. Parking in the front yards (the first 15' of the property from the sidewalk) is not permitted. (a)
5. Fences in the front yards can not be over 3' in height. (a & b)
6. Garbage bins are permitted to be at the curb for 24 hours only on pick-up day and then stored, not in the front yard and hidden from street view. (a)
7. FHA recommends that all projects that SF DBI require Building Permits for are obtained and finalized (note that these are required for the resale of your home).

Please feel free to contact the AR committee whenever you have any questions and always before you incur any serious expenses for a possible project. We can help you navigate through the maze of construction controls that exist in San Francisco today.

The full code sections (a & b) detailing construction regulations will soon be posted on the FHA web site.

## HELP KEEP FOREST HILL SAFE!

During the past few months, we have seen increased numbers of "solicitors", usually working in pairs, throughout Forest Hill. The Taraval Police believe that at least some of these folks are checking out our homes for future robberies. Please consider the following:

- Do not open your door to anyone you do not know;
- Phone the Taraval Police Station (759-3100) if someone you do not know knocks or if you see anyone suspicious on our streets --- better to be safe than sorry;
- Keep your doors locked, your deadbolts on, and your windows closed/locked, especially at night;
- Turn on your alarm when you are away and at night;

Please keep yourself and our neighborhood safe!

## MUSICAL DAYS IN FOREST HILL

**Save the dates - July 4<sup>th</sup> and 5<sup>th</sup> -** for a 2-concert "mini" festival. The full 4-concert festival will return in 2016.



Conductor Kent Nagano and Pianist Mari Kodama  
Photos courtesy Yen Bachmeier

## FRIENDS OF FOREST HILL

**Friends of Forest Hill** has had a successful first year, meeting its goal of funding a Children's Garden on the clubhouse grounds. Planning for construction of four irrigated raised beds is in progress, with planting scheduled for spring. FFH is also looking at two clubhouse improvement projects: facilitation of a donated grand piano (tax deductible) and lighting improvements. They also plan to contribute to ongoing maintenance of Dewey Circle.



## FOREST HILL EGG HUNT

**Calling all Egg Hunters!**

The annual Forest Hill Egg Hunt will take place from 12 noon to 2 pm on Sunday, March 29th.

Bring your baskets for finding, friends and fun!



## GARDEN CLUB COMMUNITY SERVICE

**Monday, March 16th @ 1:00 pm**

The Garden Club invites YOU to participate in our Spring Community Service at the clubhouse.

We will be making succulent bouquets for V.A. hospitals.