

(Prezltr. cont. from p. 1) addressed until more pressing matters, such as the deferred waterproofing had been accomplished.

Our Association will likely focus on these major items this year or next. The detailed reserve study from Helsing, with estimated amounts for specific line items, in specific years when that work is anticipated will be provided to all members when completed, later this spring.

I hope you are able to come to the Board of Directors meetings, when we will likely be addressing these several infrastructure projects: Tuesdays, February 26 and March 25, both at 6:30 p.m. in our Club Room.

- Nancy

Treasurer's Rept.
YTD November 30, 2007

Operational Spending vs. Budget

Values in \$K	Actual	Budget	Variance
Net Operating Revenue	1,599.0	1,561.0	38.0
Transfer to Reserves			
Monthly Dues	320.8	320.8	0.0
Special Assess.	980.6	950.0	30.6
Expenses			
Admin.	294.2	199.0	(95.2)
Repair&Mtce	307.4	297.9	(9.5)
Equip.Mtce.	74.7	69.6	(5.1)
Grounds Repair & Maint	61.7	55.7	(6.0)
Security	198.8	213.2	14.4
Recreation Area	5.8	1.8	(4.0)
Utilities	694.2	724.1	29.9
Total Expenses	1,636.9	1,561.2	(75.7)
Net Income	(37.8)	0.0	(37.8)

Net Operating Revenue: Interest is \$8.1K over budget

Administration: Management is \$77.6K over budget. Copies/Postage are \$12K over budget - multiple large recent mailings (rules, ballots)

Repair and Maintenance: Payroll is now \$12K under budget (down from \$3K under budget end of Oct.)

Supplies \$18.98K over budget (down from \$21.2K over budget end of Oct)

Equipment Maintenance: Emergency elevator repair \$10.8K over budget
HVAC repair \$4.3K over budget

Grounds Repair & Maint: Tree trimming \$6.1K over budget

Landscaping supplies/color \$4.1K over budget

Security: Personnel expenses are \$16.1K under budget

Security equipment repair \$6.3K over budget

Utilities: PG&E \$48.4K under budget
Water \$7K over budget (up from \$6.2K over budget end of October)
Sewer \$14.5K over budget (up from \$13.2K over budget end of October)

Net Income: Reduced from \$63K deficit end of October and \$92K deficit end of September

Operating Funds: \$289.8K end of month balance

Reserve Funds \$1.314.5K end of month balance

- Kathi Barnes, Treasurer



From the Treasurer:

Administrative salaries were up for 2007. The Treasurer's Article this month will be predominantly dedicated to explaining this and will end with a brief update on last issue's article on how we can all help control specific expenses.

The original management model Citiscape offered to Telegraph Landing consisted of a Portfolio Manager with the support of Citiscape ownership. The Portfolio Manager was not dedicated solely to Telegraph Landing, but rather managed other properties as well. This model proved frustrating to both the residents of Telegraph Landing and the managers at Citiscape.

When the Board of Directors chose Citiscape as our property management company, one of their tasks was to look at all of Telegraph Landing's operations and make recommendations to improve quality and to gain financial value for the money spent. An early recommendation resulted in the change of the company providing our Security Guards. A second proposal initiated the pilot of an on site presence three days each week (originally Antoinette De Haas). Citiscape assumed the financial responsibility for the salary and associated costs during this pilot period.

The next phase looked at our janitorial services in combination with our management model. The management of Citiscape proposed this change to the Board in the Spring of 2007. This change involved seeking new bids for our janitorial services, proposing the on site management structure we have today, and adding our on site Facilities Director (Terri Quile). The proposal was:

1. Move from the equivalent of one person (at the time Antoinette three days/week [0.6 FTE, full time employee] and the remainder of the position being handled by the Portfolio Manager) to 1.6 FTE on site (Mark at 5 days/week [1.0 FTE] and Antoinette at 3 days/week [0.6 FTE]) with oversight from a Portfolio Manager and the ownership of Citiscape.
2. Make the change in the janitorial services contract to Superclean.
3. Add a Building Superintendent, initially at full time with planned reduction in hours at Telegraph Landing as the deferred maintenance needs of the property were brought up to date. Between the time of the original proposal and the adoption by the Board of Directors, Citiscape had the opportunity to employ Terri, a significantly more skilled individual resulting in the change of position to Facilities Director. As such, the compensation for this position was brought in line with the qualifications.
4. Citiscape would assume the costs associated with renting the office (continued p. 3) (TreasRpt continued from p. 2) space on site to provide the office. This cost was previously covered by the Association.

These proposed changes were discussed at a special Board meeting in June 2007 with a Board vote in favor of accepting the new proposal after significant community discussion. Following recommended personnel management practices, the Genesis contract was terminated the next day, resulting in a requirement that the Association pay a 30-day termination fee. For one month, we paid two companies for our janitorial services as we made the transition.

As we moved into the second half of our budget year, we absorbed the costs of our two on site management representatives and our Facilities Director. As all our property management expenses had previously been allocated to the Administrative line, this practice continued, resulting in additional costs to this line for our Facilities Director (this expense should be under Repairs and Maintenance). Consequently, rather than being split between two budget lines, the full costs of the Citiscape personnel is manifest in a single line with a resultant savings manifest in the Repairs and Maintenance Line.

For those of us who have been at Telegraph Landing since before the changes, the results of the new janitorial services and Terri's contributions have been evident. Despite our recent challenges with water intrusions, Terri's assessments and interventions throughout the facility have likely prevented other infrastructure failures as she has identified many issues resulting from deferred maintenance. Her interventions have also brought us in compliance with regulations, such as Fire Department safety regulations.

Now the dollars:

Janitorial Services	
Budget	\$220,500
• Genesis x 7.5 months (1/1/07 – 6/13/07 + 30 days [1 month] cancellation)	\$137,812
• Superclean x 6.5 months (6/13/07 – 12/31/07)	\$59,441
• Additional billing for special projects	\$2054
Total Expenses	\$169,307
Under budget	\$21,193
Citiscape	
Budget	\$78,000
• Management contract	\$48,000
• Assistant management fees	\$4500
• Salaries and associated fees (insurance, Social Security, Medicare, Worker's Comp, Payroll Taxes) x 6.5 months: Mark Moreno (1.0), Monier Ziaian (0.6), Terri Quile (1.0)	\$89,865
Total Expenses	\$142,365
Over budget	\$64,365
Net – Over budget for new model	\$43,172

Despite this overage resulting from the change in management structure, we would have completed the year very close to overall budget if it were not for a few other items that were not anticipated at the time of planning the 2007 budget. These overages include:

- \$12K in copying and postage related to the mailings for the CC&R's and Rules & Regulations that were sent throughout the year,
- \$19K in building maintenance supplies needed for both Superclean and Terri to perform their jobs ,
- \$11K in electrical repairs,
- \$10.6K in emergency elevator repairs.

We ended 2008 at a net \$30K over budget.

This past year has proved challenging from a

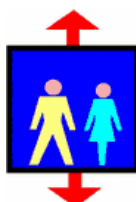
budgetary standpoint. The Board of Directors chose to accept the proposal from Citiscape this summer to improve service to the owners and to provide for the future of Telegraph Landing through improved maintenance of the infrastructure of the buildings. While it was known that this decision would have short term negative impact on the budget, we are already seeing how the improved maintenance will have a positive impact. Most of those overages in repairs were from the first few months of Terri's work at Telegraph Landing. In addition, improved maintenance has the potential to extend the life of components of our infrastructure, further benefiting us as we move forward.

Going forward into 2008, we have budgeted for the continuation of the on site management provided by Mark and Monier. In the budget, Terri is anticipated to remain full time until late 3rd or early 4th quarter, at which time it is anticipated that she will reduce her hours at Telegraph Landing and assume other Citiscape responsibilities. The Repairs and Maintenance budget reflects this. Based on standard budgeting practices spreading the annual budget across the 12 month period, this does mean that Repairs and Maintenance will run slightly over budget until year end, at which time the 4th quarter salary reductions will rebalance the line.

In follow up to the article in the last issue of the Telegraph, below is an update of our utility expenses. Billing cycles do not always follow Telegraph publication, so each area will be updated as information is available as we go forward in 2008. We did increase our recycling by 2%, but still have a way to go to meet the City goal of 75%. PG&E provides our last year usage for gas, but does not do the same for electric. Going forward, we'll look at the previous month to see how we're doing. The overall budget affects each and every one of us. Together, we can each do our part to control these expenses. If you would like to review any of these cost saving initiatives, the full discussion is in the December Telegraph.

Utility Scorecard				
Recycling	Current	Last Month	Goal	Potential Savings
	31%	29%	75%	\$2600/mo
Water	Gal/Day		Over/Under Last Year	
	No New Information Since Last Report			
	\$/Day		Over/Under Last Year	
	No New Information Since Last Report			
Gas	Therms/Month		Over/Under Last Year	
	8735		+ 122	
	Therms/Day		Over/Under Last Year	
	301.2		+ 4.2	
Electric	KWH/Month		Over/Under Last Month	
	125,380		Not Available	

Submitted: Kathi Barnes, Treasurer
ELEVATOR MODERNIZATION



A few months ago, the Board began the process of selecting a contractor to rehabilitate and modernize the eight elevators (two in each building) which service Telegraph Landing. I thought it might be useful to explain why this project is necessary and how the Board is going about handling it.

The elevators are original equipment from the original 1974 construction project. At 30+ years they are at the end of their useful life and require immediate refurbishment and modernization. One does not need to look at the machinery itself to see why this is a high priority (though we are informed that, among other problems, the cylinder heads show extensive rust). The elevator repair bills and security logs show that many residents have gotten stuck in malfunctioning elevators over the past couple of years, with some inconvenienced as long as two hours. Clearly that is not an acceptable level of performance.

Moreover, if an emergency situation arose, the fire department would be required to break into the elevator to free trapped individuals, which could cost thousands to repair. In addition, the elevators do not comply with the current standards including ADA disability requirements, for example, buttons that can be reached by children and those in wheelchairs. And finally, the interior cabs are in serious need of refurbishment as the wall and floors have been damaged by years of abuse from contractors and movers.

So the Board directed CitiScape to solicit bids from various elevator service providers. After reviewing several bids, both the Board and CitiScape agreed that it would be prudent to obtain the assistance of an industry professional to evaluate the bids. First, because the bids were quite varied and complex, a price and service comparison proved to be very difficult. Second, the Board wanted to receive an independent evaluation of our modernization requirements from a disinterested expert., as neither the Board nor CitiScape had the expertise to determine which parts required replacement and which services were necessary. And finally, because modernizing all of the elevators will likely require a contract that exceeds \$1 million, and as such it may be the most expensive project that the association will undertake over the next few years. (You'll be relieved to learn that the last reserve study anticipated the need for this project, so the reserve accounts and budget have already set aside sufficient funds to begin the repairs this year, which means that NO special assessment will be needed for this project.)

Fortunately, CitiScape was able to obtain the services of Jack Arms, a respected individual who has more than 3 decades of industry experience and who now advises associations and owners on such projects. Mr. Arms' fee was quite modest - amounting to less than 1% of the modernization project's anticipated cost - and the association will likely save many times that as a result of his advice. But more importantly, Mr. Arms has assisted the Board by providing project specifications that will only include the work that is actually needed and will allow the Board to make an apples-to-apples comparison of the competing bids.

Given the deteriorating condition of the elevators, the Board hopes to be able to make a decision within the next 30-60 days, and to begin the project shortly thereafter. The project will create some temporary inconveniences in that each elevator will be out of service for 8-10 weeks. However, we have been assured that the elevator servicing company will ensure that the remaining elevator is in top condition in order to avoid breakdowns and inconvenience to the residents. And we think that everyone will agree that the short-term inconvenience is a necessary price to pay in order to avoid future elevator breakdowns, not to mention the value that we will receive from improving the appearance of each elevator cab. In the meantime, CitiScape will keep everyone apprised of the project dates. - Kevin Gross, Vice President

TL News & Views: Landscape Committee Update

Although our sub-committee had completed a plan for the courtyard and received an estimate, in early January, Mario DiGrande from our landscape maintenance service requested to meet with the Landscape Committee and at that time proposed that he draw up an alternative plan. The committee agreed and the estimate based on his plan was received January 15, just before the Board meeting. Since the proposal had not been presented to the Landscape Committee for review, the Board decided to hold off on a decision until they received the Committee's report. However, rather than wait for the February Board meeting, they would vote on it via e-mail once it was submitted by Mark Moreno on behalf of the Committee". After a great deal of discussion and Mario's agreement to requested revisions, the committee has agreed to go forward with his plan. By the time you read this, the revised plan and estimate should have gone to the Board for approval. It may take up to a month for ordering but we are hopeful that work can begin in late February or early March soon after the pruning of the maple trees which is on schedule for late January, weather permitting.

Mario put a great deal of thought into devising this DiGrande plan and the committee likes the variety of plants included. He has also provided for new plants in the area just outside the main lobby. However, be aware that he has chosen to add to existing ground cover to fill in where it is patchy rather than plant new varieties. This means that, yes, he will be planting more mondo grass where it already exists. He thinks that with proper care it will thrive. We specifically questioned this choice and he is committed to removing it or any other new plant that does not do well at no cost to TL. However, don't expect instant miracles. It will take at least an entire growing season for all the plants to take hold and start to grow.

We anticipate that the estimate for purchase of furniture for the roof gardens will be presented to the Board in February or March. The interval from receipt of order to delivery is one month so it should arrive in plenty of time for 'good' weather. Many thanks to Marilyn Benioff and Pat Amdur for their efforts. New roof furniture has been talked about for years but nothing has been accomplished until now. And speaking of the roof gardens, Joann Finberg volunteered to select and procure plants to fill the empty pots on Roof 2. She could do so much more cost effectively than our gardening service.

Lastly, we have not forgotten about the area abutting the garage entrance. We have an estimate for the plants but not for any water delivery system that may be recommended.

Our budget is \$30,000. When we have completed the above projects I anticipate that we will have reached that limit so no more new ones will be undertaken this year. However, we will continue to monitor landscaping conditions and provide recommendations for seasonal color change.

The committee has put a lot of time, thought and sometimes, emotion, into this effort. (*continued p. 5*) (*Landscape continued from p. 4*) We have also been fortunate in having the support of our on site Property Manager, Mark Moreno, whose presence at our meetings enabled him to be aware of our issues and as a result, speed negotiations with the various vendors involved.

- Bev Sutton for the Landscape Committee
Pat Amdur, Marilyn Benioff, Joann Finberg,
Pat Johnson, Phyllis Hawkins, Richard Knight

EVENTS COMMITTEE SURVEY

We on the Events Committee will be placing a survey at each door in the



next week. We want to solicit input as to the type of parties owners and renters would welcome. Please complete and either leave at the front desk or per other instructions are on the survey. Get involved and have your say as to the entertainment planned for the upcoming year. Thanks from us all for taking the time.

- Pixie Arthur for the Events Committee



Energy Conservation*

There was an excellent article in The Telegraph recently about lowering our monthly assessments by reducing our usage of electricity. How best to

accomplish this?

Brighten your kitchen and save electricity

If your kitchen lighting fixture is a square box containing four 60-watt bulbs (240 watts), you can replace them with Energy Savings Fluorescents ECObulbs: these deliver 100 watts of lighting each, but use only 23 watts per bulb (92 watts). They are currently available at Walgreens, among other stores, in a four-bulb package (underwritten by PG&E) for \$1.99 and last 10 times longer than standard 750 hour bulbs (seven years). What a deal!

Quantity may be limited so don't delay.

Save more electricity in your bathroom/s

If your bathroom/s have six 100-watt globe-style bulbs, (600 watts per bathroom), they can be replaced with 60-watt ECObulb Globes. You still have the same globe shape but with the twister fluorescent hidden inside. Per globe usage is only 12 watts, 72 watts total. What a savings: with so many TL bathrooms still using the original globe-style bulbs, there could possibly be over 1000 new ones installed. The bulbs are available at Walgreens, 2 for \$10. The Benioffs installed 12 bulbs in their bathrooms and say that they work great. Terri Quilie, believes T/L could save about \$50,000 a year in electric bills if everyone installed them.

If you still prefer a 100-watt replacement; these use 19 watts and cost \$12. at City Lights. If there is a large enough group interested in ordering them, I can get them from a distributor for less.

Of course, these fluorescents can be used in other fixtures in your apartment. Just look around.

If you need to see to believe, please contact us via e-mail or leave a note at the front desk to arrange a mutually agreeable time to visit and turn on the lights.

- Al and Marilyn Benioff, for a Green T/L.

alb@systemsworks.com marilyn@systemsworks.com

Terri & Linda to the Rescue

Following is a copy of a letter from Kevin Gross:



Earlier today (Saturday, 12/22/07) we had a plumbing emergency in our unit when the plastic cap broke on our toilet. As luck would have it, we also had one of the frozen angle stops, which meant there was no way to turn off the water and I was forced to literally hold the cap on the top of the pipe in order to keep water from spewing out and flooding the stack. And we are scheduled to leave for Australia in a few hours!

After contacting 2 plumbers (without success) we called the front desk, who then contacted Terri, who

immediately reached Gotelli. Mr. Gotelli came out personally within 1/2 hour, closed the valve for our stack (which did not cut off water to everyone, but merely to the bathrooms), and had it repaired quickly - thus preventing another potential flood situation.

I am most grateful to Citiscape and Terri for the extraordinary after-hours assistance. Linda* at the front desk should also be commended. This is exactly how things should work when we have this type of situation. - Kevin Gross, Bldg. 1

*Per Terri: "Linda called me and then the plumber- she saved the day! We would have had a flood, if she hadn't acted quickly."

**To Tree or Not to Tree,
that is the question...**



Why not have a Heritage Tree??

In December, 2007 we had minimal holiday decorations. The question of what to do in the future regarding holiday and/or resident donated items in the common areas was discussed at the January Board meeting and will be again in February. Regarding this past December, some members of the events committee which coordinated our winter party expressed the concern that since the TL community is very diverse, some residents feel offended by the presence of a Christmas tree and also of the menorah that had been placed in the lobby for several years during Hanukah.

Yes, we have a diverse community but other than what was expressed at the Board meeting, I have no idea how residents have felt about these decorations in past years. However, I believe that a better answer is to find an inclusive way to celebrate this and other seasons. Therefore, next December I propose that we start a tradition of having a heritage tree which would recognize the many cultures of the various people living here.

Why a tree? "Trees have played an important role in many of the world's mythologies and religions, and have been given deep and sacred meanings throughout the ages. The most ancient cross-cultural symbolic representation of the universe's construction is the world tree."* Granted, the symbolic world tree or tree of life is usually thought of as an oak or some other deciduous variety, but an evergreen is not only beautiful but also smells wonderful. In addition, a tree provides a good structure upon which to hang decorations.

Why do this in December? Numerous cultures throughout history have celebrated with lights and greenery the winter solstice that brings with it the anticipation of longer days and all that entails. Even though winter is not as dreary here in the Bay Area as it is in many parts of the world, many people still enjoy the lights and decorations that mark this time of year as special. (continued p. 6)

(Tree continued from p.5) What do I mean by a heritage tree? What I envision is:

- Place a live evergreen tree in the lobby (remove some items of furniture temporarily to make room if necessary).
- Put strings of small lights on it similar to the ones on the tree outside the lobby
- Ask residents to donate a small item symbolizing their heritage to hang on the tree.

The 'committee to be' would have to specify a 'no larger than' size and also evaluate each item submitted. Also, items would not be returned but kept for future years. There are all sorts of possibilities and they don't need to be items related to winter festivals

although it would be great if they were. For example, I am half Norwegian so I might hang a small troll or Viking. Bob is half Swedish so his item might be a julbock or goat made of straw which once symbolized the end to the harvest season and rejuvenation. Other possibilities are small dreidels, figurines symbolizing a specific country or region, distinctive bells, Diwali decorations, etc. Each item would need to be light weight and be capable of being hung from a branch with a thin cord.

So why bring this up now? Well, if you are like me, you'll need time to think about what you might contribute and maybe to procure it. I have received positive feedback from the Board and was told that if others thought it was a good idea, I should propose it at the February Board meeting. Since the Telegraph is provided to everyone, I'm asking all of you to tell me what you think of this idea either via e-mail, the web site forum or a note at the desk. If folks don't like the idea, it will not be proposed. But if we do decide to do this, I'll volunteer to coordinate it. I look forward to hearing from you and will respond to all messages.

This and other ideas regarding lobby holiday decorations will be discussed at the Feb. 26 Board meeting. If you care about this issue, please come to participate in the community conversation which will develop a policy for TL.

- Bev Sutton, Bldg. 1 #705, bev_sutton@yahoo.com

*http://en.wikipedia.org/wiki/Trees_in_mythology

See also: <http://www.theosociety.org/pasadena/sunrise/47-97-8/my-hazel.htm>

The above are cited because they express this concept better than I could and can give you more information. BJS

Written Responses

Since the Events Committee was involved in holiday décor decisions in 2007, a copy of the above article was sent to each member a week in advance so that they could respond in the Telegraph desired.

Re: Heritage Tree

Mulling over the 'heritage tree' proposal for the holidays, I find myself going two ways: I rather like the idea of the tree - but don't like the idea of its trimmings. For my part, I would prefer a tree adorned just with lights, lots of the little sparklers, and nothing else. And if you want to see poinsettia plants in each building's lobby, that would be OK with me too; if not these plants, then some sort of greenery.

Yes, there are lots of other holiday celebrations going on at the same time, but for my part I don't see any need to make a public display of each one of them. Our space in the lobby is limited; removal of some of the lobby furniture to accommodate a tree would work, but with the increase in guests and packages at that time of the year, we do need as much space as is possible. Perhaps Morton Beebe's idea of a tree just outside the lobby window, in that outdoor garden space, would work well. - Marilyn Benioff, Bldg. 1

Re: Heritage Tree

Frankly, I do not understand why the celebration of Christmas is a problem. It has been around for a long time and I do not believe decorating a tree or hearing the sentiment "Merry Christmas" should cause anyone to panic or feel oppressed. All other ethnic or religious groups should also be able to celebrate in kind. That's what America is all about.

I also believe "In God We Trust" should remain on our coins and references to God should remain in the Declaration of Independence, the Constitution, the Pledge of Allegiance and on the walls of every court room in America just as it has since this country was founded.

In other words, freedom of religion does not mean we

cannot express our religious beliefs because it might offend another's views. Freedom of religion means we are all free to express our religious views and we allow other views to be expressed as well.

I for one will continue to celebrate Christmas in the old fashioned way. - Gil Jacobs, Bldg. 2

Dear Neighbors,

At January's Board meeting we had an opportunity to discuss our ideas and recommendations for lobby decorations -- December in particular. Our community has traditionally put a Christmas tree in the lobby and in the last few years neighbors have also displayed a menorah for Chanukah. This year, we have begun questioning what is appropriate and respectful of our entire community, for we are a community that includes people of many backgrounds and traditions.

At January's board meeting, passionate discussion among homeowners made it clear that we have widely divergent views of what is pleasing or displeasing, celebratory or offensive, when it comes to December holiday decorations. It seems that however well-intentioned, decor that speaks to specific religions, ethnicities and/or cultures by its very nature speaks to a selected group of homeowners. I'd love to see beautiful decor that stays free of this controversial and often exclusionary content.

At the meeting, it seemed that we found common ground in wanting lights and beauty. Our outside tree was beautifully wrapped in lights this year, creating a cheerful welcome in the dark. Perhaps we could expand this approach by lighting more of our front area?

We have a beautiful home at Telegraph Landing. Each of us can decorate our own units to our heart's content, expressing and celebrating each of the many holidays that move us throughout the year. In our shared home, our common areas, I hope we can enjoy beautiful decor that provides a welcome to all of us, free of religious, ethnic and cultural references.

Thank you for considering this approach, - Robin Winburn 408-1

Have you met...?

33rd in a series about people who live or work at Telegraph Landing.

Marvin Menendez was born in the small Central American country of El Salvador and lived there until his family moved to the United States. They came to San Francisco because they had relatives living in this area.

He and his brother Gus and have owned Superclean Building Services since 2002 and *(continued p.7)*

(Met continued from p. 6) "we are very happy to be able to service this wonderful property." Prior to Superclean he worked as a store manager at Mackenzie Warehouse in San Francisco.



His likes to play soccer, watch baseball and American football, read suspense novels and work in his back yard. He enjoys spending time with his wife and 11 year old son, and wants to continue doing so as much as possible in the future.



He and Gus want to keep to expanding their janitorial business and especially to continue to provide excellent service to TL. He says "I would like to inform any resident that we are at your service and that Superclean and its staff are very happy to be working for such a great people."

Editor's note: Marvin supervises and trains the maintenance staff so you will see him here periodically



but not every day.

On the Move

IN:

Out:

1/8 Steve Weiner & Norm Dito from 1/802

Note: I leave a letter for each new resident inviting them to submit info about themselves for the Telegraph (unless their move date is very close to publication date in which case I'll do so the following month.) Not all people choose to participate. If I have missed you, please leave a note at the desk or e-mail me at bev_sutton@yahoo.com

Board Meetings



All homeowners are invited to attend the monthly Telegraph Landing Board of Directors Meetings, held in the Club Room from 6:30p.m. to 8:30p.m. the **4th Tuesday of each month**. Homeowner input is taken at both the beginning and end of each meeting on items not listed on the agenda. On agenda items, homeowners may comment etc. during the meeting at the time each item is being discussed/considered.

To put an item on the agenda, address a note to the Board and management. Leave your note at the Front Desk to be distributed at least by the Wednesday before the Board Meeting.

Next Bd. Mtgs.: Tues. 2/26, 3/25/08

Telegraph Landing

Board Members

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 Kevin Gross, Vice President
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Victor Zacca Linda Atafi
 Chris Ryan Steve



Sullivan



Landscape:

DiGrande Brothers, Inc.

Editor's Note: Contact info for Board, Management and of Staff Members are updated and posted, with photos for staff, on the TL website www.tl-onlinesf.net near the top of the left sidebar.

End Note:

First in a series about festivals around the world.

Ice Lantern Festival

Jan 5 - Feb 5, 2008, Harbin, China

Think 'City of Ice' and you think of Harbin, premier city of the Heilongjiang province, China. Its winters last six months, sub zero temperatures are routine, its river freezes rock solid and its parklands are transformed into snowscapes. But come January-February and Harbin metamorphoses into an enchanted city made up of translucent sculptures carved out of ice. Gigantic blocks of ice from the Songhua River are chipped, chiselled and carved into palaces and pagodas, dragons and dinosaurs, ships and spacecrafts, familiar landmarks and famous figures.



Harbin's ingenious residents hollowed out blocks of ice to use as lanterns, inadvertently starting a tradition that grew into an art form. In the past 25 years, the Harbin Ice Lantern Festival has become an annual cultural event with many international teams participating.

Their ice creations dazzle and impress in their sheer scale and intricacy in bright daylight but present an even more breathtaking sight at night. Neon lights strung in and around the sculptures turn Zhaolin Park into a surreal crystalline fairyland.

From: <http://www.journeymart.com/tools/holidays.htm>

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T L Staff

Terri Quile, Facilities Director

Maintenace:

