

the Telegraph

News from Telegraph Landing
An urban village at the base of Telegraph Hill

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San Francisco, CA 94111

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From the Board:

The President's Letter



As we are approaching the annual election for the Board of Directors, this is also the time of year to start thinking about who will serve on our committees for the next year. These committees are important to the Board of Directors as they provide advice about important issues facing this Association. Many issues face this Association over the year and having a dedicated group of owners who can focus attention on specific issues and provide advice to the Board helps us make better, more informed decisions.

The Board will have committee volunteer forms at the next two Board meetings and will have them available in the lobby starting in March. Forms will be due to the Board by the Annual Meeting in April.

Are you interested in serving on a committee? Committee membership gives you an opportunity to offer your time and talents to improving the Association. It gives you an opportunity to work with other, committed Association members toward bettering our homes. But which committee would be right? Review the short descriptions below and see where your talents could best be applied.

Finance Committee: This committee, chaired by the Treasurer, provides advice on the financial management of the Association. A knowledge of budgeting and financial management is helpful for committee members.

Rules Committee: Our Association has CC&R's, By-laws, and Rules which when combined provide structure. This committee reviews each document in light of both changing laws and changes in the Association's needs.

Security & Emergency Preparedness: Both security and preparation for the event of an emergency are important to the well being of this Association and its members. This committee makes recommendations for improvement in security for the complex. It is also responsible for reviewing and modifying the Association Emergency Plan.

Landscape: This committee works closely with the Board, with Management, and with the Landscaping Contractor to maintain and improve the landscaping of the complex.

Architectural: We all enjoy our homes and often wish to make improvements to them to better fit our current lifestyle. Some changes to an individual unit, however, can have implications for other units - structural integrity, noise, etc. This committee reviews major remodeling projects and their potential impact.

Communication: This committee is responsible for the publication of our newsletter, The Telegraph, and maintenance of our bulletin boards.

Maintenance & Operations: In conjunction with our Building Engineer, this committee works to make recommendations for improvements in processes surrounding the maintenance of this complex.

Events: We all enjoy the opportunity to share good food and conversation with our friends and neighbors here at Telegraph Landing. Our Events

Committee coordinates these gatherings and provides our opportunities for socializing.

Where do your talents lie? The Board wishes to welcome back those members of our community who regularly volunteer for and participate in these committees. In addition, we would welcome fresh faces bringing new ideas as committee members. Is this the year for you to get involved? Pick up a volunteer form, fill it out indicating where you feel your talents best fit, and leave it for the Board either in the Management Office or at the Front Desk. We look forward to working with you in our next round of committees as we all work to continue to improve our community. - Kathi

Telegraph Landing Treasurer's Report			
Year to Date: November 30, 2008			
Operational Spending vs. Budget			
Values in \$K	Actual	Budget	Variance
Net Operating Revenue	1,672.4	1,662.1	10.3
Transfer to Reserves			
Monthly Dues	341.5	341.5	0.0
Special Assessment	952.4	911.5	40.9
Expenses			
Admin.	316.7	267.4	(49.3)
Repair and Maintenance	262.2	267.4	5.2
Equipment Maintenance	35.9	53.9	18.0
Grounds Repair & Maint	55.9	80.3	24.4
Security	227.5	231.6	4.1
Recreation Area	4.8	2.3	(2.5)
Utilities	656.7	759.1	102.4
Total Expenses	1,559.7	1,662.0	102.3
Net Income	112.7	0.1	112.6
Net Operating Revenue			
Admin	(30)K Water intrusion costs over budget		
	(19)K On-site management over		
Repair and Maintenance			
Equipment Maintenance	All costs under budget		
Grounds Repair & Maint	33K Landscaping supplies & color under budget (12)K Tree trimming & removal over budget (continued p. 2)		

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