

(Treasurer’s Rept. continued from p. 1)

<u>Security</u>		
<u>Utilities</u>	79.7K Electricity under budget	
	10K Sewer under budget	
	11.6K Garbage under budget	
<u>Operating Funds</u>	271.7K	25.4K decrease
<u>Reserve Funds</u>	2,047.1K	41.7K Increase
	November expenditures: 51.4K	
	Ascent Elevator 32.5K - 5% progress billing	
	Roof Management #705 13.2K	
	Gotelli Plumbing 4.6K	
	Restoration Mgt. 1.1K - Bldg 1;	

- Pat Johnson, Treasurer

TL News & Views:

Have Reservations about Reserve Studies?



Come join fellow homeowners to discuss Reserve Studies with Roy Helsing. Roy is the owner of The Helsing Group, the company that has performed the last two full Reserve Studies for Telegraph Landing.

Roy will explain Reserve Study legal requirements, the process used to evaluate the useful life of facilities and funding requirements, and how to better understand the various reports contained in the Telegraph Landing Reserve Study. He will also answer your questions.

Roy is a leading authority in this field and is a much sought after speaker. We are very fortunate to have the opportunity to have this discussion with Roy. So be sure to attend so you may join this conversation in the TL Club Room, **Tuesday, February 10, 7–10 PM.**

- Barry Shiller, Bldg. 1



Return to the Antarctic

Many people at TL are familiar with the books of photography by resident Morton Beebe (e.g. *Cascadia: a Tale of Two Cities and San Francisco: City by the Bay*) but probably didn't know that in the past 50 years, he has been a part of four expeditions to the Antarctic. The first was with Operation Deep Freeze (1957-1958), where he served as a Naval Public Information Officer on Adm. George Dufek's staff, sailing from New Zealand. He returned twice, both times embarking from South America. His (1958) Life Magazine coverage of the polar extremes launched his career in photojournalism. He now hopes to return with fellow IGY compatriot Geoffrey Lee Martin under a grant from the National Science Foundation to contrast the past with the present. To read the entire article about this expedition, go to the TL website, www.tl-online.sf.net.

- BJS

Committee News:

Ad Hoc Elevator Interior Committee

The following people have been selected to serve on the Ad Hoc Elevator Interior Committee:

- Board Representative: Karen Hartquist
- Building 1: Marilyn Benioff
- Building 1: Bennett Woll
- Building 3: Eileen McCarroll
- Building 4: Kathy Daly

On behalf of the entire Board of Directors, thank you to all who stepped up and volunteered to be a part of this committee. We regret that we could not appoint all who wished to be involved. As all who wished to participate were very qualified, we chose from buildings



with multiple volunteers by random drawing at the January Board Meeting. There were no volunteers from Building 2, so the Board appointed two representatives from Building 1 to maintain the balance of two high rise and two town home members.

This committee will review possible cab interior decorating palates and recommend two or three options. The Board will then ask the company to prepare a display panel to be placed in our lobby and we will ask the residents to express your opinions. The final decisions will be made in a Board meeting, so watch the agendas.

- Kathi

Events Committee:

Thanks for the Party!!

The Winter Party was a great success made possible by the Events Committee, Marilyn Benioff & Marjie Fitterer (co-chairpersons), Pat Amdur, Gil Jacobs & Mary Norris with the assistance of Marilyn Breen and Margaret Miller (who cooked the turkey). Kudos also to the Facilities Staff, which strung the out- door lights.

- BJS



Maintenance Committee

The Maintenance Committee has noticed on our inspections that a few pet owners are not completely cleaning up after their pets. Under rules section 3.07032 residents are responsible for cleaning up after their pets in all common areas including all sidewalks and streets bordering the property. Residents are also responsible for any damage done by the pets.



- Hank McKenzie on behalf of the Maintenance Committee: Karen Hartquist, Jasper Schad Frieda Weiner, Eunice Stuart, Morton Beebe

Landscape Committee

The TL Board has approved the Landscape Committee's recommendation that Gardeners' Guild be our new landscape service, replacing DiGrande Brothers which has served in that capacity since June, 2006. We expect the change will be effective March 2.



In order to determine the best service for Telegraph Landing, the Landscape Committee reviewed proposals from three companies including our current vendor, DiGrande Brothers. After checking their references and interviewing all the company representatives, we felt that Gardeners' Guild best met our objectives. We made every effort to be thorough and fair because we realized that changing vendors is important not only to the residents of TL but also to the companies competing for our business.

Gardeners' Guild (GG) is a well established (founded in 1972), mid-size company which services sites throughout San Francisco (e.g. Levi Plaza and Parc Telegraph) and the Bay Area. They specialize in sustainable horticulture and have a 36 year history of ecological practices (as illustrated by 23+ environmental awards). They were the first Marin County Landscape Contractor to be a certified "Green" Business and were awarded the first ever Sustainable Landscape Management Award by the CLCA (California Landscape Contractor Association).

However, an organization is ultimately only as good as the people who comprise it so another factor in our committee's decision was the perceived quality of their management and employees. GG is employee owned which contributes to their 70% retention rate. Senior Crew Leaders have 8 – 10 years experience and are

Certified Landscape Technicians. All managers are also certified in their fields. High level in-house training programs for all employees are in place

Going forward, the Landscape Committee will be more active in the planning of color changes which will be 3 times/year instead of 2, and will walk the site at least once a month with the GG Account Manager to evaluate the status of their work to date and plan tasks to be done in the future.

Lastly, the new monthly contract is \$285. less than what we have been paying the current vendor for comparable time spent here at TL.

We are looking forward to working with Gardeners' Guild as we feel that they will provide proactive day to day maintenance and more imaginative planting of color throughout the year. - *Bev Sutton on behalf of the Landscape Committee, Marilyn Benioff, Joann Finberg, Pat Johnson, Richard Knight*

Staff Notes:

Tips from Terri:

(aka Terri Quile, Facilities Director)

Hello TLN home owners. You may not know it, but there once was a waterfall outside the lobby. It has been out of service for many years and some parts would need to be replaced if it were to function again. At the request of several residents who feel that there is an esthetic benefit to having a waterfall at our entrance, and because new technology will make it more cost effective to repair than previously, the board is considering bringing it back to life. You are invited to bring your comments and concerns regarding to the next board meeting which will be February 23



Pointers from Paul:

(aka Paul Amaya, Facilities Maintenance Engineer)

Greetings, Residents of Telegraph Landing. Just a reminder **regarding personal contractors that have access to the parking garage.**

Telegraph Landing's **garage has a maximum height clearance of 6' 4"**. Please inform your contractors of this limit prior to their scheduled day of arrival.

Also, please inform them that our **shopping carts** are not for the transfer of work tools and debris.



Kim's Korner:

- There are **new Bike Racks** installed – one near building 3 and one near building 4. Those residents on the waiting list for a bike rack have been assigned spaces.

- Please note: A **security camera** monitors the garage dumpster area. Dumping large items (i.e., furniture, appliances, etc.) is strictly prohibited. In addition, dumping any items along the side of the dumpsters or in front of the emergency exit is prohibited and violators are subject to fines.



Security Pass-downs:

(submitted by Linda Altafi, Assist. Supervisor)

A security reminder to you and your guests – if you or your guests park on the street, do not leave anything in your car where it can be seen. Recently several cars have been broken into not only to have valuables taken but also dirty clothes and soiled workout gear.



Letters:

Dear Editor,



At the last TL Board meeting, our facilities engineer, Terri, introduced a company that is able to inject a proprietary compound to seal cracks in concrete. Homeowners were informed this process could be used at TL to prevent water from leaking into the garage. The presentation was well received, given the fairly modest cost (vs. replacing the courtyard membrane) and given the prospect of preventing water from leaking into the garage.

This is not a new topic at TL. In late 2005, after many emotional and not necessarily well-informed discussions on the topic of the 'courtyard membrane', I pulled together an ad hoc engineering group to review the technical issues in an objective manner. The group consisted of engineers with diverse and relevant backgrounds. Dick Harlan helped design the concrete work for the Bart Tunnel under the San Francisco Bay and was a professional expert in the design of dams and major concrete structures. Peter Merchant, an accomplished metallurgist and chemist, was able to explain why it was unlikely the metal rebar that runs throughout our courtyard concrete slabs would corrode in the short term. Jeff Teel, an architect, presented compounds that could help 'seal' the underside of the garage (the soffit). Ric Charlton, an engineer and a retired executive with Shell Oil, was also part of the group. Jim Markovich, our engineering consultant from Ferrari & Moe, participated in these discussions, answering questions and doing further investigation based on inputs from the group.

The results of those discussions were published in the Telegraph in early 2006. I've attached that summary from 2006 at the end of my comments so that new homeowners may have a full understanding of the courtyard situation. I believe a full understanding of the issues associated with water getting passed the courtyard membrane is needed to put proposed solutions into an appropriate perspective.

Some points I'd like to emphasize:

Based on physical analysis it is clear that the courtyard membrane (meant to prevent water from ever getting to the concrete) has disintegrated and is no longer useful – in any location. The original membrane was designed for rooftops, not courtyards. The contractions and expansions of the earth have over time caused the existing membrane to become brittle and to disintegrate. Water can indeed get into the concrete slab at any location.

When water finds its way into the concrete slab it can create two problems.

First, water can find its way through the concrete and then leak into the garage. This is a real annoyance – especially when the leak is over your car.

The more serious problem is that over time water can cause the metal within the concrete slab to corrode. Corroded metal (spalling) occupies two times the space of the original metal and as a consequence, corrosion causes concrete to crack and delaminate. Spalling within our courtyard concrete slab would create a huge structural problem that would cost tens of millions of dollars to fix. It is important that the membrane be repaired before corrosion begins to take place. The good news, as Peter Merchant pointed out, and as confirmed by F&M, it is unlikely that there will be corrosion within our courtyard slabs over the next 13 years - and perhaps longer. Most significantly, the alkalinity of the concrete tends to inhibit corrosion.

But this alkalinity can diminish over time as water continues to occupy and to pass through the concrete.

So getting back to the proposal to inject and seal cracks in the concrete. This proposal has real merit. It

would inhibit water from leaking into the garage. However, since this solution does not fully seal the topside of the concrete as the membrane is meant to do, water will still get into the concrete and over time this can still lead to corrosion.

Therefore, until the courtyard membrane is replaced (and the new, pliable membrane is designed so that it may be replaced in a modular, rather than monolithic manner), this Board and future Boards will need to use engineering services to periodically monitor for corrosion. Over time sections of the courtyard membrane will still need to be replaced (especially within the planters and over the low spots in the courtyard) and there are funds in the Reserve Study to do so.

With a full understanding of the topic, our homeowners and our Boards will be able to make appropriate decisions for the maintenance of our courtyard in a cost effective manner.

Respectfully submitted. - Barry

Courtyard Waterproofing Engineering Discussion (from 2006)

Discussions about the water intrusion problems of the Telegraph Landing Courtyard are complex and because of the very large costs involved often become emotionally charged and polarizing.

In an effort to develop an appropriate engineering solution, Barry requested a group of homeowners with relevant engineering expertise and demonstrated interest in the subject, to join him as an ad hoc group, working with Nadia Anis and Jim Markovich – the architectural engineering consultants that are supporting Telegraph Landing in this area. We are fortunate that these engineers: Ric Charlton, Dick Harlan, Peter Merchant, and Jeff Teel were and are willing to spend their time on this substantial issue. Marilyn Nichols also joined the group and helped to record key ideas.

The group held its first in depth discussion on November 17, 2005. Discussions will likely continue in February. A summary of key points from the first meeting follows.

 The group received copies of earlier reports from ABR Engineering and Ferrari & Moe regarding analysis of courtyard water proofing issues, so everyone would understand the work that had previously been done in evaluating the problem. The discussion progressed from there to topical sealants.

Topical sealants

The use of topical sealants such as Xypex was discussed. It is believed such materials could be effective in sealing localized portions of the soffit (garage ceiling), but would not prevent water from getting to the steel reinforcement within the concrete slabs. The main concern is the potential for corrosion of the steel within the concrete slabs since the topside is not watertight.

The problem – When might we expect corrosion

It was agreed that it would be more cost effective to ensure that the topside is water tight before corrosion of steel reinforcing could cause "spalling" (rusted metal more than doubles its size) resulting in delamination of the concrete. The key question - when might we expect to see a corrosive effect? Are we facing a 5 - 10 year problem, as has previously been suggested, or a 100-year problem.

It is believed that the steel reinforcing within our courtyard concrete slabs is in good condition and not in danger of suffering noticeable corrosion any time soon. This belief is based on chemical and physical analysis

of core samples taken in 2003 and on a review of historical trends in San Francisco. F&M found no evidence of adverse corrosion of steel reinforcing in similar structures in San Francisco until such structures were about 60 years of age. Accordingly, F&M is going to revise its estimation of when the courtyard membrane needs to be replaced to 15 years from now. This new estimation will be subject to change based on the results of a long term monitoring program, which is to be developed and proposed for TL.

Monitoring

Jim, in concert with this group, will develop a proposal to monitor the concrete slabs that cover the garage for the onset of corrosion. (This proposal has just been provided and is under review by the group). Elements of the monitoring program may include measurement of galvanic currents between concrete and steel; observation of sacrificial preferentially corrodible metal (zinc) implants; chemical analysis of carbonation, chlorine content, and pH; measurement of oxygen content of water in concrete; and physical analysis.

Spot repairs

It was also agreed that where spot repairs of seriously leaky portions of the topside is warranted, action should be taken. We may have some planters and interfaces between courtyard and building that will need repair over the next several years. We may also need to take measures to prevent water from leaking from the soffit onto cars.

Planters and Plants

After the meeting the group considered whether Telegraph Landing should evaluate its system of planters and the plants growing in them. There may be a way to maintain the beauty of the courtyard while minimizing the cost of its maintenance and repair. If we had such a plan, TL could incorporate those changes when repair work is undertaken. The group decided to initiate a discussion of planters and plants at a future board meeting to determine if others might be willing to further investigate this issue.

Respectfully submitted on behalf of the group.

- Barry Shiller

From the San Francisco Food Bank

Residents –

Thank you for organizing a food drive on behalf of Telegraph Landing Apartments, resulting in a donation of 156 pounds of food.

By providing the gift of food to children, seniors, and working-poor families of San Francisco, you are advocating that every resident deserves to have a healthy, sustainable life. Your support enables us to be an agent of change in the San Francisco community -- transforming the lives of over 150,000 San Franciscans who face the threat of hunger each day.

Every single contribution makes a difference in the work that we do. Through a network of 600 local human service organizations, the San Francisco Food Bank will distribute 33 million pounds of food this year - more than half of it in the form of fresh produce. Every single day, we provide enough food for 70,000 meals, an accomplishment that would not be possible without community partnerships from individuals, congregations, businesses, schools, and other non-profit agencies. For the one in five adults and one in four children at risk of hunger in San Francisco, the Food Bank is truly a lifeline. Please thank every participant of this food drive for their generosity and confidence in our work and for their help in building a stronger, healthier San Francisco.

-- Jennifer Radliff, Food Drives & Events
 Coordinator, San Francisco Food Bank

Have you met...?



39th in a series about people who live or work at Telegraph Landing.

Paul Amaya is the facilities maintenance engineer who works Monday thru Friday, 6:30am-3pm. He was born in San Francisco and raised in Petaluma Ca. He has worked in the construction field for the past 20 years.

He enjoys playing soccer and baseball, and most of all making people smile.



On the Move

IN:

1/13 **Jackie & Jerry Autry to 1-104**

"Thanks for our welcome. We love living in San Francisco. When we moved into the City from Mill Valley, our desire was to live in as many neighborhoods as we could. This is our 4th and thus far, we are loving it here and who knows, this might hit the top of the charts.

Where are we from? We consider ourselves Californians as we lived in Mill Valley for over 20 years. Jackie was raised in Washington, DC, Jerry in North Carolina. We were college sweethearts.

What do you do? Both are retired. Jerry-retired military. Jackie, retired Computer Systems exec



Hobbies: both of us are exercise types. Run, row, kayak, etc.

Jerry is a collage artist.
Jackie is into orchids



We both are big time

grandparents, as our two girls live in the Bay area; four grandchildren."

1/23 **Mr. & Mrs. Akki Patel to 3-50**

OUT:

1/21 **Rachel Malan from 1/209**

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

the Bulletin Board

Play Tickets

"WICKED" 4 tickets, Sunday, April 12, 2009 (Easter Sunday), 2 PM at the Orpheum. Seats are in the Mezzanine- Row F, #11/13/15/17. The tickets are face value \$99.00 with a \$10.50 service charge each. We will be happy with \$100.00 each. Purchased for our Grand Girls and found they are not available on that date. Contact cowherds@verizon.net or tele # 408-354-3148 if interested.



Free Book

February is Black History Month for 2009. We have four extra copies of an excellent memoir:

THE NEW MAN, Twenty-nine Years a Slave - Twenty-nine Years a Free Man, (Recollections of H. C. Bruce 1836-1902), Univ. of Nebraska Press - Lincoln 1996, Orig. Pub.: P. Anstadt - York, PA 1895.

One copy is in the Telegraph Landing Library. The first four callers (please leave name and unit number), will receive a personal copy gratis. (415) 837-1785

- Dennis McDaniel, Bldg. 2

Board Meetings

All homeowners are invited to attend the monthly Telegraph Landing Board of Directors Meetings, held in the Club Room from 7:00 p.m. to 9:00 p.m. usually on 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. Mtg.: Tues., February, 24

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Maintenance:

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Victor Zacca Linda Atafi
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Andree Hoover



Landscape Services:

Gardeners' Guild a/o March 2