

# the Telegraph

News from Telegraph Landing

An urban village at the base of Telegraph Hill

150 Lombard Street at Sansome

San Francisco, CA 94111

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## From the Board:

### The President's Letter

A number of residents have brought questions to the Board recently about "What happens when I report a rules violation?" While we cannot share specific details with you as they are confidential, we can share the general process.



The first thing that happens, if it is reported to the Front Desk, is that Security determines the validity of the complaint. If possible, the guard is to intervene and ask that the rule violation stop. The guard also fills out an "Incident Report" and submits it to Management.

Once Management receives the report, or the issue is brought directly to the attention of Management, it is necessary to determine the severity of the violation. Less severe violations are brought to the attention of the owners by a phone call and/or letter. Although a tenant may be the source of the rules violation, ultimately, it is the owner who is responsible and notification is made to the responsible party. Management may choose to also speak with a tenant, but this is not required. A severe violation may follow the same path or may be sent directly to the attention of the Board.

Most of our violations are totally unintentional. The phone call or letter brings the issue to the attention of the owner and enables them to correct whatever caused the violation. This is often the end of the process, and is exactly how both the Board and Management would like to see all rules violations end.

Sometimes, the first contact does not change the behavior. If the behavior continues to recur or was extremely serious for a first infraction, the matter is referred to the Board. The Board then schedules an Executive Session Violation Hearing to meet with the owner of the unit.

In a Violation Hearing, the Board invites the owner to attend and present his/her side of the story. If a tenant is involved, the owner may invite the tenant to provide information as to the events in question, but the hearing remains a proceeding between the Board and the owner. The Board uses this time to ask any questions of the owner in an attempt to obtain the most complete version of the facts. Our rules exist to provide a comfortable living environment for all members of the Association, their tenants, and guests. In assessing the facts in one of these hearings, the Board balances the purpose for the rules with the individual desires for activities within your own unit.

Based on the hearing, the Board determines whether or not a rules violation occurred. The Board may find that the facts do not support a rules violation. In this case, the owner is thanked for his/her cooperation and the minutes record that no violation occurred.

Conversely, the Board may find that the facts do support the occurrence of a violation. Depending on the circumstances, if there has been a violation, the Board may impose a fine on the owner. All of the fines are located in the Rules and Regulations in section C – 13. Most of the fines contain a range and the Board considers the overall seriousness or repetitiveness of the violation in determining the fine to be levied.

Unlike Civil or Criminal Court, these proceedings do not become public record. Executive Sessions may only be held for specific business that requires confidentiality (exact topics are outlined in the law). In keeping with the philosophy of transparency, we provide as much information in the minutes of the session as we can, but it may be very little. As interested as many are in the specifics of these sessions, I'm sure I can speak for all in saying that if we were involved in a Violation Hearing, we would not want all our neighbors knowing all our details. I hope this has provided some additional information and has helped to answer the question.

- Kathi

## TL News & Views:

### \$5. F-Line???

You may have missed it but the January 16 Chronicle had an article about proposed changes to lessen the Muni budget gap. Among those ideas was raising the fare on the F-line to \$5. However, nothing about the Fline fare was mentioned in the Chron after the 1/29 Board meeting. The last of their community meetings will be Feb. 9 at 6 p.m. in the second floor atrium at 1 South Van Ness Ave. A final decision will be made Feb. 16. One place to check for info is [www.sfmta.com](http://www.sfmta.com) in the transit section or call 311.

Comments may be sent to:

- o SFMTAbudget@sfmta.com
- o gavin.newsom@sfgov.org
- o mtaboard@sfmta.com.

- BJS

### Small Things - Big Savings

CFLs are a great way to help reduce TL electric bills because they are 75-80% more efficient than incandescent bulbs. Please. Switch as much of your lighting to CFLs as possible, as soon as possible. Thank you.

- TL Energy & Sustainability Committee

