



## TL News & Views:

### Fall Party!

Join Your Telegraph Landing Neighbors and Celebrate the Fall Equinox!

Date: Sunday, September 20<sup>th</sup>  
 Time: 2pm to 5pm  
 Place: Club Room

#### Drinks Provided:

Your Events Committee will provide all of the beverages: sparkling and still wines, non-alcoholic selections and provisions for children.

#### Potluck Tradition:

You bring a favorite, ready-to-serve potluck dish to share

#### Pre-party? Post-party?

Yes! Be one of the volunteers who makes it all happen. We need volunteers to distribute party flyers on August 23rd and Sept. 13th, to assist with party set up on Sept. 19<sup>th</sup>, and clean up on Sept. 20th.

For information and arrangements, please contact Marjie Fitterer at (415) 421-8219 or [marjiefitterer@mac.com](mailto:marjiefitterer@mac.com)

Let's enjoy each other's company for a few festive hours. Connect with old friends, meet new neighbors, make new friends .

### M R . F I X I T on Elevators

Nothing has broken in our unit recently (knock wood), so no homeowner repair tales this time. But there are some major repairs going on at Telegraph Landing and I thought I might comment on the elevators. We've all seen the downtime, so let me explain what we're seeing.



First of all, there are two different types of elevator in our complex. Buildings I and II have suspension systems -- cabs suspended from steel cables. The townhouse buildings use a hydraulic system -- a collapsible set of nested tubes being pumped up and down like a hydraulic jack, with the cab sitting on top. All our elevators were made by Westinghouse, a company that went out of the elevator business over twenty years ago.

All elevators have control systems, a sort of brain that tells the elevator where to go next. Our Westinghouse control systems were built 35 years ago. One issue we face is "No Westinghouse, No Spare Parts". We simply can't get true replacement parts. The second issue is that elevator brains -- and microcomputers -- have come a long way in the past 35 years. This is our chance to get new technology in our controls, with computer chips replacing mechanical relays. The new controls will make better decisions for our convenience.

Hydraulic elevator drives are normally replaced every thirty years. Seals wear, pumps get sloppy, leaks appear, and so on -- all bad for any hydraulic system. Ours are thirty-five years old and new drives will mean lower maintenance costs.

Work to replace the controls and repair the drives has been contracted and is happening right now. So let's talk about the part of the elevators we really experience - the cab interiors. These are essentially decorative rooms which also have to meet some difficult tests mandated by law. The Homeowner's Board appointed a committee to recommend new cab interiors, and yours truly was a member. The Board member on the committee was Karen Hartquist, who did a lot of work on this project. Other committee members were Marilyn Benioff, Kathy Daly and Eileen McCarroll.

We all agreed that we wanted hard surfaces everywhere, and faulted the current interiors for poor maintainability. We looked at many hundreds of color chips for the upper laminate areas, and decided that a metal surface lower down was the best protection against the carts. We looked at the elevator entrance surroundings to make sure the colors worked together. We specified a low-power LED lighting system, as elevator lights are on 24/7. Eventually, we selected a design, colors, materials and reported to the Board. You may have noticed the two semi-finalists when those choices were displayed in the front entrance lobby.

We also learned that many laws passed since 1974 affect our cab interiors. Laws to help people in wheelchairs mandated lower control panels. Other laws set the height and dimensions of handrails (which we included on all sides). Most amazing, the law now requires a "drop test" where all the safeties are turned off and the elevator falls full-height onto the springs at the bottom of the elevator pit, which it must do with no damage. That means no mirrors can be hung inside the cabs, because they would fail the drop test in spectacular fashion. The Board and the community will have to think about putting replacement mirrors near the elevators.

Everything should be finished and tested in a few months, and we will have a major improvements in our elevator appearance, maintenance costs, and convenience of life at Telegraph Landing.

- Bennett Woll 408-1

**Ghosts in the Machine**  
 TL computers are haunted by \$\$-gobbling phantoms costing utility \$\$.  
 Be a Ghost-Buster. **Unplug computers & speakers** when not in use.  
 Thank you. TL-ESC

## Committee News:

### Call for Additional Committee Volunteers:

The Events Committee welcomes additional members. This committee plans two social events for the Association annually. The first of these will be a Fall Party on September 20. Membership on the Events Committee is a great way to get to know the community of Telegraph Landing. If interested, please e-mail Kathi Barnes at [kathlab@comcast.net](mailto:kathlab@comcast.net) or leave a note at the front desk.

### Win-Win: Save \$\$-Save the Earth

This is the mission of the newly-formed Telegraph Landing Energy & Sustainability Committee.

In the months to come, we'll be providing you with energy-saving tips to help reduce power and water waste. We'll be reaching out to you via bulletin board postings, articles in The Telegraph, and the occasional door drop to show you why, how, and how much power and money can be saved.



Why? Because, in the face of ever-increasing utility costs, many of you are rightly concerned at our ever-increasing maintenance/assessment fees. So here is something YOU can do to help "Hold the Line on Costs!"

The good news? You'll also be doing your part in the fight against global warming. Please help. We, each of us CAN make a difference. - Thanks, TL-ESC.

**GOT "TICS" ?**



Yes, you do.

In today's world, they're unavoidable. Telegraph Landing is probably *majorly* "infested." with Telephone, Ipod, Camera chargers. So why should we be concerned? Because it's costing us money yet it's something that's easy to fix.

How much is it costing us? According to experts, "5-10% of electricity consumed in the average home is used to power appliances and home electronics *while they are on standby*" – so you're not even using them but it's costing you money!

For instance, the June TL electric bill was \$12,700. If we could all cut use by 5%, we could realize a \$600 savings a month. That's \$7,620 a year. Better yet if we could manage a 10% cut, we'd save \$15,240 a year. That's like getting more than a month's electricity, **free**, just by unplugging stuff that's doing nothing for you!

So please, UNPLUG the "vampire power", the "phantom loads." Stop "leaking electricity!" Put all your TIC's (aka, chargers) on one power bar so you can turn them all off at once. When you leave the house, turn off your power strips at the same time you turn off your lights. EASY! Please help.

Thank you, TL-Energy & Sustainability Committee

Source: [www.standyby.lbl.gov](http://www.standyby.lbl.gov)

**Letters to Pan'elope (Pan'elope's Pointers)**



Dear Genial Readers and Residents,

I am the god Pan's little sister. While he gamboled through sylvan hill and dale seducing nymphs, acting like the god of the world, I stayed with our dear Mother (Nature). We tried to clean up after him, replanting and smoothing the destructive swaths he cut through the leas and hills. All that gamboling and seducing can take its toll on the greens. Dear Mother and I continue to patch things up: oh the damage wrought by off-trail bikers today. They cause our dear Mother no end of distress.

I continue to help Mother care for her habitat, currently as the spiritual mascot of the TL Energy and Sustainability Committee. So from time to time I will address her concerns in today's world and perhaps, genial readers and residents, save you some money. See the following.

Dear Pan'elope,

I am trying to save energy by pulling plugs on machines that blink and glare at me. What should I do about the newly-installed COMCAST boxes?

- A Concerned TL Resident

Dear Concerned,

Unless you desire hours of holding on the telephone for Customer Service and talking to the COMCAST computers, leave the boxes plugged in. The TV sets, however, can be unplugged. Sigh, there are so many hindrances to helping dear Mother sustain her world.

- Pan'elope, TL-ESC

**Vampires at TL**  
 Printers and fax machines are silently sinking their teeth into TL utility \$\$.  
 No wooden stakes required. Just **unplug** when not in use.  
 Thank you. TL-ESC

**Staff Notes:**

**Martha's Memo:**

(aka Martha Crawford, Property Mgr.)



Thank you for your warm welcome! It is wonderful to find Telegraph Landing with active Residents, proactively participating to improve the quality of their home and community. It is already a rewarding pleasure to support you in enhancing your investment.

Composting Update

" San Francisco has created the first large scale urban collection of food scraps and composting in the country. Today, hundreds of thousands of residents and over 3,000 restaurants and other businesses send over 400 tons of food scraps and other compostable material each day to Recology's Jepson-Prairie composting facility. Food scraps, plant trimmings, soiled paper, and other compostables are turned into a nutrient-rich soil amendment, or compost, that is used to produce the organic food and wine that San Francisco is famous for serving." [www.sfenvironment.org](http://www.sfenvironment.org)

According to the Universal Recycling & Composting Ordinance, multi-family (apartments, condos, TIC's) and commercial properties are required to provide the availability and maintenance of color-coded, labeled containers:

- o Black (trash)
- o Blue (recyclables)
- o Green (compostables – food scraps, plant trimmings, soiled paper, and other compostables).

Over the next couple of months you can look forward to seeing all new appropriately color-coded Large Garbage Can Carts at Garage Level, compliments of Golden Gate Disposal and the Department of the Environment.

Each building floor Trash Room will have a smaller green bin, and each Resident will be provided with a mini green pail which you may use to transport your compost from your unit, to your floor Trash Room.

Residents will be asked to "make an effort" to place compost in the green bins in their trash room, however, there will be no fines for improper separation at multifamily or multi-tenant commercial properties unless new regulations are adopted after June 30, 2011. The only immediate requirement within a year, is that management provide the availability of composting and education. Educational vestibule flyers, and optional education seminars will be provided on-site through our Golden Gate Disposal Service.

"A recent study, Stop Trashing the Climate, published by the Washington D.C. based institute for Local Self-Reliance states that increasing recycling and composting is one of the fastest, cheapest, and most effective ways to combat climate change.

If Americans recycled and composted 90 percent of all their discards, we could cut greenhouse gas emissions by more than 400 million metric tons, equivalent to closing 21 percent of all U.S. coal-fired power plants, according to the study." [www.sfreycling.com](http://www.sfreycling.com) Food scrap compost tossed into regular trash, go to a landfill, decompose and produce methane, a potent greenhouse gas. Whereas, green cart compost goes to a compost facility where nutrients and carbon are preserved into finished compost and returned to the soil for local vineyards and farms.

**From a resident:** A reminder that pets must be leashed in all common areas, including the garage, the

mid-rise roofs and the elevators. I've encountered four unleashed dogs in the past week or two.

**Tips from Terri:**

*(aka Terri Quile, Facilities Director)*



**Volunteers needed to act as Floor Warden or Elevator Monitors**

**We need a Volunteer on every building floor to act as Floor Warden or Elevator Monitor. This is a pre-emergency position to help educate your neighbors on how to proceed to safety. During an actual emergency only the San Francisco Fire Chief is held responsible for directing everyone to safety. In anticipation of an actual fire, earthquake, or terrorism event, Telegraph Landing's goal is to empower everyone with knowledge to overcome fear and have strength during an emergency.**

**Volunteers will be provided with basic training from the San Francisco Fire Department experts and TL staff. As this is a pre-emergency position, ALL RESIDENTS ARE WELCOME TO PARTICIPATE!**

If interested, please contact: The Fire Safety Director Terri Quile, [tquile@citiscapesf.com](mailto:tquile@citiscapesf.com) or (415) 772-9136

**Kim's Korner:**

*(aka Kim Wiley, Assist. Property Mgr.)*

**\*Friendly Reminders\***

- Please make sure your doggie does not urinate on the plants/trees anywhere on the property! Dog urine kills foliage!
- Please remember to keep your voice down when talking in the courtyard after hours and on weekends. Sound travels!
- If you open the gym patio door or window, please always remember to close them when you leave the gym.



**Security Pass-downs:**

*(submitted by Linda Altafi, Assist.)*



As you know, when over-sized mail/packages are delivered, they are accepted and logged in at Security. We notify you within minutes of delivery. It is respectfully requested that your parcels be picked up the same day as our space is limited for holding these deliveries. Also, please remember to notify your senders of your complete address which must include your unit number to ensure proper mail delivery. Thank you for your continued cooperation.

**Stealth Raider Alert**

Innocent-looking DVD players are raiding the TL utility budget.

Please **unplug** the bandit when not in use.

Thank you. TL-ESC

**Have you met...?** *41st in a series about people who live or work at Telegraph Landing.*



Hello to all of you! If we haven't had a chance to meet yet, I am **your new on-site property manager, Martha Crawford**, and I'd like to share with you a little personal information to help you to get to know me better.

As a California native born in Marin General Hospital , I had the unique opportunity to live overseas for 18 years while my father, a Harvard Law School grad, was president of Chevron in the foreign countries of Quito ,

Ecuador ; Maracaibo , Venezuela ; Lima , Peru ; Jakarta , Indonesia ; and London , England in the U.K. Third world living in the 60's was more like camping out, but we loved it, wood-lit stoves in Ecuador, scrub boards instead of washing machines and no ice cream or TV in hot Jakarta... One summer when I was 12 we came to the US for the first time, and I thought it was so luxurious and modern. Finally when we moved to London, I realized how backwards we had been....ha! My father of fourth generation Scottish/English decent grew up in Lake County and is a Mason of the Masonic Order, while my mother, a devoted church goer, artist, and legal secretary, is a second generation Swiss/German from Minnesota who moved to San Francisco and met my father who happened to be wearing his handsome U.S. Navy Officer uniform.

After I received a Bachelor's and Teaching Credential in education and foreign language from Occidental College and a Master's and Superintendent's Credential at USC in legal and financial aspects of education administration, I sought out to make a difference teaching and administering public school systems in East L.A. and South Sacramento where our State had it's lowest test scores.



Later, with an interest in financial services and real estate, I spent a few years as a financial planner and advisor in San Francisco before discovering my true calling in real estate with Hill & Company and CitiScape property management.

You may also be interested in knowing that I too have been in your shoes as a previous co-operative owner for seven years at 1201 California Street and Jones during the 90's. As a Homeowner experiencing the highest HOA dues in the city, I ventured to participate on the Board as Treasurer, as well as, Head of the Finance Committee and the Admissions Committee. We took our age old building of 1927 through many upgrades; a valuable experience into your perspective.

My folks live in a retirement community in Los Altos , and my older brother and younger sister also live here in Northern California .

I love animals and nature intensely. My favorite pastime is to be outdoors running the beach, hiking, skiing, or on an organic picnic. Hobbies include practicing the piano, painting, reading preventative medicine and organizing an annual foreign trip. I enjoy supporting organizations like Friends of the Earth, Net Impact, Sierra Club, WildAid, the SF zoo, as well as, so many others like Veterans of America.

Looking forward to meeting you and building a rewarding relationship as we all work together to preserve and improve your Telegraph Landing North.

**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 **4<sup>th</sup> 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.

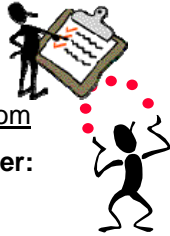
**Next Bd. Mtg.: Tues., 8/25, 7:00 PM**

# Telegraph Landing Board Members

Kathi Barnes, President  
[kathlab@comcast.net](mailto:kathlab@comcast.net)  
 Karen Hartquist, Vice President  
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## Management Contacts:

**Portfolio Manager:**  
**Mark Moreno**  
 415 401 2059



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**On-site Property Manager:**  
 Martha Crawford  
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**Financial Manager:**  
 CitiScape Property Management Group, LLC  
 Property Accountant, Jose Cruz  
[jcruz@citiscapesf.com](mailto:jcruz@citiscapesf.com) or  
 telephone at 415-401-2000



## T L Staff

Terri Quile, Facilities Director  
 Paul Amaya, Facilities Mtce. Engineer



**Janitorial Service:**  
 Marvin Menendez, Supv.  
 Juan Recinos  
 Carlos Maradiaga



**Security: (415 788-1319)**  
 Victor Zacca Linda Atafi  
 Valentin Misoston  
 Andree Hoover



**Landscape Services:**  
 Gardeners' Guild



## End Note:

**National Clown Week, August 1 - 7**  
**A History of Clowns**

(thanks to [Bruce "Charlie" Johnson](#) and [The Clown Hall of Fame](#))



### Introduction

The art of clowning has existed for thousands of years. A pygmy clown performed as a jester in the court of Pharaoh Dadkeri-Assi during Egypt's Fifth Dynasty about 2500 B.C. Court jesters have performed in China since 1818 B.C. Throughout history most cultures have had clowns.

When Cortez conquered the Aztec Nation in 1520 A.D. he discovered Montezuma's court included jesters similar to those in Europe. Aztec fools, dwarf clowns, and hunchbacked buffoons were among the treasures Cortez took back to Pope Clement VII. Most Native

American tribes had some type of clown character. These clowns played an important role in the social and religious life of the tribe, and in some cases were believed to be able to cure certain diseases.

### Jesters

Clowns who performed as court jesters were given great freedom of speech. Often they were the only one to speak out against the ruler's ideas, and through their humor were able to affect policy. In about 300 BC Chinese emperor Shih Huang-Ti oversaw the building of the Great Wall of China. Thousands of laborers were killed during its construction. He planned to have the wall painted which would have resulted in thousands more dying. His jester, Yu Sze, was the only one who dared criticize his plan. Yu Sze jokingly convinced him to abandon his plan. **Yu Sze is remembered today as a Chinese national hero.**

One of the most famous of the European court jesters was Nasir Ed Din. One day the king glimpsed himself and a mirror, and saddened at how old he looked, started crying. The other members of the court decided they better cry as well. When the king stopped crying, everyone else stopped crying as well, except **Nasir Ed Din**. When the king asked Nasir why he was still crying, he replied, "Sire, you looked at yourself in the mirror but for a moment and you cried. I have to look at you all the time."

### Commedia del Arte

The Commedia del Arte began in Italy in the sixteenth century and soon dominated European theater. It was a highly improvised theater based upon stock characters and scenarios. It contained many comic characters divided into masters and servants. There were three types of comic servants: the First Zany, the Second Zany, and the Fantesca. The First Zany was a male servant who was a clever rogue often plotting against the masters. The Second Zany was a stupid male servant that was caught up in the First Zany's schemes and often the victim of his pranks. The Fantesca was a female servant, played by an actress, who was a feminine version of one of the Zany characters and would participate in the schemes and provide a romantic story among the servants.

The history of clowning is a history of creativity, evolution, and change. Harlequin started off as a Second Zany, the victim of Brighella. Performers portraying Harlequin gradually made him a smarter character until he eventually usurped Brighella's position. In English Pantomime, a style of theater based on the Commedia del Arte, John Rich completed the evolution of Harlequin elevating it to starring position. New characters evolved to assume the position of Harlequin's stupid victims. One of these was the [whiteface](#) clown.

From: [www.clown-ministry.com](http://www.clown-ministry.com)

*Believe it or not, this has become an international event. It is included to show you that not all international news is bad (and I also wanted to fill up the space. Nothing much happens in August.) - BJS*