

(*Fixit continued from p. 1*)



First -- Thermostats: Our thermostat, original to the building, died during a stretch of cold weather. (Thank you, friendly neighbor, for loaning us your space heater!) We checked tl-online.com, called Carrier and they sent their technician, Derrick (his father was foreman of the crew that installed our original thermostats when TeleGraph Landing was being built!) Derrick diagnosed the problem as a faulty thermostat and said that we needed to replace it. That said, it's not so easy to get a replacement thermostat. Here's why. Those original thermostats use 110 volts to activate the fan and heat exchanger valve. The building code has changed and now 24 volt systems are standard. 110 volt thermostats are no longer manufactured, but a factory in Kansas remanufactures old ones. Derrick ordered a thermostat, we waited a week, and \$900 later, we had a new-to-us thermostat and a working heating system.

We discovered an added benefit. The old thermostats activated both the heat exchanger and the fan when we turned on the "fan" switch, but once the switch was on, the fan would continue to run until we turned off the switch. It was "all on" or "all off". With this particular remanufactured thermostat, Derrick was able to install it to operate so the fan turns off when the desired temperature is reached. If you ever need a replacement thermostat and would like this feature, be sure to mention it to Carrier.

It might be nice if the Home Owner's Association worked with Carrier to keep one of the remanufactured thermostats in stock, so anyone who needs one doesn't have to wait a week. Several residents have reported this same problem and the same delivery delay.

(Editor's note: *I understand that our management company, CitiScape,, has found a less expensive alternative to Carrier as regards thermostats.)*

Now on to thoughts about our community. I really appreciated Bill Halprin's clear explanation of the membrane issue in the last Telegraph. He laid out the history, the status and the probable future in simple, lucid language. Thank you, Bill.

Finally, I am delighted to note that Telegraph Landing is in good shape financially, structurally and in all other respects. We have had several excellent Boards who have worked very hard to achieve this condition. So perhaps it is time for us to think about enhancements we might make to our little village. There are four areas that have long bothered me as locations where we get very little use from prime spaces. You may have other ideas about under-utilized spaces.

First is the garden area immediately north of the driveway. It is defined as community area but from a practical standpoint serves as a private lawn and garden for one unit plus an under-used garden accessible only from the gym.

Next is the Sansome Street gate area, an underused space with minimal landscaping and little function. From its appearance, I suspect that something quite different was originally planned, but the design was cheapened when Travelers' took over the original construction.

The area between Lombard Street and the Clubroom provides a fire exit and access to one business, but is otherwise underutilized. I understand some people are currently working on plans for improving it and look forward to seeing those plans.

Finally, the Chestnut Street gate is a beautifully landscaped area, whose sole purpose seems to be to aid movers and have people set off the alarm. We need mover access and we need an emergency exit, but how else can we use that area?

Confession time. My strengths are in analysis, not in aesthetic creativity -- in hardware and not art. But within our 189 units, we have many people who are creative and have aesthetic talents. I invite all of you to think deeply about these four parts of our complex and come up with attractive ways to make them more usable and more enjoyable. What do we want or need to improve our community's beauty and usefulness? Children's play area? Seating with tables? More garden benches? Barbecue area? Community garden? The Blue Heart's recent appearance and our subsequent survey show that we, as a community, need to think about how we deal with our common spaces and how proposed changes enhance or diminish TeleGraph Landing's aesthetic.

(Editor's note: *Extensive work in the main courtyard, as mentioned in the President's Letter, is planned during the coming year which will have to precede implementation of any of the above suggestions.)*

- Bennett Woll

408-1

Staff Notes:

Richard's Report:

(*aka Richard Price, Property Mge.*)



By the time several of you read this article, the summer may have come and gone. I'm talking of course of those among us who were fortunate enough to have traveled outside the City of San Francisco and experienced the summer the rest of the world enjoys. Those of us who remained in the City this summer have experienced a cooler summer than one would expect even for San Francisco, but let me say as someone who has been here all summer it's still been a good one here at Telegraph Landing. The courtyards and roof top gardens look wonderful and I thank everyone who contributes to enhancing the community's landscape as you have done a wonderful job to say the least, and have assisted in making our cool summer much brighter.

Your management team, have thus far had a pretty busy summer. We have completed our annual carpet and window cleaning projects, upgraded some of our security and safety equipment and continue to manage some capital improvement projects (such as the pipe replacement project in the garage). As many of you know we conducted fire alarm systems testing to ensure we are in compliance with all City regulations (sorry about the noise, although it is not the most pleasant experience it is, as I think you will agree a necessary exercise).

As the summer continues more projects are scheduled. Our most immediate project will be our outside parameter "tree trimming" effort which will happen August 11th through August 13th. It may be a bit noisy from time to time but in the end it is required and will enhance Telegraph Landings over all appearance, while keeping us compliant with city regulations.

I'd like to take this opportunity to bring to your attention to a couple of items which are important for a variety of reasons. Most of you are certainly well versed on the rules & regulations which customarily come with living in a Condo Community such as Telegraph Landing. The majority of Telegraph

Landing's members abide by these rules for good reason. However there are a few among us who either do not know the rules or perhaps do not understand them. My comments below are directed at those folks in particular, and I would like to remind them of some simple actions they can take which will make the community safer, more secure and comfortable while reducing or eliminating unnecessary HOA expense.

Trash Disposal – Building Trash Shoots

Recently we installed a NEW trash compactor in building #1, which serves not only building #1 but to some degree also services buildings #3 & 4. The new compactor has already provided a significant cost savings in our trash removal service expense. I'm sad to say some folks don't understand that there are some items that simply do not or should not be placed in the regular trash shoot. Very recently we have found items such as; a bread making machine, curtain rods, and large plastic water bottles among the items in the trash. Apart from the fact that any of these items can break the trash compactor resulting in unnecessary repair expense, any of them could have become lodged within the buildings trash shoot restricting or totally shutting the shoot down and eliminating its use. Such a situation could cost several thousands of dollars to correct. We would need to locate the jam within the shoot; open up the area to dislodge the item(s) and possibly have to repair walls of the shoot. So please think twice before removing any item from your unit that is not standard trash and disposing it within the buildings trash shoot. This includes cat litter and planting soil, each of these items can cause the trash compactor to jam and malfunction, shutting it down for repair.

As you can see, the impacts of improper items being disposed through the buildings trash shoots can be extensive and effect many members.

Grocery Cart Use

Those of you who use the carts in the garage for bringing items to your unit should be reminded that although it may seem that we have several at your disposal, frequently there are none available for use and folks end up searching for them throughout the facility. The reason often is simply that some people do not return them immediately to the garage after using them. It's important to return the carts to the garage as soon as possible as there are folks who simply have no alternative but to use those carts to bring groceries or heavy items to their units. Please do not allow vendors or others to use the carts for any activity which would restrict their availability to other community members.

I'd like to stress the majority of our member's do indeed respect their neighbors and the community, and they fully understand the need for the rules and regulations. A fact the management team fully appreciates. I just felt it important to remind the few among us that it is important to comply with Telegraph Landings rules and regulations as they exist for the betterment of the entire community.

Your management team takes great pride in servicing the Telegraph Landing community. We know there is always room for improvement and are dedicated and committed to effectively managing the community for the welfare of all its members. On behalf of the management team I'd like to say thank you to all the Telegraph Landing membership for their continued support and cooperation.

As always, best regards - Richard

Have you met...? 46th in a series about people who live or work at Telegraph Landing.

Bill "Raz" Razvaliaeff, Facilities Mtce. Engineer who Responded to my questions as follows:

** **Where were you born/raised?**

Born and raised in San Francisco (Potrero Hill) and still live, and now own the very same house I was raised in. My 12 year old son Stefan is growing up in the same room I did. I'm the youngest of 4 brothers. My Mother is 91 years old and lives downstairs from us. Other than the usual, she's still doing great!

** **Why did you come to San Francisco?**

Had no choice, I was born here! :) My folks were asked to come here from Russia back in 1953. A request was sent by the Ministers of the Russian Molokan Church on Potrero Hill. My Dad was the Minister at this church for over 30 years.

** **What is your occupation or former occupation?**

I had only one "real" job prior to this one. I worked for a furniture manufacturer, Metropolitan Furniture, for almost 30 years. Held many different positions during this period, but for the last 17 worked in Purchasing. Our Parent company, based in Michigan, decided to close our doors end of 2008. Was unemployed and searched for full-time employment for 14 months.

I also worked for the 49ers (seasonal) back in the late 90's. I was a clubhouse assistant for the visiting teams. When my boss retired from football, he went full-time baseball and now runs the visiting clubhouse at AT&T park. I followed him, and have been a clubby for the visiting side since 2001. I enjoy meeting all these millionaire kids getting paid large sums of money to play baseball. What a gig!

** **What are your interests/hobbies/future plans?**

I enjoy playing golf, camping, riding my motorcycle. Future plans? Stay healthy and live long enough to enjoy retirement somewhere up in the country. Would also love to become a grandparent someday. My son is only 12, so I have a long way to go. I also really enjoy working here at TLN. I'm hoping to stay here for a long time, and only to improve on my skills to better assist TLN's needs. I like you people!



** **What else would you like TL residents to know about you?**

I did something I didn't think I would or could ever do. I met my girlfriend Susan on Facebook, playing Zynga Poker. After several meetings at the poker table (chat box) we exchanged emails. Emails lead to phone numbers, texting and webcam visits. After 6 weeks of this, I decided to see if she was for real, so I flew out to Vermont. She was! 7 months later, and 3 visits by her to SF, I flew out again to Vermont. She met me with a fully loaded mini-van, a dog and cat, and we drove 4.5 days cross country back to SF. We survived the drive test, and now are very happy together.



On the Move:

IN:

6/18 Jimmy John & Sindhu Balakrishnan to 2/208: We are a happy family of three.....my husband, myself and our little bundle of joy.

(continued p. 4)

Jimmy - I'm originally from Bangalore, India. I work here as a Software Engineer in a start-up company.
 Sindhu - I also am from Bangalore, India. I am an Architect by profession, right now have shifted gears to do the world's most amazing job of looking after our 6 month old baby boy. Nirvaan - Just came to this world 6 months back and loving every bit of it! Yeh!



- 6/1 Sachin Kanodia & Vicky Chenyne to 2/406
- 7/13 Ash and Parul Somani to 1/508
- 7/15 Soheil & Sheila Nazari (kids Cyrus & Arianna) to 3/66

OUT:

- 7/27 Mary Norris from 2/202
- 7/8 Brigida Bergkamp & Malcolm Patterson from 4/32

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., 8/24

Telegraph Landing Board Members

- Kathi Barnes, President
kathlab@comcast.net
- Karen Hartquist, Vice President
Karen_hartquist@yahoo.com
- Jasper Schad, Secretary
mjschad@sbcglobal.net
- Pat Johnson Treasurer
PJohnson@ionesschiller.com
- William Halprin, Assistant Treasurer
whalprin@whalprin.com

Management Contacts:

Portfolio Manager:
 Mark Moreno
 415 401 2059
mmoreno@citiscapesf.com



On-site Property Manager:
 Richard Price
 415 772-9136
rprice@citiscapesf.com



Assistant Property Manager:
 Kim Wiley
 415 772-9136
kimwiley@citiscapesf.com



Financial Manager:
 CitiScape Property Management Group, LLC
 Property Accountant, Jose Cruz
jcruz@citiscapesf.com or
 415-401-2000



T L Staff

Facilities:

Terri Quile, Facilities Director
 Bill "Raz" Razvaliaeff, Facilities Mtce. Engineer



Janitorial Service:

Marvin Menendez, Supv.
 Juan Recinos
 José Cuellas
Raul Reyes (wkends)



Security: (415 788-1319)

Victor Zacca Linda Atafi
 Dave Fulcher Valentin Misoston



Landscape Services:

Gardeners' Guild



End Note:

Friday the 13th occurs when the thirteenth day of a month falls on a Friday, which superstition holds to be a day of bad luck. Any month's 13th day will fall on a Friday if the month starts on a Sunday.



According to folklorists, there is no written evidence for a "Friday the 13th" superstition before the 19th century. However, some folklore is passed on through oral traditions. In addition, "determining the origins of superstitions is an inexact science, at best.

Friday has been considered an unlucky day at least since the 14th century's The Canterbury Tales^[3], and many other professions have regarded Friday as an unlucky day to undertake journeys or begin new projects. Black Friday has been associated with stock market crashes and other disasters since the 1800s.^{[6][9]} It has also been suggested that Friday has been considered an unlucky day because, according to Christian scripture and tradition, Jesus was crucified on a Friday.^[10]

On the other hand, another theory by author Charles Panati, one of the leading authorities on the subject of "Origins" maintains that the superstition can be traced back to ancient myth:

The actual origin of the superstition, though, appears also to be a tale in Norse mythology. Friday is named for Frigga, the free-spirited goddess of love and fertility. When Norse and Germanic tribes converted to Christianity, Frigga was banished in shame to a mountaintop and labeled a witch. It was believed that every Friday, the spiteful goddess convened a meeting with eleven other witches, plus the devil — a gathering of thirteen — and plotted ill turns of fate for the coming week. For many centuries in Scandinavia, Friday was known as "Witches' Sabbath."^[11]

A further theory goes back to a combination of Paganism, Christianity, and the Battle of Hastings. For many, the number 13 was considered a lucky number (such as 13 lunar cycles each year), but with the efforts of Christianity attempting to degrade all things Pagan, they promoted 13 as an unlucky number, with Friday thus also being considered a bad day of the week.

Excerpts: http://en.wikipedia.org/wiki/Friday_the_13th