

the Telegraph

News from Telegraph Landing

An urban village at the base of Telegraph Hill

150 Lombard Street at Sansome

San Francisco, CA 94111

September/October, 2010

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From the Board:

The President's Letter

October 2010



We are part way through the 2010 portions of two major projects for our complex. The Lombard Street courtyard is well on the way to a new waterproofing membrane, improved security, and new landscaping. Once finished, we will have a very inviting courtyard off our club room for gatherings - both those we share as a community and those that residents plan for their family and friends.

The building 2 window replacements have also started. Two units that have experienced serious water intrusions have been placed in this first phase. Additional units with leaking windows will be in the second phase scheduled for 2011. The Board established criteria for window replacements in these first two phases and determined those windows to be replaced based on the findings of the consultant's report using those criteria. We recognize that everyone would like new windows and that owners who are having some of their windows replaced would like to have all their windows match, yet we must also consider the availability of funds in our reserve account.

Over the next couple years, the Board will continue to face two large projects - the waterproofing membrane in the other courtyards (including the main courtyard) and windows. We are trying to balance between meeting the needs of our complex and the funds in our reserve account. With careful stewardship, approving those repairs or replacements that are needed while postponing those that are wanted, we believe that Telegraph Landing can handle these two projects with what is available.

These decisions, and many others that affect the maintenance of our community, are discussed at monthly Board meetings. Join us on the 4th Tuesday of each month (except December) in the club room. The Board values the input of the members of our Association.

- Kathi

TL News & Views:

New Feature in the Telegraph Calling all of the TL good cooks.



Every time we have a pot luck great food is provided by the residents. I have started collecting recipes and will make a pamphlet when I have enough but in the meantime, they will be featured in the 'End Note' section when space allows. Some of you have not yet sent me your recipes (you know who you are). However, I have just started so if you want to volunteer the recipe for your favorite dish, please send it to bev_sutton@yahoo.com. Thanks in advance.

- BJS

Staff Notes:

Richard's Report:

(aka Richard Price, Property Mge.)



I'd like to take this opportunity to update you on the progress of two of our major projects here at Telegraph landing.

The Southwest Courtyard on Lombard Street next to building #1.

The project is now in its third week. The courtyards planters have been emptied of plants and dirt. The courtyards main cement topcoat was removed. The old membrane was removed from the planters as well as the courtyard. Over the coming weeks we will be installing new drainage outlets and waterproofing the planters. There will be a strong odor (from the membrane glue) when the new membrane is laid. It is our intention to provide 24 to 48 hours notice to the entire TL community including our friends within the commercial spaces in building #1. Those with pets (particularly in Building #1) may wish to take precautionary arrangements as the odors may well affect our pet friends as much as it affect us humans. Once the new membrane is installed the majority of the noise or odor as well as other construction impacts will be behind us. The entire project is still scheduled to be completed by the middle of November.

I wish to express my personal gratitude to everyone within the community for their patients and understanding during the construction project. Clearly there have been several days of discomfort during the projects construction (compounded by high temperatures), however please know there simply was no way to avoid the impacts we experienced. We will continue to attempt to minimize the constructions impact wherever possible.

The Widow Project Building #2

The first phase of the window replacement project that is currently underway is scheduled to be completed by the end of November. The Building 2 roof terrace is expected to be re-opened by November 1. Phase two of this project will begin in the spring of 2011.

The scaffolding to be mounted on Building 1 is for required window repair and is not part of the replacement project.

Telegraph Landing Winter Preparation

As winter fast approaches the buildings management has started to prepare for the effects of the winter weather. We will be sealing the main courtyard tiles and removing any drainage blockage as well as monitoring systems to reduce or eliminate any weather related issues. Owners should check their heating (*continued p. 2*)

(Staff Notes *continued from p. 1*)

systems to be sure they are operating effectively. Check your furnace filter, be reminded that the HOA will supply you with a new furnace filter if you need one, simply request one at the lobby guard's desk. Make sure your fire alarm batteries are changed if you have not changed them within the last six months. It may not be a bad idea to also have your washing machine serviced if you have not done so in a long time, as washing machines along with leaking toilets are the major causes of water intrusion here at Telegraph Landing.

Owners in BUILDING #1 & #2 with patio's or decks should make sure their patios are clean and all debris which could clog or impede drainage is removed. Be careful to prevent water from leaking down on to the neighbor below you.

Owners in BUILDING #3 & #4 with Patio's or Roof Decks should take action as noted below:

- Checking drainage to be sure nothing is blocking normal drainage
- Pull all drain covers and clear debris / blockage if debris is evident
- Check access to down spouts and clear debris / blockage if debris is evident
- Outdoor furniture is protected from the elements

If you need advice or direction on how to address some of the issues noted above contact the management office we will be happy to assistance.

Thanks again to all the members of the Telegraph Landing for your cooperation and support while we work through a variety of Telegraph Landing projects. Keep in mind these projects are very necessary projects and in one way or another contribute to making this a safer and more secure environment.

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Have you met...? 47th in a series about people who live or work at Telegraph Landing.

We are Erica and [Miles Anderson](#), and a little over a year ago moved to [San Francisco](#) from [Encinitas, CA](#), a beach town in North San Diego County.

Erica was born in what was then NE Germany, and is now NW Poland. Fortunately, she was able to immigrate with her parents to the United States in 1934. She grew up in [Los Angeles](#), and moved to San Francisco in 1955 to begin a full-time career as a musician.

Miles was born in [Oakland](#), and lived there until moving with his family to Los Angeles. After high school, he went to Cincinnati to study music and begin working professionally as a trombonist.

We are now retired professional musicians. Erica was a violinist in the [San Francisco Symphony Orchestra](#) from 1955–1975, and then free-lanced until her retirement in 2005. Free-lance employment included scoring sessions for [motion pictures](#) in Los Angeles. For example, Erica played violin in the orchestra for the original "Rocky" movie and "[Star Trek—The Movie](#)".

Miles in his 50+ year career performed in a variety of musical genres, working for musicians as diverse as [John Williams](#) and [John Cage](#), and [Pierre Boulez](#) and [Les Brown](#). He was the first brass player to



receive a Solo Recitalists' Fellowship from the [National Endowment for the Arts](#).

After moving to North San Diego County in the early 1980s, Erica and Miles worked primarily developing and performing new and experimental music. They had a long relationship with choreographer Nancy McCaleb, which included three television productions for KPBS in [San Diego](#). With musician [Dennis James](#), they created an original score for the 1924 Soviet film, "Aelita", and performed it in the US, France, England and Italy. Included in those performances was a sold-out weekend at the Castro Theater here in San Francisco.

Together, Miles and Erica toured the US, [Europe](#) and Australia using the name trom-bown. You can visit their career archives at www.trom-bown.com.

Erica loves reading, and studying other languages. Miles still enjoys working with music, and hopes to complete their web site in the not too distant future.

We are both very happy to be back in San Francisco after a thirty + year hiatus.

On the Move:

IN:

8/11 Prateek Chakravarty & Anu Banerjee to 1/806

9/7 Justin Owen to 2/209

9/9 Tony Tang & Cindy Zhou to 1/401

Tony and Cindy are both originally from China. He moved to the States when he was 12, grew up in New Jersey and went to school in Chicago. Cindy moved to the States for her PHD when she was 21, attending Tulane University in New Orleans. Cindy writes "We both had gained our Doctors' degrees before we moved to the Bay Area to work. Right now, Tony works at Blackrock in downtown San Francisco. I am a professor at UC Berkeley's Haas School of Business. We have a baby boy, Marcus who just turned one last month."



We love sports, travel and music. We look forward to meeting with new people here at TL."

9/9 Karen & Paul Liao to 3/40

We are Karen and Paul Liao. We have moved here from New Jersey where we lived for over 30 years.

We've always loved San Francisco, but are particularly drawn here because our daughter and her family, which includes 3 grandchildren, live in Tiburon. Grandchildren are a strong draw.

Karen is a retired real estate agent and Paul is working in R&D for a company called CableLabs. Karen loves gardening and would love to learn about roof gardening. Paul is a typical geek who spends too much time on his e-mail. But our main interests are our children and the 3 grandchildren. In addition to our daughter in Tiburon, we have another in NYC where she is living the life of a starving actor.

We like to dine out and would love to hear suggestions for moderately priced, but excellent restaurants. We enjoyed the theater in NYC and are looking forward to what San Francisco has to offer



OUT:

- 8/2 Rachel Kent from 3/41
- 9/10 Tanis Ryan from 1/501
- 9/16 Melissa and Joe Nagy from 4/31

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.: Tues10/26

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@jonesschiller.com
- William Halprin, Assistant Treasurer
whalprin@whalprin.com

Management Contacts:

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On-site Property Manager:
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Assistant Property Manager:
Kim Wiley
415 772-9136
kimwiley@citiscapesf.com
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Financial Manager:
CitiScape Property Management Group, LLC
Property Accountant, Jose Cruz
jcruz@citiscapesf.com or
415-401-2000



TL Team Members

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:

Since the time of feasting is almost here, this space will feature recipes from residents as space allows.

UFFDA SALAD

Ingredient Amount

- BROCOLI: 1 Bunch Cut into flowerettes
- Cashews: 1 Cup whole nuts
- Celery: 2 Cups chopped finely
- Green Onions: 2 or 3 chopped
- Red Grapes: 2 Cups halved
- Raisins: 1 Cup (I prefer Golden)

Dressing:

1 Cup May/ 1/4 Cup Sugar/ 1 TBLS dark vinegar (red wine or balsamic)

Instructions

1. Mix salad ingredients
2. Mix Dressing ingredients together
3. Spread dressing over top of salad
4. Fry 1/2 # bacon - crumble and spread over top
5. Chill at least 2 hours. Toss before serving

- Marilyn Breen, Bldg. 1