

TL News & Views *(continued)*

TL Holiday Party!

Date: Sunday, December 4th
Time: 6 pm to 8 pm
Place: Club Room



Drinks Provided: Your Events Committee will provide all of the beverages: sparkling wine 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 make it all happen. We welcome new members to the Events Committee - "the most fun committee" at Telegraph Landing. Volunteers are welcome to help with clean up on Dec 4th .

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

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



Former Resident

Jay R. Martin, J.D. died early this year in Los Angeles. Jay was a partner in the law firm of Crosby, Heafy, Roach & May and was our lead attorney when we filled suit against Travelers Insurance. We had serious problems with water intrusion about 3 years after construction was completed. Jay's effort won our case and provided a settlement of \$2,100,000 which went to our Reserve Fund.

Jay owned and lived in an apartment in building 3 which he later rented and then sold. And he was a good friend of T/L. – Al Benioff, Bldg. 1

Staff Notes:

Managers Corner – Richard Price



When it comes to operating costs at Telegraph Landing it's no secret that electric and gas utilities are the areas that we always focus on in hopes of containing or reducing consumption and lowering the associated expense.

There is one utility that has until recently has not drawn a lot of attention from consumers and that is WATER. As a result of water sourcing, increased demand, utility operating costs and infrastructure maintenance/repair costs, water prices have risen substantially. To continue delivering reliable, high quality service, the SFPUC approved 5 years of water and wastewater (sewer) service rate increases for four years starting on July 1, of 2009. Under these rate increases, the average San Francisco residential household's combined water and sewer charges will increase an average of 10% each year through 2013. Needless to say, with cost increases of this significance, San Francisco water consumers need to take a good look at their consumption and conserve where possible. We at Telegraph Landing are not immune and need to take some steps to reduce our consumption in an attempt to contain or reduce our water costs. The good news is that with very little individual effort we as a community can

substantially reduce our water / wastewater use. Below is a chart which compares non-conserving behavior with that of conservation behavior and as you will see with slight behavior changes we can significantly reduce consumption and lower our water expense.

Action	Non-Conserving	Conservation Use
Shower	Regular Shower head use – 30 gal/day	Low Flow Shower Head/restrictor – 15 gal/day
Toilet Flushing	Conventional Toilet 3 to 7 gal/ flush Average use 25 gallons a day	Ultra-low flush toilet – 1.6 gal/flush Average use – 5 – 8 gal/day
Teeth Brushing	Tap running 5 to 10 gallons	Wet brush, rinse briefly – ½ gallon or less
Bath	Full tub – 40 to 60 gallons	Minimal water level – 20 gallons or less
Shaving	Tap running – 20 gallons	Fill basin – 1 gallon
Washing Hands	Tap running – 2 gallons	Wash or rinse in dishpan or sink – 1 gallons or less
Dish washing	Tap running – 30 gallons	Wash and rise in dishpan or sink – 5 gallons
Automatic Dishwasher	Full cycle – 16 gallons	Short cycle – 7 to 11 gallons
Washing Machine	Full cycle top water level 40 to 60 gallons	Efficient Machine – 25 gallons or less

As you can see if everyone adopted several of these conservation behaviors as a community we could save a very large amount of water resulting in a sizeable cost reduction.

Potential Means of Water Consumption / Reduction – "Toilet Review"

It has been CitiScape Management's experience that when a "Toilet Review" is conducted several silent water leakages are discovered within toilets. A toilet review is simply a process where our building maintenance folks visit each unit and do a simple toilet water test to determine if the toilet is silently leaking. The test itself takes only a couple of minutes, and if a slow or silent leak is discovered the owner is advised so they can take corrective action (most often simply replacing the internal workings of the toilet tank).

Telegraph Landing's management will be putting together a voluntary "Toilet Review" program for members in the near future, so keep a look out for the postings that will provide information about this helpful program.

I hope you will consider implementing some behavior changes within your home that will in effect result in water use reduction while at the same time lowering our water utility expense.

SAVE WATER – SAVE \$\$

PLEASE consider installing water-saving faucets in kitchen and bathroom when you remodel. Also available are small, inexpensive, screw-in devices available at any hardware store that fit existing faucets. - Telegraph Landing Energy & Sustainability Committee

Security Items:



Some residents of Telegraph Landing have expressed a concern regarding their need to wait for a guard to return to the lobby before they can enter the complex. As a result the Supervisor of the Guards here at TL, Victor Zacca, has written the following:

Please note that the Security Officers at Telegraph Landing North do everything in their power to keep the property secure. While posted in the main lobby, we always try to give residents access in a timely manner. But please remember that at times, guards will be away from their post doing rounds or on a break. Both activities are part of their daily security duties. Therefore, residents should always carry their key fobs with them in case the guard is away from the front desk.

We take pride in keeping Telegraph Landing North a safe and secure facility.
- Victor Zacca

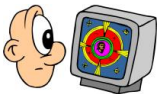
SAVE WATER – SAVE \$\$
PUC-approved 10% water price increase per year for the next three years! ... translates to increased maintenance costs for everyone at Telegraph Landing.
 PLEASE

- 1) Don't leave the tap on while brushing your teeth or soaping your hands
- 2) Wash only full loads of laundry and dishes
- 3) Limit showers to 5 minutes
- 4) Try not to overwater your garden

Telegraph Landing Energy & Sustainability Committee

Have you met...? 51st in a series about people who live or work at Telegraph Landing.

...**Milton Celine**, custodian, who writes "My full name is Milton Andres Celin, and I was born in Quito, Ecuador 25 years ago. I received by GED at age 17 from CT High School. I have a bachelor of industrial electronics from the Higher Technological Institute in South America. I also hold a certificate as an assistant graphic design technician. I have a keen interest in computers and have learned a great deal about computer technology.



I have a passion for sports. Although I like to play a lot of sports my favorite is soccer, I love playing soccer. As you may know soccer is very popular sport in Ecuador as it is in all of South America. I also like spending a great deal of time with my family, it seems we are always getting together for one reason or another we enjoy conversing on a variety of subjects.



I'm currently studying to improve my English at City College of San Francisco. It is my goal to work in the field of graphic design as it has been a dream of mine for several years. I've always felt that when given an opportunity one should take it and enjoy new experiences as one travels through life.

I'd like to thank the residents of the Telegraph Landing community for the kindness they have shown me while working here.

Have you also met...? 52nd in this series

...**Ed Burgin** our new Security Officer, writes "I was born in the South, my Father was from Alabama and my Mother was from Baton Rouge. I went to school there for four years and learned a lot but I learned even more from my many Uncles. Then our family moved to Oakland, California where I continued my education and graduated from Castlemont High School. In college I majored in anatomy because my goal was to be a mortician. I then went to the School of Mortuary Science here in San Francisco. In order to pay my tuition, I worked for the Southern Pacific Railroad and continued doing so even after getting my mortician's license. During that time I met many interesting people but after several years, I wanted a change. When I learned about Guardsmark Security I applied and now I'm working here and enjoying it very much.



I like sports, particularly football – I've been a Raiders fan for the last 40 years. Other interests are horseback riding, tennis, baseball and a little fishing. I also try to spend as much time as possible with my three grandsons.



So this is a brief, little profile of who I am. I thank TL Management for giving me an opportunity as a Security Officer and will always try to meet your needs and exceed your expectations."

On the Move:

IN:
8/18 Vilmos and Susan Zsigmond to 1-301
 Vilmos is originally from Hungary but he has lived in the U.S. for many years. He is a film maker and award-winning cinematographer. Susan worked in San Francisco from 1976 to 1984 and lived in Berkeley for five years. She is a film maker and writer, originally from Ohio. Her novel, "Our Lady of West Hollywood" will be published in November. They met in San Francisco in 1984 and married in 1986. They have recently moved from Los Angeles and will divide their time between San Francisco and Big Sur.



8/19 Kelly Olson and Heather Robert to 1-209
9/01 Mathew Pellon & Emily Montgomery 1-602
 Emily Montgomery is from Stamford, CT. She works in accounting advisory services and enjoys running and skiing.



Matt Pelton is from Houston, TX. He works in accounting advisory services and enjoys playing basketball and traveling.

9/20 Jay Lison, and Jenn Shull to 2-107
 Jay Lison (SF native, SF State graduate) & Jenn Shull (born & raised in San Jose, but living in SF for 10 years after going to college in Chicago). Jenn owns & runs a business called Off Your Plate (www.offyourplatesf.com). Whether it's grabbing groceries, coordinating a move, or throwing a dinner party, they'll make it happen with minimal impact on your everyday existence. They work with clients on a weekly basis, some monthly, and



others only when they need a special project managed. They like to help make the lives of others easier, so if there's anything you need taken *off your plate*, let them know! Jay has been working as a



property manager, but is looking to expand his horizons focused on the marketing/branding/market research world. Both Jenn & Jay are lifelong athletes, played sports in college and continue to enjoy watching & playing sports. Jay is a huge boxing fan, and loves to watch European soccer (especially the Arsenal team), the Pittsburgh Steelers and the SF Giants. Other interests include exploring the city, volunteering and throwing dinner parties for friends & family.

OUT:

8-09 Richard Gee & Ardis Jerome from 1/209

SAVE WATER – SAVE \$\$

PLEASE consider replacing your old shower heads with new water-saving models. Many models are available to suit your décor and needs. Check them out by googling "water-saving showerheads". Prices range from \$12 to \$40. Installation is a quick, easy, do-it-yourself project.

See some water-saving shower heads in action October 13, from 4-7pm at 150-102. - Telegraph Landing Energy & Sustainability Committee

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.: Thursday, November 3 (delayed from 10/25)

Board Members

William Halprin, President
whalprin@whalprin.com

Karen Hartquist, Vice President
Karen_hartquist@yahoo.com

Kathy James, Secretary
Kathleenjames001@comcast.net

Pat Johnson Treasurer
PJohnson@joneschiller.com

John Case, Director
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Assistant Property Manager:

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Financial Manager:

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



T L Team

Facilities:

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



Custodial Service:

Marvin Menendez, Supv.
Milton Celin
José Cuellas
Raul Reyes (wkends)



Security: (415 788-1319)

Victor Zacca Dave Fulcher
Valentin Misoston Ed Burgin
Tracy Mitchell



Landscape Services:

Gardeners' Guild



End Note:

Fifth in a series of recipes from the great chefs of Telegraph Landing



Marjie Fitterer's Bourbon Baked Beans (aka "Drunken Beans")

Seven (7) of 28 oz. cans B & M Brick Oven Baked Beans / OR (55 oz. size = 3 lb.7oz) PLUS 1 small can 15 oz size can
2 cups Bourbon

6 Tablespoons Dijon mustard
46 oz. bottle catsup
3/4 box of light brown C & H sugar
1/2 bottle Brer Rabbit molasses (dark)
1/4 bottle of Karo light (clear) corn syrup
2 chopped onions -lightly sautéed before adding
8 tablespoons Worcestershire sauce

Initial preparation: Put beans and Bourbon in a large container. Stir well. Marinate & refrigerate for 2 NIGHTS for best results. 1 night minimum.

Add all other ingredients, mix well and stir into the marinated beans with Bourbon.

OPTIONAL: Add cooked & chopped slices of Salt Pork and cooked Bacon pieces (chopped up)... depending on sodium or cholesterol concerns.

HEAT ALL on top of stove, stirring constantly until sauce starts to boil. Turn heat to low, stirring well until sauce is reduced & THICK.

You can then store them in the refrigerator and warm up in batches in the microwave and transfer them to a large serving container. Best served at room temperature - which makes them great for Pot Luck parties.

NOTE: This recipe serves about 15-20 people. If you have leftovers they freeze well in Ziploc freezer bags. Re-heat in the microwave.