



# Miraloma Life

www.miralomapark.org

## Pure Joy Coming to Miraloma Park!

by Bill Kan, Vice President

Pure Joy will be coming to Miraloma Park on June 16. All Miraloma Park residents are invited to attend a free performance by musicians of the Kapalakiko Hawai'ian Band at the MPIC Clubhouse between 6:30 and 8:30 PM Thursday, June 16. The MPIC will provide snacks and refreshments.

Kapalakiko, Hawai'ian for San Francisco, performs mostly in the Bay area and, as they say, also "radiates" throughout California and across the US. Formed in 1984, Kapalakiko performs "the good stuff" in the mele ku'i tradition to emphasize the beauty of the Hawaiian language, lyrics, and poetry to complement the hula. We are in for a real treat!

June 16 is also the night of the MPIC annual election of officers and directors. (See slate of candidates below) Voting will take place during a performance break at 7:30 or at the door. According to the MPIC Bylaws, to be eligible to vote, you must have been a member of MPIC as of 30 days prior to the election (this year, May 17).

(continued on page 2)

## Happy Birthday, Angelina! An Interview with 103 Year Old Angelina of Miraloma Park

by Mark Jawgiel

I moved to Miraloma Park in January 1998. On move-in day, a petite, red haired, elderly lady approached my partner Michael and me and said "Hi, I'm Angelina, I live next door and I'm 85 years old". We spoke for a while, she welcomed us to the neighborhood, then retreated into her home. For the past 18½ years she has been our neighbor. We watched this remark-



*Angelina graduates  
Commerce High School, 1929*

(continued on page 3)

## Miraloma Park Improvement Club Origins: The Search For A Meeting Place

by Kathy Rawlins

As I wrote last month, the MPIC minutes of August 22, 1930 recorded that "the first meeting of a proposed improvement club for the Miraloma Park district was called to order at 8:30 pm ...at the residence of Mr. Hammersley at 845 Portola Drive." He was paid \$5 for the temporary use the social hall in his home, but at this meeting a Clubhouse Committee was formed dedicated to finding a permanent meeting place. Members were Mr. Long, Pettingill and Brown.

The early 1930s were hard times, with the Great Depression affecting everyone. The Miraloma Park district was just getting established, with the Meyer Brothers contractors mapping home sites on Mt. Davidson. At first, houses were planned on only a  
(continued on page 4)

## Events in June

2

MPIC  
Board  
Meeting\*

Thursday, 7 pm,  
Clubhouse

16

MPIC  
Election/  
Hawai'ian

Music  
6:30-8:30 pm,  
Clubhouse



*Magnolia*

Illustration by Mary  
Harden (see page 5)

\* Members wishing to address the Board of Directors should call 415-281-0892 to request placement on the agenda.

## Pure Joy Coming to Miraloma Park!

(Continued from page 1)

And we'll also be celebrating! Miraloma Park is a double winner in the latest District 7 Participatory Budget.

Thank you to everyone who voted in favor of the District 7 Participatory Budget proposal for emergency preparedness and recovery co-sponsored by the MPIC and Resilient Miraloma Park. Your votes resulted in a \$25,000 grant to purchase disaster recovery supplies: portable generators, pop up tents for NERT staging, HAM radios, battery powered lighting, and "go-kits" for seniors. With these resources, the Miraloma Park NERT Team, led by Joanie Van Rijn, Darlene Ramlose, and Bill Jeong, can continue to make Miraloma Park one of the best prepared neighborhoods in SF. As a member of the Team, I've had fun getting to know my neighbors while working with them to be prepared. Just getting to know folks that live near you is a big step forward in preparedness. To learn more about disaster recovery and preparedness or to get involved, email the MPIC at [miralomapark@gmail.com](mailto:miralomapark@gmail.com).

Miraloma Park also won \$15,000 for Miraloma Elementary School traffic safety. Thanks to Miraloma School parent Bill Black for submitting the proposal and for his efforts to raise awareness of the need for traffic safety improvements around the School and of the importance of voting in the Participatory Budget process. Big thanks to Justin Ryckebusch, an MPIC Board Member and Club liaison to Miraloma Elementary, for connecting with all the School parents.

The MPIC is our community resource in leveraging City services to meet the needs of Miraloma Park residents and to sustain and improve quality of life in our neighborhood. All Miraloma Park residents are welcome to attend monthly MPIC Board meetings on the first Thursday of every month. Our all-volunteer Board looks forward to meeting you, hearing your thoughts, and working with you.

We will all raise a glass to Miraloma Park's very long-time resident and original owner of her home, Angelina, who celebrates her 104th birthday this month (see Mark Jawgiel's article in this issue). We'll share a Kapalakiko moment with this special lady on June 16. Be sure to read of the newsletter. See you June 16 at the Clubhouse! —Best regards, Bill

## 2016 MPIC Candidates for Officers and Directors

### Officers

President: Bill Kan

Vice President: Pratibha Tekkey

Recording Secretary: Joanne Whitney

Corresponding Secretary: Dan Liberthson

Treasurer: Robert Gee

Sergeant-at-Arms: Joanne Whitney

### Directors

Sue Kirkham

Joan van Rijn

Dan Liberthson

Ben Rojas

Cassandra Mettling-Davis

Karen Wood

Robert Gee, President from 2012-16, as which his achievements were too numerous to describe in any detail, will assume the duties of Treasurer. Many thanks

(continued on page 3)

## Sue Kirkham Realtor

Ca. Lic. #00898385

[www.suekirkham.com](http://www.suekirkham.com)

For Miraloma Park home Sellers seeking:

Highest Sales Prices

Seller only representation

State of the art marketing plan and tools

Expert preparation and negotiation skills

Honesty, integrity and good judgment

Attention to detail.

Full time Realtor in San Francisco since 1985.

Neighborhood knowledge, and much more.

Putting YOUR interests first

Phone: 415-229-1297

Home office: 415-333-9840

[www.suekirkham.com](http://www.suekirkham.com)

[info@suekirkham.com](mailto:info@suekirkham.com)

**www.SueKirkham.com for selling guide, resources & more**

**CALL OR E-MAIL FOR A FREE EVALUATION OF YOUR HOME**

### ACTIVE LISTINGS

664 Teresita	2/1	\$900,000
10 Stanford Heights	3/2	\$1,050,000
9 Rio	4/2	\$1,495,000
234 Juanita	4/2.5	\$1,725,000

### PENDING SALES

234 Evelyn	4/2	\$799,000
506 Bella Vista	2/1	\$899,000
144 O'Shaughnessy	2/1	\$935,000

### PENDING SALES, continued

308 Los Palomos	2/1	\$94
562 Teresita	2/1	\$1,10
51 Rio	2/1.5	\$1,39

### SOLD

592 Teresita	2/1	\$1,05
163 Marietta	3/2	\$1,20
483 Marietta	4/3	\$1,50



## Pure Joy

(Continued from page 2)

to Robert for all his efforts over the past few years on behalf of the MPIC and the Miraloma Park community. Gary Issacson is leaving the Board. We thank him for many years as newsletter delivery coordinator and for participation on many issues, notably Resiliency and NERT in recent years. Tim Armour is leaving the Board but will remain involved in ZAP Committee's efforts, his main area of interest and activity in the past few years. Thanks to Tim for his dedication to preserving the architectural integrity of Miraloma Park.

---

## Happy Birthday, Angelina!

(Continued from page 1)

able, independent woman turn 90 and 100, and now she will be 104 years old on June 28—as feisty and sharp as ever. I always knew she had a treasure trove of stories about her life, San Francisco, and our neighborhood, so finally we sat down and talked about it all. She gave me two huge photo albums and reminisced about her life and adventures. Here are some snippets of that visit.

Angelina was born in 1912 in Albany, CA to Angelo and Christina De Monte. The family, including her and her older sister Irma, moved to SF in 1917, to Madrid St. in the Excelsior District. Her father bought a grocery store at 41st Ave. and Anza, where she worked while attending school. Her mother had a beautiful house built across the street, where Angelina lived until her marriage in 1935. After graduation from Commerce High School, she worked in downtown SF taking shorthand and doing secretarial work.

In Angelina's albums were pictures her as a young lady, elegantly dressed for special occasions: first communion, graduation, wedding, and birthday celebrations. To this day she takes great care of her appearance, and still has her hair done at the Monterey Hair Salon. Viewing pictures of her world travels, we came across of photo of her and a friend in Venice in 1930. I asked which one she was in the photo. the taller or the shorter one, and she

replied, “The shorter one, of course! That’s why I wear heels—otherwise people would think I’m walking on the ground.” We both chuckled.

After she got married, to another Angelo, they moved to Union St. and then Vallejo St., where they had a large flat for \$30.00 a month! They bought a home on Quintara St.,

where her son Alan was born in 1953. In 1959 they visited old neighbors who had moved to a new neighborhood called Miraloma Park. After viewing plans for houses being built there, they immediately bought one, and in April she and her family moved to Los Pamos, where she still lives in today.

Angelina says she has loved living in Miraloma Park through all the years and changes. She only wishes that the streets were wider. Asked what has changed in Miraloma Park, she said, without hesitation, “It’s better now than ever.” She notes a greater sense of community now, and she loves that young families are moving into the neighborhood.

Looking at photos of Angelina's centennial birthday celebration, I noticed she wore a big, beautiful orchid corsage. When I commented on how nice it looked, she said “I hated that damn thing! It kept pulling my blouse down.” That’s the Angelina I will always remember—sharp, elegant, feisty, and amazing.

Happy Birthday Angelina, most honored resident of Miraloma Park!



*Happy Birthday Angelina!  
104 years old on June 28.*

**Cassandra Mettling-Davis, Architect**  
**415 664 3400**

Kitchens, Bathrooms, Complete Remodels and Additions  
CMDarchitecture.com 801 Potrero Dr Suite 104 SF CA 94127

**CMD Architecture | San Francisco**



## MPIC Origins

(Continued from page 1)

few streets, mostly on the northwest part of the mountain close to established sewer lines and utilities. The southwest, overlooking Glen Canyon, was largely agricultural, with few or no roads and no City utilities. In October 1930 the Meyer Brothers were approached by the Clubhouse Committee to provide a meeting place, and were offered an empty Portola storefront. Mr. Meyer donated some chairs and the Club paid him \$6.50 for each meeting at this site, which along with Board members' homes was the meeting place for the first few years.

To promote City awareness of its existence and activities, the MPIC Board contacted local newspapers (dailies) and got reporters to cover their news. In March 1931 they held an open house to which representatives of other neighborhood organizations were invited. Even Mayor Rossi came to offer congratulations and support.

In 1932 a playground was created on Rockdale with a utility building provided by the Meyer Brothers. The MPIC Board asked the contractors about using this small building for meetings, but it was not deemed appropriate. However, the Meyer Brothers were building a brick office 735 Portola Drive, and offered the top floor as a Club meeting place and social hall. The Club accepted, placed a temporary, hand-made sign on the door, and in 1938 a permanent sign. Two meetings a month cost \$15, and the Club bought a Howard radio for \$100 (including servicing) to entertain at post-meeting socializing and dancing. Meetings ran from 8:30 to 11 pm.

Early on, two primary projects occupied Miraloma Park residents: constructing an elementary school and a building dedicated to Club use. For a while, it seemed reasonable to build both on the same site. Through the 1930s and early 1940s many benefit events were held to fund building the Clubhouse once a site was determined. A Garden Club, established in Miraloma Park as part of the City Beautiful program, was extremely active in those days, as most women did not work outside the home and had ample free time for this activity. In the summer of 1939 it was proposed that the Garden Club and the MPIC merge when a clubhouse was built and share the site. This merger happened to the extent that both clubs would share a facility for their separate activities.

The SF School District informed the Club that it would not allow a building on school property for Club use. So the Clubhouse Committee met with Meyer Brothers representative G. H. Winters, from whom they learned that nearby residents objected to nearly every site proposed for a clubhouse, and said they would petition the City to halt any building proposed near their homes. However, Mr. Winters noted an undeveloped area on the west side of the mountain on which, as soon as sewer and utility services were connected, the Meyer Brothers would donate a lot for the clubhouse and \$500 toward building costs. The MPIC then began a vigorous building fund campaign to raise funds from residents and merchants to augment the Meyers' cash gift. However, because it was deemed more important to try to get the SF School District to build a district school, plans for the clubhouse were put on hold.

By early 1940, the SF School District had committed to a district school. Grading of the lot was begun, and the school was to be ready for occupancy by the Fall. With this problem solved, the MPIC could focus again on building a clubhouse. In May 1940 Mr. Winters told the Club that a site at O'Shaughnessey Blvd and Del Vale Ave would be fully connected to City utilities and ready for clubhouse construction that Summer. Mr. Milani, Clubhouse Committee chair, noted that the Meyer Brothers asked monthly rent for the building, but imposed no other obligation. Once the Club had incorporated, it would be deeded the property free and clear.

In June 1940 the MPIC was notified that before applying for a permit to build the clubhouse it should be incorporated as a non-profit, because most of the neighborhood was zoned "First Residential." The Meyer Brothers, as a for-profit corporation, would not be granted a permit to erect a social hall/clubhouse in a First Residential district. A nonprofit corporation with the sole purpose of serving the Miraloma district would have a better chance of gaining a building permit. Therefore, the Board resolved to seek nonprofit incorporation, and in July 1940 the Board and membership so voted.

Clubhouse construction was slightly delayed because the City was slow to establish sewer and utility connections to the site. However, by late Fall of 1940 the building was finished. After a formal dedication Sunday afternoon, November 10, the first Board meeting in the new clubhouse was held on November 14.

## A Botanical Garden Without the Garden At the MPIC Clubhouse

by Jim O'Donnell



Mary Harden

Photo by  
Jay Daniel

When botanicals come to mind, I think of ingredients used in English gin. However, the MPIC Clubhouse at 350 O'Shaughnessy is not a distillery, but home to a series of botanical illustration classes 3 days a week, run by local art instructor Mary Harden. "We do line drawings with pencil, pen and ink, and quill, as well as water color for every level of art student," Mary told me. "Quill was what the monks used in the Middle Ages to draw the herbs and botanicals for

medicinal purposes." The body of knowledge acquired through trial and error experimentation with herbs was important; and accurate identification could mean the difference between life and death. Islamic scientists were the pioneers in this type of illustration, beginning over a thousand years ago in the Middle East. Later on, the Cook and Darwin expeditions carried on the same tradition. "Master and Commander" (2003), an age of fighting sail film set in the early 1800's, features flora and fauna illustrated by ship's doctor Stephen Maturin (actor Paul Bettany).

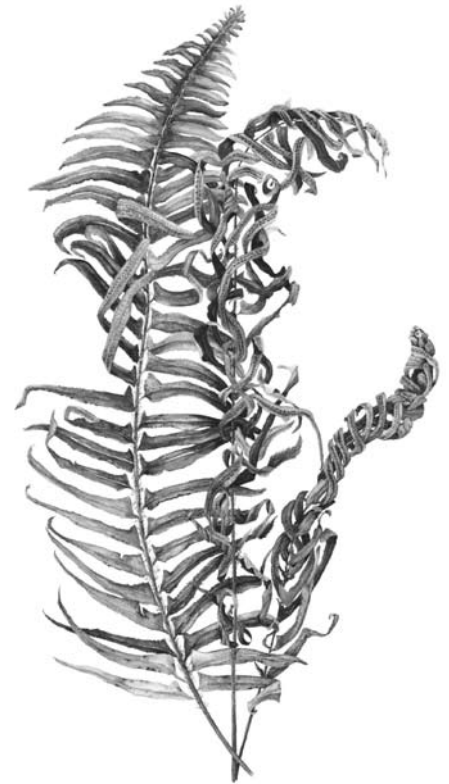
Mary Harden spent 32 years in the San Francisco Unified School District, teaching all grade levels from pre-school to senior. She would roam to different schools when needed by the district. She also taught dissection and drawing in science class, which included working with cadavers. After retiring, she has refined her ability

to draw and become a beloved instructor at her own Mary L. Harden School of Botanical Illustrations. Her current exhibit (till July 5) is "Symbiosis," featuring plants and butterflies, at the UCSF Faculty Alumni House (745 Parnassus at 5th Ave). Most of her master students have works there for sale.



*Banksia*

"Water color rendition of botanical subjects is not like others of the genre. Getting leaves to have that translucent, natural quality takes a careful floating of the colors on water," Mary said. "It is amazing how three dimensional the paintings appear to be: the moths and butterflies showcased in the UCSF exhibition look literally ready to fly away and the plants look like they were just pulled from the garden."



*Swordfern*

Biochemist Mary Betlach, a student at the Mary Harden School since 2011 who has four paintings in the Symbiosis exhibit, refers to Mary as "a force of nature. Her style of instruction is to observe, analyze and then draw what you see. Mary is excellent with beginners, always creating an environment of encouragement". Mary Betlach is an active member of the Glen Park Garden Club, which has many plant-loving students in the MPIC Clubhouse classes. Offered at the Clubhouse are:

- Rendering (the beginning class, featuring pencil, pen, and quill)
  - Color Theory (introduction to using color with color pencils)
  - Water Color (beginning, intermediate and advanced)
- Check out [MaryHardenDesigns.com](http://MaryHardenDesigns.com) for a complete listing of exhibits and classes. Featured is an excellent article about Mary Harden by Chronicle Style Writer Steve Rubenstein that appeared in the Datebook about three years ago.



*Equisetum*



## Summary of the MPIC Board Meeting of May 5, 2016

by Joanne Whitney and Dan Liberthson

**Guests:** (1) Martin Halloran, SF Police Officers Association (POA) President and Gary Delagnes, Past President. The POA addresses working conditions of rank and file SF police officers. Our guests insisted that police were following procedure for dealing with people brandishing threatening weapons in recent highly publicized incidents. Because beanbags often are not effective in these cases, the POA supports use of Tasers and crisis-intervention education, as well as body cameras. Distressingly, in part because recent controversies highlight the difficulty of police work, applications to the force are down by 75% and that the new Police Academy class has only 22 members out of a possible 52 spots. Overall educational requirements have been lowered because of the difficulty of getting college and even high school grads to join. (2) Erica Maybaum, Legislative Aide to Supervisor Norman Yee, reported that the MPIC and Resilient Miraloma Park won \$25,000 in the supervisor's discretionary budgeting competition (see *Pure Joy Coming to Miraloma Park* in this issue). She pointed out that Supervisor Yee is on the budget committee and assured the Board that money would be allocated for safety issues and to support SFSafe. Board members requested more action from the supervisor on traffic concerns and issues with PG&E. (3) Peter Renteria, neighbor.

**Treasurer's Report Highlights (R Gee & V Antal):** In

April 2016, large bills decreased MPIC net worth from \$44,375 to \$41,803. From Jan 1-April 30, total income exceeded total expenses by \$7,707.

**Committees:** *Events*—Motion to hire band for \$400 and spend \$100 for refreshments (approved). *Safety*—Motion to allow SF SAFE to hold the citywide Block Captains meeting in Clubhouse for free (approved). *Membership* (B Kan)—The MPIC had 427 members as of April 30. *Clubhouse Maintenance* (K Rawlins)—Motion to pay gardener extra \$300 to remove rain-spawned weeds (approved). *Zoning and Planning* (ZAP, T Armour)—107 Marietta an ongoing problem: suspicious nocturnal activities and possible squatters. *Streets & Transportation* (R Gee)—Teresita paving to be finished in May. *Resiliency* (D Homsey)—\$25,000 awarded for catastrophe preparedness (see *Pure Joy Coming to Miraloma Park!* in this issue).

## Money Matters: Plan Ahead to Increase College Financial Aid


By Bill Kan, CFA, Principal of Candent Capital

College is a big investment: 4 years can cost 1/4 million at a private school and half that for a public institution. Two-thirds of families receive grants and scholarships. With planning, more families can qualify for or increase their financial aid.

Most colleges determine eligibility for financial aid by estimating the Expected Family Contribution (EFC). Every year, families submit the Free Application for Federal Student Aid (FAFSA) form. FAFSA updates the school on the income and assets of students and their parents, used to determine eligibility for need- and non-need based financial aid. Need-based aid is the difference between the Cost of Attendance (COA) for a particular school and a family's EFC. Non-need based aid is the difference between COA and financial aid already awarded to the student. Students who do not expect to qualify for grants and scholarships should still consider filing FAFSA because they may be pleasantly surprised and qualify for aid and schools use FAFSA to determine eligibility for some student loans.

Investing time to understand FAFSA can yield returns by helping a family reduce its EFC. Smart decisions can increase financial aid by reducing income or assets reported on FAFSA and a family's EFC. FAFSA places more weight on income than assets. It may count up to 47% of parental adjusted annual income toward EFC. For assets, FAFSA counts 20% of student assets and 5.64% of

(continued on page 7)



SINCE 1975

**CARLOS CARPET & LINOLEUM SERVICE**

FREE ESTIMATES

**National Brand Names**  
Karastan, Wool, Armstrong,  
Shaw, Mohawk, Coronet  
Many colors in stock

**CARLOS RIOS**  
415-533-3697  
600 ROCKDALE DR.  
S.F. CA. 94127

- RESIDENTIAL
- COMMERCIAL
- SALES
- REPAIRS



**Bill Kan, CFA**  
Founder & Managing Member  
(415) 742-1681

**candent**  
CAPITAL, LLC

*Independent Advice, based in Miraloma Park*  
Financial Planning | Investment Management | Wealth Advisory

bill.kan@candentcap.com      www.candentcap.com

## Money Matters

(Continued from page 6)

parental assets. See [studentaid.gov](http://studentaid.gov) from the US Department of Education for more details.

Timing matters. Families should consider how the timing of when they take income could affect financial aid. Parental income counts 8 times more than assets in the EFC formula. Parents can reduce the income reported on FAFSA, for example, by choosing to delay or advance the time they realize capital gains or take a bonus.

Starting with the 2017-18 school year, FAFSA will implement a new two-year “look back” policy for income. Before, it used a 1-year look back to determine the current year’s financial aid eligibility. The change means 2015 income used for calculations for the 2016-17 school year will also apply for 2017-18. Figures for 2016 income will apply for the 2018-2019 school year. In other words, this year’s income will not affect financial aid until the school year starting Fall 2018. Families, especially those with students starting or finishing school in the 2018-2019 school year, should plan accordingly.

Ownership matters. When it comes to assets, who owns the account can affect EFC and eligibility for aid. Treatment for parental assets is more favorable than for student assets. FAFSA counts 5.64% of parental assets toward EFC for a dependent student. It counts 20% for a student’s assets. Assets owned outside the immediate family can have a more favorable 0% weight. At present, FAFSA does not ask about assets not owned by the dependent student or the parents. In contrast, a student’s UTMA or UGMA custodial accounts have the higher 20% weight. For the purpose of financial aid, FAFSA considers the student to be the owner of the UTMA/UGMA.

In a previous article, I wrote about the benefits of 529 accounts as a way to save for college. If used for higher education as intended, earnings in 529 accounts are not subject to tax. This leaves more to pay for school. Disbursements will not affect a student’s financial aid eligibility in the next school year if the FAFSA form includes the 529 account balance. They can hurt eligibility if funds came from a 529 account not included on the FAFSA. Such funds count as a student’s untaxed income.

Prioritizing which accounts to tap first can greatly affect financial aid. A bad choice can increase income on next year’s FAFSA. Imagine if grandpa paid for fresh-

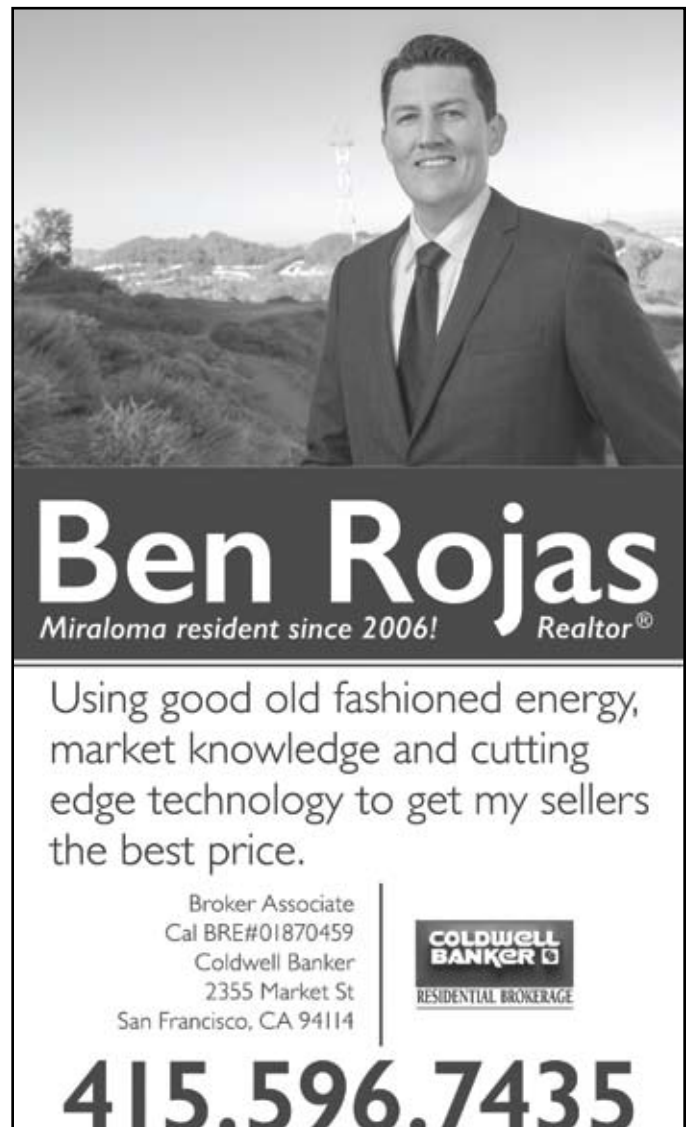
man year with a \$50,000 disbursement from the 529 he owned instead of mom paying using money from her 529. The money from grandpa would count as income for the next year because grandpa’s 529 was not reported on the FAFSA for the freshman year. FAFSA counts 50% of the income towards EFC, effectively increasing EFC and reducing aid eligibility by \$25,000 for the sophomore year. Had mom paid for freshman year using her 529 account, which should have been reported on FAF-

(continued on page 8)



**Izabella's Beauty Salon**  
21 Evelyn Way  
San Francisco, Ca. 94127  
W: (415) 564-8100  
C: (415) 254-6175  
Salon Hours  
Tue-Sat  
9:00am-6:00pm

Wash  
Cut  
Perm  
Style



**Ben Rojas**  
*Miraloma resident since 2006!* Realtor®

Using good old fashioned energy, market knowledge and cutting edge technology to get my sellers the best price.

Broker Associate  
Cal BRE#01870459  
Coldwell Banker  
2355 Market St  
San Francisco, CA 94114

**415.596.7435**

## Money Matters

(Continued from page 7)

SA, there would not have been a reduction in eligibility for aid.

Location matters. FAFSA does not treat all assets equally. Asset location can affect EFC. Two families with the same amount of assets and income can have very different EFCs. Imagine if one family kept its assets in cash, checking, brokerage and 529 accounts and the other kept them in home and retirement accounts. The first family would have much higher EFC and less eligibility for financial aid. The EFC calculation includes more of its assets. The second family would have much less assets because FAFSA excludes the value of a primary residence and retirement accounts. FAFSA also excludes the value of life insurance policies and tax-deferred annuities. Other exclusions include the value of a small family-owned business and some rental property. Check with the Department of Education and the school for the fine points on what counts and what does not. A family can be strategic about how to position its assets to increase eligibility for aid.

Not all schools use the FAFSA to determine eligibility for financial aid. About 300 schools, including many of the top private and some public institutions, use the CSS/Financial Aid PROFILE form. The CSS/Financial Aid PROFILE form uses a different methodology to calculate EFC. The difference is in the treatment of the value of a primary residence, accounts not held by parents or students, weight on student assets, and many other respects. Schools may also use their own formulae to calculate EFC.

Recently, a family that I know received significantly different EFC estimates from two Ivy League school: one offered much more grant aid, increasing its affordability. The schools used different forms and methodologies to calculate EFC. The family informed the less generous school of the discrepancy. At the end, that school adjusted its EFC estimate and increased its grant offer to make the actual cost to the family competitive.

## Undergrounding Utilities

by Dan Liberthson

The MPIC has endorsed a proposal to put utility wires below ground sponsored by the SF Coalition to Under-

ground Utilities. You can help achieve this! Supervisors Tang and Farrell have included a line item in the mayor's proposed 2016-17 budget to start creating the Master Plan to get underground utilities. If you want to be rid of unsightly and potentially dangerous overhead electrical wires in our streets and yards (and who wouldn't?), please email or write Mayor Lee ([mayoredwinlee@sfgov.org](mailto:mayoredwinlee@sfgov.org) or City Hall Room 200, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102) asking that at least \$500,000 to create a Master Plan for undergrounding utilities be included in the upcoming budget.

## What's Growing in Our Backyards

by Denise Louie

If you agree we should discourage mosquitos, check your rooftop. My immediate neighbor's flat roof pools rainwater long enough to breed mosquitos, which can happen in as few as 4 days. Roofers may help solve this problem.

Exciting news about a plant that was extirpated (went locally extinct) comes from our Presidio. "When the Presidio Officers' Club was remodeled in 2014, seeds were discovered in an adobe brick recovered from one of the oldest walls in the building....[They're seeds of the] San Francisco popcorn flower, or *Plagiobothrys diffusus*, which grew in the Presidio in the 1700s and 1800s. This discovery is exciting since the San Francisco popcorn flower is now endangered in the state of California and no longer grows in the Presidio. Presidio Trust biologists and environmental restoration experts are now exploring ways to germinate these seeds to see if this rare flower can bloom in the park once again." [[presidio.gov/blog/Pages/discovery-of-the-month-popcorn-from-the-past.aspx?mc\\_cid=f5ddd81d82&mc\\_eid=a51f2b8b8d](http://presidio.gov/blog/Pages/discovery-of-the-month-popcorn-from-the-past.aspx?mc_cid=f5ddd81d82&mc_eid=a51f2b8b8d)]

Speaking of seeds, restoration of healthy native plant communities is a relatively new goal for US government agencies, as I started to mention in my March column. In 2015, the US Department of the Interior released a

(continued on page 9)



**MELINDA ATTAR**

**Cleaning Service**

Serving the Community Since 1986

Local References Available (415) 640-2839



## What's Growing in Our Backyards

(Continued from page 8)

National Seed Strategy for Rehabilitation and Restoration ("Strategy") in partnership with the US Department of Agriculture and the Plant Conservation Alliance (described below). "The Strategy [created] a new nationwide network of native seed production and storage facilities." Its objective is "to ensure that locally adapted, genetically appropriate native seed is available to land managers for the restoration of lands." The sponsoring agencies recognize that (1) "Locally adapted native plant communities are 'climate resilient', irreplaceable natural defenses against climate change"; (2) "Native plant communities provide critical ecosystem services such as water purification, soil fertility, flood control, and pollinator habitat"; and (3) "Native plant communities are more resilient to drought, intense fires, invasive species and other threats." [[plantsocieties.cnps.org/index.php/botany-staffing-and-funding#SeedStrategy](http://plantsocieties.cnps.org/index.php/botany-staffing-and-funding#SeedStrategy)]

The Plant Conservation Alliance is a coalition of various federal agencies, including the National Park Service, the US Fish and Wildlife Service, the Bureau of Land Management, and many others. They recognize that "native plant species are of aesthetic, ecological, educational, historical, recreational, and scientific value...." Their vision is "to conserve and protect our native plant heritage by ensuring that, to the greatest extent feasible, native plant species and communities are maintained, enhanced, restored, or established on public lands, and that such activities are promoted on private lands." [[nps.gov/plants/mou.htm](http://nps.gov/plants/mou.htm)]

June 4-12 is California Invasive Species Action Week. See [wildlife.ca.gov/Conservation/Invasives/Action-Week](http://wildlife.ca.gov/Conservation/Invasives/Action-Week) to learn how our activities matter. My favorite contributions are to remove invasive plants and plant locally native plants.

In my May column, I mentioned the importance of treating soil with compost and mulch, as opposed to synthetic chemicals. The organic matter we might add actually provides nutrients not just for our plants, but also for creatures we can't even see. Besides worms, myriad insects, protozoa, fungi, and bacteria live in concert with the roots of plants. Roots provide exudates that attract and benefit soil organisms, which, in turn, provide benefits for plants. In December 2014, the United Nations kicked off 2015 as the International Year of Soils. December 4, 2014 was the first-ever World Soil Day.

That's great recognition of the importance of soil. When planting native plants, soil amendments are generally not needed. Dry leaves on top of the soil will help newly planted natives retain water without compromising their access to air.

If you use pesticides, please consider how pollinators

(continued on page 10)



Mia Waller  
415-841-3495

Mia@AnchorsAweighOrganization.com

**Specializing in residential organization:**  
Closets, kitchens, home offices, garages & kid's rooms.

Mention this ad for \$25 off the first hour  
[www.AnchorsAweighOrganization.com](http://www.AnchorsAweighOrganization.com)

Phone: 415.244.0701  
[help@kuhnline.com](mailto:help@kuhnline.com)

[www.kuhnline.com](http://www.kuhnline.com)  
**Complete computer support for your home or business**

Based in Miraloma Park  
Available for Housecalls  
Over 10 Years Experience  
Free Estimates

virus cleanup | backups | data recovery | wireless networks | file/printer sharing | email | mobile devices | desktops | laptops | Windows | Mac



**Handyman Services  
by Manuel Garcia**  
**415-438-0987**

Free Estimates

Available 24/7 for emergency calls  
with established customers

Excellent work! Neighborhood references available  
Responsible, Reliable -- Reasonable Rates!



Rough & Finish Carpentry  
Plumbing  
Painting  
Plaster/Crack Repair  
Fire & Water Damage  
Kitchens, Closets, Bathrooms, Decks  
Install/Replace Flooring  
Wood Floor & Cabinet Refinishing



## What's Growing in Our Backyards

(Continued from page 9)

may be harmed. Bees, for example, are not immune to pesticides. Neonicotinoids, aka neonics, are implicated in honeybee Colony Collapse Disorder. In April 2016, Ortho announced it will remove neonics from its pest control products. In 2014, the US banned neonics from 150 million acres managed by the US Fish and Wildlife Service nationwide. [[mobile.nytimes.com/2016/04/13/business/ortho-to-phase-out-chemicals-blamed-for-decline-in-bees.html?\\_r=1](http://mobile.nytimes.com/2016/04/13/business/ortho-to-phase-out-chemicals-blamed-for-decline-in-bees.html?_r=1) and <https://www.yahoo.com/news/garden-care-giant-drop-chemicals-210938160.html>]

The US Departments of Agriculture and the Interior have designated June 20-26, 2016 as National Pollinator Week, to increase awareness about the important role of pollinators and to build support for protecting and sustaining them. Most bees and some birds, bats and other insects play a crucial role in flowering plant reproduction and in the production of most fruits and vegetables. Learn to build a bee condo and more at [pollinator.org/pollinatorweek/](http://pollinator.org/pollinatorweek/).

If you have a bird feeder, learn about its downsides. Sugar water does not provide the immune-system boosting nutrients that nectar does; it's like junk food. The feeder may spread disease, especially if you do not sanitize it often. It attracts ants and squirrels. Feeders near windows may kill birds that fly into the glass. Native plants, such as hummingbird sage, are much better for birds than feeders.

Let's do our part by acting locally, restoring and protecting our land for indigenous and beneficial species. From the SFPUC: "Every year our Gardening Calendar, distributed to 35,000 households in SF, features vibrant photos and offers information on less-toxic gardening and pest-control methods. For our 2017 Photo Contest, we'd like to see examples of beautiful and/or interesting native plants in your urban environment. Deadline to submit photos is August 5, 2016." See [sfwater.org/index.aspx?page=1024&utm\\_content=2015-09-30%2017%3A48%3A46&utm\\_source=VerticalResponse&utm\\_medium=Email&utm\\_term=here&utm\\_campaign=Adopt%20a%20Drain%20Today](http://sfwater.org/index.aspx?page=1024&utm_content=2015-09-30%2017%3A48%3A46&utm_source=VerticalResponse&utm_medium=Email&utm_term=here&utm_campaign=Adopt%20a%20Drain%20Today).

## From the SF Office of Short-term Rentals

summarized by Dan Liberthson from [sfgov.org/ostr](http://sfgov.org/ostr)

Short-term rentals are for stays of 30 days or less, hosted in residential dwellings. This includes offering stays in your home through the use of online platforms such as: Airbnb, Craigslist, Flipkey, HomeAway, and VRBO. Registration is required even if the platform remits taxes on your behalf.

If you offer short-term rental stays in your home, then you are required to register as a short-term rental host with the City's Office of Short-Term Rentals. Registration meetings are offered by appointment and take about 20 minutes. Appointments can be made online at [sfgov.org/ostr](http://sfgov.org/ostr), and are at 1660 Mission Street, 5th floor. Walk-in registration meetings, no reservation required (first come, first serve) are available every Wednesday afternoon from

1 to 4 pm. Evening walk-in registration meetings are available on the first Monday of every month, from 5:30 to 7:30 pm. Evening registrations events are held at the Planning Department, 1650 Mission Street, 4th Floor. Registration is required with BOTH the Office of Short-Term Rentals AND the Office of the Treasurer & Tax Collector. For more information on application and eligibility requirements, including documents needed in order to register, visit [sfgov.org/OSTR](http://sfgov.org/OSTR). To register with the Office of the Treasurer & Tax Collector, visit [businessportal.sfgov.org/home-rentals](http://businessportal.sfgov.org/home-rentals).

Hosting Short-Term Rentals without being registered can result in daily fines. The City's

Administrative Code (Section 41A) requires registration if a permanent San Francisco resident would like to host short-term rentals in their home. To file a complaint about an illegal Short-Term Rental, or if you have any questions, please email [shorttermrentals@sfgov.org](mailto:shorttermrentals@sfgov.org) or phone 415-575-9179.

## Calling All St. John Grammar School Alumni!

St. John Grammar School opened on Marsily St near St. Mary's Park in 1917 and relocated to Chenery St in 1966. Planning a centennial celebration next year, the school is searching for all alumni, especially the oldest living. If you attended St. John's early on or know someone who may have, please contact Joy Durighello at 415-584-1828 or [jdurighe@ccsf.edu](mailto:jdurighe@ccsf.edu).

## NERT News

by Joanie and Guido van Rijn

The 2016 Miraloma Park NERT class graduation was celebrated April 20 at the Clubhouse. Fire Chief Joanne Hayes-White thanked the NERTS for their service. She is shown voting for the Emergency Preparedness Participatory Budget item (see right),



funded for \$25,000.

New and old NERTs Darlene Ramlose (2015) and Jim Ambrose (1990) meet at the First Annual Los Palms/Foerster Spring BBQ (see left photo)

NERT Block Captains Guido van Rijn, Jennifer Frank, Karen

Breslin, and Darlene Ramlose attended the April 17 Marina Green Citywide Drill (see right photo) along with Miralomans Karen Wood and Luise Custer.



**YOUR MIRALOMA NEIGHBOR FOR 15 YEARS!**

**73 Teresita**  
AVAILABLE NOW!

**31 Cityview Way**  
SOLD \$1,150,000

**518 Mangels**  
SOLD \$1,250,000

I have successfully represented many buyers and sellers in this coveted neighborhood of ours. Please feel free to contact me anytime for any of your real estate needs.

**Bill Kitchen**  
Top Producing REALTOR®  
415.309.7279  
BillKitchen@zephyrsf.com  
www.billkitchensf.com  
CalBRE# 01395888

**ZEPHYR**  
REAL ESTATE

### Miraloma Park Improvement Club Membership Application

Please complete and mail with your dues to the Club address below. Make check payable to Miraloma Park Improvement Club, 350 O'Shaughnessy Blvd., San Francisco, CA 94127. (No cash, please). Thank you!

☐ New Member      ☐ Renewing Member      Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

☐ Please send me an email reminder to renew my membership.

Enclosed are my dues for the next twelve months (check one):

- |                                                   |                                                 |
|---------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> \$12 Senior Member(s)    | <input type="checkbox"/> \$15 Single Member     |
| <input type="checkbox"/> \$25 Family Membership   | <input type="checkbox"/> \$35 Supporting Member |
| <input type="checkbox"/> \$50 Contributing Member | <input type="checkbox"/> \$_____ Other          |

No MPIC membership information is shared with other parties or organizations.

## Important Phone Numbers

EMERGENCY	9-1-1
All City Calls	3-1-1
Poison Control Center	1-800-222-1222
Non-emergency Police Dispatch	415-553-0123
Suicide Prevention Hotline	415-781-0500
Ingleside Police Community Room	415-404-4000
Parking Complaints	415-553-1200
Abandoned Cars	415-553-9817
Security Survey/Nbd. Watch	415-673-SAFE
Office of Citizen's Complaints Against SFPD	415-241-7711
Narcotics Tips (anonymous)	1-800-CRACKIT
SFPD Tip Line	415-587-8984
Domestic/Family Violence (24hrs)	415-864-4722
Stray, Abused, or Dangerous Animals	415-554-6364
Dumped Item Pickup – DPW	3-1-1
Vital Records	3-1-1
Code Enforcement Hotline	415-554-3977
Graffiti Cleanup – DPW	3-1-1
Police New Graffiti Hotline	415-278-9454
MUNI Shelter Damage/Graffiti	1-510-835-5900
Ingleside SFPD Hearing-Impaired line	415-404-4009
School of the Arts	415-695-5700
Norman Yee, Supervisor Dist. 7	415-554-6516
(norman.yee@sfgov.org)	

## RENT the MPIC Clubhouse



MPIC Members get a discount.

Trash and recycling available.

Free parking in the adjacent parking lot.

Call 415-281-0892 for rates/availability

Or E-mail: [miralomapark@gmail.com](mailto:miralomapark@gmail.com)

## Miraloma Park Residential Design Guidelines:

Adopted in 1999 by the SF Planning Commission to promote preservation of neighborhood character by encouraging residential design compatible with neighborhood setting, these Guidelines facilitate the complex process of permit application and design review and can prevent costly, time-consuming Discretionary Review proceedings.

The Guidelines are at [www.miralomapark.org](http://www.miralomapark.org).

### MPIC Board of Directors

President.....	Robert Gee
Vice President .....	Bill Kan
Recording Secretary .....	Joanne Whitney
Corresponding Secretary .....	Dan Liberthson
Treasurer .....	Vivienne Antal
Sergeant-at-arms.....	Joanne Whitney

Tim Armour	Kathy Rawlins
Karen Breslin	Justin Ryckebusch
Daniel Homsey	Gary Isaacson
Sue Kirkham	Pratibha Tekkey
Cassandra Mettling-Davis	Karen Miller Wood
Serdar Yerelan	

### Directory

General Inquiries for MPIC .....	415-281-0892
Clubhouse Manager .....	415-281-0892
Clubhouse Rental Agent.....	415-281-0892
Website: <a href="http://www.miralomapark.org">www.miralomapark.org</a>	
Webmaster: Ron Proctor.....	415-281-0892
Mayor's Office of Neighborhood Services.....	415-554-7111
Miraloma Elementary School.....	415-469-4734
Miraloma CoOp Nursery School .....	415-585-6789
Miraloma Playground .....	415-337-4704

### Miraloma Life Staff

Editor: Dan Liberthson .....	415-281-0892
Advertising: Ben Rojas.....	415-596-7435
<a href="mailto:ben@rojasgroupsf.com">ben@rojasgroupsf.com</a>	
Distribution: Gary Isaacson.....	415-281-0892
Graphics/Layout: Christopher Long .....	415-281-0892

### Article Submission Policy

Miraloma Life is not published in July or August. The deadline for article submissions for the September 2016 issue is Monday, August 11.

E-mail copies of your article to [miralomapark@gmail.com](mailto:miralomapark@gmail.com), with "Miraloma Life" in the Subject line. Or mail to: Editor, Miraloma Life, 350 O'Shaughnessy Blvd., San Francisco, CA 94127.