

MIRALOMA LIFE

Issue No. 2

Celebrating, Informing, and Strengthening the Miraloma Park Community

miralomapark.org

February 3

Neighborhood Clean-up

First Tuesday of the month
Meet in front of Tower Market

10am-11:30am

February 5

MPIC Board Meeting

Call 415-322-0211 to request
placement on the agenda

7pm

February 14

Clubhouse Clean-Up

Second Saturday of the month
at the MPIC Clubhouse.

10am-noon

FEATURE

Wrapping it up: A History of Miraloma Park, Part 6

by Christopher VerPlanck



Figure 13. Displaced house on the 700 block of Foerster Street following the 1942 mudslide.

Source: San Francisco Department of Public Works

Because much of the new housing constructed in Miraloma Park was earmarked for defense industry workers, the Meyer Brothers were allowed to continue building in the neighborhood even after the U.S. entered World War II in December 1941. In January 1942, the company announced the construction of 210 “low-cost” homes in the southern part of the tract along Teresita Boulevard and intersecting streets.¹

However, the Meyer Brothers were not busy for very long. Tragedy struck on February 6, 1942 when a waterlogged hillside on the south slope of Mt. Davidson gave way after a week of heavy rain. The resulting mudslide unleashed a torrent of mud, trees, and debris 15 feet deep that tore at least one house off its foundations, sweeping it downhill from Miraloma Park toward the adjoining Sunnyside District. The unmoored house, mud, and debris destroyed and/or damaged several houses on Foerster Street, killing two people: 62-year-old Dora Kammer and her 65-year-old brother-in-law, Thomas Hill.²

The Meyer Brothers were implicated in the disaster because their work crews had just cut a new street (likely Los Palmos Way) near the slide. The San Francisco City Attorney charged the brothers with negligence in the incident and sued for payment to remove the debris, repair the street, and rebuild all of the homes that had been destroyed or damaged.³ The family of those killed in the mudslide also sued. As a result, the Meyer Brothers liquidated their holdings and went out of business in the summer of 1942.⁴

Housing construction in Miraloma Park did not stop following the 1942 mudslide. As part of the liquidation process, the Meyer Brothers sold the remaining undeveloped lots to other developers, including to Lindall Construction Company. In the summer of 1943, the Lindall Construction Company applied for permits to construct 75 defense worker houses along Marietta Way and Evelyn Way east of Teresita. These inexpensive junior five rowhouses contained only 800 square feet of space each, which was quite a bit smaller than the typical 1,300 to 1,800-square-foot Miraloma Park house. The overwhelming majority of Miraloma Park’s residents rejected what the MPIC described as “overgrown shacks.” Moreover, the MPIC charged that Lindall’s “substandard” housing would attract “undesirable” renters to Miraloma Park after the war was over, claiming that the development would devalue every house in the neighborhood by \$500 to \$1,000.⁵ In the end, the houses were built and sold, but local residents saw to it that Miraloma Park’s racial covenants were attached to the deeds of each of the houses.

After the Lindall development was finished, no other houses were built in Miraloma Park until after the war. In 1947, Dewey Blade and Edward Anderson, two former employees of the Meyer Brothers, organized Miraloma Realty to market the remaining vacant land in Miraloma Park. Miraloma Realty acted as a broker, selling the remaining vacant lots to various merchant builders. Several postwar tracts were then built along Molimo Drive, upper Foerster Street, Los Palmos Drive, Stanford Heights Drive, Bella Vista Way, Cresta Vista Drive, and

Myra Way during the late 1940s, 1950s, and 1960s.⁶ Builders included the Rousseau Brothers, Sunstream Homes, Standard Building Company, and even Theodore G. Meyer, one of the former partners in the Meyer Brothers.⁷

The styling and form of the postwar housing in Miraloma Park was quite different from the work of the Meyer Brothers, with each firm building in their own preferred style. Most of the postwar housing in Miraloma Park is designed in the so-called “contractor modern” style, with flat roofs, flat fronts, aluminum ribbon windows, and two-car garages. The façades are often embellished with extruded bezel moldings, creating a “shadowbox” effect, with other midcentury modern detailing providing variety to what were otherwise identical and somewhat monotonous designs (Figure 14). Frequently built on steep sites, many postwar houses are built taller to fit on a small footprint chiseled out of an adjoining bluff. On the downhill side of the street, houses are sometimes turned sideways, with only two stories in the front and three or even four at the back. The last two units of Miraloma Park were approved in 1959 and 1960, with final build-out occurring toward the middle of the decade.



Figure 14. “Shadowbox” houses on the 400 block of Molimo Drive—built 1956.

During the postwar era, Miraloma Park gained the reputation of being an enclave of “stable, straight society in San Francisco.” It was a place with good public schools, well-tended

photos courtesy of Michael Williams

gardens, and a significant amount of open space, including Mt. Davidson Park and Glen Canyon Park. Miraloma Park, as well as several other nearby developments built in the 1950s and 1960s, including Midtown Terrace, Forest Knolls, and Sherwood Forest, formed a belt of essentially self-contained suburbs within the geographical heart of the city. Like most suburbs of the era, nearly all residents of Miraloma Park were white, straight, and politically conservative - at least by San Francisco standards.

The homogenous makeup of Miraloma Park was first challenged during the mid-1950s when Dr. Carlton B. Goodlett, Jr., a prominent African American physician and newspaper publisher, bought a house at 579 Los Palmos Drive. Although the property was technically located just over the line in neighboring Westwood Highlands, Dr. Goodlett's purchase raised fears in Miraloma Park that other African Americans would also try to break the longstanding color bar. Seeking to challenge racially discriminatory housing practices in Miraloma Park, a young lawyer (and soon to be state assembly member) named Willie Brown staged several sit-ins at open houses in Miraloma Park and other West of Twin Peaks neighborhoods in 1961 to protest racial discrimination in housing.⁸

Brown's activities focused attention on the practice of racial "steering" in the local real estate industry. Although racial covenants had been declared unconstitutional in 1948, many realtors - often with the tacit approval of developers and local neighborhood groups - simply did not show houses in predominantly white neighborhoods to prospective black homebuyers (or renters). The Rumford Fair Housing Act of 1964 forbade this practice, leading to the gradual breakdown of legalized racial segregation in San Francisco. Indeed, during the mid-1960s, a small African American community began to take shape along Los Palmos Drive in Miraloma Park, an area nicknamed San Francisco's "Black Beverly Hills." Around the same time, Latinos and Asian Americans began moving into Miraloma Park. However, unlike many other neighborhoods in San Francisco there was never much "white flight" in Miraloma Park, and race relations in the neighborhood have remained good on the whole. According to the latest data, Miraloma Park is 48 percent white, 36.2 percent Asian, 8.6 percent Latino, 4.3 percent multiracial, and 1.5 percent African American.⁹

In spite of the social foment of the 1960s and 1970s, there was very little residential turnover in Miraloma Park in the decades that followed. The same was true for many of the other middle-class West of Twin Peaks neighborhoods such as West Portal, Midtown Terrace, etc. In addition to there being little racial tension or suburban flight, Proposition 13 played a large part in the neighborhood's long-term stability. This state proposition, which was placed on the ballot in 1978 by a right-wing anti-tax activist, slashed property taxes for most homeowners. While helpful to people on fixed incomes, Proposition 13 gutted state finances. It also had the knock-on effect of discouraging retired people from downsizing because their property taxes would go up if they purchased a new house. Surging real estate prices in San Francisco also

encouraged many people in Miraloma Park to keep their homes in the family so their grown children would have a place to live. However, in the late 1990s, the dotcom boom rippled across San Francisco, causing real estate prices to soar everywhere - especially in "hip" neighborhoods such as the Mission District or the Castro. Due to its decidedly unhip status, Miraloma Park remained largely immune to the overheated real estate market of the early 2000s. However, the tech boom of the 2010s finally caught up with sleepy Miraloma Park and demand for real estate in the neighborhood consequently spiked. Over the last decade or so, Miraloma Park has been discovered by a new generation of young families who want good schools, quiet residential streets, and proximity to open space - yet with easy freeway access and proximity to the urban vitality that people love about San Francisco.



Figure 15. Miraloma Park, 2024.

Christopher VerPlanck is a freelance architectural historian/historic preservation consultant based in Miraloma Park.

See page 11 for additional information

¹"Meyer Brothers Have 210 Sites," San Francisco Chronicle (January 11, 1942), 56.

²Rosalie Kuwatch, "Miraloma Park," <https://www.outsidelands.org/miraloma-park.php>, accessed February 3, 2020.

³"Valley Floods: Sacramento Waters Slowly Recede; Red Cross Cares for Evacuees," San Francisco Chronicle (February 12, 1942), 13.

⁴Ibid.

⁵"Miraloma Park Home Owners Protest Permits," San Francisco Chronicle (August 12, 1943), 8.

⁶Rosalie Kuwatch, "Miraloma Park," <https://www.outsidelands.org/miraloma-park.php>, accessed February 3, 2020.

⁷"Obituary: Theodore Meyer, Contractor, Dies," San Francisco Chronicle (May 21, 1957), 31.

⁸"Real Estate 'Sit-in' at S.F. Tract," San Francisco Chronicle (May 29, 1961), 1.

⁹<https://www.city-data.com/neighborhood/Miraloma-Park-San-Francisco-CA.html>, accessed February 4, 2025.



President's Message

by Robert Gee, President

As we begin 2026, I want to thank all of you who have recently joined or renewed your MPIC membership.

Please become a member of MPIC and/or renew your annual membership!

Your annual MPIC membership donation supports our mission of Celebrating, Informing and Strengthening the Miraloma Park Community. In addition, your membership gives you the important responsibility of voting to support the annual election of our all-volunteer MPIC officers and board members each year. Through their advocacy and efforts, our MPIC officers, board members and volunteers work tirelessly to ensure that we have a great community to live in and be safe. Moreover, having a strong and actively participating MPIC membership reflects positively with our city leaders and agencies.

You can join/renew by:

1. using the membership envelope that was included in the January newsletter or
2. use the membership form in this newsletter or
3. join online at <https://mirlalomapark.org/join/> or use this QR code:

The MPIC is a qualified 501(c)(3) tax exempt organization. Your membership donation as well as any additional donations are tax-deductible to the extent provided by law. If you have any questions about your membership, send an email to mirlalomapark@gmail.com or leave us a voice message at 415-322-0211.

Welcome aboard Johnny Grist!

I'm pleased to announce that I have appointed Johnny Grist as an interim MPIC board member. Many of you may have met Johnny and his wife Sarah and kids at the MPIC Holiday Party. Johnny and Sarah are also very interested in helping with social engagement and community building events. Johnny and his wife Sarah moved from the UK to San Francisco in 2019, first living in the Inner Richmond and Pacific Heights, before settling in Miraloma in 2024 with their two young children. They love Miraloma for its community, and want to help foster this through social events and other MPIC initiatives. Johnny works for an ed-tech startup on the peninsula, and when not working can be seen ferrying his kids around the neighborhood to playdates, playgrounds and much-needed coffeeshops.



Miraloma Park residents are always welcome and encouraged to attend the monthly MPIC Board meetings

We hold our board meetings on the first Thursday of each month (except for July) at the MPIC clubhouse starting at 7 pm. Beginning this year, if you can't attend in person, we will offer a Zoom option. Email us at mirlalomapark@gmail.com to let us know you would like to attend the next board meeting via Zoom as well as your name and contact info and we will send you the Zoom link.

What events are being planned this year?

We are planning numerous social engagement and community building events during the year. This is being led by MPIC Board member Jessi Harrison, our Strategic Engagement chair. We also have MPIC Board member Matt Boschetto and MPIC Resiliency Chair Joan Van Rijn planning

quarterly civic engagement meetings with key San Francisco leaders such as Mayor Lurie, Supervisor Melgar, SFPD and others where they can share the latest updates and meet Miraloma Park residents. We also look forward to the opportunity at community meetings to share with residents what MPIC is working on and hear your suggestions and concerns.

What about the 36 Teresita buses facing off on Myra Way and blocking traffic?

We relayed to SFMTA and Supervisor Melgar's office concerns from neighbors that these faceoffs can prevent access by emergency vehicles. The neighbors suggested the following solutions: (1) the bus drivers communicate with each other using inexpensive two-way radios to determine if they are approaching the Mt. Davidson turnaround or (2) schedule the buses so that they don't pass each other on Reposa and Myra Way.

SFMTA responded that the bus drivers came up with the solution that they should look at the Next Muni sign at the Mt. Davidson turnaround to see how far away the approaching bus is before they begin the drive down Myra Way and Reposa.



Next Muni Sign at the Mt. Davidson Turnaround

If the approaching bus is only a few minutes away, the bus driver at the turnaround will wait. It's possible that bus drivers may forget to look at the Next Muni sign before heading back down the hill. Let us know if you are still seeing the buses facing off on Myra Way.



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Participatory Budgeting Applications

Open February 9th!

by MPIC

Participatory Budget is back and this year's application will open on February 9! Participatory Budgeting (PB) is a democratic process in which community members propose projects and collectively decide how to spend part of a public budget. Last year, \$400,000 total was allocated to 8 projects to improve the lives of everyday District 7 residents. This year, Supervisor Melgar is looking for bold and innovative ideas as well as necessary neighborhood improvement projects.

The categories this year will be:

- Health & Safety — traffic calming, public safety, public health investments
- Neighborhood Beautification -- murals and maintenance of public space
- Let's go San Francisco — vibes, baby!

We hope to get as many different project ideas as we can, so be creative and tell us what your concerns, priorities, and ideas are. Please help us spread the word to your neighbors as we hope to expand community participation through this virtual process — every vote counts.

To read more about the timeline, deadlines, and details of the Participatory Budgeting process and to submit your application, visit this website: <https://sites.google.com/view/d7participatorybudgeting/home?authuser=0>

2026 APPLICATION TIMELINE

- Project Proposal Period: February 9 - March 20, 2026
- Applicant Office Hours: February 16, 10:00 - 11:00 AM on Zoom.
- Department Review Period: March 21 - May 1, 2026
- Community Review Period: May 2 - May 17, 2026
- Voting Period: May 18 - June 1, 2026
- Announcement of Winners: June 8 - June 12, 2026
- Funds Released to Departments: Fall 2026

ELIGIBILITY

Successful project proposals will meet all of the following criteria for eligibility:

- Proposals must be submitted by neighborhood associations, non-profits, merchant groups, or institutions located in District 7.

- Authoring entities not located in District 7 will be ineligible.
- Individual residents and businesses must be sponsored by an organization.
- Proposals should fit into one of the following categories:
- Health & Safety -- traffic calming, public safety, public health investments
- Neighborhood Beautification -- murals and maintenance of public space
- Let's go San Francisco -- vibes, baby!
- Proposals must be for new projects that respond to a demonstrated community need.
- Only one proposal per author/group can be submitted.
- Proposals must align with at least one of the three priority area categories listed above.
- Proposals must be a one-time expenditure.
- Proposals must benefit District 7 residents.
- Proposals must receive a minimum of 400 votes to be eligible for funding.

SUBMISSION PROCESS

All proposals must be submitted through the Google Form in the website. Proposals must include all of the following to be considered:

- Contact information for the proposer and project lead (if different)
- Detailed description of the proposed project
- Detailed budget for the proposed project
- Priority Area(s) addressed
- Neighborhoods and or communities served
- Description of community support for proposed project

SELECTION PROCESS

A committee of District 7 residents and community members from across the District who have subject-matter expertise will review and score proposals.

The 2026 Community Review Committee will be listed in the website when it becomes available.

Community Living Campaign: Miraloma Community Connectors

by Patti Spaniak-Davidson, Community Living Campaign

The Community Living Campaign (CLC) and Miraloma Community Connectors wish our friends and neighbors a Happy New Year. In Miraloma Park, CLC brings people together through activities, programs, and shared experiences that support connection and help reduce loneliness and isolation among older adults.

Exercise & Conversation

Join Miraloma Community Connectors for strength and balance exercises at 10:30 am every Tuesday and Thursday at Cornerstone Church. Since 2017, these gatherings offer a chance to move, socialize, and enjoy time with neighbors. Activities also include on-site tech support, monthly birthday celebrations on the last Thursday of each month following exercise, and occasional educational sessions such as Getting the Most Out of Your Doctor's Visit. For more information, contact Joyce Watson at joyce@sfcommunityliving.org.

Miraloma Strummers

The Miraloma Strummers ukulele class meets every Tuesday at 2:00 PM at the MPIC Clubhouse for a friendly, all-levels play-along. Neighbors are welcome to join, listen, or play along and enjoy making music together. To learn more, contact leader Abby Margolis at abbymargolis@yahoo.com.

Neighborhood Buddies

Neighborhood Buddies is a new CLC program that connects older adults with trained, caring neighbors for regular check-ins, shared activities, and friendly support. If you enjoy helping others and want to build connections close to home, this is a great way to get involved. To learn more or sign up, contact Patti at patti@sfcommunityliving.org.

Accessible Community Teams (ACT)

ACT (Accessible Community Teams) is a CLC program that brings neighbors together to notice and address everyday accessibility challenges in the community. Through a one-hour training, participants learn to identify common barriers—such as uneven sidewalks, missing curb ramps, or poor lighting—

and explore practical ways to make neighborhood spaces safer and more welcoming for everyone. ACT supports awareness, collaboration, and connection while strengthening the neighborhood as a whole. For more information, contact Patti at patti@sfcommunityliving.org.



Tuesday Miraloma Strummers Ukulele Class



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Complete this form and mail with your dues, check payable to:

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The MPIC is a qualified tax exempt 501(c)(3) organization – tax ID 94-6092576. Your membership donation is tax deductible to the extent allowed by law. MPIC does not share membership information with other parties or organizations.

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Miraloma Life Survey

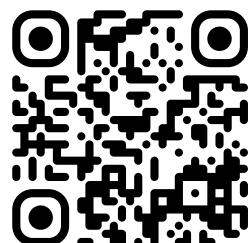
by MPIC

Since 1954, the MPIC has published a free 12 page newsletter, Miraloma Life, delivered monthly, 10 months per year. Miraloma Life and the website are published by members of the Publicity Committee, the President, and Ron Proctor, our web master. At the present time, the Publicity Committee is considering various ways to continue with Miraloma Life, but perhaps differently than the currently printed 10 editions per year. Nothing has been decided: that is why we are running this survey. Your opinion matters.

We are asking you, our readers, to please answer the following questions. Your personal replies will not be tracked. We are looking only at the aggregate response. Please do not reply more than once, as we want the most accurate reflection of the community at large. You may answer in any of the following ways: by linking to the QR code embedded in this newsletter; by email to feedback@miralomapark.org; or by phoning your answer to our MPIC phone number: 415-322-0211.

Miraloma Life Survey

1. Do you read Miraloma Life every month it is published? Please answer Yes or No
2. Would you be willing to donate your time/money to help with the publishing of the newsletter? Please answer Yes or No
3. Would you read Miraloma Life if it were solely published online? Please answer Yes or No



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MPIC Safety Committee Update

Crime Stats from December 1-December 31, 2025

Date	Time	Incident #	Description	Status	Intersection
12/4/25	12:45 PM	250680511	Theft, From Building, \$50-\$200	Open or Active	GATUN ALY \ MOLIMO DR
12/2/25	4:59 AM	250678118	Vehicle, Tampering	Open or Active	LOS PALMOS DR \ STANFORD HEIGHTS AVE
12/29/25	12:00 AM	260002513	False Personation	Open or Active	JUANITA WAY \ MARNE AVE

prepared by Mathew Wong, MPIC Safety Committee

THANKS

A Note From the MPIC

We have been so fortunate to have Chris VerPlanck's history of Miraloma Park published over time in our 2025 newsletters. His generosity in sharing the background of the advent and ongoing development of Miraloma Park has been both engaging and eye opening. The amount of research and the addition of historical photos were obviously a labor of love.

Mr. VerPlanck is the head of VerPlanck Historic Preservation Consulting, an architectural history and historic preservation consulting firm. He has published in professional journals, and he co-authored an essay in Ray McDevitt's Courthouses of California. Chris VerPlanck has won several awards for his work, including the 2002 Robert C. Friese Award for Neighborhood Conservation from San Francisco Beautiful, a 2003 California Preservation Foundation Design Award for a Historic Structure Report on Sonoma's Blue Wing Inn, and a 2005 California Preservation Foundation President's Award for the Dogpatch Neighborhood Survey.

For more information about Chris VerPlanck, please visit: <http://www.chrisverplanck.com/>

ANNOUNCEMENT

Clubhouse Clean-Up

MPIC's Second Saturdays to clean up the Clubhouse grounds continues. This month's date is **February 14**. The event takes place from 10 a.m. to noon. Come join us! Meet your neighbors! Rain cancels.

Miraloma Park Improvement Club

Hello Miraloma! Volunteer in your local community

Would You Like to Help a Few Hours a Month?

Miraloma Park is a very unique neighborhood! With MPIC – you can volunteer a small amount of time monthly and **help make a difference!**



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MPIC Directory

www.miralomapark.org

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Webmaster: Ron Proctor	(415) 322-0211
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(415) 322-0211

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Advertising	Kate Clements
Graphics/ Layout	Butler Looney

Article Submission Policy:

Email submissions to: miralomapark@gmail.com
with **Miraloma Life** in the subject line.

Articles submitted must be 800 words or less in length and should not be selling or promoting a product or service. Anonymous submissions will not be considered for publication.

Deadline for submissions are the 12th day of the month prior to publication.

Submitted articles become the property of MPIC.



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Miraloma Park Improvement Club

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