

WESTWOOD PARK ASSOCIATION

Newsletter → Autumn → 2008



Letter from the President

The last makeover of the Miramar median greens has finally been completed. All the Miramar medians now have new irrigation, sod, and gopher barriers. Because automatic timers have been installed for the sprinklers, there is no longer the need to have the greens manually watered. This means that the wonderful residents who have taken the time to water the greens—some of whom have been doing so for over 20 years—will be “retiring.” While we cannot hand out gold watches, we can at least thank them here:

John Cerovac
Susan Percal
Bob Geleta
Kathy Jackson

Joe Koman
Andy Fey
Christian Wright
Steve Miller

Mario Cardoza
Terry Conlan
Gerald Simpkins
Skip MacDonald

We still have some common areas that a few generous neighbors have volunteered to continue to take care of. I want to thank **Mike O’Driscoll** (upper Faxon Green), **Rande Spiegelman** (Monterey/ Faxon Green), **Roy Scover** (Miramar Circle), and **Ann Comoglio** (Plymouth/Monterey Green) for their continuing help with maintaining these greens. I also want to thank **Laura Frey**, **Gretchen Sommerfield**, and **Ken Rychwalski** for volunteering their time to climb up on the Miramar Gates and replace burned out bulbs.

It makes it so much easier to keep our neighborhood looking nice when more people help pitch in. If you, too, are interested in helping out, please contact the Association. There are many ways to get involved that don’t necessarily involve a lot of time. Plus, it can actually feel good!

Greg Clinton, President

board@westwoodpark.com

Westwood Park Association Board Members

Greg Clinton
 President (term expires 2008)

Anita Theoharis
 Vice President (term expires 2009)

Asa & Geoff Williams
 Co-Secretaries (terms expire 2009)

Julie Hagelshaw & Grant Edelstone
 Co-Treasurers (terms expire 2010)

Anne Chen
 Member at Large (term expires 2009)

Nanette Asimov
 Member at Large (term expires 2010)

Members of the Westwood Park Association Board of Directors are volunteers elected to serve three-year terms.

Board meetings are usually held on the third Tuesday of each month at the home of a board member, and begin at 7 p.m.

For information and the location of upcoming meetings, visit www.westwoodpark.com.

Contact us via e-mail at:
board@westwoodpark.com,
 or by voicemail at:
 415-333-1125
 or by mail at:
 P.O. Box 27901 #770
 SF, CA 94127



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Candidate Statement

GREG CLINTON (Incumbent)

I have enjoyed the opportunity to serve on the Association's Board of Directors for the past six years and as President for the past five years. I love our neighborhood, and working on the board allows me to give back to the 'hood and to help keep it a wonderful and unique place to live. During the time I've been on the board, one of my main objectives was to refurbish the aging infrastructure of all the common area greens, which we were able to do. This included getting a \$24,000 grant from the city for the Plymouth/Montecito Green and lots of help from other residents. We have a great group of people working on the board and I would appreciate your vote to allow me to continue to help take care of our neighborhood.



OFFICIAL BALLOT

Please use the enclosed self-addressed, stamped envelope to mail this ballot to:

Westwood Park Association
P.O. Box 27901 #770
San Francisco, CA 94127

Please mail your envelope promptly so that your vote will be counted. Or you may bring your ballot to the Westwood Park Association's annual Homeowners' Meeting and Picnic, where the election results will be announced. The meeting is on Saturday, September 27, 2008, on the Upper Faxon Green, beginning at 11 a.m.

VOTE FOR ONE

Greg Clinton

Other _____

Westwood Park Association Meeting Notice & Agenda

September 27, 2008
11 a.m. Faxon Green

- I. **Welcome Message**
Greg Clinton
- II. **Co-Treasurer Reports**
 - A. Account Balances
Grant Edelstone
 - B. Dues and Lien Collections
Julie Hagelshaw
- III. **Committee Reports**
 - A. Planning and Zoning
Anne Chen
 - B. Common Area Maintenance
Greg Clinton
- IV. **Board of Directors Election Results**
Margaret Reed, Inspector of Ballots
- V. **Speakers**

Captain Denis O'Leary,
Ingleside Police Station
Neighborhood Emergency Response
Team (NERT)
San Francisco Public Library:
Ingleside Library Update
Supervisor Sean Elsbernd
- VI. **Open Questions from Residents**
- VII. **Adjournment**

**Please join us
for the annual
Westwood Park Picnic
and Potluck,
immediately following**

NERT in the News

By Grant Edelstone

Southern California's good-sized earthquake in late July serves as a reminder: Let's get ready.

Everyone is invited to attend our neighborhood Disaster Drill on Saturday, October 18, from 8:30 am to 12:30 pm, beginning on the upper Plymouth green. The event will be run by our Westwood Park Neighborhood Emergency Response Team (NERT), whose volunteer members are trained by the fire department.

In fact, our NERT team has just added six new graduates of the free, 20-hour training program. They learned about preparedness and prevention, and hands-on disaster skills to help respond to a personal or neighborhood emergency.



Neighbor Kurt Johnson (left) at the Disaster Faire, where neighbor and NERT volunteer Greg Morris addresses residents with Ximena Cordova, Westwood Park NERT Coordinator, and Lt. Erica Arteseros, SFFD, NERT Program Coordinator

(Essential tip: Keep a "go-bag" packed with food, water and supplies to be self-sufficient for five days.)

Many of you attended our NERT "Disaster Faire" on May 10, where residents displayed their own "go-bags" of emergency supplies, and reviewed their preparedness. It was a great event on the upper Plymouth Green, which is Westwood Park's stag-

ing area in the event of an emergency.

Thanks to Jim Aldrich, Ximena Cordova, Mark Cozad, Grant Edelstone, Bob Gelata, Melanie and Kurt Johnson, Greg Morris, and Bill and Barbara Roache for planning and organizing the Faire. A special thanks to Tom Fox for bringing many of his supplies, including running a portable generator, and giving away free gas-shut-off wrenches. Thanks also to Lt. Erica Arteseros, S.F. Fire Department NERT Coordinator, who spoke about how to become better prepared; Bill Jeong, who staffed an American Red Cross table; David Hidalgo of FireMaster, who recharged residents' fire extinguishers; and Sunset/Parkside NERT Co-Coordinators Diane Rivera and Peter McElmury, who helped answer residents' questions about NERT best practices.

Next month's Disaster Drill is intended to keep the momentum going in our neighborhood, and we hope to see you there.

More than 60 residents have taken emergency response training since 1989. Today, our neighborhood has a core team of about 15 NERT members who meet monthly. But Westwood Park has residents in 675 homes who may need help when the Big One strikes—so it's time to get involved!

All are welcome to attend our monthly planning meetings, and to stop by our table at the picnic on Sept. 27. For more information, please contact Melanie Johnson at mdrjohnson@comcast.net.



"Neighbors made this Disaster Faire a success!" (photos by Greg Clinton)

Library Progress

The new Ingleside Public Library continues to take shape at the corner of Ocean and Plymouth Avenues. It's due to open next summer.



Photos by Nanette Asimov.

Solar Energy—Is Now the Right Time?

By Bob Boles

So, we replaced our old light bulbs with compact fluorescents, nagged the kids about turning off the lights, installed extra insulation, turned down the thermostat, bought a Prius. What else could we do to fight global warming?

It was time to take the next step: solar energy.

By the time this newsletter is published, a roof-mounted solar photo-voltaic system at our Westwood Park home will be generating much of our electricity, saving about \$35 per month on our bill. The best part: a total up-front cost of just \$29, thanks to currently generous federal, state and city subsidies. Over its lifetime, the system will also save 135,000 pounds of CO₂ emissions, a major source of global warming. Solar energy has finally become affordable for the average homeowner.

Despite its foggy climate, Westwood Park's location on the south slope of Mount Davidson, its north-south-oriented streets and its detached housing make it ideal for "solar electric" or "photo-voltaic systems" that use the sun's energy to generate electricity, and for "solar thermal systems" that generate heat.

These systems generally use flat, dark, roof-mounted panels to absorb solar energy. To be most effective, the panels should face south or southwest at about a 30-degree angle, and

be largely free of shade. On flat roofs, panels can be installed on racks to raise their angle.



*Roof-Mounted Photovoltaic CIS-Solar Cells
photo by Björn Appel/Warden
used via Creative Commons License*

Photo-voltaic systems like ours use silicon wafers to turn sunlight into electricity. The panels produce direct current (DC) electricity, so an electronic inverter is needed to change the electricity into the AC current that our houses use. The power generated reduces the electric meter reading. "Time-of-use" meters are also installed so that energy generated in the afternoon, when power is most valuable, is credited at a higher rate.

Systems are typically designed to generate enough power to offset about 55% to 60% of a homeowner's electric bill. For instance, our average monthly bill of \$120 will shrink to about \$54. Adding the monthly lease cost of \$29 (not the same as the \$29 up-front fee), we will realize a net savings of about \$37.

Our vendor predicts the lease

cost will grow by 3.5% a year, but says the cost of electricity will grow by at least 6% a year, an expectation supported by news articles.

A typical household needs 200 to 300 square feet of photo-voltaic panels. The inverter, cut-off switch, time-of-use meter and electric conduits comprise the rest of the system, which is expected to last 25 to 30 years.

More expensive, but cost-effective in the long run, are solar thermal systems for water heating. With current federal tax credits, the typical cost for a household system is \$5,500 to \$7,500. This should pay for itself in reduced energy bills in 7 to 10 years and save the equivalent in carbon emissions as taking a car off the road, according to experts.

Unlike photo-voltaic systems that convert sunlight into electricity, solar thermal panels convert it into heat. Water is run through tubes in the panels, picking up the heat and carrying it to a storage tank, which works with a conventional water heater. Between 40 and 60 square feet of panels provide most of the hot water needed for an average household.

Challenge yourself and your neighbors to make Westwood Park the greenest neighborhood in the city. With energy costs soaring, and environmental degradation becoming impossible to ignore, now is the time! ↪

by: Nanette Asimov, Editor
Erica Langdon, Design
Anita Theoharis, Production

400 Geothermal Wells Coming to a Parking Lot Near You

By Nanette Asimov



photos by N. Asimov

This concept was first described in 1824 by French engineer Nicholas Carnot, according to the National Ground Water Association. But fossil fuels were so cheap then that no one bothered to develop the idea until after World War II, when shortages inspired interest in alternative energy sources.

Blomquist says the new system will debut in the summer of

2010, when the first of the six new buildings opens: a health-care training facility run jointly by City College and San Francisco State University.

“It’s going to be a very interesting building that people will enjoy using,” Blomquist said, noting that its roof, like that of the new Academy of Sciences in Golden Gate Park, will be covered in plants to decrease stormwater run-off and help with insulation.



The other buildings to benefit from the green system will be a new performing arts center (replacing the Diego Rivera Theater), an advanced-technology center to train students to do stem-cell research, a bookstore/student center, and two other buildings as yet unspecified.

After digging 496 deep holes in the ground, installing 720 tons of chilling equipment and connecting three huge heat pumps, City College will be able to boil water and cool off rooms more efficiently than anyone else in the neighborhood.

It’s called a “vertical, closed-loop Geoexchange system,” and it’s taking shape beneath the college parking lot adjacent to Westwood Park. The point is to heat and cool six new City College buildings while reducing energy costs and saving water.

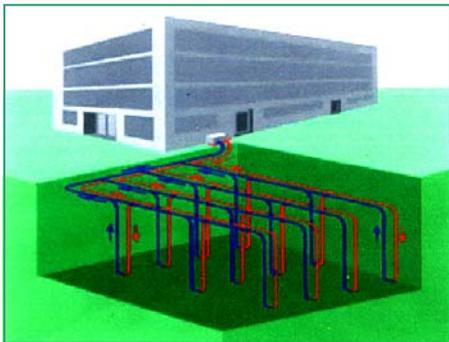
“This is a very sustainable, very green system,” James Blomquist,

head of facilities at City College, told the Westwood Park Association in June.

City College figures its \$5.5 million system could pay for itself in 15 years with savings in energy and operations costs, while saving the school about 1 million gallons of water per year.

Blomquist said the geothermal wells will help the new City College buildings win certification from the LEED rating system, the national standard for assessing how green buildings really are. Developed by the U.S. Green Building Council, LEED stands for Leadership in Energy and Environmental Design. And Blomquist said the college is working toward the “platinum” certification.

To heat and cool the new buildings, City College will circulate water along pipes looping through the nearly 500 holes dug to a depth of 400 feet. The geoexchange system relies on the constant temperature of the earth to make it work.



Vertical closed-loop Geoexchange system by Timmons Design Engineers (Image Credit: Enlink Geoenergy)

Neighborhood Watch Groups: Safety in the 'Hood

By Grant Edelstone

Perks of the Park

Knowing your neighbors is a key step to preventing crime in Westwood Park, and one way to achieve both is to start a Neighborhood Watch group. All it takes is two or three homes on a block to begin a group.

While Westwood Park is a relatively safe neighborhood, we do experience crime. A person was mugged recently on Plymouth near Ocean. During the last year, residents have had auto break-ins, tools stolen from a contractor and even some burglaries.

The police also issued an alert the last month about vandalism in neighboring Ingleside Terraces and Golden Gate Heights after several cars had tires slashed.

And the city is warning all residents about burglars posing as ADT Alarm Specialists. Like other "utility burglars," they are thieves with official-looking uniforms and official-looking badges who tell you they need to come in and check out your alarm system/gas lines/water pipes/meters, etc.

The group S.A.F.E. (San Francisco Safety Awareness For Everyone) helps neighbors start watch groups, and offers

these important crime-prevention tips:

- ♦ **At home:** If someone comes to your door unexpectedly, **do not** let the person inside. Ask for photo identification and call the company to see if they sent someone. If not, or when in doubt, call the police.
- ♦ **Vacation:** Keep your home safe by locking all doors and windows. Don't advertise your absence, but let a trusted neighbor know where you are. Stop mail and newspaper deliveries. Keep a light on with a timer. Set your alarm.
- ♦ **Outside:** Be alert while walking. Walk in well-lit, well-populated areas, preferably with another person. Avoid short-cuts. Carry only what you need. Keep Fast Pass or transit fare money ready to avoid fumbling with your wallet and attracting a pickpocket.
- ♦ **Your car:** Do not leave items visible on the seats, and of course lock the doors and trunk. Please report anyone or anything suspicious.

For more information, or to start a Neighborhood Watch Group on your block, please contact me at edelstone@sbcglobal.net or (415) 823-5354. 

WESTWOOD PARK ASSOCIATION

P.O. Box 27901, #770
San Francisco, CA 94127

Annual Picnic!

*Please join us at
11 a.m. Saturday,
September 27, for
our annual meeting
and picnic on the
upper Faxon Green.
Bring your favorite
dish to share.*

*The Association will
provide burgers,
veggie-burgers, hot
dogs and drinks!*