

TALMADGE MAINTENANCE ASSESSMENT DISTRICT NEWSLETTER

February, 2015

Updates on Lighting Project and Historic Gate Restoration

Talmadge Street Lights

The refurbishment project for the older grey street lights is finally about to begin. Local contractor CTE, Inc was awarded the contract and will use Street Light Restoration, Inc. to perform the work. They have expertise in antique lights and have done this work in San Jose and Beverly Hills. Their work will consist of removing the loose and flaking lead paint from the poles, repainting them black to match the new poles, replacing the access panel at the base, and ensuring the structural integrity of the base and pole. After 2 years of waiting, we have been told that the work should finally begin in February to restore the 122 original lights, including those behind Hoover High. The contractor will have up to 120 working days to complete the project at a cost of approximately \$245,000, which has already been reserved.

Please do not place tape of any kind on the new street light poles so that we can preserve the new finish for years to come.

Talmadge Historic Gates

We need your help! For more than 4 years, TMAD has been reserving the funds to restore our historic gates and we have been working to get the gate restoration project through the City's process. Unfortunately, we have had difficulty getting the project to contract and to bid. We are anxious to begin the bid process, allow the vendor to be chosen and begin the restoration. Oversight and regular questioning from the board has not resolved this impasse. That's where you come in...we need you to be squeaky wheels! Please contact the offices of Councilmember Emerald (dimarucutr@sandiego.gov) and Mayor Faulconer (richr@sandiego.gov) and ask them to see that the RFP for the Gate Restoration Project is issued and this project completed...before these fragile and neglected gates fall down!



Many Hands Make Light Work

A BIG Thank you to the Hoover High Basketball team, coaches and Assistant Principal for showing up in full force to help the TMAD board and other neighborhood volunteers clean and apply the anti-graffiti coating to the Talmadge traffic circle. The three planters at the entrances to the circle were also replanted. We were able to knock out the work in 2 hours and save the community \$2,000 by doing the work ourselves. With the time and expense involved in removing the chalk from around the circle, we hope you will respect this neighborhood landmark and not use chalk and other writing materials on the seating area or tape any signs to the gates, damaging the finish.



2015 TMAD Meetings and Elections

The TMAD Board meets monthly on the 4th Tuesday of each month (except August and December). Meetings are held at the Copley-Price YMCA at 4300 El Cajon Blvd, at 6:30pm in the first floor community room. Agendas and minutes are posted to Talmadge.org and we would love to have you join us!

TMAD is a community organization that relies on Talmadge resident volunteers. Seven board positions will be up for election this fall at the October 27th meeting; please consider supporting the neighborhood by serving on the Board. Keep in mind that you must attend two meetings prior to the October meeting to be eligible to run for a board position, so join us and get involved!

TMAD Committees Need your Participation



Food for Thought:

If every family within the TMAD area contributed just 1 hour each quarter to volunteer work in our neighborhood, that would equal nearly 6,500 hours! What a difference we would make!

TMAD Board Members manage our assessment dollars by working with the city staff to ensure that our neighborhood is maintained and safe for all. But this doesn't happen on its own; there are committed volunteers who shepherd projects through their stages and ensure that the needs of our community and our funds are maximized.

Now we need your help. The work of TMAD begins in the committees who work to bring forth issues and proposed solutions to the TMAD Board. The time commitment for committee members averages just one to two hour per month. Please consider using your skills and gifts to help our committees establish and achieve the goals of the neighborhood.

Committee Descriptions:

Beautification – Oversees planting and maintenance of trees, landscape design in common areas and alley cleaning and weed abatement.

Roads and Walks – Monitors and evaluates design studies conducted

by the City and other agencies. Prioritizes and plans infrastructure projects identified by 2009 neighborhood survey.

Capital Improvement Projects –

Once projects are identified and monies have been reserved, this committee oversees the specific projects (i.e.: Light poles, gate restoration) and members attend city meetings about the project.

Communications – Designs, writes and distributes all communications from TMAD. This includes maintaining the TMAD page on Talmadge.org and newsletters.

We hope you'll consider joining one of these committees to contribute your time and talents to Talmadge. Help make Talmadge an historic neighborhood to be treasured for generations to come.

To volunteer to help on one of these committees, please email tmadchair@talmadge.org or attend one of the monthly board meetings to express your interest.

TMAD Board of Directors—2015:

Chair—Kelly Waggoner
tmadchair@talmadge.org

Vice Chair—Wendy Beerbower
tmadvicechair@talmadge.org

Secretary—Howard Smith
tmadsecretary@talmadge.org

Treasurer—Robin Baker
tmadtreasurer@talmadge.org

Erik Judson
Eric Khoa
Fred Lindahl
Gustav Swanson
Howard Smith
John Royal
Martin Flores
Patrick Bingham
Rich Rechif
Rudy Heilig

Fiscal Year 2016 Budget (July 1, 2015 - June 30, 2016)

The TMAD Budget for 2016 was presented to the Board in early December and, with a few minor adjustments, was approved. To see the entire line item budget, please visit the TMAD page on www.Talmadge.org.

Some of the highlights:

Total # of properties contributing to the MAD:	1,604
Total expected annual Revenue (inc. city funds):	\$159,785
Total Utility Costs (Electricity and Water):	\$5,193 (10% inc.)
Contract Services (Landscape, tree trimming, etc)	\$21,799
City Staff to manage projects and maintenance:	\$22,226

By the end of this fiscal year, in addition to funds already earmarked for pending gates and lights projects, we will have also accrued \$100,000 for future Capital Improvement Projects that require large outlays and \$25,000 for the Roads and Walks Feasibility Study.

Roads and Walks Feasibility Study

The Roads and Walks Committee with Chair Martin Flores were busy in 2014, digging into the Priority List developed after a neighborhood survey of needs in 2009 (see website for entire list). There were 3 projects identified which, if coordinated, could save money. We began discovery on traffic calming solutions at these intersections:

(1) Miracle/Euclid/Adams (2) 49th/Lucille and (3) Madison/51st /Contour.

Rick Engineering contributed time to submit to us preliminary drawings and rough estimates of costs to help us evaluate the projects. **Thank you, Rick Engineering and Chair Martin Flores.**

The next step is to conduct a feasibility study to identify traffic counts, utilities, width of the intersections, pedestrian access, etc. The study will cost approximately \$25,000 and will help the board to determine which of the intersections is appropriate for traffic calming solutions like traffic circles, diverters, bulb-outs, landscaping, lane narrowing, etc. This study must be done by a city approved contractor who is currently being selected by the committee and approved by the City.

SANDAG's North Park Mid-City Regional Bike Corridor Project

Our Roads & Walks Chair, Martin Flores and other Talmadge leaders have been monitoring and meeting with the SANDAG designers since 2013 to shape the Bike Corridor Project through Talmadge. The current draft/route will come through Talmadge on Monroe Ave. behind Hoover High, up through Aldine Dr. and the Euclid-Monroe interchange. Not only will this project serve cyclists, but it will provide much-needed traffic calming measures for this busy interchange...and on another entity's dime! The Aldine-Euclid design option is still being fine-tuned, so please attend the February 23rd, 2015 Ken-Tal Planning Group Transportation Subcommittee meeting to see the SANDAG presentation.

Go to www.sandag.org to view information on the project.



**2015 TMAD
Board Meetings:**
February 24
March 24
April 28
May 26
June 23
July 28
September 22
October 27
November 24



Stay Connected!

Visit Talmadge.org for TMAD meeting agendas and minutes, by-laws, annual budget and the current Talmadge Master Plan. We also encourage you join Nextdoor.com and the Talmadge Google Group to receive upcoming electronic newsletters, event reminders, Neighborhood Watch info while connecting with your neighbors.

www.talmadge.org/connect