

TALMADGE MAINTENANCE ASSESSMENT DISTRICT NEWSLETTER

March, 2013

Updates on Lighting Project and Historic Gate Restoration



Talmadge Street Lights

The Talmadge street lighting project is the second of three Capital Improvement Projects specifically outlined in the TMAD Master Plan. This lighting project has remedied both Zone 1 (east) and Zone 2 (west) street lighting deficiencies in the neighborhood (excluding the street lights in

Undergrounding Project 3HH located primarily behind Hoover High School – scheduled to break ground on April 15, 2013). TMAD has installed 224 new candlestick lights throughout the neighborhood in what has been a long and complex project. This was first expected to be a 20+ year, multi-million dollar undertaking but after 10 years to reserve the needed capital, the construction phase has taken less than 14 months to complete and is projected to cost Talmadge approximately \$950,000.

The next phase is the restoration of the existing grey candlestick street lights and will consist of removing the lead paint, repainting them black, replacing the access panel at the base, and ensuring the structural integrity of the base and pole. This will likely begin in the 4th quarter and cost approximately \$170,000, which has already been reserved.

Talmadge Historic Gates

The Talmadge gates and existing grey candlestick street lights are defining features of our community, and are part of what makes us special. Lack of maintenance over the years has led to their deterioration. In addition, several gates have been altered from their original style and one gate was removed after being hit by a car. TMAD's goal is to restore the gates to their original form and replace those which are documented as missing. The restoration and rehabilitation of the Talmadge gates is the third Capital Improvement Project outlined in the TMAD Master Plan. The projected cost of the gate restoration and replacement is approximately \$338,000 and will take roughly 18 months to complete.



The restoration of the gates is a meticulous process that will include the following tasks: inspect for structural integrity, replace deteriorated elements, upgrade the electrical components, galvanize, paint, install new fixtures, prepare original site with new footing, and install rehabilitated gate. This will be done offsite after each gate has been saw cut from its location. Once restoration is completed, the gates and candlestick street lights will be maintained by TMAD on a regular basis so as to avoid this level of disrepair in the future.

2013 TMAD Meetings and Elections

The TMAD Board meets monthly on the 4th Tuesday of each month (except in August and December, which are dark months). Meetings are held at Franklin Elementary School, 4481 Copeland Ave, at 6:30pm. and you will find details on the Talmadge.org Calendar. Please attend the remaining 2013 TMAD meetings...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 22nd 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!

Annual TMAD Assessments



As we near completion of the lighting project, the largest neighborhood improvement project that TMAD has undertaken to date, considerations are being weighed for future projects and improvements to our neighborhood.

At the January Budget meeting, the TMAD Board of Directors elected to set the fiscal year 2014 annual assessment at \$98. This fee, included on your property tax bill, builds reserves for large capital improvement projects such as the traffic circle, lighting project and historic gate restoration. The funds also provide for everyday neighborhood upkeep including:

- weekly maintenance, watering and landscaping of the traffic circle
- cut-outs in concrete parkways for tree installation
- alley sweeping and weed removal,
- ongoing care of the Talmadge gates
- a portion of the electric bill for neighborhood lighting (which has increased in part due to the addition of new street lights)

In addition to ongoing maintenance, our accumulated assessment monies were enough to contribute close to half the cost of the refurbishment, replacement and installation street lights throughout our neighborhood and reserve the money necessary to complete the project in West Talmadge. Additional assessment monies will be used to restore our historic gates and open a new Capital Improvement Project Account to address the need for sidewalk repairs.

This modest annual increase (\$10 per single family home), is the first adjustment since 2008, and with just over 1600 homes within the assessment district boundaries, will allow us to keep pace with cost increases and invest more in annual maintenance and improvements.

Did you know that there are 8 sets of gates in Talmadge? To find out where, visit the Gate Restoration page on Talmadge.org or see answer on Page 3

TMAD Board of Directors—2013:

Chair—Fred Lindahl
tmadchair@talmadge.org

Vice Chair—Kelly Waggonner
tmadvicechair@talmadge.org

Secretary—Wendy Beerbower
tmadsecretary@talmadge.org

Treasurer—Rudy Heilig
tmadtreasurer@talmadge.org

Erik Judson

Erin Judson

Godwin Higa

Gustav Swanson

John Royal

Kevin Heiss

Martin Flores

Shoreline Landcare

Shoreline Landcare started their new contract on November 1, 2012. The following chart identifies their workplan for 2013. Total Annual Budget: \$10,125

Maintenance Service	Frequency	Timeline
Routine/Ongoing:		
Traffic Circle Maintenance	Weekly	Ongoing
Historical Gate Maintenance	Weekly	Ongoing
Paved Alley Sweeping*	2x/year	Spring, Fall 2013
Alley Weed Control	1x/year	Spring 2013
Onetime/Special:		
Replanting Traffic Circle	Onetime	TBD
Tree Well Cut Outs (3'x3') at Multiple Locations	Onetime	TBD

* Includes manual removal of debris that would interfere with sweeper operation, followed by sweeping by motorized sweeper on each side of the alley.

Remaining 2013

TMAD Meetings:

March 26

April 23

May 28

June 25

July 23

September 24

October 22

November 26

Newsletters from TMAD

While we as a community have many ways to communicate with each other on the internet, we are aware that there are many Talmadge residents who do not use the internet. Therefore, TMAD is committed to mailing one newsletter per year to every property owner in the assessment district. Each mailing costs approximately \$2,000, so the remainder of our communications will be posted on the TMAD page of Talmadge.org. The communications subcommittee intends to create an electronic newsletter each quarter. Please let us know what you would like to see included by sending suggestions to tmadsecretary@talmadge.org. Thank you to committee members Joanna Smith, Erin Judson, Fred Lindahl, Robin Behm and Wendy Beerbower for publishing this and future newsletters.

Free Street Trees Available

Free street trees are available to Talmadge residents as part of the utility undergrounding program. The City of San Diego will provide and plant free trees for property owners who are willing to water and care for the trees. The current tree choices are: Crape Myrtle, Hong Kong Orchid, African Sumac, Bradford Pear, Gold Medallion, Chinese Flame, Chinese Pistache, and Jacaranda.

Trees will be planted within the public right of way in front of properties. In the event cement has been placed in this area, TMAD may pay for a cut-out, as the City does not provide this service.

To request an application by mail or email, contact: Drew Potocki, City of San Diego Urban Forester, dpotocki@sandiego.gov or call 619-527-5486 or Kevin Heiss, TMAD, at trees4talmadge@cox.net

Stay Connected!

Agendas for upcoming TMAD meetings, meeting minutes, by-laws, annual budget and the current Talmadge Master Plan can all be found at

www.Talmadge.org. We also recommend that you join the Talmadge Google Group for additional communications.

www.talmadge.org/connect/subscribe-to-talmadge-google-group-email/

Highland Ave, Euclid Ave, 48th St, 49th St, Monroe Ave, Madison Ave, Adams Ave, Estrella Ave has had one gate since the 70's when the east gate was removed after being hit by a car.

Answer - There is a pair of gates at: 8 intersections:

For more
information, visit
our page on
www.talmadge.org

