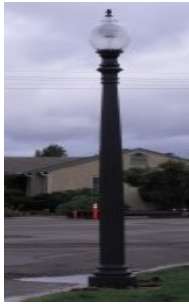


# TALMADGE MAINTENANCE ASSESSMENT DISTRICT NEWSLETTER

October, 2013

## Updates on Capital Improvement Projects



### Talmadge Street Lights

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. City approval and issuance of the bid for this work is still not complete ( frustrating! ) but we now anticipate award of work in the first quarter of 2014 and beginning of work in Q2. The approximate cost of \$170,000, has already been reserved.

### Talmadge Historic Gates

The restoration of the gates is a meticulous process that will be individualized to each gate. The project involves the following steps: remove the gates, inspect for structural integrity, remove/replace deteriorating elements, upgrade electrical components, galvanize, paint, install new elements/ fixtures, prepare original site with new footings, install refurbished gate, and replace sidewalk. The pre-design phase for this project has been completed and the project scope of work has been submitted to Environmental and Permit Support for approval. TMAD is anticipating that bidding, award, and start of project construction will be within the 2nd quarter of 2014. The projected cost of \$338,000 has been reserved and the work will take approximately 12 months to complete.

### Roads and Walks Subcommittee

The Roads & Walks Subcommittee is chaired by Board Director Martin Flores and is served by several TMAD directors past & present. The subcommittee is monitoring and evaluating four design studies being conducted by the City and other San Diego agencies:

- a. Pedestrian Master Plan – April 2012. (Advance Planning & Engineering)
- b. City Heights Walkability Study – July 2012 (Walk San Diego)
- c. Euclid Avenue & Talmadge Gateway – April 16, 2013 (City Heights C DC)
- d. North Park–Mid City Regional Bike Corridor Project– In Progress (SANDAG)

Once all the results of the planning studies have been published, the subcommittee will evaluate the merits of each study and reprioritize the TMAD Roads and Walks project list to identify, and rank prospective projects for the future. Ultimately, the reprioritized list of future projects will be reviewed and approved by the TMAD Board. It is the consensus of the Roads & Walk Subcommittee that the list of future projects can be done within the framework of the current TMAD Master Plan .

To see the list of projects and corresponding map:

<http://www.talmadge.org/wp-content/uploads/TMAD-Roads-and-Walks-Project-Map-and-List.pdf>

## 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. See recap of people running for election on Pages 2 and 3. Please support these volunteers by attending the meeting and voting.

## Annual TMAD Elections—Tuesday, October 22nd

The TMAD Annual Elections will be held on Tuesday, October 22nd at the monthly Board Meeting. There are 7 positions open and 7 people who have qualified and declared their intention to run. Below are the Statements submitted by each to allow you to get to know them. Please attend and vote to support your neighbors who have volunteered for this important Board.

### Gustav Swanson\*

I have been a Talmadge resident for 10 years. My interest in TMAD was piqued by the ongoing capital projects in the neighborhood at the time. After faithfully attending TMAD meetings for over a year I was invited to join the Board, to fill a vacant Board seat, and have been serving ever since. As a finance professional who currently or previously supported Facilities, Landscaping and Utility corporate departments, I not only bring finance, accounting and budgeting expertise to the Board, but insights into the operational aspects of these departments as well. I previously sat on the Board of the Park Hill Condominiums in San Francisco. This city landmark is registered on National Register of Historic Places. As a historic landmark, there are special issues not usually associated with regular residential or commercial properties. The insights and experience I gained there, are of value in helping to preserving the historic character of Talmadge. I look forward to continuing my service on the Board.

### Howard Smith\*

I have lived in Talmadge for seven years. Currently, I am filling an unexpired term on the TMAD board. I am the past Chief Operating Officer and Director of Development of the Episcopal Diocese of San Diego. Prior to coming to San Diego, I owned and operated a retail clothing store in Winnetka, Illinois for more than twenty years. I also serve on the Board of Directors for Glenner Memory Care Center. My wife, Joanna, and I live on Norma Drive. I believe in representing all of Talmadge and look forward to adding to the projects that make this neighborhood a great place to live.

### John Royal\*

I have lived in Talmadge at 50<sup>th</sup> and Adams since 1998 with my wife and two kids. I grew up and lived in San Diego since 1963 attending SDSU graduating in 1988. I have previously served on the TMAD board almost since its inception with several terms as the Chair. I have also enjoyed being on the Talmadge Block Party Committee for the last five years. Most recently I have participated in graffiti eradication and alley clean ups. I enjoy serving our community and want to continue my efforts with TMAD. My professional life has consisted of 24 years as a geologist working on environmental clean ups with the last several years in a company I started. I also served honorably for six years in the USMC light armored infantry.

To be eligible, a candidate must be present for 2 meetings in the prior 12 months.

\* indicates incumbent up for re-election

### TMAD Board of Directors—2013:

Chair—Fred Lindahl  
[tmadchair@talmadge.org](mailto:tmadchair@talmadge.org)

Vice Chair—Kelly Waggoner  
[tmadvicchair@talmadge.org](mailto:tmadvicchair@talmadge.org)

Secretary—Wendy Beerbower  
[tmadsecretary@talmadge.org](mailto:tmadsecretary@talmadge.org)

Treasurer—Rudy Heilig  
[tmadtreasurer@talmadge.org](mailto:tmadtreasurer@talmadge.org)

Erik Judson

Erin Judson

Gustav Swanson

Howard Smith

John Royal

Kevin Heiss

Martin Flores

## Annual TMAD Elections (cont.)

### Kelly Waggonner\*

I have been a Talmadge resident since 2001. I have served the last 2 years on the TMAD Board. I am a partner/attorney at the law firm of Higgs Fletcher & Mack. I am one of the founders of the Talmadge Patrol and patrol Talmadge several times a month to help report criminal activity to the SDPD and inform the neighborhood of crime trends and issues. As past Talmadge Community Council Chair I had the opportunity to build a supporting network with our community leaders, SDPD, City Council reps, the City Attorney's Office, and other organizations. I am passionate about the security and quality of life in Talmadge and hope to continue to work with TMAD on improving alley lighting and creating a more walkable, safe Talmadge. Specifically I will continue to focus on improving and maintaining our sidewalks, creating more visible and aesthetic crosswalks and enhancing our infrastructure in Talmadge. I would be honored to continue to help represent the community on this important board.

### Patrick Bingham

I am a seven year resident, along with my wife and two children, of our wonderful Talmadge community. It is here, on the streets and cul-de-sacs of Talmadge, where my kids have learned to walk, meet friends, ride bikes and play sports. Talmadge has been so wonderful to my family and I strongly feel that now it is my turn to give back to the community that has been such a fantastic place to call home. I am currently a Scientist doing Cancer research for a large pharmaceutical company in San Diego and I would be honored to serve our community as a representative on the TMAD board and I would strive to continue the tradition of service and guidance that our current board members have established.

### Rich Rechif

Rich has a broad background in real estate and community building. He currently owns and manages a real estate brokerage and is a real-estate-focused CPA. He also organizes groups of real estate investors who invest in projects in the Southwest United States. Rich additionally has great experience with volunteering his expertise to his community. He currently serves on the board of the San Diego Downtown Breakfast Rotary Club, and in the past has served as HOA Board President of a mixed-use building in downtown San Diego. Rich received his Bachelor of Science and Masters of Science in Accountancy from the University of Southern California. He is a licensed Certified Public Accountant and Real Estate Broker in the state of California. Rich lives with his wife, Sarah, and his son, Henry, on Jean Drive and is excited by the opportunity to help continue all the great work being done in Talmadge.

### Wendy Beerbower\*

As a 10 year resident of Talmadge, I am running for reelection to the TMAD board for my second term. My focus as a board member has been on improving the communication between the TMAD Board and the community so that more neighbors can be informed and involved in appropriating our annual assessments (please see our page on [www.talmadge.org](http://www.talmadge.org)). I have served as the Secretary of the Board for the past 2 years and Chair of the Communications Subcommittee. Professionally, I am the VP of Sales for a real estate financial product called EquityKey, headquartered here in San Diego. My spouse Robin and I love Talmadge and feel that this neighborhood remains a terrific place to live because of the active involvement of our neighbors. I would be proud to continue to volunteer in this capacity.

### *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](http://www.Talmadge.org). We also recommend that you join the Talmadge Google Group for additional communications.

<http://www.talmadge.org/connect/subscribe-to-talmadge-google-group-email/>

### *Calling All Volunteers for Talmadge Alley Clean Up !*

Our Talmadge Patrol and neighborhood volunteers will partner with the Hoover High Football team on Saturday, November 2, to clean Talmadge alleys and surrounding Mid-City alleys of debris, trash, and plant/weed overgrowth. Refreshments will be served in the morning -- please come join the Hoover High Football Team and Coaching Staff and the Talmadge Patrollers to help clean up our alleys and neighborhood! This is a great chance to get involved and lend a hand. Please consider giving an hour or two of your time to support this cause. Meeting place: Hoover High front parking lot at 8am. Well be working together from 8am—noon. Join us, it's fun!

### *Tree Trimming in West Talmadge*

TMAD funds paid for the trimming of the palm trees in West Talmadge along Monroe Avenue (44th Street to Menlo Avenue) last quarter. Take a stroll down Monroe Avenue behind Hoover High to see how nice the area is looking! Trees in the other areas of Talmadge are anticipated to be trimmed before the end of the fiscal year, pending the reinstatement of the city's tree trimming program.

### *Free Street Trees Still Available*

Did you know.... trees add value to your home, regulate the temperature of your home and neighborhood, and provide food for wildlife. The free street trees that were previously offered by the city are now being offered by Urban Corps of San Diego County. They will provide and plant a tree within the public right of way or at the curb in front of your property. You are responsible for watering the tree. If you have questions please contact [619-235-6884](tel:619-235-6884). Use the link below to access the free tree application from Urban Corps:

<http://www.urbancorpssd.org/FreeTree.pdf>

