

# TALMADGE MAINTENANCE ASSESSMENT DISTRICT NEWSLETTER

April 2017

## UPDATES ON CAPITAL IMPROVEMENT PROJECTS

### Talmadge Historic Gate Restoration Project

The Talmadge gates are defining features of our community, and are designated as historical by the City of San Diego. The restoration and rehabilitation of the Talmadge gates is the third Capital Improvement Project outlined in the TMAD Master Plan. The project is well underway with the gates undergoing detailed rehabilitation, including iron work restoration and painting. To date, three sets of gates have been re-installed at Highland Ave., 48th and 49th Streets. The three non-historic gates at the 49th and Adams traffic circle were reinstalled in December 2016. The gate installations and touch-up paint work is expected to be completed by June. The Board will plan and schedule a ribbon cutting ceremony for this project once it is complete.



The restoration project is a meticulous process that has included inspections for structural integrity, replacing deteriorated elements, upgrading the electrical components for installation of new and restored lighting fixtures, galvanization, paint, installation of new fixtures where old lights were missing, installation of new concrete footings and sidewalk areas, design and installation of concrete bulb out pads, and ultimately the installation of the rehabilitated gates at 8 locations in Talmadge. Once the restoration is complete, the gates will be maintained by TMAD on a regular basis to avoid this level of disrepair in the future. The City of San Diego has contributed significant funding to this project by covering the concrete and sidewalk expenses.



View of original Historic Talmadge Gates—North up 49th St. at Monroe Ave.—Circa 1926

## Proposed Intersection Designs for Talmadge



As part of the TMAD master plan, a designated priority was to address the intersection designs at several intersections in Talmadge with uncontrolled and non-compliant design elements. The design firm KTU+A studied the three designated intersections and the TMAD Board has presented the preferred designs to the City for review and feedback to the community, including initial cost estimate information. TMAD has earmarked \$160,000 in assessments through fiscal year 2018 towards this future project. (See May 2016 KTU+A PowerPoint presentation at [www.Talmadge.org](http://www.Talmadge.org), under TMAD section.)

Top left: Intersection of 51st St. and Contour.

Middle: Intersection of 49th St. at Lucille Drive

Bottom left: Intersection of Adams Ave., Euclid Ave.

### They're back...The Talmadge Food Trucks!

The Talmadge Block Party Committee food trucks are back for 2017, and better than ever... great food, great community, and a chance to meet new neighbors. These events have grown over the past two years and this year promises even more choices and more opportunities to catch up with your neighbors. It's a fun way to have a night off from cooking and to help raise funds for the annual Block Party. To view the full calendar of Food Truck nights, visit [www.Talmadge.org](http://www.Talmadge.org)

### Newsletters from TMAD

We are aware that some Talmadge residents do not have the internet. If you know of a neighbor that needs a printed copy of the newsletter, please notify the communications committee at [Hfsmith54@gmail.com](mailto:Hfsmith54@gmail.com) or 619-417-0774 or share a printed copy with your neighbor.

## Alley Lighting Project

TMAD has designated funds to purchase and install solar powered lights in public alleyways within the MAD district. When public utilities were undergrounded in Talmadge cobra-head alley lights were lost when the alley utility poles were removed. The City did not provide any replacement lighting in these public alleyways. Consequently, utility connections are not trenched in Talmadge alleys. The TMAD Board has addressed the alley light deficiencies in the neighborhood pursuant to the Master Plan. The City is researching solar lighting options and pricing information for this project. The Board has allocated \$50,000 towards this project to date. This project can be completed in yearly segments based upon annual budget allocations.

**Aztec Landscaping**

Aztec Landscaping, performs our landscaping maintenance contract via the City, as of November 1, 2016 to June 30, 2017. Aztec Landscaping, Incorporated has been servicing San Diego County for over thirty years and is a highly regarded vendor by the City.

Aztec provides the following services and frequencies:

- Traffic Circle Maintenance-----Weekly-----Ongoing
- Historical Gate Maintenance-----Every Other Week---Once Gates are Re-Installed
- Paved Alley Sweeping-----2X/Year-----Winter/Early Summer
- Alley Weed/Litter Control-----2X/Year-----Winter/Early Summer
- Hoover Tree Project/Maintenance----Weekly-----Ongoing
- Tree Plantings In Parkways-----One time-----TBD/Approval By T-MAD Board

**Remaining 2017  
TMAD Meetings:**  
**May 23**  
**June 27**  
**July 25**  
**September 26**  
**October 24**  
**November 28**

**Talmadge.org Launches New Website**

We have a new interactive website that highlights the history of Talmadge, an events calendar, news updates, and real estate listings. It's interactive, interesting, and fun...and is a wealth of information. Visit [www.Talmadge.org](http://www.Talmadge.org) today! There's a new association for Talmadge and Kensington business owners. **KTBA** is open to all residents with businesses. Check it out at [www.Talmadge.org](http://www.Talmadge.org).

**Volunteer Opportunities**

Many hands make for light work: peruse [www.Talmadge.org](http://www.Talmadge.org) and find your passion for the neighborhood. Join a clean-up, serve on a committee, attend a monthly community organization meeting. Patrol with our own Talmadge Volunteer Citizens Patrol. Paint out graffiti or volunteer for the annual Block Party or the Welcome Committee. Your time and talent is needed!

**Help Prevent Damage to our Historic Light Poles & Restored Gates**

A lot of time and assessment dollars went into the streetlight pole restoration project which was completed in November 2015. In spite of the restoration, many of these poles are over 75 years old and are fragile. As a reminder to all, tape damages the paint on the light poles and tape residue also causes damage. **PLEASE DO NOT PLACE TAPE ON OR ADHERE ITEMS TO THE STREETLIGHT POLES OR THE RESTORED GATES.** Help us protect these Talmadge treasures by removing gently any items you see affixed to the poles or gates.



**MARK YOUR CALENDARS! SANDAG** will be presenting on the Meade/Monroe portion of the bike plan that is designed to come through Talmadge at the **June 27 TMAD Board meeting at 6:30 p.m.** at the Copley-Price YMCA. This project includes numerous infrastructure design elements. Please attend this important meeting to learn more about this future plan and to provide your feedback.

**Friendly Safety Reminders**

Safety is everyone's responsibility. Safety

Tips:

- Don't hide a key in front of your home; give one to a trusted neighbor
- Remove your belongings from your automobiles – Lock all automobiles even if parked in garages – Do not leave windows and doors open when away – Leave porch lights on to deter crime—Install Dusk to Dawn lights on porches and garages

**Thank you, Johnny Tully!**

Perhaps you've seen our City of San Diego landscape staff watering trees, caring for the traffic circle, inspecting light poles, or supervising the gates being reinstalled. Who you may not know is Johnny Tully... our TMAD Landscape Maintenance Manager and a friend to Talmadge who personally oversees the care of our community. He makes it his personal mission to manage costs, attend meetings, and be available as a resource for all things Talmadge. We appreciate all this friend of Talmadge does for our neighborhood. Thanks, Johnny, for caring for our neighborhood as if it is your own!

**2017 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, El Cajon Blvd., at 6:30pm. For details, visit [Talmadge.org](http://Talmadge.org). All are welcome. TMAD is a community organization that relies on Talmadge resident participation. Board elections will be held in October; please consider supporting the neighborhood by serving on the Board. To be eligible to run for a board position, all candidates must attend two meetings prior to the October election. Join us and get involved!

**TMAD Board of Directors—2017:**

Chair—Kelly Waggonner

[tmadchair@talmadge.org](mailto:tmadchair@talmadge.org)

Vice Chair—Martin Flores

[tmadvicechair@talmadge.org](mailto:tmadvicechair@talmadge.org)

Secretary—Fred Lindahl

[tmadsecretary@talmadge.org](mailto:tmadsecretary@talmadge.org)

Treasurer—Rich Rechif

[tmadtreasurer@talmadge.org](mailto:tmadtreasurer@talmadge.org)

**Members at Large:**

Erik Judson

Howard Smith

Steve Cast

Joseph Mizzi

Norma Clark

Ryan McCabe

Patrick Bingham

Gustav Swanson

John Royal