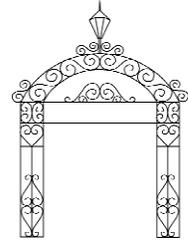




www.talmadge.org

TALMADGE MAINTENANCE ASSESSMENT DISTRICT NEWSLETTER



October 2019

BUDGET

Projected Fiscal 2020 Operating Budget (JUL 2019 – JUN 2020)

Income (Assessments, gas tax contributions, interest)	\$ 178,667.00
Annual Recurring Expenses:	\$ 49,132.00
Net Balance FY20 Yearend:	\$ 129,089.90
Balance Capital Improvements Account (alley lights):	\$ 100,000.00
Balance Capital Improvement Account (traffic calming):	\$ 310,000.00

At its November 2018 meeting, the TMAD board voted to increase the assessment from \$102 to \$105 which is still nearly 10% below the maximum allowable amount of \$116.09.

MEETINGS

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.** Room locations may vary, so please check the agenda. For information not in this newsletter, agendas and minutes are posted to <https://talmadge.org/organizations/tmad/>. Come join us!

UPCOMING MEETING DATES

October 22, 2019 – ELECTIONS
 November 26, 2019 – BUDGET
 January 28, 2020
 February 25, 2020
 March 24, 2020
 April 28, 2020
 May 26, 2020
 June 23, 2020
 July 28, 2020
 September 22, 2020

BOARD MEMBERSHIP (SEP 2019)

Fred Lindahl, Chair
 Kelly Waggonner, Vice-Chair
 Debbie Sanders, Secretary
 John Royal, Treasurer

Norma Clark	David Moty
Martin Flores	Howard Smith
Katie McGann	Gustav Swanson
Jayna McLeod	Ralph Teyssier
Joseph Mizzi	

BOARD ELECTIONS

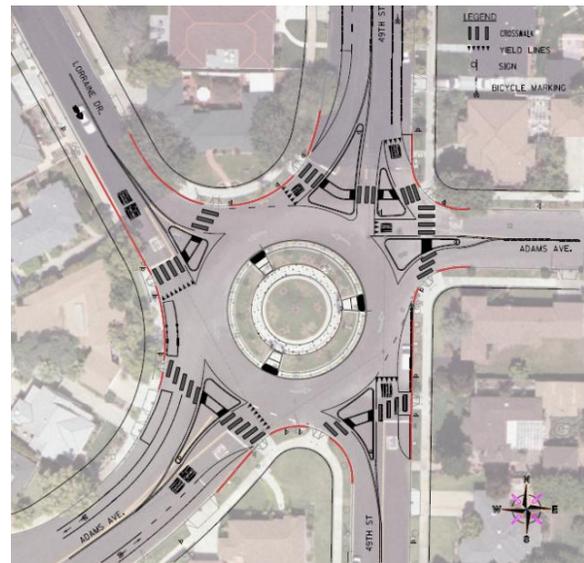
Seven TMAD board seats will be up for election at our October 22 meeting.

Current occupants are Katie McCann, Jayna McLeod, John Royal, Debbie Sanders, Howard Smith, Gustav Swanson, and Kelly Waggonner.

TRAFFIC CIRCLE SPLITTER ISLANDS

Much of TMAD's work over the past year has focused on the design of the splitter islands surrounding the traffic circle at 49th & Adams. Impetus for installation of the splitter islands came from numerous eye witness reports and videotaped recordings of wrong way drivers at the circle, primarily, motorists who traveled southbound on 49th street without actually circling around the circle. As a first step, the City installed the unappealing plastic dividers to make the correct route more visible, yet the wrong way driving continued. Therefore, the City moved forward with a design for raised splitter islands which would provide a kinetic reminder of the correct direction of travel.

Initial designs from the Public Works Department included six splitter islands, removal of parking in front of several homes on the traffic circle (red lines on diagram) as well as installation of 48(!!!) traffic control signs. In meetings with the City Engineer and with the aid of our council member's and mayor's offices, we were able to reduce the number of signs down to 30. However, we were not able to recover the lost parking spaces.

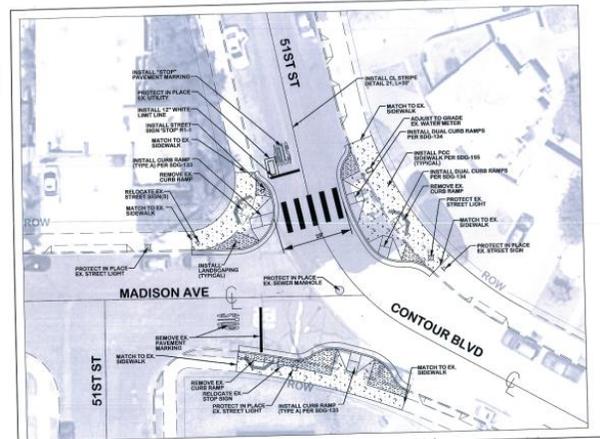


TMAD's role in the project will be to overlay the splitter islands with a covering of river rock for a more aesthetic look. The cost for that will be no more than \$35,000. Construction start is expected in Q2 2020 with completion by the end of Q3 2020.

TMAD is also planning to install 29 decorative street sign poles in the immediate area which will serve as a test run of whether or not this type of pole should be installed throughout the neighborhood. Cost for the pole portion of the project will be a maximum of \$13,050.

CONTOUR & 51st UPDATE

The traffic calming project at Contour & 51st Street has been fully funded, and will be combined with work to replace a city water main. Construction will be done sequentially, with the water main work beginning in Q2 2021, followed by the traffic calming project in Q4 2022. Final completion is expected in Q1 2023. Projected cost for TMAD’s share is \$280,000.



TREES

The Kensington-Talmadge Planning Area has the highest density of street trees in the entire city and TMAD has played a big part in that achievement (see chart).

To keep adding to our tree canopy, and as long as funds are available for this fiscal year, TMAD will provide a city-approved, sidewalk compatible street tree as well as any necessary sidewalk cutting. Actual planting may have to wait for a sufficient number of requests to allow for batching the work. If interested, send your tree request to tmadchair@talmadge.org

Table 1: Street Tree Count, Miles of Streets, and Acreage in Community Planning Area

Community Planning Area (CPA)	Tree Count	Miles of Street in CPA	Mean Trees/Mile Street	CPA (acres)
Mid-City: Kensington-Talmadge	4487	51	88.0	1157
Torrey Hills	2003	23	87.1	833
Miramar Ranch North	3657	44	83.1	1894
Carmel Valley	8406	103	81.6	4525
Torrey Highlands	2474	31	79.8	1506
Sabre Springs	2688	34	79.1	1595
Uptown	9626	125	77.0	2647
Downtown	4852	66	73.5	1516
Carmel Mountain Ranch	2566	37	69.4	1523
Reserve	332	5	66.4	281
Pacific Beach	8145	123	66.2	2609
Greater Golden Hill	2976	45	66.1	746
La Jolla	10736	167	64.3	5719
Mid-City: Normal Heights	2638	42	62.8	846
Greater North Park	7465	121	61.7	2254
Mira Mesa	11903	204	58.3	10729
Ocean Beach	2357	41	57.5	641
San Ysidro	3238	57	56.8	1862
Scripps Miramar Ranch	5033	91	55.3	4197
Otay Mesa	5334	103	51.8	9316
Navajo	9297	180	51.7	9087

For full source see: www.ktpg.org/documents.html scroll down to Miscellaneous – Urban Forestry Management Plan.

Tree trimming on Monroe Avenue from Euclid to 52nd Street will begin in June 2020 with street trees in the rest of the TMAD area trimmed on an as needed basis that same month.

Please join us at our meetings and help us improve Talmadge for everyone’s benefit – TMAD Chair, Fred Lindahl