

# WHAT'S HAPPENING

## **SATURDAY, NOVEMBER 14<sup>TH</sup> at 10:00AM in THE STUDIO at 138 SVN:**

- ▶ Composting Slide Show/Training (see separate bulletin "Going Green").
- ▶ Security Outreach follows the Composting Presentation: At their meeting on October 15<sup>th</sup>, the Board heard recommendations from the Security Committee and acted on several issues:

**Fob Registration:** The Board has mandated that each owner and each tenant reregister their access fobs, no matter how many, by the cut off date, January 15, 2010. After that, any unregistered fob will be decommissioned and unusable.

Registration will begin on November 14<sup>th</sup> and other Special Events at the building will be used for registration, also special office hours on selected dates will be set up with the Site Manager to get everyone's fob registered in a timely manner.

**Fitness Center Waiver:** The Fitness Center will have access limited to the hours posted for use. Each resident will be required to have a current waiver on file for access. Waiver forms can be obtained at the meeting November 14<sup>th</sup>, or on line through the website at [140South.com](http://140South.com), or from Sam Manzano or Chandler Properties.

See also October 24, 2009 letter from Security Committee enclosed.

- ▶ Communications Outreach follows Security: All attendees will be reminded and encouraged to register for [140south.com](http://140south.com) to receive important updates from the Board. Please sign up anytime at: <http://140south.com/subscribe>

## **SATURDAY, DECEMBER 12<sup>TH</sup> at 7:00PM - 9:00PM in THE STUDIO:**

- ▶ Annual Holiday Get Together – Save the Date

## **THURSDAY, JANUARY 21<sup>ST</sup> at 6:30PM in THE STUDIO**

- ▶ Annual Homeowner Association Meeting & Ballot Count – Save the Date

**FITNESS CENTER:** Between Thanksgiving & Christmas, exact date to be determined, the gym will shut down for a week while the black ceiling is painted out and the carpet is replaced with 3 foot square interlocking rubber tiles.

**New exercise equipment** was added to the gym on 10/30/09. This equipment is for tone & strength of the inner & outer thighs. If you haven't visited our fitness center lately, come see the newer punching bags. Also, a ballet bar for stretching and a DVD player have been added to The Studio.

**ELEVATOR LOBBIES:** In January, 2010, the elevator lobbies - floors 3-11 - as well as the area in front of the 3rd floor conference room will have the carpet replaced with granite matching the elevators & 1st floor lobbies. Lobbies will be inaccessible while work is in progress. The carpet committee is investigating the best choice to replace existing hallway carpeting. We are narrowing our search & hope to see new carpets installed during the 1st quarter of 2010.

**UVERSE** from AT&T is now available at 140 South.

## **IMPORTANT NOTICE**

# **140 SOUTH IS GOING GREEN ON NOVEMBER 14<sup>TH</sup>**

Recently the Board of Supervisors approved and Mayor Newson signed into law San Francisco's Universal Recycling and Composting Ordinance. The new law, which went into effect October 21<sup>st</sup>, requires all persons in San Francisco to separate refuse into recycling, composting and trash. This includes all San Francisco businesses, apartments and mixed-use buildings.

Additionally all properties are required to maintain and pay for adequate refuse service and to maintain appropriate color-coded (blue for recyclables, green for compostables and black for trash), labeled containers in locations convenient to all users.

Therefore the Board has unanimously agreed to comply with the ordinance and add green bin service this month. The composting program will be kick-started with a slide show/training session put on by Kevin Drew, Residential and Special Projects Zero Waste Coordinator, Department of the Environment, on Saturday, November 14<sup>th</sup> at 10:00am in The Studio at the Fitness Center.

(The Social Committee is providing terrific edibles as an added inducement to come out and learn the right way to do the right thing.)

After Kevin's presentation, green kitchen buckets with a supply of bio-degradable liners, and literature to remind everyone of what can be composted, will be passed out to those who wish to volunteer to compost. No one will be forced to take a bucket but it's all free and it's the right thing to do. The goal of course is for each of us to do our part to reach zero waste and fight global warming.

The bio-bag from your kitchen bucket will eventually go in the one large green bin that we will keep next to the recycling bins. The big bin will also have a bio-degradable liner bag to keep it clean and contain odors. The scavengers will pick up the compost once a week at no charge.

For those of you who cannot attend the meeting on Saturday morning (November 14 at 10:00am) but wish to participate in the composting program, please either call Sam Manzano (503-1011) or sign up on the sheets posted by the mail boxes at each entrance. Sam will deliver the starter kit to your door.

October 24, 2009

Dear Residents of 140South

We continue to experience vehicle break-ins and there is only one way to stop them and that is by your full cooperation in protecting the integrity of the building.

The building is inherently secure, a fob is required to enter the lobbies and a scan card is required to enter the garage area. There are gates that cover 100 percent of both entrances and exits; so, it should be difficult for a thief to enter the building.

Yet, it continues to happen. In the last two weeks, there have been at least four vehicle break-ins. Video surveillance shows a man exiting the building after each break-in. He wears a hoodie (sweatshirt with a hood), with the hood covering his head. We're asking every resident to be on the lookout while in the garage or in the lobbies.

It is **IMPERATIVE** that every resident, whether an owner or renter, abide by the garage and lobby entry procedures.

**If entering through the lobby:** Use your key and do not allow anyone to tailgate you through the door, unless he or she shows you their fob, or you know them personally. If someone does tailgate you, politely ask to see their key fob. Failing that, have them call up to the unit they are visiting.

**If entering through the garage:** Use your scan card to open the gate. Once through the gate, **WAIT** for the gate to close completely. If you are waiting to enter the garage and there is a car in front of you, clearly show the car that is waiting your scan card. If you do not see a scan card, or you are not sure, simply wait a few seconds for the gate to close completely.

There is one other way thieves are coming into the building and that is through the emergency fire exits at the bottom of the stairwells. What the thieves are doing is hiding behind the column outside the doors and waiting for someone to exit. They wait for the person to walk away and catch the door before it fully closes and then slip in. Residents should not be using this as an exit, but if you do, please ensure the door is fully closed and latched before walking on.

The only way we can stem this crime spree is by 100 percent cooperation in enforcing the rules. If you are asked to see your fob, or show your scan card, do not be offended, it's only your neighbor helping to protect your property. No one wants their property damaged or stolen so please do the neighborly thing and help protect our building. Thank you for your cooperation.

The Security Committee

# 140 SOUTH BULLET

November 2009

## **WATER CONSERVATION TIPS**

### **Fix Leaks.**

Leaks are water and money down the drain.

### **CONSERVE WATER in the Kitchen**

#### **Don't leave the water running.**

Turn off the tap while washing dishes. Fill the sink or a pail to wash and rinse dishes.

#### **Check faucets and pipes for leaks.**

Even a small leak from worn washers can waste more than 50 gallons of water per day. Larger leaks can waste hundreds of gallons.

#### **Install aerators on faucets.**

Installing aerators on kitchen and bathroom sinks can reduce indoor water use by about 4%. Inquire about **FREE** aerators from the SFPUC.

#### **Use the dishwasher only when there is a full load.**

### **CONSERVE WATER in the Bathroom**

#### **Are your toilets, faucets or showerheads leaking?**

Do you hear the toilet running or your faucet dripping? You could be wasting thousands of gallons per month.

#### **Check your toilet flapper.**

Over time the flapper in your toilet tank becomes worn and does not work effectively. Leaky flappers are the most common undetected leaks in the house. Flappers can be easily found at hardware stores and are simple to install. The SFPUC provides **FREE** flappers to San Francisco residents.

#### **Take shorter showers.**

Limit showers to the time it takes to lather up, wash down and rinse. A running shower can waste 3-7 gallons per minute.

#### **Install low-flow showerheads.**

Replace older showerheads with new efficient models that use 2.0 gallons per minute or less. Older models can flow up to 7 gallons per minute and can waste thousands of gallons per month. Today's efficient models still produce great water pressure and the SFPUC provides them for **FREE**.

#### **Turn off the tap.**

Running the water while brushing teeth and shaving can waste hundreds of gallons every month.

#### **The toilet is not a wastebasket.**

You could be wasting up to 7 gallons each time you flush trash down the toilet.

For more information on the SFPUC's water conservation programs, rebates, and eligibility requirements, contact (415) 551-4730 or visit [SFPUC website](#).

## RECYCLING

<b>YES - Paper Items</b>	<b>YES - Plastics:</b>	<b>YES - Bottles and Cans</b>
<ul style="list-style-type: none"> <li>• Cardboard - Corrugated</li> <li>• Cereal boxes - no lining</li> <li>• Computer &amp; ledger paper</li> <li>• Egg cartons - paper only</li> <li>• Envelopes - windows okay</li> <li>• Junk mail &amp; brochures</li> <li>• Magazines</li> <li>• Newspapers</li> <li>• Phone books</li> <li>• Shredded Paper</li> <li>• Wrapping paper</li> </ul>	<ul style="list-style-type: none"> <li>• All plastic bottles</li> <li>• All plastic tubs and lids</li> <li>• Plastic containers and clamshells</li> <li>• Plastic cups and plates</li> <li>• Plastic flower pots</li> <li>• Plastic toys, non-electronic</li> </ul>	<ul style="list-style-type: none"> <li>• Aluminum cans</li> <li>• Aluminum foil</li> <li>• Glass bottles &amp; jars - including metal caps and lids</li> <li>• Spray cans - <i>Must be Empty!</i></li> <li>• Steel (tin) cans</li> </ul>

**DONATE USABLE GOODS:** Please remember that GOODWILL is just across the street and would be glad to accept your books, vases, clothes, electronics (working or not) and other household items AND give you a receipt to use as a tax write-off. Don't throw this stuff in the trash bin at 140 South, donate it to Goodwill.

**COMPOSTING:** Attend the training session on November 14<sup>th</sup> at 10:00am in The Studio at the Fitness Center to learn how to compost correctly and get the materials you need to make it easy: a kitchen bucket and bio-degradable bags to put in the bucket.

### **This is what goes in the bucket:**

- All food scraps (meat, bones, fruits, and vegetables)
- All soiled paper (all paper cups, paper plates, napkins, towels, and compostable take-out containers). Paper food/drink containers are not recyclable in the blue cart.
- All yard trimmings, flowers, and plants.
- No plastic, metal or glass.

If you can't attend November 14<sup>th</sup>, but want to participate, call Sam Manzano the onsite manager, or sign up on the list near the mailboxes.

### **ENERGY SAVINGS – Lighting & Heating**

An ENERGY STAR qualified compact fluorescent light bulb (CFL) will save about \$30 over its lifetime and pay for itself in about 6 months. It uses 75 percent less energy and lasts about 10 times longer than an incandescent bulb.

Turn off the heat when not in use and/or when you go to work; adding a thermostat to regulate the heat will also conserve energy.

For more information on where to purchase bio-degradable bags, where to dispose of appliances, or other household items, visit [sfenvironment.org](http://sfenvironment.org).

**There is another option to cable and satellite for 140 S Van Ness residents!**

# Comcast is to yesterday as U-verse is to future of TV.

**AT&T U-VERSE<sup>SM</sup> IS THE SMART CHOICE**

- Access to over 110 HD channels and growing<sup>1</sup>
- Record up to four shows at once on a single DVR<sup>2</sup>
- Record and play back your shows in any room<sup>3</sup>
- Program your DVR from any wireless phone or computer<sup>4</sup>

U-VERSE PACKAGE	U200'	U200 Latino'	U300'	U450'
PRICE	<b>\$64</b> a month	<b>\$74</b> a month	<b>\$79</b> a month	<b>\$109</b> a month
CHANNEL COUNT	Up to 230	Up to 230; PLUS 24 Spanish-language channels	Up to 300	Up to 390

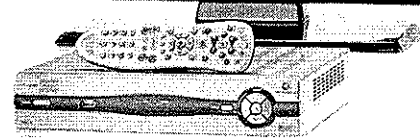
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<sup>1</sup>Geographic and service restrictions apply to AT&T U-verse service. Call or go to [www.uverse.att.com](http://www.uverse.att.com) to see if you qualify.  
<sup>2</sup>Monthly \$10 HD Technology Fee applies for access to HD service. HD Premium tier is available for \$5/mo. and requires subscription to HD service for \$10/mo. <sup>3</sup>Four channels can be recorded to the DVR or viewed simultaneously on 4 different HD sets or DVRs.  
<sup>4</sup>Full Home DVR functionality is available on up to 8 TVs and requires a receiver for each additional TV at \$7/mo. <sup>5</sup>AT&T U-verse High Speed Internet Account required. Wireless phone with internet access required. Standard rates may apply. <sup>6</sup>\$100 AT&T Reward Card available to residential customers ordering new U-verse TV U200 or higher. Offer ends 3/20/10. Redemption details provided to customer within 4 weeks of activation of qualifying service. Card valid to customer for use at participating merchants. Redemption requires customer to retain qualifying service a minimum of 30 days and at time processing of reward is completed. Offer may not be combined with other AT&T promotional offers on the same services. Offer ends 3/20/10. <sup>7</sup>The AT&T Reward Visa Prepaid Card is not redeemable for cash and may not be used at automated gasoline pumps or for cash withdrawal at any cash dispensing locations. Card may not be used to purchase certain AT&T products and/or services. Ineligible items. Card valid for 90 days and expires. See cardholder agreement and card carrier for other terms and conditions. For more details go to <http://rewardcenter.att.com/rewardcard/agreement.pdf>. Visa prepaid card use subject to Mastercard Rewards Cardholder Agreement. <sup>8</sup>AT&T U-verse. Residential customer's only. Prices, programming and offers subject to change. Credit and other restrictions apply. Channel counts include optional channels available in plan. AT&T pricing excludes taxes, fees and other charges and does not include optional services where applicable. Service and speeds not available in all areas. Credit and other restrictions apply. Purchase of AT&T U-verse TV required to order AT&T U-verse High Speed Internet. Wireless internet may require additional equipment. <sup>9</sup>30-Day Money-Back Guarantee: Offer ends 3/20/10. Must cancel all AT&T U-verse services within 30 days from service activation. Adjustment provided for initial installation charges and one month service charge. If paid. Customer is responsible for all adds and charges resulting up to limited to On Demand, Pay Per View, International calls, other pay-per-use features and non-returned equipment charges. <sup>10</sup>Installation Included. Offer ends 3/20/10. Offers may be modified at any time without notice. Other restrictions may apply to all offers. AT&T Employees or retirees not eligible for promotional offers. © 2009 AT&T Intellectual Property. All rights reserved. AT&T, the AT&T logo and all other AT&T marks contained herein are trademarks of AT&T Intellectual Property and/or AT&T affiliated companies. Subsidiaries and affiliates of AT&T Inc. provide products and services under the AT&T brand. UVS109TV-L22-10/09