

From The Desk Of Your 4th Term President:

1760 Bush Street Tenant Association

Margaret M. McNulty

Founder And President Of Resident Council Advisors (RCA)

"...Elevating Tenants And Educating Officers Properly Since 2022"

I CAN'T BELIEVE IT'S TIME TO SAY GOODBYE TO 2025.

HERE ARE THE RECENT HIGHLIGHTS:

THEY FOUND A HOMELESS ENCAMPMENT IN THE BACK OF THE GARAGE! SOMEONE WAS STAYING IN OUR ELECTRICAL ROOM. I WOULDN'T HAVE MINDED IT VERY MUCH, HEY I'D PROBABLY EVEN FEED THEM, EXCEPT FOR THE STEALING INVOLVED.

WE OWE OUR THANKS TO MAURECICO OUR MAINTENANCE MAN. I HOPE I'M SPELLING THAT RIGHT, BUT THANK YOU.

WE ALL HAVE TO LOOK OUT FOR EACH OTHER!

IT'S ONE OF THE REASONS THIS IS THE BEST PLACE TO LIVE! WE ARE A SPECIAL COMMUNITY. KEEP UP THE GOOD LOOKING OUT!

AGENDA POINTS TO BE MADE @ TRIAD W, MGMT & MERCY THIS MONTH:

SECURITY:

PROOF IS IN THE PUDDING THAT WE NEED MORE. FROM MY 2 BIKE THEFTS (WITH NO VIDEO, WHY??) TO THE HOMELESS PERSON NOW LIVING HERE, WE NEED 7 NIGHTS AND ULTIMATELY TO 6 OR 7 AM. NOW IT'S LIKE THE PERPETRATORS WAIT UNTIL SHIFT CHANGE TO COME IN. KEEP WATCH!

MESH BARS:

I KNOW FOR A FACT THAT THE REQUEST FOR SECURITY METAL MESH WAS REQUESTED BY STACY, OUR LAST MANAGER, BEFORE SHE LEFT, TO PREVENT THIEVES FROM SNEAKING IN BETWEEN THE BARS IN THE GARAGE. WE NEED TO KNOW WHAT'S KEEPING THEM FROM INSTALLATION BECAUSE WE NEED THEM NOW! YOU CAN'T JUST SAY, "WE'RE NOT RESPONSIBLE FOR THEFT OF ITEMS", LEGALLY YOU ARE SHARING RESPONSIBILITY & EXPECTATION.

VOICE MAIL:

VOICE MAIL IS OFTEN THE LAST WORD OUR TENANTS HAVE BEFORE HAVING TO ASK FOR HELP FROM 911; WHICH COSTS THOUSANDS OF DOLLARS EACH TIME. WE'RE BEGGING FOR THE NEW MANAGER TO ULTIMATELY CLEAR HIS OFFICE VOICEMAIL, AND KEEP IT CURRENT! IT'S AN ACUTE MANAGEMENT OBLIGATION, ASSIGNED RESPONSIBILITY. BUILDING MANAGEMENT IS A 24/7 IMMERSIVE CAREER.

LOBBY BATHROOM:

WE WENT THROUGH THIS WITH OUR OLD MANAGER ROBINSON- IT'S ILLEGAL TO LOCK US OUT OF OUR LOBBY BATHROOMS, THIS, ACCORDING TO SFHA. WE ARE CLASSIFIED AS A SENIOR DISABLED BUILDING. WE NEED ACCESS 24/7 TO PREVENT PERSONAL ACCIDENTS. LAST WEEKEND THE BATHROOMS WERE LOCKED. IT IS ILLEGAL! WE FOUGHT HARD FOR OUR RIGHTS IN THIS CASE, I'D HATE TO HAVE TO BEGIN FIGHTING UPHILL AGAIN. FOR A WHILE STAFF WAS SAYING, "THIS IS A STAFF ONLY BATHROOM" BANNING US FROM OUR OWN BATHROOMS.

SOLUTION: IF YOU WANT SECURITY FOB OUR BATHROOMS!

FOOD RUNNERS:

IT'S MORE IMPORTANT THAN EVER TO PREVENT FOOD INSECURITY IN THE BUILDING. FOOD PRICES ARE OFF THE CHARTS! I'VE DRAFTED OUR OWN PLEA LETTER (AVAILABLE FOR INDIVIDUAL HAND-OUTS IF YOU HAVE ANY POSSIBLE FOOD CONNECTIONS OR KNOW ANY STORE MANAGERS, ETC.(SEE ATTACHED)) OR OWNERS OF ANY GROCERY OR ANY BIG BOX STORES IN THE HOPES OF SIDE-STEPPING FOOD RUNNERS AND GET OUR OWN DONATIONS. WE HAVE A TIN NON-PROFIT NUMBER AND ARE LEGALLY ABLE TO ACCEPT DONATIONS, AND THEY GET TAX CREDITS! WE HAVE THE VOLUNTEERS NEEDED FOR DELIVERIES. WE HAVE THE POLICIES NOW TO PREVENT INFIGHTING,(PLUS YOUR PERSONAL AGREEMENTS PROMISING THE SAME, RIGHT? RIGHT?)

TAKE THE COPY OF THE PLEA LETTER, WHICH IS ATTACHED, TO ANY FOOD STORE THAT YOU'VE BUILT ANY RELATIONSHIP WITH. MAYBE WE'LL GET LUCKY! AND YOU'LL GET 1ST DIBS!

WE'LL KEEP YOU POSTED ON THE PROGRESS.

WE RAN FOODRUNNERS DISTRIBUTION SUCCESSFULLY FOR 4+ YEARS THERE'S NO REASON WHY WE CAN'T DO IT AGAIN, AND EVEN BETTER THIS TIME! BEING WITHOUT IT DEFINITELY KEEPS ME IN APPRECIATION MODE, THAT'S FOR SURE. I SALIVATE JUST THINKING ABOUT THE FOOD WE USED TO GET ON A WEEKLY BASIS. LET'S NOT BLOW IT AGAIN!

RATS REPORTED BACK: NEIGHBORS ARE COMPLAINING BECAUSE THERE ARE LARGE SIZED FAMILIES OF RATS MAKING A HOME OUT BACK IN OUR YARDS. SMALL MICE AND LARGE RATS ARE THRIVING DUE TO THE OVERGROWTH OF THE BUSHELS OF WEEDS. IT REALLY NEEDS A TRIM BACK THERE TO COMBAT RODENTS!

SERGEANT-OF-ARMS OPENING:

SINCE WE HAVE AN OPENING FOR A BOARD OFFICE, THE BYLAWS STATE THAT AN OFFICER CAN BE APPOINTED BY THE PRESIDENT WITH BOARD APPROVAL. I'VE APPROACHED A COUPLE OF YOU AND HAVEN'T GOTTEN A DEFINITIVE ANSWER. IF YOU ARE THINKING ABOUT IT OR IF YOU WANT TO KNOW MORE ABOUT THE POSITION, TALK TO ME AFTER OUR PARTY 12/22/25.

WASHING MACHINES:

IT'S UNACCEPTABLE TO HAVE SO MANY NON-WORKING MACHINES AT A TIME LIKE THIS. WE WERE ALL SET TO ACCEPT A DOUBLE WASHER AND DRYER PRACTICALLY THE DAY THAT STACY LEFT BUT NOW THEY ARE DRIFTING ALOFT ...SOMEWHERE IN OUTER SPACE.

THE NEW MANAGER THINKS WE NEED TO START THE PROCESS ALL OVER AGAIN, EVEN THOUGH THAT'S JUST CAUSE FOR FURTHER DELAY, WE HAVE TO RUN IT UP THE FLAGPOLE AGAIN!

PLEASE LET MANAGEMENT KNOW YOUR DESIRE TO HAVE OUR NEW MACHINES INSTALLED. THEY ARE SORELY NEEDED, MORE THAN EVER! WE HAVE THE OPEN HOOKUPS. WHAT'S THE HOLDUP?

ELEVATOR POSTINGS:

WE, THE 1760 TENANT ASSOCIATION, ARE AUTHORIZED POSTERS IN THE ELEVATOR; NOT THE ADD-ON COMMENTARY OFTEN FOUND WRITTEN ON TOP OF OUR POSTINGS; WHICH IS NOT AUTHORIZED AND NOT TO BE ENCOURAGED. RESIDENTS CAN COMMENT IN OUR SUGGESTION BOX LOCATED ON THE WALL OUTSIDE APARTMENT #618. IF YOU WILL INCLUDE YOUR APT # I WILL CONTACT YOU BACK SHORTLY AFTER OR AS SOON AS POSSIBLE. YOUR FEEDBACK IS WELCOMED; I WANT TO HEAR WHAT'S IMPORTANT TO YOU!

MY ADVOCACY: I HOPE IT'S OBVIOUS TO YOU BY NOW, (SINCE I'M PROUD TO WEAR MY HEART ON MY SLEEVE, THAT IS!) I HOPE YOU CAN TELL BY NOW THAT MY WHOLE BEING IS COMPLETELY DEVOTED. I AM WHOLE-HEARTEDLY SINCERE, AUTHENTICALLY 100% INTO MY SERVICE TO ALL OF YOU. I'M NOT JUST PHONING IT IN-IT'S ACTUALLY ALL OF ME-PLEASE KNOW, I'M ALL IN & ENTHUSIASTIC ABOUT IT! IT SEEMS I HAVE BEEN DRAWN TO IT LIKE A MAGNET AND FIND THAT I REALLY LIKE CIVIL SERVICE!

THANK YOU FOR PROVIDING THE AVENUE TO DISCOVER MY PATH! IF I CAN DO ANYTHING FOR YOU, I WILL. I CAN'T PAY YOUR CAB FARE BUT I'LL REFER YOU TO OFTEN OVERLOOKED, ALTERNATE RESOURCES. THANK YOU! I'M GOOD AT IT BECAUSE I LOVE IT! MY LIFE AS AN ADVOCATE IS DEDICATED TO SERVE. I'M GUIDED BY MY INNER STAR; TAPPING SOURCE ENERGY FOR GUIDANCE. I DO WHAT I FEEL IS RIGHT IN MY GUT WHEN MAKING CHOICES. HEY, I CAN'T PLEASE ALL THE PEOPLE ALL THE TIME...BUT IF I FOCUS ON ALIGNING WITH MY INNER BEING I PLEASE THE BIG GUY IN THE SKY!

BUT I DIGRESS:

IT'S WRITTEN INTO OUR CONTRACT THAT OUR SUGGESTIONS AND CONSIDERATIONS, FOR IMPROVEMENTS INVOLVING OUR LOVELY HOMESTEAD WILL BE LISTENED FOR CONSIDERATION! DO YOU REALIZE HOW LUCKY WE ARE? TO BE LIVING HERE IN THE BEST BUILDING, WITHIN A GREAT COMMUNITY, IF YOU HAVE A PARTICULAR NEED, PLEASE LET ME KNOW. I WILL DO MY BEST TO HELP YOU PERSONALLY, AND IF I CANNOT, I'LL LEAD YOU TO THE PROPER RESOURCES! LET'S MAKE THIS THE BEST YEAR IN OUR LIVES, EVER! AND SEE IT FOR WHAT IT IS-BLESSED. ALL AROUND! I AM PREACHING TO THE CHOIR, AGAIN!

DOOR DECORATING CONTEST:

DON'T FORGET IF YOU DECORATE YOUR DOOR IN A HOLIDAY WAY, WITHOUT DOING DAMAGE TO THE DOOR, OF COURSE, YOU WILL BE ELIGIBLE FOR CASH PRIZES IN MULTI-CATEGORIES AND IT'S NOT ONLY FUN, BUT IT BOOSTS MORALE! HAVE FUN WITH IT RIGHT UP UNTIL THE DEADLINE 12/22. JUDGING IS BY OUTSIDER JUDGES AFTER OUR PARTY. BUT YOU MUST KEEP IT UP AFTER YOU WIN PLEASE, SO NEIGHBORS CAN WALK AROUND AND ENJOY YOUR ENTRIES. LAST YEAR ONE OF THE BIG WINNERS TOOK THEIRS DOWN IMMEDIATELY, SO LET'S AVOID THAT. I RESPECTFULLY ASK YOU TO KEEP YOUR DECORATIONS UP FOR THE 12 DAYS OF CHRISTMAS, KING HENRY VIII STYLE WHICH ENDS JANUARY 6", ALSO CALLED 'LITTLE CHRISTMAS'. IT'S THE DAY MARKED TO SIGNIFY WHEN THE MAJU-THE 3 WISE MEN- FOLLOWED THE STAR AND FOUND THE STABLE WHILE CARRYING GIFTS OF GOLD, FRANKINCENSE AND MURR.

BY THE WAY-CHINESE NEW YEAR DECORATIONS ARE ACCEPTABLE AND WILL BE IN THE RUNNING AS WELL. I CAN'T NAME THE EXACT PRIZE AMOUNTS BECAUSE WE ONLY HAVE SO MUCH DISPENSIBLE CASH. (LAST YEAR WE AWARDED OVER \$350+) BUT THERE WILL BE TOP PRIZES AND \$5 JUST FOR PLAYING! WE'LL DO OUR BEST TO AWARD PRIZES BY CHRISTMAS BUT ANY WITHDRAWAL HAS TO HAVE TWO PEOPLE GOING TO THE BANK SO, DON'T HOLD US TO IT BUT WE WILL DO OUR BEST TO AWARD BEFORE CHRISTMAS. WINNERS, PLEASE KEEP YOUR DISPLAY UNTIL LITTLE CHRISTMAS FOR ALL TO ENJOY WALKING FLOOR TO FLOOR!

HOLIDAY CELEBRATION: BE SURE TO JOIN US DECEMBER 22nd @3PM FOR OUR QUARTERLY MEETING/ ASSOCIATION CELEBRATION. WE WILL, BE FEATURING SPECIAL GUESTS AND WE WILL BE BLESSED WITH MATKO KOREAN RESTAURANTS AWARD WINNING HANGOVER SOUP! ITS SO DELICIOUS AND YOU DONT HAVE TO HAVE A HANGOVER TO ENJOY IT! IT'S MILDLY SPICY(#2) BUT THE ACTUAL CHEF IS COMING & SERVING AND OFFERING PURPLE RICE TO COMBAT ANY TOO SPICY! IT'S REALLY GREAT SOUP ALTHOUGH BETTER DESCRIBED AS A MEAL. IT'S FULL OF MEAT AND ONE OF THE BEST I'VE EVER HAD! IT SHOULD CURE WHATEVER AILS YOU! I THINK YOU'LL FIND IT A TREAT! BUT REMEMBER, IT'S LIMITED: ONLY FOR THOSE IN ATTENDANCE! WE SURELY HOPE TO SEE YOU THERE! YIPEE!PLUS KEEP LOOKOUT FOR PICTURES W/ SANTA AND MORE IN STORE FOR SPREADING CHRISTMAS CHEER -LIKE A FESTIVUS FOR THE RESTOFUS!! \

30/28 DAY SHORTAGE OF NOMINATION NOTICE-NOT ELECTIONS:

28 DAYS POSTING NOTICE FOR ANNOUNCING NOMINATIONS IN NO WAY CHANGED, NOR INTERFERED WITH THE OUTCOME OF SAID ELECTIONS; SO IT WAS OFF TO THE RACES N GIVEN THE GO-AHEAD, BY THE HUD EMPLOYEE MANNING THE 800# HELPLINE THAT DAY. IN SUBSEQUENT CALLS, OUTLINING THE NEED FOR FURTHER CLARIFICATION, THE ANSWERS I WAS GIVEN AGREED WITH THE FIRST ANALYSIS, SO I SHOULDN'T HAVE ANY TROUBLE GETTING THAT SENTIMENT CONFIRMED IN WRITING AFTER THE HOLIDAYS.

I WILL GET THAT POLICY-THE POLICY THAT A SPECIFIC EXCEPTION TO THE RULE IS ALLOWED AS LONG AS THE EXCEPTION-IN THIS CASE THE 2 DAY SHORTAGE OF MEETING NOTICE FOR NOMINATIONS- DID NOT ALTER THE OUTCOME ON OUR ELECTIONS IN ANY WAY- SUBSEQUENT ELECTION NOTICES WERE POSTED FOR 30 DAYS.

THE 14 DAY POSTING RULE FOR GENERAL MEETINGS-(NOT NOMINATIONS OR ELECTION MEETINGS WHICH ARE 30 DAY STANDARD OPERATING PROCEDURES WHEN POSTING ANNOUNCEMENT NOTICES-) WAS HANDED DOWN TO ME FROM CYNTHIA MORSE, THE PREVIOUS PRESIDENT, WHO HELD A FORMAL MAJORITY RULE REQUIRED VOTE FROM THE CORE MEMBERSHIP CIRCA 2009 AND THE MAJORITY RULED IN FAVOR SO IT WAS GRANDFATHERED IN ALTERING OUR BYLAWS FOLLOWING PROPER PROCEDURES& IS IN EFFECT TODAY. (SEE BYLAWS POSTED IN LOBBY CASE) WE HAVE CONSISTENTLY FOLLOWED THIS UP SUCCESSFULLY SINCE BEFORE MY TIME&IT WORKS WELL TO RESERVE THE SPACE IN CONSIDERATION OF UPCOMING EVENTS BUILDING-WIDE, MAJORITY RULE, PREFERENCES ARE A VALID CONSIDERATION TO BE TAKEN UNDER ADVISEMENT WHEN MEETING PLANNING." ALSO SAYS THE HUD #800 HELPLINE... AS LONG AS WE MEET ONCE A QUARTER FOR A GENERAL MEMBERS MEETING, WE'LL BE VALID & RECOGNIZED AS A TA!

LOCKBOXES:

ARE BEING DISTRIBUTED FROM NOW UP UNTIL OUR PARTY SO MAKE YOURSELF AN EXTRA HOUSE KEY AND YOU'LL NEVER GET LOCKED OUT AGAIN! YIPPEE & HIP, HIP, HOORAY FOR THAT! WE ARE PROVIDING THE LABOR INVOLVED IN HANGING THEM, TOO SO NOT A WORRY!

TRANSLATORS:

WE ARE GOING TO TRY USING APPS FOR TRANSLATIONS STARTING DECEMBER 22. IF IT PROVES SUCCESSFUL WE CAN SAVE THE COST OF PEOPLE TRANSLATING, WITH YOUR APPROVAL WE'LL NEED EVERYONE'S COOPERATION, COOPERATION IS KEY! SO PLEASE BE QUIET WHEN WE ARE ACTIVATING THE APP. IT'S CRUCIAL FOR IT'S SUCCESS.

I'M 100% TRYING TO MAKE OUR LIVES BETTER FOR LIVING HERE. LET'S CELEBRATE LIFE TOGETHER! SHOW YOUR LOVE, PEOPLE! HAPPY NEW YEAR! YOUR LOVING PRES, MMM

DEAR NEIGHBORS

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LOBBY BATHROOM:

WE WENT THROUGH THIS WITH OUR OLD MANAGER 2 PEOPLE AGO BUT IT'S ILLEGAL TO LOCK OUR LOBBY BATHROOMS ACCORDING TO SFHA. THIS IS A SENIOR DISABLED BUILDING. WE NEED ACCESS 24/7 TO PREVENT ACCIDENTS. LAST WEEKEND THE BATHROOMS WERE LOCKED. IF YOU WANT SECURITY FOB OUR BATHROOMS!

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WASHING MACHINES:

IT'S UNACCEPTABLE TO HAVE SO MANY NON-WORKING MACHINES AT A TIME LIKE THIS. WE WERE ALL SET TO ACCEPT A DOUBLE WASHER AND DRYER PRACTICALLY THE DAY THAT STACY LEFT BUT NOW ARE INTERESTED IN SERVING ON THE BOARD WITH LIGHT DUTIES. PLEASE CONTACT ME OR ANYONE ON THE BOARD TO BE CONSIDERED. YOUR APPOINTMENT MEANS YOU WOULD SERVE UNTIL JUNE OF 2027.

THE NEW MANAGER THINKS WE NEED TO START THE PROCESS ALL OVER AGAIN, EVEN THOUGH THAT'S JUST CAUSE FOR FURTHER DELAY. WE HAVE TO RUN IT UP THE FLAGPOLE AGAIN! PLEASE LET MANAGEMENT KNOW YOUR DESIRE TO HAVE OUR NEW MACHINES INSTALLED. THEY ARE SORELY NEEDED, MORE THAN EVER!

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MY ADVOCACY: I HOPE IT'S OBVIOUS TO YOU BY NOW, (SINCE I'M PROUD TO WEAR MY HEART ON MY SLEEVE, THAT IS!) I HOPE YOU CAN TELL BY NOW THAT MY WHOLE BEING IS WHOLE-HEARTEDLY PUT INTO MY SERVICE TO ALL OF YOU. ALL OF ME-PLEASE KNOW, I'M ALL IN & ENTHUSIASTICALLY! IT SEEMS I HAVE BEEN DRAWN AND REALLY LIKE CIVIL SERVICE! I THANK YOU FOR PROVIDING THE AVENUE TO FIND THAT PATH! THANK YOU! I'M GOOD AT IT TOO! BECAUSE I LOVE IT! MY LIFE AS AN ADVOCATE. THERE'S NO FAULT IF DEDICATED TO SERVE. I'M GUIDED BY MY INNER STAR; TAPPING SOURCE ENERGY & GUIDANCE. I DO WHAT I FEEL IS RIGHT WHEN MAKING CHOICES. HEY, I CAN'T PLEASE ALL THE PEOPLE ALL THE TIME...BUT IF I FOCUS ON ALIGNING WITH MY INNER BEING I DEFER TO THE HOLY SPIRIT.

BUT I DIGRESS:

IT'S WRITTEN IN OUR CONTRACT THAT OUR IMPROVEMENTS WILL BE LISTENED TO, CONSIDERED! DO YOU REALIZE HOW LUCKY WE ARE? TO BE LIVING HERE IN THE BEST BUILDING, WITHIN A GREAT COMMUNITY, NEED, PLEASE LET ME KNOW. I WILL DO MY BEST TO HELP YOU PERSONALLY,

AND IF I CANNOT, I'LL LEAD YOU TO THE PROPER RESOURCES! LET'S MAKE THIS THE BEST YEAR IN OUR LIVES, EVER! AND SEE IT FOR WHAT IT IS-BLESSED. PREACHING TO THE CHOIR, OKAY!

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30/28 DAY SHORTAGE OF NOMINATION NOTICE-NOT ELECTIONS:

28 DAYS NOTICE FOR NOMINATIONS IN NO WAY CHANGED THE OUTCOME OF OUR ELECTIONS SO IT WAS GIVEN THE GO-AHEAD NOD OF APPROVAL BY HUD ON THEIR HELP LINE. I WILL GET THAT POLICY-THE POLICY THAT A SPECIFIC EXCEPTION TO THE RULE IS ALLOWED AS LONG AS THE EXCEPTION-IN THIS CASE THE 2 DAY SHORTAGE OF MEETING NOTICE FOR NOMINATIONS- DID NOT ALTER THE OUTCOME ON OUR ELECTIONS IN ANY WAY-IN WRITING AS SOON AS POSSIBLE TO QUIET THOSE STILL QUESTIONING SAID PERMISSION. ELECTION NOTICES WERE STILL POSTED FOR 30 DAYS.

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BYLAWS POSTED IN LOBBY CASE) IT HAS BEEN GOING ON LIKE THIS SUCCESSFULLY SINCE BEFORE MY TIME& WORKS WELL TO RESERVE THE SPACE IN CONSIDERATION OF UPCOMING EVENTS LIKE THIS! WE CAN DEFER TO OUR INDIVIDUALIZED BUILDING-WIDE PREFERENCES, AS LONG AS WE MEET ONCE A QUARTER OR EVERY 3 MONTHS FOR A GENERAL MEMBERS MEETING!

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ARE BEING DISTRIBUTED FROM NOW UP UNTIL OUR PARTY SO MAKE YOURSELF AN EXTRA HOUSE KEY AND YOU'LL NEVER GET LOCKED OUT AGAIN! YIPPEE & HIP, HIP, HOORAY FOR THAT! WE ARE PROVIDING THE LABOR INVOLVED IN HANGING THEM, TOO SO NOT A WORRY!

TRANSLATORS:

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I'MTRYING TO MAKE OUR LIVES BETTER FOR LIVING HERE. LET'S CELEBRATE LIFE TOGETHER!
SHOW YOUR LOVE

**!WRITTEN WITH APPRECIATION, GRATITUDE TO SERVE AND ESPECIALLY WITH LOVE, WISHING
YOU THE HAPPIEST AND HEALTHIEST NEW YEAR EVER SO FAR FOR YOU AND YOURS IN 2026!
GOD BLESS! I'M COUNTING MY BLESSINGS!**

SIGNED YOUR LOVING & DEVOTED TA BOARD PRESIDENT,MARGARET M MCNULTY(MMM)