



Ballena Bay Townhouse Association

February 10, 1978
Newsletter #1 - 1978

P.O. Box 512 • Alameda, Ca. 94501

Dear Members of the Ballena Bay Townhouse Association:

At the 1977 joint meeting of the new and old boards, the directors of of Association were elected to the following offices:

President - Darby W. Betts - 865-4866
Vice President - Julia Rosenblat - 521-2785
Secretary - Ian Roger - 521-4179
Maintenance Chairman - Donald R. Brunette - 865-5259
Landscape Chairman - Paul Marsh - 521-6074
Treasurer (not a director) - Daniel G. Rosenblat - 521-2785

These officers will be glad to respond to any telephone call you wish to make and hope to serve you faithfully during the present year.

As most of you know, all board meetings and minutes are open to the membership with the only request being prior notice so that sufficient coffee and cookies can be on hand. Following are the dates for the first half of the year:

February 20 - Betts - 410 Tideway Drive - 865-4866
March 20 - Roger - 340 Tideway Drive - 521-4179
April 17 - Marsh - 1201 Ballena Boulevard - 521-6074
May 15 - Brunette - 322 Tideway Drive - 865-5259
June 19 - Rosenblat - 1207 Ballena Boulevard - 521-2785

The meetings hopefully begin at 7:30 p.m. and continue until business is completed.

The Wave Maze breakwater is now more than half complete and a "safe" completion date is March 15. A celebration may be in order.

Our Landscape Chairman tells us that the major changes in the plan have been largely completed. Paul is keeping a close watch and is encouraging due diligence on the part of our contractor.

Maintenance Chairman Brunette is pushing our catch-up maintenance and doing a considerable amount of the work himself, which is nice--unless we lose him to apoplexy.

Since the last Annual Meeting Frank and Nancy Ferry, daughter and beasts have moved into 414 Tideway and the Marshall Perry's have bought the Elliot's house at 451 Cola Ballena. It would be appreciated if any other transactions, completed since the Annual Meeting, be reported so we can list your names and welcome you to the Association. Welcome, Ferrys and Perrys!

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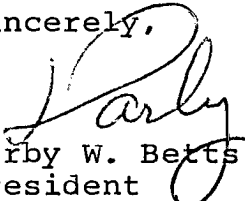
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For the past year we have been trying to get our Association files in order and while Tom Albin tried hard there is no doubt that much missing material is scattered among former directors and officers. It would be greatly appreciated that if any of you have papers that might help complete our records you would send them to Ian Roger.

It is unfortunately necessary to remind all of us that the last Annual Meeting voted that no partial payments can be accepted without special permission of the President and Treasurer. This also includes any accumulated 10% penalties.

Finally, on a more human note, the President has to apologize to the Thrustons and the Association for sailing his Cal 2-30 onto the harbor-side finger of their slip. It seems that his cat which had stowed away, suddenly discovered with considerable excitement that we were underway. At the same time our visiting swan refused to give way, in the face of which the president leapt from the channel with boat onto finger! Fortunately the preceding storm had already smashed same so only damage that was to new bottom paint on keel. Public thanks to Bob Partridge for pulling us off and allowing the Sunday sail to continue with minimum damage except to dignity of president.

Sincerely,


Darby W. Betts
President

P.S. Don Brunette and crew will be painting more of the curbs on both blocks of Tideway red in order to avoid single lane traffic and possible accidents.

DB



Ballena Bay Townhouse Association

P.O. Box 512 • Alameda, Ca. 94501

October 2, 1978

FALL NEWSLETTER

Dear Fellow Residents:

This 1978 Fall Newsletter is a happy one, primarily because of the excellent job done by our Maintenance and Landscape Chairman, by our receipt of \$50,000 from Pan Pacific to cover past deficiencies, and the installation and re-installation of the wave maze paid for by Pan Pacific and Allstate, its successor.

From all reports, the wave maze in its new location has handled some four-foot waves successfully and is living up to expectations. Docks are going in as fast as the availability of workmen permits and the human limitations of Chairman Brunette allow (which he largely ignores).

The Board wishes to thank all and sundry for their patience which has made a difficult job bearable.

I have heard nothing but praise for the painting and repairs on Tideway Drive and the finishing of long-standing deficiencies as delineated by the Blue Ribbon Committee. Due to the skill and dedication of our Maintenance Chairman, our costs have been greatly reduced, and our Maintenance Reserve Fund is in a very comfortable position. In fact, our reserves are such that, in spite of some anticipated increases, the current feeling of the Board is that we will not require an increase in dues for 1979 (life's little ironies may change that, however).

Paul Marsh has turned out to be one of the best landscape chairmen ever, and his firm and thorough handling of the situation has resulted in a reduction in cost and in an improvement of appearance-- a very rare combination!

The following notes are from Daniel Rosenblat, our Treasurer:

As was pointed out in our recent special notice, many homeowners have received assessor's valuations considerably above 1975 figures, and we assume that some of you have filed protests. The Board feels that if this has been the case on the part of any significant number of our membership, it might be appropriate to try to arrange for these protests to be heard in a group at one time, with all homeowners involved represented by the Association's legal counsel. Accordingly, we would like to get a count on the number of homeowners who have filed a protest and ask that if you have done so you inform Julia Rosenblat, the Vice President, either by a note to her at 1207 Ballena Blvd., or by telephone at 521-2785. We would appreciate receiving this information before October 10th.

Finally, the date has been set for our Annual Meeting, which is to be on November 29th at 7:30 P.M. at the Encinal Yacht Club (upstairs!). At that time, Directors for 1979 will be elected and the proposed budget presented and approved as such or in any revised form the membership may wish. You will receive the official notice of the meeting at a later date, along with proxies which you are urged to use if you cannot attend.

Last spring, Ian Roger resigned as Secretary, and the Board appointed Mrs. Patrick (Patricia) Hayes to serve the rest of his term. Mr. Roger, of course, continues as an active Director.

Anyone wishing to attend the two regular Board meetings before the Annual Meeting are cordially invited to do so; the next one being on October 22nd at 11:00 A.M. at the Encinal Yacht Club and the Pre-Annual Meeting being on November 20th at 7:30 P.M. at the President's house, 410 Tideway Drive.

Sincerely,



President

P.S. We would appreciate it if all homeowners who have moved in in the last year and have not given us their names would please send same to Vice President Julia Rosenblat, 1207 Ballena Blvd., or telephone 521-2785.