



# Ballena Bay Townhouse Association

January, 1979

P.O. Box 512 • Alameda, Ca. 94501

Dear Fellow Home Owner,

As you know, the new Board of Directors of the Townhouse Association took office on January 1st, 1979, and met shortly thereafter to elect officers and make various appointments. However, before giving you the details of this action I would like to go back a little to certain events which took place just before the New Year.

On December 29th, 1978, our President, Darby Betts, phoned me as the Vice President to inform me that he had that day closed escrow on a sale and lease-back arrangement pertaining to his home on Tideway, and therefore, even though he will continue to be a resident here, his office as President and as a member of the Board terminated automatically as of the date when he ceased to be a member of the Association by reason of the sale of his home.

In accordance with the By-Laws I assumed the Presidency for the remaining two days of the old Board's term of office, but did not feel that it was either necessary nor desirable to call the Board into session to fill the vacancy thereon created by Darby's resignation for the short period of the year that remained.

Therefore, when the new Board convened on my call as Acting President on January 4th, 1979, it consisted to Paul Marsh, Robert Anderson, Harold Nelson and myself, and the first order of business was to fill the vacancy on this new Board, since Darby had been re-elected to a further term. After considerable consideration of a number of possible choices, the Board unanimously appointed Eugene Barton to fill the vacancy and to serve for the remainder of the year.

The Board then proceeded with the election of officers for the new year, and also the appointment of special officers and committee chairmen as follows:

President of the Board	Julia M. Rosenblat
Vice President of the Board	Paul M. Marsh
Secretary	Patricia Hayes
Treasurer	Daniel G. Rosenblat
Assistant Treasurer	Beryl Anderson
Chairman, Landscape	Paul M. Marsh
Chairman, Home Maintenance	Eugene Barton
Chairman, Dock Maintenance	Harold Nelson
Chairman, Community Relations	Robert Anderson

You will note that we have this year separated the dock maintenance from the home maintenance, feeling that better attention can be given to these very important areas if they come under the jurisdiction of two members of the Board rather than one as in the past.

Because the Board's meeting of January 4th was a special meeting, the normal business of the Association will be resumed at our first regular meeting to be held at 1207 Ballena Boulevard at 7:30 p.m. on Monday, January 22nd. Thereafter meetings will be held as follows:

Tuesday, February 26th, 7:30 p.m. at 1201 Ballena Boulevard  
Monday, March 19th, 7:30 p.m. at 354 Tideway  
Monday, April 16th, 7:30 p.m. at 334 Tideway

These meetings are of course open to any members of the Association who may wish to attend them, but it is suggested that you check with a member of the Board shortly before the meeting date, since the location and dates of the meetings occasionally have to be altered to accomodate conflicting obligations of members of the Board.

I will be forwarding to you another Newsletter in a few weeks, after the Board's first regular meeting, in which I hope to be able to give you considerably more detail as to the general programs which the Board will have adopted for the new year, as well as information pertaining to some special committees which may be formed.

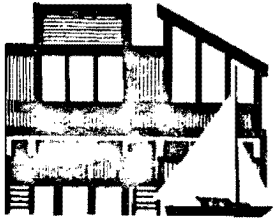
I hope that few, if any, Home Owners will begrudge a special thanks to last year's Board for their several accomplishments, and most especially to Darby Betts for his outstanding services over several years. Even though circumstances have now given him a graceful way to relieve himself of his major responsibilities to the Association, his continued residence among us will permit the Board to call on him from time to time in areas where membership in the Association is not mandatory.

I look forward to being your President during the coming year, even though my own past service has warned me that all past Presidents have looked forward to the completion of their terms with considerable relief.

Very sincerely,

*Julia M Rosenblat*

Julia M. Rosenblat



# Ballena Bay Townhouse Association

P.O. Box 512 • Alameda, Ca. 94501

31 May 1979

TO: HOMEOWNERS  
BALLENA BAY  
TOWNHOUSE ASSOCIATION

## BOARD CHANGES

In case you have not heard by now, Julie and Dan Rosenblat have sold their home and will be moving in the near future. As a result, Julie has resigned as President and Member of the Board. At a special Board Meeting on May 29th, Al Hansen of 1233 Ballena Blvd. was elected to the board and will be our new Landscape Chairman. At the same meeting, Gene Barton was elected Vice-President and will continue as Maintenance Chairman.

In other changes, Carol Hansen was appointed Secretary, necessitated by the resignation of Patricia Hayes. Beryl Anderson has been working with Don Rosenblat on the Treasurer's functions since January, and will assume that role when Dan leaves. Please direct your enquiries and suggestions to any of the following personnel:

PRESIDENT	BOB ANDERSON	334 Tideway 521-2606
VICE-PRESIDENT	GENE BARTON	310 Tideway
CHAIRPERSON, PUBLIC RELATIONS	BETTY OAKEY	1524 Morton St.
DOCK/WATERWAY CHAIRMAN	HOL NELSON	354 Tideway
LANDSCAPE CHAIRMAN	AL HANSEN	1233 Ballena Blvd.
TREASURER	DAN ROSENBLAT	1207 Ballena Blvd.
ASST. TREASURER	BERYL ANDERSON	334 Tideway
BLUE RIBBON COMM. CHAIRMAN	JOE OAKEY	1524 Morton St.
SECRETARY	CAROL HANSEN	1233 Ballena Blvd.

*Bob Anderson*

BOB ANDERSON

PRESIDENT



# Ballena Bay Townhouse Association

NEWSLETTER

UPDATE - AUGUST 1979

by Betty Oakey

P.O. Box 512 • Alameda, CA 94501

## BALLENA BAY TOWNHOUSE ASSOCIATION BOARD OF DIRECTOR CHANGES!

If you voted in the last election, the following list may come as a surprise to you.

President	Robert W. Anderson*	521-2666
Vice President & Maintenance Chairman	O. Eugene Batten*	521-0307
Secretary	Nancy Freed	865-3927
Landscape	Al Hansen*	523-0666
Public Relations	Betty Oakey*	523-8090
Treasurer	Beryl Anderson	521-2666
Dock Maintenance	Hal Nelson*	522-3496

### \*Voting member of the Board

We lost Derby Betts as a homeowner, but kept him as a neighbor. Lost the Rosenblat's, Julia and Dan to the Piedmont Hills (may they not forever be lost in the fog). Pressures of business and other issues subtracted Patricia Hayes and Paul Marsh. On behalf of the Association, we would like to take official notice of their fine contributions and express our thanks and appreciation.

The month-to-month deliberations of the Board are probably not of great interest, so I will report what seem to us to be the highlights.

The WAVEMAZE was installed and seemed to be effective. In the Spring, it was noted that both sections had begun to sink. By Summer, investigation began with the designer and Dow Chemical, developer of the flotation material. It was determined a water-borne larva had infiltrated this material, destroying some of its flotation capacity. A contract has been made with the designer to add a new flotation material to another 1/3 or more of the three. (1/3 was done at first.) This new material Dow hopes will not attract such creatures. There is some speculation that a color additive to the foam was the ingredient attracting this organism. The new material will be an entirely different chemical compound. Dow will contribute 10% of the material. The total cost for replacement will be in the neighborhood of \$5,000.00. Our attorney is looking into responsibility for this failure; but at this writing, it appears we do not have a claim. A detailed report will be made at the annual meeting this Fall.

Proposed 9 lot subdivision at the East end of Tideway by Hosking Realty. Mr. Ray Hosking requested a 5' right of way over our property for a pedestrian walkway. He already has an easement to connect to the storm drain on this property. The request was denied as not being in the best interests of our Association, and particularly not to the owners of 422 Tideway.

Mr. Hosking was invited to make an informal presentation to a group of neighbors on Cola Ballena regarding the dock design for his proposed project. Suggestions were given to him by this group who were concerned about adequate channel space for necessary maneuvering. One suggestion was to place the docks on an angle; another was to consider a different configuration. It was also suggested that his EC&R's have at least a 10% overhang limitation, especially since the proposed dock fingers will be 40' long. Mr. Hosking agreed to consider all of these factors, but has not come back with an acceptable plan. Other communications from your president regarding this matter have been delivered to each homeowner affected and letters have been sent to the Corps of Engineers and the San Francisco Bay Conservation and Development Commission. The Board will continue to keep you informed on this matter.

A contract for the painting of Cola Ballena and Ballena Blvd. is being finalized. Painting should be completed by the end of September. The painting of gangways and repair of docks is nearing completion. All necessary repairs to the buildings before painting are being completed.

Because of dock design, we will continue to have problems with certain docks inspite of the wave-maze. The situation is better than it was, but we will continue to improve our repair methods and seek new solutions to this aggravating and expensive problem.

- An inexpensive boat was purchased to expedite maintenance and repairs. The Maintenance Chairman had been using his own dinghy, which in addition to being totally unreliable as a workboat, was being subjected to a great deal of wear and tear. The new boat has been put to good use already.
- The Tideway Circle continues to be an eyesore and an unattractive nuisance. Weekly cleanup has been instituted and police are now making more frequent stops.
- Landscaping has been in high gear with a lot of improvements. Regretfully, we will probably not be able to do everything everyone wants this year, but we will keep at it.
- In June of 1980 the Ballena Bay Yacht Club is sponsoring a "BAY TO KUAH" race. The participants will be bringing their boats to our Yacht Harbor during the four or five days before the race. Homeowners will be contacted by the Host Committee to ask if they would permit a harbor boat or a guest boat to use the guest dock or other available slips. The Club will use a ferry to the harbor so people did not have to go through your home unless you invite them to. We hope the townhouse owners will join in this exciting event and participate with the Yacht Club in getting to know some fine sailors.
- WELCOME TO NEW HOMEOWNERS:

Mr. W. C. Wright	1203 Ballena Blvd.
Mr. H. Gene Little	1207
Mr. and Mrs. Al Hansen	1233
Mrs. Earnest Langbein	302 Tideway Drive
Ms. R. Sherman	308

**ODDS AND ENDS:**

Insurance questions? Call the Board.

Gardeners only work outside. Please do not ask them to do inside jobs.

No commercial enterprises permitted to use docks.

Seats, tables, etc., should not be left in driveway.

Special dock facilities and guest docks are intended to be available for use by all on the neighborhood. If the finger is down, a guest cannot be accommodated at that dock. If a space is empty because the side slip is being used, it must be available to others.

Please pay quarterly assessments promptly - penalties are enforced.

Adherence to these few rules will keep our community a pleasant and attractive place for all of us.

**A REMINDER:**

The Board meets once a month, generally on the third Monday at 7:00 p.m. These meetings are open to interested homeowners. If you wish to attend, please call a board member to find out the location and let us know you are coming. It is very helpful to the host to know in advance how many people to expect.

Above all, **PLAN TO ATTEND THE ANNUAL MEETING!**

Your ideas	Your participation	Your votes
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ARE IMPORTANT!

Details will be published shortly.

Here's to a good year getting to know you!

Betty Dawley  
 Public Relations Chairman

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