

Ballena Bay Townhouse Association

August 1982

P.O. Box 512 • Alameda, Ca. 94501

NOTES TO HOMEOWNERS

Update on Wave Maze Situation. During June the condition of the wave maze continued to deteriorate. The Board therefore decided to take action to prevent further serious damage, while the negotiations were continuing with the engineers Dames & Moore and the successor to the Supplier & Construction Co. Transcoast Services Inc., a wholly owned subsidiary of Allstate Savings & Loan Association. The Board met with Harbor Operators Inc. Ballena Bay & accepted seven concrete wave suppressors which they, had replaced. Jim Forni of the Forni Corporation, then repaired these suppressors & using cranes & low boys placed them in the water by the Ballena bridge. From there they were towed to positions on the seaward side of the sunken wave maze and by the use of driven pilings secured in position. While this has not cured the problem, it has cut down on the direct waves. This work has been conducted under an administrative permit from the Army Corps of Engineers. Subsequently the cost of this operation has been accepted by Dames & Moore. The problems of the sinking & breaking wave mazes have been carefully researched. Currently Dames & Moore have bids out to tender with a number of contractors to construct replacement wave mazes. Needless to say, the specifications for these bids have been tightened up to prevent any repetition of the previous problems, also we have asked that five years inspection & maintenance be included in the specifications. Any further damage to the docks after our action in placing the concrete suppressors and our agreement with Dames & Moore, will also be charged to them. It is my considered opinion that the negotiations have been conducted in the best possible way that the best interests of the homeowners have & are being served & that Dames & Moore and Allstate have been negotiating in good faith. It is anticipated that the new wave mazes should be constructed & in position within 90 days.

Dock Maintenance. We are converting all the docks that need repair from tension to compression type construction. This does take more time, but it will obviously last much longer. We hope that this will be completed within six weeks & then we can commence normal maintenance again.

My Thanks Are Due To:

Jim Forni who has done so much for this Association that it is difficult to find the words to thank him. As I have told him, his reward will have to be in heaven. Please pat him on the back if you see him.

Bob & Bev Partridge What a couple! Day & night they have turned out to help, towing the suppressors into place, carrying the crew (Jim Forni's) out to install the pile keeps (supplied gratis by Jim), towing pilings into position. We all owe them one or two.

Tom Sullivan who donated all the ropes we needed & then came & heaved on them too.

Don & Bev Brunette who helped control the suppressors on their way down the channel. What did happen to that coffee anyway Bev?

Bill Maynard who was part of the work crew (not bad for an Oldun).

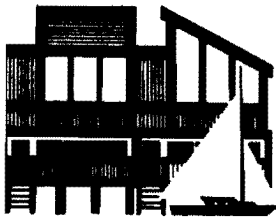
Norm & Jean James who supplied coffee for the workers.

Shep Gallup for the fine job around her residence.

The Mason Brothers for material for the pile keeps.

TO YOU ALL - GOD BLESS YOU.

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Ballena Bay Townhouse Association

October 1982

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NOTES TO HOMEOWNERS

Update on the Wave-Maze Situation. Negotiations are still in progress with Dames & Moore and Allstate on the wave-maze. The charges for placement of the temporary suppressors have now been made by both these parties and they are currently deciding how to apportion the remaining costs. Their target date for positioning the maze is December 1.

Maintenance. We have now substantially completed the treatment of the decks and we are starting the painting of the woodwork on the docks. This will be followed by the ramps and the metal railings.

Those who live on Tideway west. We have taken up the matter of noisy parties in the small hours of the morning with the management of Ballena Village. They have promised firm and prompt action.

MY THANKS ARE DUE TO:

Shep Gallup for her efforts in the small park area adjacent to her home, also, for painting her dock area.

Bob & Beryl Anderson for painting their dock area and, together with John Sullivan, scraped and painted their ramp rails.

Mr. Hintermeister Jr. for his help when the old wave-maze rose from the depths and closed the entrance to the channel.

Bob Partridge, who helped me with the wave-maze negotiations when the going got rough.

Phillis Hickman, who cleaned out the ivy from the common area near her home.

Don Gutleben, who devised and installed a metal brace under the dock steps of the units in his area.

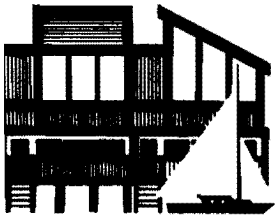
Norm James, who has departed for Oregon, but, before doing so, has produced a prototype low profile TV antennae which I am going to test, and if it works as he says, we will cause more to be made.

Dick Aronoff, our secretary, who produced the new roster and who produces all reports, minutes & correspondence and has assured me and his neighbors that his party on Saturday, October 23, will quite in keeping with the decorum of the neighborhood. HARRY is a boat, folks.

Ernie Langbein for his understanding cooperation during the recent alterations at the Russell residence.

John Sullivan, our treasurer, who produces all the financial reports and has us so efficiently computerized as to be almost untouched by human hands.

MY WELCOME TO: Jerry Brandt, our new neighbor at 1209 Ballena Blvd. We all look forward to getting to know you.



Ballena Bay Townhouse Association

November 1982

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NOTES TO HOMEOWNERS

Update on the Wave-Maze Situation. The completion of the wave-maze negotiations have taken longer than anticipated. Lawyers are hard to tie down, however, the figures and terms have now been agreed to by all parties. It is anticipated that the final agreements will be signed and the monies paid into the Ballena Bay Townhouse Association treasury on the 29th of November. The contractor is expected to start construction of the replacement wave-maze on that day. This will mean that the placement of the maze will be after the turn of the year, however, with the jury rig that we have contrived, no damage is anticipated during this period.

Maintenance. We are proceeding with the painting of docks. This has been rather disappointing as we have found that a paint roller just doesn't do it and we have gone back to brush painting. The weather also is not being altogether cooperative. All of the known maintenance work has been scheduled and we shall proceed smoothly with it too. We are receiving a lot of positive comments on the improved quality of the landscaping work.

MY THANKS ARE DUE TO:

Jim Forni & Patricia (I left them off October's list in error - color me dumb) they found and put the tires over the pilings on the temporary suppressors. Perhaps I should say Patricia did. Jim decided it would be safer and look much better if Patricia was positioned at the top of the ladder and dropped the tires over the pilings. Well done lassie. Jim has also loaned his small chain saw to the Association for small work in high trees.

Shep Gallup who organized and ran the Safety and Security Meeting. It was a good show, well done Shep.

Pat Hayes who tied back the wave-maze for me and allowed all to exit and egress.

Marguerite Sullivan, for organizing a Christmas party for either December 9th or December 16th. Anyone interested in helping should contact her.

WELCOME TO: Granville & Jeanette Holman, new neighbors at 1213 Ballena Blvd. We all look forward to getting to know you.

Dr. E. W. & Judy Hopkins, neighbors who had been at 344 Tideway and now have purchased 1207 Ballena Blvd.