



At Dockside

January, 1991

BBTA - Protecting property values and the quality of life in Ballena Bay

About our Community

Jeff Frankel

The board of directors relies on several committees to gather input for decision making and to execute the Board's decisions. Each committee is made up of a group of from two to four homeowners and is chaired by a board member. Chair assignments are made by agreement at the first board meeting of each term, usually following the election.

The current committees and chairpersons are:

- Home Maintenance and Architecture
Archie Stone
- Waterside Maintenance
Jim Neil
- Landside Maintenance
Jim Ehrlich
- Finance and Insurance
Mel Schwartz
- Neighborhood Communications
Jeff Frankel
- CC&R Update
Jim Ehrlich

The home maintenance and architecture committee develops the annual plan for maintenance and restoration of the homes. In support of this plan, the committee prepares a budget each November which is the basis for home maintenance portion of the overall association budget for the following year.

The committee recommends actions for the day-to-day maintenance of the homes as there is need. It reviews applications from the homeowners for changes to their homes and its recommendations are passed to the board for final approval. The annual maintenance reserve study is usually done by this committee.

The waterside maintenance committee functions much like the home maintenance and architecture committee but its area of responsibility includes the docks, ramps, waterways and the wave maze.

The landside maintenance committee functions like the home and waterside committees. Its area of responsibility includes roadways, street lighting, maintenance of the landscaping in the common properties and overseeing the ongoing maintenance work by the landscape contractor.

The finance and insurance committee reviews the insurance and financial needs of the association. It reconciles those needs with the proposed budgets from the other committees and prepares the consolidated, annual budget for the association. From

(Continued on page 2)

Next Board Meeting

The January board of directors meeting will be held at 7:30 pm on Thursday, January 10, 1991 at the Ballena Bay Yacht Club.




Our Community - (Continued from page 1)

this document can come recommendations for any necessary dues adjustments.

The committee also monitors expenses vs. budget on a monthly basis and reports these findings to the Treasurer for incorporation into the Treasurer's report at the monthly board meeting. The chairman is the association's principal liaison with banks, insurance companies, the association's accountant and other financial institutions in money matters.


The neighborhood communications committee publishes this newsletter and the neighborhood directory. It promotes social affairs such as barbecues and potluck dinners, arranges for refreshments at the monthly board meetings and welcomes new residents to the community.

The CC&R's update committee is a temporary one which was formed at the last board meeting. It will explore options for either the update of our existing CC&R's or the adoption of new CC&R's. Our current document is somewhat out of date, in some cases contrary to state law and has been the subject of much homeowner discussion in the last few years.

Whether you like the way things are done in this community and especially, if you don't, we urge you to volunteer for a committee now and help shape your community government.. In a democracy of 80 votes, you can make a difference that will be appreciable and appreciated. Participation is important. 


Wave-maze Clean Up

This Saturday, January 12 at 9am, Jim Neil and the Waterside Maintenance Committee invite all interested homeowners and residents to the annual wave-maze clean up.

Come by dinghy or foot and bring a plastic bag for litter. It's a great job and we get to do it. (weather permitting) 


... as lovely as a tree?

Joyce Kilmer probably didn't live as near to a Bottle Brush or a Myoporum as some of our homeowners do. Several have complained that these trees which are planted in the common areas, are dropping fruit and fibers resulting in messy driveways and walkways.

While some of us would like to see these offending plants removed, there are no funds in the 1991 budget for the removal and replacement of any trees. However, homeowners who wish to replace these trees may do so at their own expense, providing that they get approval from the board for this operation. Any tree so removed must be replaced with a tree of species and sized mutually approved by the homeowner and the Landside Maintenance Committee. Please contact Jim Ehrlich to open this discussion. He can be reached at 523-2955. 

Classified Ads

Non-commercial ads by home owners will be accepted at no charge space permitting.


Jeff Frankel wants to sell his mini-tunnel hull speed boat. It's a two seater w/trailer & 40 hp motor. Cost \$6,500, sell \$4,500 or best offer - 769-6097 




We do Photographs!

Don't worry, this isn't the start of a "pet of the month column". It is an appeal for




articles and a demonstration of the quality of photographic reproduction possible in our newsletter. P.S. Pat and I are still trying to name our new parrot pictured above. Any ideas? 

Lightbulb Update

Last month I told you about low wattage, compact fluorescent replacement light bulbs. In answer to several questions; yes, they work great in cold weather. 

Holiday Lights

Thanks to all of our neighbors who put up holiday lights along the canal. Thanks especially to our surrogate Santas, Bob and Bev Partridge who took to their motor sleigh a few nights before Christmas to serenade us with the sounds of the season. 

Our fiscal State of affairs

Jeff Frankel

By now most of you know that the association members voted to raise the monthly dues to \$200. If you read the earlier article on the subject of tree replacement, you can guess that this increase will not go nearly far enough to get us out of fiscal hot water.

We believe the increase will allow modest, monthly contributions to the reserve fund to offset the day-to-day depreciation of those properties maintained by the association. The increase will not however, grow the reserve fund in terms of its ability to cope with past depreciation nor, will it allow for any increase in services beyond those forecast in this years budget.

The CC&R's clearly spell out that roofs will be maintained by the association. Those roofs that have not already been replaced by homeowners are coming to the end of their lives and there is no money in the reserve fund for replacement. On the waterside, we have recently executed necessary, emergency piling replacement but there is deferred maintenance that is piling up. The \$200 monthly dues level does not address the eventual financing of these major projects.

As a reality check, I recommend a reading of the reserve study published in November. I believe that it reflects the general condition of our properties and associated funding levels. You can argue with the exact numbers found in this document, but I don't think that you can

(Continued on page 4)



Fiscal - (Continued from page 3)

argue with the bottom line, e.g. we will be hard pressed to maintain our community in tip-top shape for some years to come. It took us 10 or 12 years of artificially low assessments to get into this position and we won't get out soon.

Lets look at some other local communities and what they pay:

Baywood village (Bay Farm)	\$191
The Pointes (Bay Farm)	\$195
Casitas (Bay Farm)	\$174
Garden Isle (Bay Farm)	\$185
Porta Ballena	\$230

Most of these associations have newer physical plants and no docks or navigable waterways to maintain. A 30' slip a Ballena Isle Marina costs nearly \$200 per month to lease.

Since seceding from our association, the folks at Pointe Ballena (the 500 block of Tideway Drive) have set thier dues to \$250 per month, do not pay for garbage collection as part of their assessment and have imposed a \$1,600 start up assessment on to fund their reserve.

It will take time, money and your participation to bring the community's

physical plant back up the optimum maintenance and funding levels that we all want to see.


This year's board of directors will do everything in its power to spend your money wisely. We are on the right path.

If you want to help, I would like to suggest your participation on a committe and attendance at board meetings. Enough said, see you all soon.

New Street Lighting

The cost of street lighting along Cola Ballena and Tideway Drive is shared between BBTA and our neighboring community associations. Currently, our street lights use 400 Watts of electricity each and are not very bright.

We have the opportunity to join the Porta Ballena & Cola Ballena associations in purchasing high pressure sodium lamps from the city of Alameda at a very attractive price. These lamps use about half the electricity and produce much more light.

As a test, one of these fixtures has been installed at the corner of Cola Ballena and Porta Ballena. Please come by some night soon to see this new lamp in action. Call a board member or Rich Noble to let us know what you think. 

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Our responsibility: to preserve, maintain, and enhance our community's assets

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- Vice President - Jim Ehrlich, 412 Tideway Drive, 523-2955, Chairman - Landside Maintenance, CC&R's
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- Manager - Rich Noble, Noble Community Management, PO Box 1216, Alameda, CA 94501, 865-3003 (24hr)




At Dockside


February, 1991

BBTA - Protecting property values and the quality of life in Ballena Bay

Thank You!

Thanks to Ed Foster and the members of the Waterside Maintenance Committee for their excellent work in cleaning up the wave maze. Over 10 bags of trash were recovered and removed to the dump. 

Insurance Explained


Andrew Duncan, our insurance agent will speak at the February board meeting on the subject of our insurance coverage. Please attend and bring your questions. Come early, for coffee, cookies and to meet your neighbors. 

Term Limits


A board resolution was made at the January Board of Directors meeting on the subject of term limits for board members. This resolution directs the board to place a measure on the ballot of the next general meeting (probably in December) to limit the term of office that may be held by board members.

Under this proposed measure, no board member may serve more than

two consecutive years. After two consecutive terms in office, a board member will be required to step down and may not run again for a minimum of one year.

Remember, this is a by-laws change which will require a vote of the mebership. 

Disclaimer

An unsigned letter discussing the December 13th, special financial meeting recently appeared in many of our mailboxes. On the reverse were two mini letters of protest pre-addressed to the board. Several homeowners have called board requesting clarification of this mailing. This mailing was not sent to you by the board nor by any of its members. We always will clearly identify any corespondence we send to you. 

Next Board Meeting


The February board of directors meeting will be held at 7:30 pm on Thursday, February 14, 1991 at the Ballena Bay Yacht Club.



Irrigation System


Many repairs have been made to the irrigation system and others continue to be made. We need your help in spotting additional problems. It would be very helpful if you could notify Rich Noble or Jim Ehrlich anytime you see watering after 7am or puddles several days running.

Please help us control water use in this time of drought. Mandatory water cutbacks are expected to be announced soon by EBMUD.

In the light these expected cutbacks, we are temporarily putting a hold on new plantings and future planning until the level of water cutbacks is known. 

A Home Please

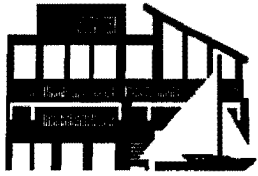
Peter Rothschild and Debra Reinking of 508 Tideway (Pointe Ballena) would like to find a home for their two, beautiful, 16 month old cats.

These cats are spayed, declawed and have had all of their shots. Friendly and part Persian, one is black, one is tiger striped. Toys, bowls, dishes and kitty-condo are included. To a loving, nurturing home only, prefer Ballena Bay. 769-7912 

**We do need your contributions to
At Dockside!**

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At Dockside

March, 1991

BBTA - Protecting property values and the quality of life in Ballena Bay


For the birds

During the past year we have noticed that a number of pigeons have taken to nesting under some of our houses in spaces between the exposed floor joists above the main supporting concrete girders. A number of residents have found them to be disagreeable neighbors and have asked that we seek a solution to what is a growing problem.


Since pigeons are recognized as pests we are looking into various control measures, most of which are difficult to implement as well as costly.

Until some way of discouraging them can be found we are told that eliminating food supplies is very important. According to the County Health officials one of their major sources is food provided by the public in backyards, parks and vacant areas. Uncovered garbage and uneaten pet food also attract them.

In a similar vein, Park District officials warn against feeding the many ducks and sea birds in our area as there is an abundant supply of their natural foods. Such things as bread and other unaccustomed items are actually bad for many of them and may lure pigeons or other pests.

It will be helpful, therefore, if we are careful to avoid the indiscriminate feeding of birds that may provide an attraction for unwanted guests. 

Wanted: A few good bridge players


Merl and Mariko Peters of 1225 Ballena Blvd. would like to organize a BBTA bridge group. If you now play or would like to learn to play contract bridge, please call Merl or Mariko at 748-0641. 

Home rehabilitation

Plans are taking shape for home rehab work during the upcoming dry season; many have asked about the sequence and schedule.

The sequence is unchanged from that originally announced, but the schedule has slipped somewhat. We had planned to finish work on all the homes this year, but our finances require postponing some work until 1992. This year we plan to work on 24 homes, in this order:

320 - 334 Tideway
441 - 455 Cola Ballena
1223 - 1237 Ballena Boulevard

Toward the end of the season we will review our finances and, if adequate, may do additional homes to the extent that funds and schedule permit. 

Next Board Meeting

The March board of directors meeting will be held at 7:30 pm on Thursday, March 14, 1991 at the Ballena Bay Yacht Club.



Dinning alternatives

By Merl Peters


Every now and then we all like to stray from our everyday eating habits and try something a little different. Since Japanese food falls into this category for many people, I was happy to learn that we have here in Alameda a Japanese restaurant that ranks among the best.

I'm speaking of the Yume Ya located in Marina Village, just West of the Lucky food store. Yume Ya is run by a couple of Japanese chefs that know how to prepare a wide variety of Japanese dishes that will have you coming back for more. Chef Yoshi is in charge of the kitchen and can prepare such favorites as Tempura, Sukiyaki and Yoki Tori in such a way that you will be torn between them and the full service sushi bar.

Chef Hideki rules over the sushi counter and should you be fortunate enough to get a seat in front of the glass counter display, trying some of his tasty morsels assembled before your eyes is an experience you shouldn't miss. His selection of bounties from the sea, both local and imported are all top quality, served in generous portions.


I won't try to single out items to recommend, we have tried just about

everything. Freshness of ingredients, care in preparation and a mastery of the chef's art is evident in everything served. Beer and wine including Japanese Saki (hot or cold) is available to accompany your meal.

The Yume Ya is open for lunch, Monday thru Friday 11:30am to 2:30pm and for dinner Monday through Saturday from 5:00pm through 10:00pm. Prices are moderate. Bon Appetit 


Insurance update

In the December issue of At Docksider I reported that our all risk insurance coverage (Earthquake, fire, etc.) was for \$7,000,000.

This figure is not the limit of our coverage. It is a nominal figure used to set premiums and deductibles. If a fire or other disaster should strike, we are covered for the replacement value of our homes even if it costs \$15,000,000 or \$50,000,000 to replace them. 

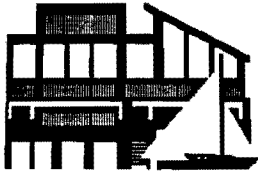
Classified Ads

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Jeff Frankel still wants to sell his mini-tunnel hull speed boat. It's a two seater w/ trailer & 40 hp motor. Cost \$6,500, sell \$4,500 or best offer - 769-6097 

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At Dockside


April, 1991

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Landscaping

A number of our neighbors have requested improvements or additional maintenance on their common area garden plot. During the late winter months no planting and very little maintenance was done. There were several reasons for this, including our reluctance to replace any plantings until we knew what our new water allocation will be (our allotment is still unknown at this writing) and until the extent of the winter freeze damage was determined. You will, however, see an increase in the maintenance activities as the Spring and Summer months progress.

As mentioned before in this newsletter, should any homeowner wish to undertake common area gardening on their own, they may do so with the prior approval of the Landside Maintenance Committee. Call Jim Ehrlich at 523-2955.

If any residents feel that their maintenance needs have been overlooked, please contact Rich Noble at 865-3003. 

Monthly billing

In response to several requests, the board has instituted monthly rather than quarterly billing for the regular and special assessments. Early in each month, you will receive a bill for the payment due before the end of that month. Each bill will separately list the regular and the special assessments. For your convenience, a pre-addressed return envelope will accompany your bill. 

Legal Fees

The California State legislature has enacted a new law which takes effect July 1st of this year which enables the prevailing party to collect attorney's fees from the losing party in a lawsuit to enforce provisions of the CC&R's. This law encompasses pending lawsuits in which decisions by the court are not rendered prior to July 1st.


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Next Board Meeting


The April board of directors meeting will be held at 7:30 pm on Thursday, April 11, 1991 at the Ballena Bay Yacht Club.




Legal - (Continued from page 1)

The board had previously agreed to seek membership approval to add this clause to our CC&R's but this enactment by the legislature makes action on our part unnecessary. 

Parking reminder


Those spaces which have been posted and identified as visitors' spaces are not for the regular use of residents' vehicles. Most residents have graciously complied with this restriction. 

Come to a board meeting

All residents and homeowners are encouraged to attend the monthly board meetings. Time is set aside at each meeting to hear your views and suggestions. Come early for coffee and cookies and to meet your neighbors. 


Don't forget your furnace

If you're like most of us, you probably don't give much thought to that mechanical workhorse in the closet, the furnace. While they are designed to operate for years with a minimum of maintenance, furnaces do require a little attention.

If you haven't done so in the last year, you should change the filter and vacuum debris from around the furnace. A dirty filter makes your heating system less efficient and costs you money. Most of our houses are equipped with a Tappan furnaces which use either a 16"x25"x1" or a 14"x26"x1" fiberglass filter. Check your unit to see what size is currently installed. Filters are available at most hardware stores. 

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At Dockside!**

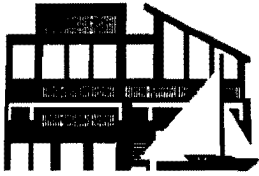
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(You too can have your 15 minutes of fame, contribute to At Dockside. Call Jeff Frankel - Editor)



At Dockside

May, 1991


BBTA - Protecting property values and the quality of life in Ballena Bay

Dredging


As many of you know, the Ballena Isle side of our canal has been silting up over the last two decades. So much so, that the head floats for many of our units go aground during low tides.

After nearly a year of filling out permit applications and sending out bid proposals, we are now ready to start dredging out the accumulated silt. The silt that is removed will be loaded on a barge and dumped at the Army Corps of Engineers' dump site on the West side of Alcatraz Island.

Dredging activities like these are carried out under the close supervision of the Coast Guard and other Bay Area governmental organizations charged with the protection of public safety and environmental quality.


If you go down to the East end of the canal, you can see some of the equipment that will be used for this project. Dredging should start the week of May 6. Homeowners on the Ballena Isle side of the canal will be asked to move their boats at the appropriate time. Rich Noble has or will send out notices to the affected homeowners. 

Directory correction

Ken & Lorraine Roman's residence telephone number is 865-2303. Please make this correction to your copy of the BBTA community directory. Our apologies. 

BAR-B-Q

The annual BBTA Bar-B-Q will be held on July 7. This is a great opportunity to come and meet your neighbors while enjoying food and festivities. So before you make other plans for that weekend, mark your calendars now!

P.S: We need a few good volunteers. If you would like to help, please contact Mary Neil at 865-8722. 

Delinquencies

This article has been adapted from one by Jane Bryant Quinn which appeared in the San Francisco Chronicle last month. - J.F.

Living in a townhouse association like ours means that we are all our brother's keeper. This lesson is being learned in community associations all over the country as the recession pushes up the rate of delinquency and default.

When you moved here, you acquired not only a home but a community. You pay monthly assessments to cover the community's facilities: landscape, garbage

(Continued on page 2)

Next Board Meeting

The April board of directors meeting will be held at 7:30 pm on Thursday, May 9, 1991 at the Ballena Bay Yacht Club.



Delinquent- (Continued from page 1)

removal, upkeep of the docks and other common areas and so on. If other residents in the association don't pay their share, your lifestyle and investment are in trouble. The association's budget may be cut, reducing services and deferring important maintenance.

While no one keeps statistics on the delinquency rates for association fees, Mortgage Information Corp. of San Francisco reports that the delinquency rates for condominium mortgages in San Francisco rose 31% from the first to fourth quarters in 1990....

In accordance with the provisions of the CC&R's that we all signed when we purchased our homes, the board has the power to move against homeowners who are delinquent in paying association dues. Legal remedies available to the board include the assessment of late fees, the

placing of liens against the property and, in extreme cases, forced foreclosure of a property.

The board is resolved to getting our finances on an even keel. To this end, the board will, on behalf of all of us, strictly enforce collection of the monthly and special assessments.



Garage Sale

Jeff Frankel

Patty & I are planning a garage sale for sometime in July. If any other residents have been thinking about having their own sale, maybe we can agree on dates and times allowing us to advertise them as a neighborhood affair. Call us at 769-6097.



**Let's hear from you.
Contribute to At Dockside!**

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Got something to say? Do it in At Dockside. (Call Jeff Frankel - Editor)



At Docksideside


June, 1991

BBTA - Protecting property values and the quality of life in Ballena Bay


Welcome

It is our pleasure to Welcome two new households to our community:

Mr. Jason C. Yang has recently purchased 314 Tideway Drive. His telephone number is 522-4970


Bob & Willie Flaherty have purchased 410 Tideway Drive. Their Telephone number is 748-0600 

Renovation

Exterior repair work has started on the block of eight houses from 320 to 334 Tideway Drive. This is one of three groups planned for renovation and painting this year. The work is being done by Lexus Construction who was awarded the job on the basis of a competitive bid. All work is scheduled to be complete by the middle of July. 

Cola Ballena Closure

Please be advised that Cola Ballena will be closed for resurfacing between the hours of 7 AM and 6 PM on Tuesday, June 11, 1991. During this period, Cola Ballena will be closed to all vehicular traffic including parking.

We are sorry for any inconvenience this may cause and thank all residents in advance for their cooperation. 

Dumping rules

Jeff Frankel

After rinsing out my Bar-B-Q grill on that back deck last week, It occurred to me that the resulting ashy runoff may have been considered a form of pollution. A call to Bryan Bender at the Coast Guard's public relations office in Alameda confirmed this thought. Bryan was kind enough to clarify for me that as homeowners and residents living on bay waters, we are subject to the same pollution and dumping rules that all boaters must follow.

According to Annex 5 of the Marine Pollution Act, only gray water, dish water and fresh fish parts may be dumped into bay, lake and ocean waters within the three mile limit. Even these permitted materials represent concessions made because of the limited facilities to be found at sea.

Please remember that plant cuttings, ashes from Bar-B-Q grills and even bread thrown to feed Seagulls are all forms illegal dumping if these materials make their way into our canal or the bay. We should also be very careful about the application of wood preservatives to our decks and to the

(Continued on page 2)


Next Board Meeting

The June board of directors meeting will be held at 7:30 pm on Thursday, June 13, 1991 at the Ballena Bay Yacht Club.



Dumping - (Continued from page 1)

refueling of our various marine craft. Oil, gasoline and other petroleum products are very tough on the marine environment.

Living on the water is a new experience for some of us. Materials that are part of or have little impact upon the land environment can be damaging to the marine environment. Many materials that may be casually handled on land must be kept out of the water. This information is provided only as a reminder that we must think before we dump to protect the Bay, this fragile ecosystem at our backdoor. 


Garage Sale

Jeff Frankel

Plans for the community garage sale day are shaping up nicely. The following households will hold Garage sales on Saturday, June 29, 1991.


- Flaherty, 410 Tideway
- Corrigan/Frankel, 352 Tideway
- Likens, 1211 Ballena Blvd
- Iacampo, 407 Cola Ballena
- McGrew, 421 Cola Ballena

If you have been thinking about getting rid of those extra household items and appliances, this might be the day to do it. Have your own sale or team up with a

neighbor. It should be fun and with this many households participating, we can all pool our advertising dollars and sign making talents to insure a big turnout. Please let me know before June 15th if you plan to participate. I'll call an informal meeting the week of June 17 to discuss plans. 

Dredging

The dredging of our channel is now complete. We would like to thank all of our residents and homeowners for their cooperation in moving boats while this work was being done.

The dredging process removed about 1,000 cubic yards of accumulated silt from under the docks on the Ballena Isle side of the channel. Most headfloats should now be free floating down to tide levels of minus one foot. 

Classified Ads

Bonito is for sale: 24 Foot Skipjack, new engine, rebuilt outdrive \$10,750. Call Bob Partridge at 865-1466 or 865-2574

BETA Homeowners and residents may place non-commercial advertising here at no charge (space permitting).

Call - Jeff Frankel 769-6097

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At Dockside

July, 1991

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Garage Sale

Jeff Frankel

The community garage sale day held on June 29th was a great success. Seven households actively participated. Everyone agreed that this should become an annual event. Thanks to all! 

Historical Museum Opens


The Alameda Historical Museum will open its new, 2324 Alameda Avenue location with an exhibit entitled "Athletes: Photographs 1860 - 1986". The exhibit includes photographs on loan from the Smithsonian Institution's Traveling Exhibit Service and features portraits of athletes including a photo of Babe Ruth taken by photographer Nickolas Muray.

Admission is free. Museum hours are Wednesday, Thursday, Friday 1 pm to 4 pm, Saturday, 11 am to 4 pm and Sunday 1 pm to 4 pm. The Alameda Historical Museum can be reached at 521-1233. 

CAI

BBTA has Joined the Community Associations Institute (CAI), a non-profit, nationwide membership

organization made up of people interested in community associations- their volunteer officers, professional managers, developers and commercial suppliers.

Established in 1973, CAI serves as a nationwide pool of experience that we as a community can access through CAI's courses, newsletters and publications to keep us up-to-date on subjects of interest to our association. 

Fourth Seventh of July Picnic

The annual BBTA independence day picnic was held on Sunday and was attended by many homeowners and residents. Thanks to Jim and Mary Neil and all of the other volunteers who helped make it such a success.




Next Board Meeting

The July board of directors meeting will be held at 7:30 pm on Thursday, July 11, 1991 at the Ballena Bay Yacht Club.



Streetlight savings

Rich Noble indicated at the last board meeting that the new street lighting has reduced the association's electric bill for Cola Ballena by about 50%. 

Let's hear from you.
Contribute to At Dockside!

Classified Ads

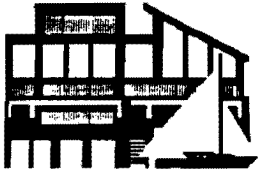
Willie & Bob Flaherty are looking for a fourth, fifth, sixth, seventh and eighth for bridge. 748-0600

*BBTA Homeowners and residents may place non-commercial advertising here at no charge (space permitting).
Call - Jeff Frankel 769-6097*

At Dockside is published monthly by the Board of Directors, Ballena Bay Townhouse Association
Our responsibility: to preserve, maintain, and enhance our community's assets

President - Archie Stone, 326 Tideway Drive, 865-2243, Chairman- Home Maintenance and Architecture
Vice President - Jim Ehrlich, 412 Tideway Drive, 523-2955, Chairman - Landside Maintenance, CC&R's
Vice President - Jim Neil, 1223 Ballena Boulevard, 865-8722, Chairman - Waterside Maintenance
Treasurer - Mel Schwartz, 453 Colla Ballena, 522-3266, Chairman - Finance and Insurance
Secretary - Jeff Frankel, 352 Tideway Drive, 769-6097, Chairman - Neighborhood Communications
Manager - Rich Noble, Noble Community Management, PO Box 1216, Alameda, CA 94501, 865-3003 (24hr)

Got something to say? Do it in At Dockside. (Call Jeff Frankel - Editor)



At Docksideside


Nov,
~~December~~, 1991

BBTA - Protecting property values and the quality of life in Ballena Bay

New Board of Directors

Election of a new BBTA Board of Directors was held on Thursday, October 10, 1991 at the annual BBTA general membership meeting. Fifty five Homeowners were represented either in person or by proxy. A slate of candidates consisting of: Jim Ehrlich, Carl Wohltmann, Bob Kenyon, Mel Schwartz, and Jeff Frankel ran unopposed and was voted into office by the homeowners.

The board's first act was to choose officers. Jim Ehrlich is our Board President. Carl Wohltmann and Bob Kenyon are Board Vice-Presidents. Mel Schwartz and Jeff Frankel have retained their respective positions as Treasurer and Secretary of the Association.

Minutes of this meeting are attached to this issue of At Docksideside. 

BBTA Committees

Jeff Frankel

The Board of Directors relies on several committees to gather input for decision making and to carry out the will of the board. Each committee is made up of a group of from two to four homeowners and is chaired by a board member. Chair assignments are made by agreement of the Board at the first board meeting of each term, usually following the election.

The committees and chairpersons for 1992 are:

- Home Maintenance and Architecture, Jim Ehrlich
- Waterside Maintenance, Carl Wohltmann
- Landside Maintenance, Bob Kenyon
- Finance and Insurance, Mel Schwartz
- Neighborhood Communications, Jeff Frankel

The Home Maintenance and Architecture committee develops the annual plan for maintenance and restoration of the homes. In support of this plan, the committee prepares a budget each November which is the basis for home maintenance portion of the overall association budget for the following year.

The committee recommends actions for the day-to-day maintenance of the homes as there is need. It reviews applications from the homeowners for changes to their homes and its recommendations are passed to the board for final approval. The annual maintenance reserve study is usually prepared or reviewed by this committee.

Next Board Meeting

The November board of directors meeting will be held on Tuesday, November 12, 1991 at the Ballena Bay Yacht Club.



Committees- (Continued from page 1)

The Waterside Maintenance Committee functions very much like the Home Maintenance and Architecture Committee but its area of responsibility includes the docks, ramps, waterways and the wave maze.


The Landside Maintenance Committee again functions like the Home and Waterside Committees. In addition to having overall responsibilities for the maintenance of the landscaping in the common properties, maintenance of roads and streetlighting, this group oversees the ongoing landscape maintenance by the landscape contractor.

The Finance and Insurance committee reviews the insurance and financial needs of the association. It reconciles those needs with the proposed budgets from the other committees and prepares the consolidated, annual budget for the Association. From this document can come recommendations for any necessary dues adjustments.

The committee also monitors expenses vs. budget on a monthly basis and reports these findings to the Treasurer for incorporation into the Treasurer's report at the monthly Board meeting. The chairman is the association's principal liaison with banks, insurance companies, the association's accountant and other financial institutions in money matters.


The Neighborhood Communications Committee publishes At Dockside, the neighborhood directory, promotes social affairs such as barbecues and potluck dinners, arranges for refreshments at the monthly board meetings and welcomes

new residents to the community.

Volunteers are eagerly sought for all committees. Working on a committee is fun, does not take a lot of time and gives a great feeling of community participation. You will make an appreciated difference. 

Term Limits

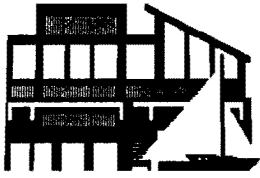
The membership of the Association passed a By-law amendment at the general membership meeting held on October 10. This amendment limits the term of any board member to two consecutive years. This means that Jeff Frankel, Jim Ehrlich, and Mel Schwartz who served last year and have been re-elected to the board, must leave the board at the end of the 1992 term (about this time next year).

We urge that anyone interested in our community join a committee and serve this year and to think about board membership for next year when at least three positions will become vacant. 

Who To Call

When you need association action in the form of repairs or when you want to report problems with yours or the common properties, Rich Noble, our community manager is the first person to call. Rich can be reached at 865-3003. This telephone will be answered 24 hours a day.

Please remember that the Board members while happy to take your maintenance calls, will often pass them on to Rich for action. Calling Rich directly can shorten the cycle time between your call and concrete action.



At Dockside

December, 1991


BBTA - Protecting property values and the quality of life in Ballena Bay



Happy Holidays!



Welcome

Please join me in welcoming Paul and Sue Lindquist to the neighborhood. The Lindquists are renting the Gallup house at 415 Cola Ballena while their Oakland hills home is being rebuilt. You can reach Paul & Sue at 814-8303. 

Recipes From Sally Tonningsen

This month we present some more of Sally's great cookie recipes. Just in time for the holidays!

ICE CREAM COOKIES (Grandma's)

- 1/2 cup Crisco
- 1/2 cup sugar
- 1 egg well beaten
- 3/4 cup flour
- 1/2 teaspoon vanilla
- 1/2 teaspoon salt

Cream together the Crisco and sugar. Mix the rest of the ingredients. Put small mounds of dough on a cookie sheet, placing a half of a walnut on each one. Bake in a 350° oven for 10 minutes.

ENGLISH TOFFEE COOKIES

- 1 cup butter or margarine
- 1 cup sugar
- 1/4 cup brown sugar
- 1 egg (separated)
- 1 teaspoon vanilla

- 2 cups flour
- 1 teaspoon cinnamon
- 1 cup chopped walnuts or pecans

Cream together, butter and sugar. Now add in the egg yoke and vanilla, mix. Add and mix the balance of ingredients. Mix and spread on greased cookie sheet-press out in pan. Beat egg white until foamy and spread on top of cookie dough. Sprinkle nuts on top of dough. Bake at 275° for 1 hour (10 X 15" pan) Cut into squares or strips while hot. Cool & remove from pan. Makes 6 dozen.

MOTHERS LEMON COOKIES

- 2 cubes butter or margarine
- 2 cups cake flour (1 cup cake flour = 3/4 cup flour and 1/4 cup cornstarch)
- 1/2 cup powdered sugar
- 2 cups granulated sugar
- 4 eggs

(Continued on page 2)

Next Board Meeting

No board meeting has been scheduled for the month of December. The January board of directors meeting will be held at 7:30 PM on Tuesday, January 14, 1992 at the Ballena Bay Yacht Club. Please attend.



Cookies (Continued from page 1)


- 4 tablespoons flour
- 4 tablespoons lemon juice

Cut up butter into cake flour and granulated sugar. Pat mixture into bottom of large casserole dish. Bake for 20 minutes 325°. In a bowl, beat eggs well, add 2 cups sugar, 4 tablespoons flour and 4 tablespoons lemon juice. Pour mixture over hot crust. Bake for 25 minutes at 325°. Cool - dust with powdered sugar.

CARAMEL-CHOCOLATE SQUARES


- 1 package (14 ounces) caramels
- 1 can (5 oz) evaporated milk
- 1 package Betty Crocker German Chocolate Cake Mix
- 2/3 cup margarine or butter, melted
- 3/4 cup coarsely chopped pecans or walnuts
- 1 package (6 oz) semi-sweet chocolate chips
- 1 cup flaked coconut

Heat oven to 350°. Heat caramels and 1/4 cup of milk in saucepan over medium heat, stirring constantly, until caramels are melted and mixture is smooth. Keep mixture warm over low heat, stirring occasionally. Mix cake mix (dry), margarine, remaining milk and the pecans. Spread half of the dough (1 1/2 cups) in an ungreased rectangular pan 13x9x2 inches.


Bake 6 minutes and remove from oven. Sprinkle chocolate chips, coconut, and caramel over baked layer. Drop remaining dough by teaspoonfuls onto caramel layer, spreading evenly. Bake until cake portion is slightly dry to touch, 15 to 20 minutes longer, cool completely. Refrigerate until firm. Cut into bars. 

Flood Insurance

Along with this copy of At Dockside, you will find a letter from the City of Alameda regarding flood insurance requirements. To summarize, your home is no longer classified as being within the area of the 500 year flood plain. This means that if your mortgage lender has required the purchase of flood insurance based on an older classification of your property, you should check with your lender to see if you can now drop this coverage.

Like the City, BBTA is not recommending that you either drop or purchase flood insurance. We are just passing along information that may allow you to save some money. 

Happy Holidays

The Board of Directors of the Ballena Bay Townhouse Association sends its warmest holiday greetings to all BBTA homeowners, residents, and their families. 

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- President - Jim Ehrlich, 412 Tideway Drive, 523-2955, Chairman- Home Maintenance and Architecture
- Vice President - Carl Wohltmann, 406 Tideway Drive, 814-0568, Chairman - Waterside Maintenance
- Vice President - Bob Kenyon, 1213 Ballena Boulevard, 521-6376, Chairman - Landside Maintenance
- Treasurer - Mel Schwartz, 453 Colla Ballena, 522-3266, Chairman - Finance and Insurance
- Secretary - Jeff Frankel, 352 Tideway Drive, 769-6097, Chairman - Neighborhood Communications
- Manager - Rich Noble, Noble Community Management, PO Box 1216, Alameda, CA 94501, 865-3003 (24hr)