

At Docksideside


January, 1992

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




Happy New Year!

Welcome Home

I'm sure that you'll be pleased to know that Helen Descombes has returned home from a recent hospital stay after suffering from a burst appendix. 

Kids

We've had complaint from two neighboring associations about our children playing on their association properties. For your children's safety and for neighborly relations, please see that your children know not to climb trees or disturb plantings and sprinkler equipment in adjacent developments. 

Street lighting update

As many of you know, last year we worked jointly with two other homeowner associations to replace the twelve mercury vapor street lights on Cola Ballena with vastly more efficient high-pressure sodium lamps. This change not only gave us more light but is saving us lots of money.

The total cost was about \$2,400 to make the switch including bulbs, fixtures and installation. The new lamps draw 150 Watts as opposed to the 400 Watts drawn by the older lamps. If you multiply 12 lamps times 4,100 hours of operation per year times 250 watts of savings per bulb times \$.08 per kilowatt hour, you get \$984.00 per year in electricity saved. At this rate of savings, the new street lighting will have paid for itself in a little less than thirty months.

We are now in the process of changing over seven street lights on Tideway Drive. This time, the neighboring associations are not participating so we are doing only the lamps on our side of Tideway Drive.

(Continued on page 2)

Next Board Meeting

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.

Handwritten signature or initials.



Street Lighting(Continued from page 1)

We are getting help from the Alameda Bureau of Electricity. This year, the Bureau has instituted a rebate program for this kind of project.

The seven street lamps will cost about \$1,400 installed. The Bureau has agreed to a rebate of \$277 making out net cost to make the switch about \$1,123. The seven lamps will save us about \$574 per year making the payback period a little less than two years.

Boat Tax

It's time once again for the boat owners of America to save this country from the deficit. Yes, it's time to order your 1992 federal boat tax sticker. Failure to display means you could be cited by the Coast Guard and fined \$5,000. The fee schedule is:

<u>Vessel Length</u>	<u>Fee</u>
17' to 19'	\$25
20' to 26'	\$35
27' to 39'	\$50
40' & larger	\$100

You may order stickers by calling (800) 848-2100. You can pay using Visa or MasterCard.

More electric stuff

You're probably tired of my writing about compact florescent lighting but watch you electric bill this month. It will feature a three dollar discount coupon on compact florescent lighting when you purchase bulbs at any of seven Alameda merchants. I use these bulbs for all my outdoor lighting and in my office track lighting. I've replaced 1,200 watts of incandescent bulbs with florescent lighting totaling less than 120 watts. It's great!

No More light bulb articles!

If you're as sick of reading these as I am of writing them, how about writing an article for the Dockside yourself. Or, just call me with your ideas.

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 - 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)




At Dockside


February, 1992

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


Security Alert

An inflatable boat and motor belonging to Kjell and Marie Ragnar and oars belonging to Jim and Audrey Ehrlich were taken from taken from BBTA docks about 10 days ago. While all property was recovered, this was the second such incident in the last two years. The board recommends that all boats be locked and that very small craft and equipment be chained or otherwise secured to the docks. 

Timbers

We now have a mechanism for the disposal of pilings, timbers, and other large waterborne debris that comes floating our way. If you see such in the canal, please tow it in and tie it off to one of our docks if you can. If you can't, call a board member and we'll try to rope it in. In any case, call the board and we'll arrange for safe disposal. Pilings are considered toxic waste because of the petroleum products often used in them as preservative. 

Dock Repairs

Bidding has gone out for repairs to the first group of docks. We hope to see repairs start early this spring. We'll keep you posted. 

Classified Ads

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

Call - Jeff Frankel 769-6097

Reg Mills would like to sell:

Radio Shack, 3 Station, Wireless Intercom \$35 • A new pair of Mason Western CowboyBoots \$50 • Tire chains to fit 235x60x16 tires \$20.

Reg is also looking for tennis partners - Intermediate, for day or evening play, singles or doubles.

Reg, a former sailboat owner, would like to sail as crew with a BBTA boat owner. He's available most days and sometimes, on short notice. 521-0285.

Next Board Meeting

The January board of directors meeting will be held at 7:30 PM on Tuesday, February 11, 1992 at the Ballena Bay Yacht Club. Please attend.



Look at all this empty space.
Contribute to At Dockside!

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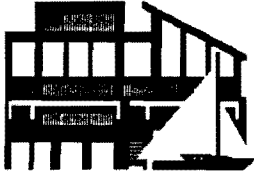
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Got something to say? Do it in At Dockside. (Call Jeff Frankel - Editor)



At Dockside

March-April, 1992


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

Spring Pickup


Jeff Frankel

Alameda Disposal (A.K.A. Oakland Scavenger) will pick up discarded household goods at curbside this Saturday, April 4. A spokesperson for the firm told me that up to three yards of unwanted material including small pieces of furniture, single mattresses, and debris from tree trimming would be accepted from each homeowner at no charge.

Tree branches must be cut into 5' or shorter sections and tied into bundles. Washing machines, refrigerators, larger mattresses, toxics (paints, etc.), and hazardous materials will not be accepted.

Please do not put items to be discarded in your garbage cans. The pickup crews are instructed to take everything off the curb including the containers in which debris is placed. 


Earthquake Insurance Information

Please be sure to read the attached paper outlining the earthquake insurance coverage obtained by our association. 

Urban Runoff

Did you know that one quart of motor oil poured down a storm drain will contaminate 250,000 gallons of bay water? That's urban runoff. Here are some of the things you can do to minimize urban runoff:

- Car wash with biodegradable soap
- Dispose of all toxics properly
- Use all household chemicals sparingly
- Use lawn & garden chemicals as directed and never when rain is forecast.

For more information, call the Alameda County Urban Runoff Clean Water Program at (510) 748-4623. 

Classified Ads

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

Call - Jeff Frankel 769-6097

Next Board Meeting

The April board of directors meeting will be held at 7:30 PM on Tuesday, April 14, 1992 at the Ballena Bay Yacht Club. Please attend.



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At Dockside

May, 1992


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Renovations


Renovations of 401 - 415 Cola Ballena and 1201 - 1215 Ballena Blvd. are underway and should be complete about the end of May. Painting is due to begin about May 18.

The first in a series of dock repairs will begin in June for the units at 449 - 455 Cola Ballena. Dock repairs at 457 - 465 Cola Ballena are scheduled for July. Questions or comments should be directed to Carl Wohltmann at 814-0568. 

Resurfacing


Slurry-seal resurfacing of Tideway Drive and the private drive areas in front of the Ballena Blvd homes will take place on Wednesday, May 20. These areas will be closed to traffic from 8 am to 5 pm. The cost of resurfacing Tideway Drive will be split between BBTA, Ballena Village Apartments, and Tideway 500. 

Shoal Area

It has been reported that the Tideway side of the South end of our channel is very shallow at low tide. Stay to the Cola Ballena side when entering or leaving at low tide. 

Community Garage Sale

For those of you who weren't here last year, seven BBTA homeowners held garage sales one weekend last June. The turnout was fantastic. The 1992 sale has been arbitrarily scheduled for Saturday, June 27.

If you've been thinking about getting rid of those extra household items and appliances, this might be the time to do it. Have your own sale or team up with a neighbor. With multiple households participating, we can pool our advertising dollars and sign making talents to insure a big turnout. Interested parties should call Jeff Frankel at 769-6097. 

Classified Ads

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

Call - Jeff Frankel 769-6097

Next Board Meeting

The May board of directors meeting will be held at 7:30 PM on **Wednesday, May 13, 1992** at the Ballena Bay Yacht Club. Please attend.

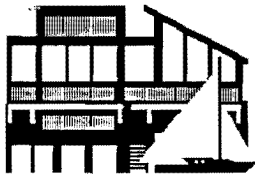


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At Dockside

June, 1992

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

BBTA Colors


We have had several requests for information about the paint colors used in the renovation project. All paints are standard colors with the exception of the garage door colors for which we have noted the tint formulas. All paints are Kelly-Moore #1240 Acrylic Latex except for paints applied to finished doors which were painted with Kelly-Moore #1270.

Base Color	Trim Color	Garage Door	White Trim
Westwood	Teton Blue	50% Charcoal/50% Plymouth Gray	Sierra White
Plymouth Gray	Teton Blue	Westwood	Sierra White
Graystone	Teton Blue	Graystone, C2y, 1y, R1 (1 Gal mix)	Sierra White
Malibu Beige	Teton Blue	B20,C24,F24 (1 gal mix)	Sierra White

<u>Buildings</u>	<u>Base Color</u>	<u>Year Painted</u>
401-415 Cola Ballena	Westwood	1990
421-435 Cola Ballena	Plymouth Gray	1991
441-455 Cola Ballena	Westwood	1991
459-465 Cola Ballena	Plymouth Gray	1990
300-314 Tideway Drive	Westwood	1990
320-334 Tideway Drive	Malibu Beige	1991
340-354 Tideway Drive	Plymouth Gray	1990
400-422 Tideway Drive	Plymouth Gray	1990
1201-1215 Ballena	Plymouth Gray	1992
1223-1237 Ballena Blvd	Graystone	1991

Community Garage Sale

There is still time to participate in the BBTA community garage sale to be held on Saturday, June 27.

Have your own sale or team up with a neighbor. Call Jeff Frankel by at 769 6097 and let him know you want to participate. 

Classified Ads

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

Call - Jeff Frankel 769-6097

Next Board Meeting

The June board of directors meeting will be held at 7:30 PM on Tuesday, June 9, 1992 at the Ballena Bay Yacht Club. Please attend.



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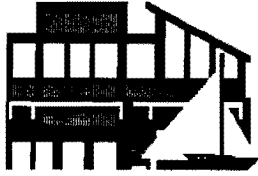
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At Dockside

July, 1992

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


Community Garage Sale

Jeff Frankel

The garage sale was from all reports, a big success. 14 households participated this year. While I didn't get a chance to check with all of the participants, traffic at our house was very heavy. Thanks again to all who took part! 

BBQ - '92



The annual BBTA BBQ is almost here and will be held in front of 465 Cola Ballena, this Sunday, July 12 from 4:30 pm to 8:30 pm. Chef Carl and the BBQ committee invite all homeowners, residents, and guests to attend and have fun. We'll see you there! 

4th of July Sail

Jeff Frankel


Pat, myself, and our friends, Bryan & Kim have been trying to view the 4th of July fireworks along the San Francisco waterfront from our boat for the last few years. For the last four years, something always came up to spoil our plans. This year we were determined.

With encouraging waves from deck-bound neighbors, we set out across the white-caps Saturday evening about 5:30 pm. The wind was blowing between 20 and 25 knots with about 3 feet of chop. This made sailing our 2600 pound Olson 25 a little rough, but we persevered.

The tide was with us and we made San Francisco in about 90 minutes. We dropped anchor at a sheltered spot near the foot of Market Street. Dinner of Chicken, french bread, potato salad, and some nice wines was served while we watched the sun set over the city.

At about 8:30 we motored out to Chrissy Field to join the other several hundred boats for the evening's entertainment. By then the winds had calmed to under 15 knots. The lights from hundreds of boats big and small dotted the bay.

The fireworks were fantastic with no fog marring the event. We were blessed with clear skies, lots of stars, and a beautiful crescent moon. This year's "fog proof" fireworks displayed at about 200 feet over the water rather than the usual 1,000 feet.

With the wind and tide behind us, we ended the evening with a relaxing sail home arriving about midnight. 

Classified Ads

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

Call - Jeff Frankel 769-6097

Next Board Meeting

The June board of directors meeting will be held at 7:30 PM on Tuesday, July 17, 1992 at the Ballena Bay Yacht Club. Please attend.



At Dockside - July, 1992

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At Dockside

August, 1992

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

BBQ

Thanks to all of our residents and homeowners who helped with and attended the BBQ. It was a great success. 🏠

Welcome

Please welcome Lee & Rhonda Manter to the neighborhood. Lee & Rhonda can be found at 304 Tideway Drive. Their telephone number is 865-7260 🏠

Joan Albin

As many of you know, Joan Albin has left the neighborhood to live closer to her children in San Ramon. If you would like to write or call, her address is:

Villa San Ramon
9199 Fircrest Lane
Suite 339
San Ramon, CA 94583
(510) 803-9475 🏠

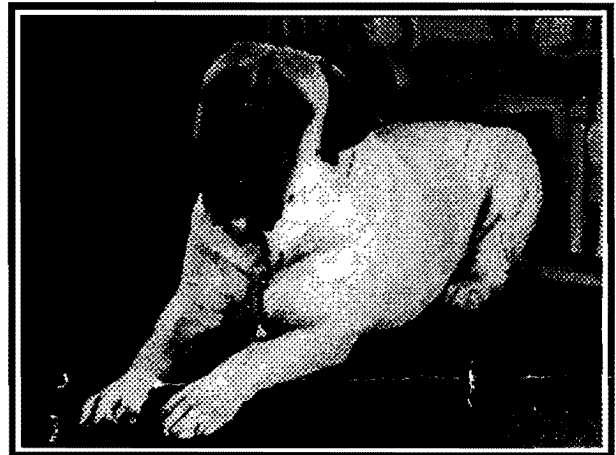
Directory Correction

Please correct your directories. The following entry did not appear correctly in the 1992 (blue) directory:

Sharry & Jaren Leet
418 Tideway Drive
769-1279 🏠

Bonaparte

André and Mili Delbecq would like you to meet Bonaparte. Characterized by André as "a neighborhood gentle giant", Bonaparte is six years old and weighs in at 212 pounds.



Bonaparte

Classified Ads

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

Call - Jeff Frankel 769-6097

Next Board Meeting

The August board of directors meeting will be held at 7:30 PM on Tuesday, August 11, 1992 at the Ballena Bay Yacht Club. Please attend.



Recycling...

Waste Management (AKA Alameda Disposal) operates a recycling and waste disposal transfer station at the foot of Davis Street in San Leandro. Go South on 880, exit Davis West to the end of the road. The station is open from 7:30am to 5:00pm seven days a week for rubbish (transfer) and from 7:30am to 3:30pm Monday through Saturday for recycling.

The recycling center accepts cardboard, newspaper, aluminum cans, glass bottles & jars (unbroken), tin (food) cans, CA redemption plastic 2 liter bottles, and #2 plastic when it is the same color as 1 gallon milk bottles. Cash is paid for these items.

The transfer station accepts a variety of rubbish that the curbside pickup crews will not. Household and yard debris will be accepted for \$5.85 per cubic yard. Construction debris at \$38.50 per ton.


Appliances and most pieces of furniture are accepted at \$5.85 each. Mattresses from \$5.85 to \$11.70

depending on size. Refrigerators will be accepted for \$25. This \$25 fee covers the cost of safely removing the freon from the unit thereby protecting the ozone layer.


Car tires (less than 16" in diameter) are accepted at \$4.20 each, larger tires through 25" are accepted for \$18.20 each. Up to 5 gallons of used motor oil will be accepted for free from each person, each day.

No other liquids or hazardous materials will be accepted.

Here are some phone numbers you may find useful:

Recycling 638-4327
Transfer Station 638-2303
Alameda County Hazardous Waste
Department 271-4320
Ecology Center 644-3822
Car Battery Disposal 261-6051 

Self-Survey

Beverly Partridge submitted the attached Self-Survey check list which you may find useful. Please forgive the quality, it's a copy of a copy. The original is courtesy of Heckworth & Company of San Mateo. 

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At Dockside


September, 1992

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

Annual Meeting


The annual meeting of BBTA homeowners and election of a new Board of Directors will be held on Tuesday, October 13, 1992, 7:30 PM at the Ballena Bay Yacht Club.

The purpose of the meeting is to transact the business of the association, to act on such matters as the members may propose, and to elect a Board of Directors for 1993.


Watch your mail box for the official notice and a proxy form. If you can't attend, please give your proxy to a fellow homeowner whom you trust to vote in your place. 

Dock Repairs

Repairs have begun on the docks at 449-455 Cola Ballena. Materials have been ordered for two more dock segments, the repairs on which, we hope to complete this year.


In addition to the dock repairs, many of our landings have been repaired in recent months. Additional landing repairs are planned for the next two years. 

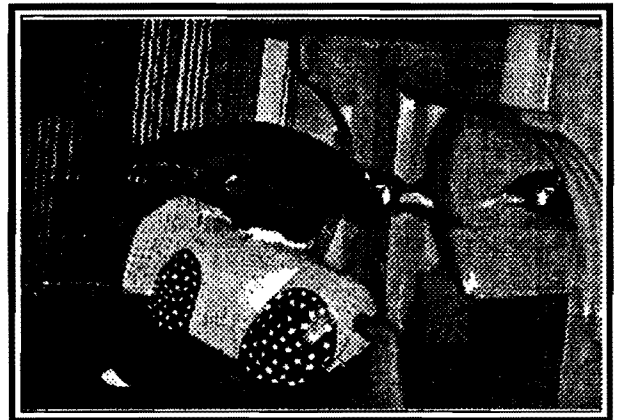
Minutes

Attached to this copy of Dockside, you will find minutes of the Board of Directors meetings for June, July, and August. I fell behind and didn't get them copied for the last two months. My apologies. (Jeff Frankel) 

Lassie

Jeff Frankel

If you've ever walked across the Ballena Isle bridge and been whistled at, it was probably Lassie. Lassie is our 5 year old Lesser Hill Minah. Lassie's vocabulary includes: "Bye-Bye", "Hello", "Rock & Roll", "#\$%^&*!@", and assorted whistles and revenger noises. 



Lassie

Classified Ads

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Call - Jeff Frankel 769-6097

Next Board Meeting

The September board of directors meeting will be held at 7:30 PM on Tuesday, October 13, 1992 at the Ballena Bay Yacht Club. Your attendance in person or by proxy is vital. Please attend.



We would love to hear from you!
(Contribute to Dockside)

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At Dockside

November, 1992

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

New Board

Jeff Frankel

Please make welcome our BETA board of directors for 1992-1993. The board members are:


President - Robert Flaherty, 410 Tideway Drive, 748-0600

Vice President - Carl Wohltmann, 406 Tideway Drive, 814-0568


Vice President - Robert Kenyon, 1213 Ballena Blvd., 521-6376

Treasurer - Marshall Perry, 451 Cola Ballena, 523-9977


Secretary - Alan Cull, 1207 Ballena Blvd., 865-9289

This board was elected at the October general membership meeting by unanimous acclaim of the homeowners represented in person and by proxy. The board member committee chair assignments are given on the At Dockside masthead which appears on page 2. Homeowners and residents are urged to volunteer to work on a committee. In this way, you can directly contribute to the operation of the association. To volunteer, please call the appropriate committee chairperson. 

1993 Budget

You will be receiving shortly, a copy of the 1993 BETA budget adopted by the board at the October meeting. This board is committed to the continuation of the renovation and maintenance programs already underway. A new dues level of \$274 per month in addition to the special assessment of \$150 per month will be in effect for 1993. The special assessment expires at the end of 1993. 

Whom To call

The office of our professional manager, Rich Noble may be reached night or day at 865-3003. Call Rich for all emergency and routine repair issues. While you can always call a board member with your issues, emergency repairs must go through Rich as he is set up to dispatch the appropriate contractors in these situations. 

Classified Ads

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


Next Board Meeting

The November board of directors meeting will be held at 7:30 PM on Tuesday, November 10, 1992 at the Ballena Bay Yacht Club. Future board meetings will generally be held on the second Tuesday of each month.



Holiday Lighting

One of the most beautiful sights in Alameda is our channel around the holidays. We encourage you to display holiday lighting on the waterside portions of your homes and/or on your boats. But PLEASE be sure to follow all appropriate safety precautions when using holiday lighting outdoors:

- Always use lighting and extension cords designed for outdoor use.
- Always use a GFI circuit breaker to prevent shock hazard.
- Protect yours and neighboring vessels by making sure that your lighting does not induce electrolysis in the water.
- If your zincs are worn, have them replaced before lighting your vessel. 

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Acting Editor of At Dockside - Jeff Frankel, 352 Tideway Drive, 759-6097

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