

At Dockside




January, 1993


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

Happy New Year!


Our New Look

With the new year comes a new look to both the Dockside and the BTA Community Directory. For alldesktop publishing fans out there, this font is Adobe's Dom Casual. Headlines continue to be set in Helvetica. 


Welcome

Beverly Partridge has consented to become Secretary of the association replacing Alan Cull. Alan was unable to fill-out his term due to family matters. Thanks to both Alan and Beverly for their efforts. 


Docks

Repairs to the docks at the end of Cola Ballena are now complete. We have received the materials for repairs to the next two sections, work on which will be under way soon. 

Roofs

Repairs to the roofs will continue on an as needed basis. If you have a leak, report it to Rich Noble right away. This Spring, the roof replacement project will get under way. It is estimated that it will take 4 to 5 years to complete the replacement of all roofs in the community. 

Holiday Lighting

Thanks to everyone who put up lights this year. The neighborhood looked beautiful! 

Lost & Found

Paul Extrom has found some boat cushions. If you have lost same, please call him at 522-1793.

Classified Ads

BTA Homeowners and residents may place non-commercial advertising here at no charge, space permitting (and it always does).

Call - Jeff Frankel 769-6097

Next Board Meeting

The January board of directors meeting will be held at 7:30 PM on Tuesday, January 12, 1992 at the Ballena Bay Yacht Club. Future board meetings will generally be held on the second Tuesday of each month.



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

**President - Robert Flaherty, 410 Tideway Drive, 748-0600, Chairman- Home Maintenance and Architecture
Vice President - Carl Wohltmann, 406 Tideway Drive, 814-0568, Chairman - Waterside Maintenance
Vice President - Bob Konyon, 1213 Ballona Boulevard, 521-6376, Chairman - Landside Maintenance
Treasurer - Marshall Perry, 451 Cola Ballona, 523-9977, Chairman - Finance and Insurance
Secretary - Beverly Partridge, 429 Cola Ballona, 865-2574, Chair - Neighborhood Communications
Manager - Rich Noble, Noble Community Management, PO Box 1216, Alameda, CA 94501, 865-3003 (24hr)
Editor of At Dockside - Jeff Frankel, 352 Tideway Drive, 759-6097**

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



At Dockside


February, 1993

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

Dock Repairs

The Board has made arrangements for minor water side repairs to be made on a short notice basis. These would include such items as loose decking, broken hinges, loose rails, broken rollers, and so forth. These can be fixed relatively without heavy equipment.


Water side maintenance includes landings and steps, as well as the docks and ramps. Deck areas attached to your house however, are the homeowner's responsibility.

To report the need for minor repair work, call Rich Noble at 865-3003. 


Neighborhood Watch

Neighborhood Watch needs help!

We have a Neighborhood Watch program in place, but we need volunteers to serve as Block Captains for 1993. While this effort will require only a small amount of your time, the time spent will contribute greatly to the security of our community.

For more information, please call Beverly Partridge at 865-2574. 

Directory Correction

The telephone number for Andreas & Jo Schmidt as printed in the 1993 directory is in error. The correct telephone number is: 865-9192. 

Lost & Found

Carl Wohltmann has lost a key chain with about six keys around January 6. If you have found same, please call him at 814-0568.

Classified Ads

Residents & Homeowners:

To place a free ad here - Call Jeff Frankel at 769-6097

Next Board Meeting

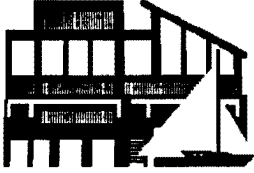
The February board of directors meeting will be held at 7:30 PM on Tuesday, February 9, 1993 at the Ballena Bay Yacht Club. Board meetings are normally held on the second Tuesday of each month.



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 - Robert Flaherty, 410 Tideway Drive, 748-0600
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 - Marshall Perry, 451 Cola Ballena, 523-9977, Chairman - Finance, Insurance, Home Maintenance & Architecture
Secretary - Beverly Partridge, 429 Cola Ballena, 865-2574, Chair - Neighborhood Communications
Manager - Rich Noble, Noble Community Management, PO Box 1216, Alameda, CA 94501, 865-3003 (24hr)
Editor of At Dockside - Jeff Frankel, 352 Tideway Drive, 759-6097

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




At Dockside

March, 1993


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

Roof Replacement

As many of you know, roof replacements are scheduled to begin this year. An evaluation of leak and repair histories is being conducted by the board to determine priorities for the roof replacements which will begin this summer. 


Docks

The new dock sections for 401 to 407 Cola Ballena and 459 to 465 Cola Ballena are now being assembled at Marina Village and will be delivered via tug boat when finished in about three weeks. At the February board meeting funds were allocated for materials to repair the storm damage sustained during the last few months.


Please call Carl Wohltmann at 814-0568 if you need minor repairs to your dock, landing or ramp. 

Visitor Parking Spaces

We would like to remind our homeowners and residents that the parking spaces which have been posted as visitors' spaces are not for the regular use of residents' vehicles or boat trailers.

There are several trailers currently occupying these spaces. We request that the owners of these trailers remove them as soon as possible. 


Garage Sale

It's time to start planning this year's community garage sale. Contact Jeff Frankel at 769-6097. 

Guaranteed Replacement

Your board is happy to report that the association's general insurance coverage for fire, earthquake and other perils, has been upgraded from replacement to guaranteed

replacement coverage. Previously there was an \$8,000,000 cap on our coverage. Other terms of the policy still apply.

For more information about our coverage, please refer to the insurance white paper which was published by the association in March of last year. You may obtain a copy by contacting Jeff Frankel at 769-6097. 

Curb Your Dog - Please!

The board has received several complaints of BETA residents not picking up after their dogs. This is against the law and a health hazard. Please consider that we live in a suburban area where the density of pets is such that there is no way for the environment to absorb dog feces. It just lies there until someone picks it up or steps in it.

Classified Ads

Pat Hayes is selling his 12' Tito Rowing Dinghy including Nova Scotia cupped oars and sliding seat. Best offer, 523-0611.

Bob and Beverly Partridge are selling their 1980 VW Vanagon with pop-up camper top. \$4,500 AND a 1972, 24' Skipjack - 76 hours on rebuilt engine (long block) and rebuilt OMC outdrive - fresh water cooling - \$5,500, 865-2574.

Next Board Meeting

The March board of directors meeting will be held at 7:30 PM on Tuesday, March 9, 1993 at the Ballena Bay Yacht Club. Board meetings are normally held on the second Tuesday of each month.



At Dockside - March, 1993

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 - Robert Flaherty, 410 Tideway Drive, 748-0600

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 - Marshall Perry, 451 Cola Ballena, 523-9977, Chairman - Finance, Insurance, Home Maintenance & Architecture

Secretary - Beverly Partridge, 429 Cola Ballena, 865-2574, Chair - Neighborhood Communications

Manager - Rich Noble, Noble Community Management, PO Box 1216, Alameda, CA 94501, 865-3003 (24hr)

Editor of At Dockside - Jeff Frankel, 352 Tideway Drive, 769-6097

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




At Dockside

April, 1993

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

Furnace Filters

Spring is here. Along with your other spring cleaning chores, don't forget to change your furnace filter and vacuum debris from around the furnace. Most of our houses are equipped with a Tappan furnace which uses a 14"x26"x1" fiberglass filter. These are available at most hardware stores. 

How To Avoid Swindles

(Courtesy of Alameda Neighborhood Watch)
Con games-swindles. Most of us think we would be the last people in the world to be tricked into handing over our hard earned money for deals that in retrospect are obviously phony. But confidence artists are experts in human psychology and behavior. They know how to win over your confidence with their smooth talking and self-assured manner. Unless you are careful, you may find yourself turning over cash or buying worthless merchandise. You won't be able to a con by the way he or she looks, but you can lookout for some of their "pitches". Here are some good rules to follow all the time:

- Don't believe something for nothing offers. You get what you pay for.
- Be suspicious of high pressure sales efforts.
- Take your time. Think about the deal before you part with your money.

- Get all agreements in writing.
- Never turn over large sums of cash to anyone, no matter how promising the deal looks. Legitimate enterprises seldom deal in large cash transactions.

(Continued on page 2)

Classified Ads

Ocean Front Maui Condo - June 25 to July 9
2 bedroom, 2 bath - luxurious, all amenities, pool, tennis, etc. Call Kathy Walker 521-0581

For Sail! Cal 2-27 - The best of both worlds!
A great boat for racing or family cruising, tip-top condition - one owner - call Jon or Kathy Walker 521-0581

El Toro needed - Whitney Walker needs to borrow a self-rescuing El Toro for a one week sailing camp. Reliable sources tell us that Whitney is an experienced and responsible sailor. 521-0581


Next Board Meeting

The April board of directors meeting will be held at 7:30 PM on Tuesday, April 13, 1993 at the Ballena Bay Yacht Club. Board meetings are normally held on the second Tuesday of each month.



Swindles (Continued from page 1)


- Don't hesitate to check the credentials of anyone who comes to your door.
- Report all suspicious offers to the police immediately.

Sometimes you might not know you've been cheated until it is too late. Many people do not report fraud because they are embarrassed to admit it happened to them. Contact the Police Department immediately. 

Operation Identification

(Courtesy of Alameda Neighborhood Watch)
One of the most effective methods of protecting your home from theft or burglary, is to mark your property with an Identification Number, and advertise that fact by displaying an Operation Identification sticker on the window of your home. With an engraving pencil, inscribe all the valuable property you own with your driver's license number. Engraving your equipment helps deter burglaries in two ways. First, the

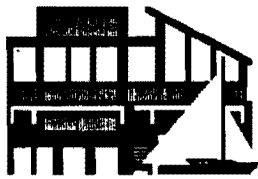
thief is discouraged because marked property is more difficult to sell, and second, it is easier to prosecute a burglar who is arrested with the marked property in his possession. Hundreds of thousands of dollars worth of property is stolen each year. Many items are recovered by the Police, but unfortunately are not returned to their owners because without a recorded serial number or identification number, the police are unable to verify stolen property as such, or trace it to its rightful owner. Often, this recovered property is auctioned off.

Electric engraving pencils are available at most rare stores for under \$20. 

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 - Robert Flaherty, 410 Tideway Drive, 748-0600
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 - Marshall Perry, 451 Cola Ballena, 523-9977, Chairman - Finance, Insurance, Home Maintenance & Architecture
Secretary - Beverly Partridge, 429 Cola Ballena, 865-2574, Chair - Neighborhood Communications
Manager - Rich Noble, Noble Community Management, PO Box 1216, Alameda, CA 94501, 865-3003 (24hr)
Editor of At Dockside - Jeff Frankel, 352 Tideway Drive, 769-6097

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



At Dockside

May, 1993

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


Obituary

Residents of our community and the directors of the Association extend their sympathy to the families of two friends and neighbors who passed away recently.


Helen DesCombes, of 425 Cola Ballena, died of pneumonia on March 26th. She is survived by her husband Robert, two daughters and several grandchildren. Private services were held.

Russell Lewis, 72, of 300 Tideway Drive, died of a massive heart attack on April 28th, following several years of physical disability. A memorial service, held on May 4th in the Grand Chapel of the Albert Brown Mortuary, was conducted by Rev. Bill McGinnis. Inurnment will be at Veterans' Cemetery, Punch Bowl, Oahu, Hawaii.


Neighborhood Watch

As part of our Neighborhood Watch program, the Alameda Police Department will make a presentation following the June board of directors meeting. The presentation will include discussions of safety for you, your family and your property. 

BETA Garage Sale

The 1993 BETA Community Garage Sale will be held on June 26 from 9am to 3pm (thereabouts). You can participate formally by filling out the form which will appear in your mail box soon, or informally by just having some items to sell in your driveway on the day of the sale. 

Dock Renovation

Dock renovations are now complete for 401 through 409 Cola Ballena and are now in progress for 457 through 465 Cola Ballena. Repair parts have been received so that unexpected repair needs can be met without having to wait for component fabrication. 

Classified Ads

House To Share

Susan Gross at 1209 Ballena is looking for a female roommate to share house with her and 7-year old Jackie. Great views, great neighbors. The deal fell through on the sale, so tell your friends! 521-5303

Olson 25 for sale

1987 - Hull #104 (the last one made in Santa Cruz). Great ultralight racer/crusier - roller furling (new), deluxe interior package, Nissan 5 HP outboard, solar battery charger, knot log, stereo system, new rigging in 1992. \$13,000 - Jeff Frankel 769-6097.

Next Board Meeting

The May board of directors meeting will be held at 7:30 PM on Tuesday, May 11, 1993 at the Ballena Bay Yacht Club. Board meetings are normally held on the second Tuesday of each month.



Ten Commandments For An Enthusiastic Neighborhood

Courtesy of Beverly Partridge & The Ballena Bay Yacht Club

- Help each other be right - not wrong.
- Look for ways to make new ideas work - not for reasons why they won't.
- If in doubt, check it out. Don't make negative assumptions about one another.
- Help each other win and take pride in each other's victories.
- Speak positively about your neighbors and the neighborhood.
- Maintain a positive mental attitude, no matter what the circumstance.
- Act with initiative and energy, as if it all depends on you.
- Do everything with enthusiasm - it's contagious.
- Don't lose faith - never give up.
- HAVE FUN!

Letters To The Editor

Are welcome and will be printed here.

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 - Robert Flaherty, 410 Tideway Drive, 748-0600

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 - Marshall Perry, 451 Cola Ballena, 523-9977, Chairman - Finance, Insurance, Home Maintenance & Architecture

Secretary - Beverly Partridge, 429 Cola Ballena, 865-2574, Chair - Neighborhood Communications

Manager - Rich Noble, Noble Community Management, PO Box 1216, Alameda, CA 94501, 865-3003 (24hr)

Editor of At Dockside - Jeff Frankel, 352 Tideway Drive, 769-6097

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



At Docksides

June, 1993

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

Neighborhood Watch



A Neighborhood watch meeting will be held at the board meeting Tuesday, June 8, 1993. The Alameda Police department will outline how YOU can help take a bite out of crime! See you there.

Parking Restrictions

The Cola Ballena Condominiums have asked BBTA to please observe (and not park in) their posted parking areas. Thanks.

BBTA Garage Sale

The 1993 BBTA Community Garage Sale is coming up soon (June 26 from 9am to 3pm). You can participate by just having some items to sell in your driveway on the day of the sale. Be sure to return the form that accompanied the last Docksides or call Jeff Frankel at 769-6097 for details.

Boat City

Respite

CAL 25. Better than new (says Bob). Recent refit includes; Electric starting outboard with battery charger, new epoxy paint to hull/mast/bottom, automatic bilge pump, knot meter/depth sounder, new rigging and wiring. Hauled 5/92. Great first boat or daysailer. Sailing lessons if needed. \$6,000. Call Bob Kenyon - 521-6376.

Time Off

1976 - 28' Bertram fly bridge cruiser. Full canvas, AM/FM, VHF, dual controls, 2 compasses, depth finder, new bottom paint. Good Shape! \$42,500 - Mal Schwartz 522-3266.

Knot To Worry

1987 Olson 25 - Hull #104 (the last one made in Santa Cruz). Great ultralight racer/crusier - roller furling (new), deluxe interior package, Nissan 5 HP outboard, solar battery charger, knot log, stereo system, new rigging in 1992. \$13,000 includes hauling, new bottom paint and cleanup prior to delivery - Jeff Frankel 769-6097.

Next Board Meeting

The May board of directors meeting will be held at 7:30 PM on Tuesday, June 8, 1993 at the Ballena Bay Yacht Club. Board meetings are normally held on the second Tuesday of each month.



The Living Picture is back

I usually don't talk about commercial enterprises in this space, but if you are a pet owner, you know that the number of outlets for exotic pet supplies and grooming in Alameda has been dwindling for the last few years. If you own birds, fish, reptiles, you will be pleased to know that the Living Picture has reopened under the management of several former staff members. They are at 1205 Lincoln Ave. 865-1686.

Letters To The Editor

Editor:

Why do our landscape people have to use those damn gas powered blowers? They make huge amount of noise, blow leaves around randomly and contribute to air pollution. Is there an alternative?

Blown Away on Tideway

Dear Blown Away:

I feel the same way. Let's put it to the board.

Editor

WANTED: Beverly Partridge is looking for a very small refrigerator for her mother (she lives in a retirement home). 865-2574

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

President - Robert Flaherty, 410 Tideway Drive, 748-0600
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 - Marshall Perry, 451 Cola Ballena, 523-9977, Chairman - Finance, Insurance, Home Maintenance & Architecture
Secretary - Beverly Partridge, 429 Cola Ballena, 865-2574, Chair - Neighborhood Communications
Manager - Rich Noble, Noble Community Management, PO Box 1216, Alameda, CA 94501, 865-3003 (24hr)
Editor of At Docksider - Jeff Frankel, 352 Tideway Drive, 769-6097

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



At Dockside - Special Edition

June, 1993



Neighborhood Watch



More than 28 people attended the June board meeting to hear Officer Rose Fuentes of the Alameda Police Department make a presentation about the Neighborhood Watch program. Neighborhood Watch is very simple. It is neighbors looking out for neighbors.

Some Statistics

Society is changing. As with many cities of our size, Alameda has experienced a 33% increase in overall crime in the last two years. The city of Alameda has over 80,000 residents not including the population at NAS Alameda. With only 104 officers (including administrative officers), split over 4 shifts, there are generally no more than 8 officers on the street at any given time to respond to emergencies. This is 1 officer for every 10,000 residents. This small ratio makes it imperative that we look out for one another.

Neighborhood Watch is:

- Neighbors getting to know one another and working together in a program of mutual assistance
- Citizens being trained to recognize and report suspicious activities in their neighborhoods
- Implementation of crime prevention techniques such as home security, Operation ID, etc.

How Neighborhood Watch Works

Neighborhood Watch is small groups of neighbors, living in close proximity who meet periodically to get to know one another and to look out for one another. A block captain distributes safety materials and hosts meetings at which officers from the Alameda Police Department Crime Prevention unit or the Fire Department make presentations to the members of the block group.

Here is a list of presentations available to Neighborhood Watch groups from the Alameda Police Department:

- Emergency Preparedness
- Drinking & Driving
- Suspicious Activity/Using 911
- Home Security
- Child Safety
- Bicycle Safety
- Holiday Safety
- Personal Safety
- Vehicle Safety/Security
- Traffic Concerns
- Senior Safety
- Just For Youth
- Sexual Assault Prevention
- Substance Abuse

We Need Block Captains

Being a block captain is not tough and does not require a lot of effort. The block groups are small so, as a block captain, you will only be asked to host a small group of neighbors for a meeting about every three months. If you would like to volunteer, please call Bev Partridge at 865-2574.

Do this now!

Here are some things that you can do right now to reduce the likelihood of crime against you, your home and your neighborhood:

- Watch your garage doors - Officer Fuentes drove around the neighborhood before coming to the presentation and found three of our garage doors open with no one around. Burglary is often a crime



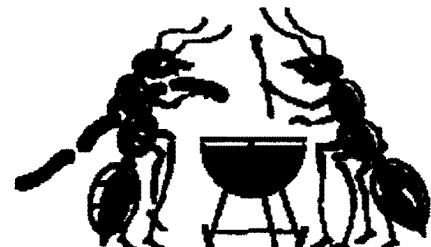
of opportunity - don't give burglars the opportunity to clean out your garage.

- Garage door openers should be hidden in your car and not clipped to the visor. Thieves can break into your car, take the door opener, get your address from the registration slip, get into garage and even into your house while you're at work.
- If you go away for a few days, **DO NOT** call the newspaper to have delivery stopped. Have a neighbor you trust pick up the paper every day. There is very little security in the newspaper delivery system. Lists of addresses that are on vacation hold have often been stolen by, or sold to criminals. If you will be away for an extended period of time, cancel the paper completely - give as a reason that you no longer wish to receive a paper but do not divulge that you are going away. Although it may be burdensome to do so, stop delivery at least two weeks before you leave on any extended absence. This way, the paper delivery person will see that you are still in residence even though the paper has stopped. When you return, restart the paper.
- Keep your second floor windows closed and locked or open and locked into an open position no larger than 3" at night and when you are away. Be sure that there is a way to lock these windows into the 3" open position. A second floor entry is no problem for a burglar who is even slightly determined.
- Keep bushes and trees trimmed around your house so that your address is clearly visible and so that no tree provides an easy way to climb onto your roof areas. You can call Rich Noble at 865-3003 to report trees that need trimming.
- Maintain and use the outdoor lighting at your gate entrance and in front of your garage. Most of our homes are equipped with either an electric eye or a timer to control these lights. These lights in conjunction with the improved street lighting that

has been installed during the last two years should go along way towards discouraging night-time burglaries. If you have a timer, be sure that it keeps these lights on until nearly dawn. If you use compact florescent bulbs, the energy consumption will be minimal. If you are interested in obtaining more information about these bulb or if you want some help with your lighting, call Jeff Frankel at 769-6097.

- If you hear an burglar alarm (excluding car alarms) call 911 and report it. Don't feel badly if it turns out to be a false alarm, the police should always be notified immediately.
- If someone comes to your door soliciting funds, ask to see their Alameda City permit and identification from the organization which they represent. If you are not happy with what is shown, send them away or ask for an envelope in which to mail your donation. If the solicitor represents a legitimate outfit, ha/she should not object to your sending something in by mail. If you are in any way alarmed by the requests made or if you are suspicious, send them away and call the police.
- If you see a suspicious vehicle or pedestrian hanging around the neighborhood, call the police at 522-1221. If you feel that it is an emergency, call 911.
- Take a CPR course. You could save the life of a loved one or neighbor - or they could do the same for you!

BBTA BBQ - August 22
Details in July's Dockside!






At Dockside

July, 1993

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

Dock Repairs


We should be receiving all of the materials needed to complete repairs to the docks East of Ballena Blvd by about July 12. This means that repairs to dock section on this side of the bridge will be complete this summer. Docks on the West side of the Ballena Blvd bridge will be repaired in 1994 and 1995.

Ten landings are slated for repair/replacement this summer with the remaining to be repaired next year. If you see the need for landing, ramp, or dock repair, please call Rich Noble at 865-3003 or Carl Wehlmann at 814-0568. Money is in the budget for repairs. 

BBTA Garage Sale


This year's turn out was the best ever. Neighbors report lots of traffic, brisk sales and spirited bargaining. Big demand items included stuffed monkeys (I could have sold several) and inflatable boats, most of which, we sold to one another (BBTA neighbors).

Several folks have suggested a neighborhood only preview prior to next year's sale. This will give everybody a chance to see what's available before the crowds get here. Anyway, thanks to all who helped make this year the best ever!

P.S. Any participants who haven't paid for their share of the advertising, please do so. It's \$11 payable to Jeff Frankel. Thanks! 

Prop 65 Warning

Homeowners and residents should be aware that the current dock reconstruction involves materials treated with chemicals which are known to the State of California to cause cancer.

Specifically, these materials may include creosote pressure-treated wood (pilings), inorganic arsenical pressure-treated wood (dock sections) and/or pentachlorophenol pressure-treated wood (dock sections). All of these chemicals are EPA approved pesticides which are applied to the building materials during manufacture (not here on site) to reduce the effects of marine parasites and to lengthen the useful life of the materials once they are put into in service. 

Classifieds

Homeowners and residents may place non-commercial advertising here. Call Jeff Frankel at 769-6097.

Next Board Meeting

The July board of directors meeting will be held at 7:30 PM on Tuesday, July 6, 1993 at the Ballena Bay Yacht Club. Board meetings are normally held on the second Tuesday of each month.



A Response to last month's letter to the editor:

Dear Mr. Flaherty:

I just received the June issue of Dockside, in which a letter to the editor asks for an alternative to gas blowers. I am writing because not only am I a homeowner at Ballona Bay, but also the owner of a landscaping and maintenance company.

What homeowners are generally not aware of is the value gas blowers. They are an immense time saver as well as a necessary tool for thorough cleaning of walkways, (especially aggregate) and planter beds.

What this means to us as homeowners is that if Sundance is not allowed to use their blowers the cost will be to us, either as a higher monthly fee, less efficient debris removal, or less time allowed for other necessary maintenance chores.

The "noise" factor is really only a few minutes a week to each home. As far as "pollution and blowing leaves around", the purpose of these blowers, if used correctly, is to blow dust and leaves into a pile that can be hauled away rather than repeatedly being blown around by the wind. It would be to our advantage to ensure that Sundance is in fact using them correctly.

I believe that the benefits of these blowers far outweigh the disadvantages.

Sincerely, Susan Gross Owner, Suma Landscaping

CC: Jeff Frankel, Sundance Landscaping

Susan: Thanks for your well reasoned response - Ed.

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

President - Robert Flaherty, 410 Tideway Drive, 748-0600
Vice President - Carl Wohltmann, 406 Tideway Drive, 814-0568, Chairman - Waterside Maintenance
Vice President - Bob Konyon, 1213 Ballona Boulevard, 521-6376, Chairman - Landside Maintenance
Treasurer - Marshall Perry, 451 Cole Ballona, 523-9977, Chairman - Finance, Insurance, Home Maintenance & Architecture
Secretary - Beverly Partridge, 429 Cole Ballona, 865-2574, Chair - Neighborhood Communications
Manager - Rich Noble, Noble Community Management, PO Box 1216, Alameda, CA 94501, 865-3003 (24hr)
Editor of At Dockside - Jeff Frankel, 352 Tideway Drive, 769-6097

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



At Dockside - Special Edition

July, 1993



Neighborhood Watch



Tideway 300 Holds First Neighborhood Watch Meetings

The residents of the 300 block of Tideway drive held their first Neighborhood Watch meeting earlier this month. At the meeting, Officer Rose Fuentes of the Alameda Police Department gave a presentation which was followed by a lively discussion.

Neighborhood Watch signs are up all along the 300 block of Tideway Drive and along the West channel. To get signs for your block, hold a Neighborhood Watch meeting. Rose will issue signs and stickers as soon as your first meeting is held. Here are some of the ways discussed at the meeting to protect your home and family:

Cooperation=Safety

Neighborhood Watch is neighbors watching out for one another. It's as simple as that.

Call 911!

The message that Rose had to give us was very clear and specific. If you see anything suspicious, call 911. Many crimes go unreported because witnesses are just not sure of what is going on and don't want to burden the system with too many calls. This, as Rose pointed out, is a false economy. Crime prevention is always cheaper in terms of lives, property, and police effort than dealing with the aftermath of a crime.

Out at night?

If you are out at night, you may want to take a mace course or obtain an audible personal alarm (screamer). Rose recommends the latter because there is no way for anyone to use the alarm against you which can happen with mace.

Outside Lighting

Did you know that burglary is a crime of opportunity and that your chances of being burglarized are reduced by almost half if you have outside lighting burning all night? Did you know that outside lighting is cheap to buy and operate if you use compact florescent bulbs in conjunction with dusk to dawn timers, electric eyes, or motion sensors? If you are not currently maintaining outside lighting we urge you to remedy this today! If you need help in choosing or installing lighting, call me (Jeff Frankel). I'll be glad to tell you about what Pat and I have done.

The bulbs we use are OSRAM Dulux 7 watt bulbs. These bulbs fit in our standard fixtures, are as bright as a 40 watt bulb, last for three years, and use less than 1 cent per day per bulb to operate all night. You can buy them from Real Goods Trading company as stock number 36-111 for about \$26.00 each. While this sounds like a lot of money, the total cost to operate one of these bulbs including bulb replacement and electricity (assuming 12 hours of operation per day), is \$12.32 per year as opposed to \$25.40 per year for a 40 watt conventional bulb. Over a three year period, you'll replace conventional bulbs almost 18 times while your first florescent bulb will keep on burning.



Alarm Systems

The police recommend an audible type residential alarm system. That is, one with the bell on the outside of the house. Make sure that any system is installed by a reputable company. Make sure that you know how to use the system properly to minimize false alarms. Tell your neighbors after it has been installed. Ask them to call 911 whenever they hear it go off.

Dead Bolts & Doors

Every outside door should be equipped with a deadbolt that will extend at least 1 inch into the door jamb. All strike plates should be secured with long screws so that your doors can't be kicked-in, in spite of the deadbolt. All outside doors should be made of solid wood.

Windows & Sliding Glass

If you live with open windows (as we all do), make sure that you never leave them open more than 3" at night and when you are not in the house. If you do leave windows open during these times, make sure that there is a way to lock these windows in the 3" open position. Sliding glass doors should be equipped with two locks; one on the jamb and one along the bottom rail. Windows that are within reach of any outside door should be made of a shatter-proof material. Otherwise, one can break the window and reach in to unlock your door.

Garage Doors

Does your home include a door to the garage? If so, treat this door like any other outside door. (Dead bolt it!) Don't leave your garage door opener on the visor of your car. It is an easy matter for thieves to break into your car, take the garage door opener and your address (from the registration) and clean you out when you're not home.

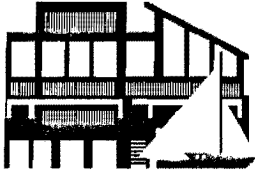
Next Steps

- If you haven't yet had a Neighborhood Watch meeting, schedule it now. It only requires a few households to get together. Call Bev Partridge at 865-2574 for the name of your block captain.

- If your outdoor lighting and other security items are not in order as discussed, get them fixed today. A little effort today may save a lot of heartache tomorrow.

BBTA BBQ - August 22
Please R.S.V.P. to
Ann Kenyon and let her
know how many people
will be attending from your
home. - Thanks!





At Dockside

September, 1993

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

Ballena Bay Annual Picnic

By Ann Kenyon

The annual picnic held on Sunday, August 22nd was a huge success. The weather was beautiful and we had a great turnout for the event. The chefs served almost 100 people. The food was fabulous and as usual there was lots leftovers for people to take home. Special thanks to all of you who brought your favorite dishes - you did a super job!

The success of the event was due to all the wonderful people that volunteered to help. The chefs that prepared the steak, chicken, ribs, and hot links were Jim Neil (Big Boss Chef), Bob Kenyon, Gary Flanigan, Merl Peters, and Carl Wohltmann. Bartenders for the day were Dr. John Vickery and Bob DesCombes. Roaming photographers included Mary Neil and Ruth Masonck. Eloise Lillywhite did an excellent job ensuring that everyone wore a name tag and also had their picture taken for the door prize drawings. Phyllis McGrew did an outstanding job on table decorations (complete with plastic ants). Many wonderful door prizes were donated by residents and the results of the drawing are as follows:

Prize

Cocktail Cruise
Cocktail Cruise
Dinner for Two
Sail on the Bay
Life Ring
2 Bottles Champagne
Whale's Tale Certificate
Day of Salmon Fishing
Cruise Around Ballena Isle

Donated By

Bob & Beverly Partridge
Jeff Frankel & Pat Corrigan
Jim & Mary Neil
Terry & Patty Klaus
Bob & Ann Kenyon
Ray & Eloise Lillywhite
Bob & Willie Flaherty
Merl & Mariko Peters
Archie & Ida Stone


Won By

Merl & Mariko Peters
????
Sally Tonningsen
Gary & Jen Flanigan
Sergio & Marcia Gerin
Phil & Alison Braverman & ???
Phyllis McGrew
Carl & Cinda Wohltmann
Assorted Youth

Many thanks to all those who donated prizes. And last but not least -thanks to all the picnic committee members for their enthusiasm, time and their labor. They are: Jim and Mary Neil, Phyllis McGrew, Gary & Jennifer Flanigan, Ruth Masonck, Beverly Partridge, Bob Kenyon, and Carl Wohltmann.

P.S. I still have 2 serving pieces at my house - a slotted spoon with orange handle and a serving knife.

P.P.S. We unfortunately did not keep track of who won Jeff & Pat's cocktail cruise or the second bottle of champagne.

Recipients should call the donors: Ray & Eloise at 521-2045, Jeff & Pat at 769-6097. 



Chefs from left to right: Jim Neil, Carl Wohltmann, Gary Flanigan, Bob Kenyon, Merl Peters.

Classifieds

Homeowners and residents may place non-commercial advertising here. Call Jeff Frankel at 769-6097.

Next Board Meeting

The September board of directors meeting will be held at 7:30 PM on Tuesday, September 14, 1993 at the Ballena Bay Yacht Club. Board meetings are normally held on the second Tuesday of each month.




Obituary

Archie Stone

We've lost a good neighbor in Dee Mills of 320 Tideway Drive, who died on August 28th. She is survived by her husband Bill, sisters Bea Myers and Jo Mason, and daughter Darlene Shiley.

Former Chief Secretary of the Alameda police department, and in retirement capable deck hand and partner to her husband, commercial fisherman and ex Alameda policeman, Dee will be sorely missed.


Private services were held on August 30 at the Alameda funeral Chapel of the Greer Family Mortuary. In lieu of flowers, donations to the Alzheimer Association are preferred. 

Tideway Cleanup

Jeff Frankel


At the July board of directors meeting, Lee Manter (304 Tideway) complained about the use of our turn-around area at the end of Tideway Drive as a lover's lane and drinking site. At the meeting, Lee obtained permission from the board to begin a general clean-up of the area. Lee & Rhonda worked with Sundance to get all of the weeds and a couple of overgrown trees cut down. Then, Lee and I installed two new high pressure sodium vapor lamps that really light up the night. Since these

changes, use of the area as a nighttime hangout has all but ceased and the litter that formerly required clean-up twice a week is now scarcely in evidence. Thanks to Lee and Rhonda (residents, not owners) for their community spirit.

P.S. Please join Pat and I in wishing Rhonda and Lee a wonderful life together. They will be married on September 25th. 

"Preliminary Notice"

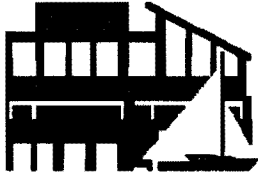
Jeff Frankel

If you received a form via certified mail from Construction Notice Services, you may disregard it. These forms have to do with the re-roofing currently be carried out on some of our homes. Rich Noble informs me that your receipt of this form is not an indication that any disputes have arisen. He further assured me that we require releases from our contractors before payment in order that we do not get drawn into possible disputes between contractors that we hire and their sub-contractors. 

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

President - Robert Flaherty, 410 Tideway Drive, 748-0600
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 - Marshall Perry, 451 Cola Ballena, 523-9977, Chairman - Finance, Insurance, Home Maintenance & Architecture
Secretary - Beverly Partridge, 429 Cola Ballena, 865-2574, Chair - Neighborhood Communications
Manager - Rich Noble, Noble Community Management, PO Box 1216, Alameda, CA 94501, 865-3003 (24hr)
Editor of At Docksider - Jeff Frankel, 352 Tideway Drive, 769-6097

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



At Dockside

October, 1993

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

Election Special

The Annual BETA Board of Directors Election and Homeowner's Meeting will be held at the Ballena Bay Yacht Club on Tuesday, October 12, 1993 at 7:30 pm.

Why Vote As a homeowner in our association, you control the composition of your Board of Directors. Assuming everybody votes, each vote controls 1.2% of the electoral power. By the same token, if you don't vote, you give up the chance to influence the course of events in this community through the election process (at least for a year).

How to Vote Attend the meeting and cast your vote, or if you can't attend, give your proxy to a homeowner who will be attending the meeting and whose judgment you trust.

When in doubt, send a proxy! If you have any doubts about attending and casting your vote, give your proxy to a fellow homeowner as suggested above. If you do attend, you may vote in person, revoking your proxy.

See you there!

Boat Stickers Act Repealed (Sort of)

The requirement to purchase and display the federal recreational boat user fee stickers has been dropped for all vessels under 37' in length. If your boat is under 37' in length, as of October 1, 1993, you may remove the old sticker.

For those of you with 37' or larger boats, the fee is still in effect. The stickers are purchased on an annual basis and expire on December 31 of the year for which they are purchased. You will not receive a renewal notice so, it is up to you to order a new sticker each year. The fee schedule is as follows:

<u>Vessel Length</u>	<u>Fee</u>
0' to 36'	No Fee - no requirement
37' to 40'	\$50
40' & larger	\$100

You may order stickers by calling (800) 848-2100. Have your Visa or MasterCard ready.



At Dockside


November, 1993

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

New Board

Please make welcome our BBTA board of directors for 1993-1994 who are:

<u>Office</u>	<u>Board Member</u>	<u>Committee Chair</u>	<u>Telephone</u>
President	Jeff Frankel	Neighborhood communications	769-6097
Vice President	Mary Neil	Landside Maintenance	865-8722
Vice President	Archie Stone	Waterside Maintenance	865-2243
Secretary	Gary Flanigan	Home Maintenance & Architecture	523-4734
Treasurer	Mel Schwartz	Finance & Insurance	522-3266

The new board was elected at the October 12 general membership meeting by unanimous acclaim of the homeowners represented in person and by proxy. Homeowners and residents are urged to volunteer to work on a committee by calling the committee chairperson. 

New Year's Day 1994

The people of Alameda have been enjoying the New Year's Day tradition of boating around the island for many many years. They could stop at one or all five of the yacht clubs on the island for a variety of food and libations. It's a great event and we've enjoyed it several years with friends on various sizes of boats.

Since we have our own smaller island, we thought it would be great to start a new tradition of a small boat cruise (aka dinghies) around Ballena Bay Island. Since tides and draw bridges are not a factor, we can set our own time schedule. For those of you who do not own a boat, we will have an onshore walking tour.

Continued on Page 2

Classifieds

2 Computers: One 386-25 PC and one Macintosh Iici. Amount of memory, hard disks and other equipment at your option. Priced to move - I'm upgrading to Macintosh 840 AV. Jeff Frankel - 769-6097.

Homeowners and residents may place non-commercial advertising here. Call Jeff Frankel at 769-6097.


Next Board Meeting

The November board of directors meeting will be held at 7:30 PM on Tuesday, November 9, 1993 at the Ballena Bay Yacht Club. Board meetings are normally held on the second Tuesday of each month.




Continued from Page 1


Rather than stopping at yacht clubs, we'll be stopping at various homes for New Year's Day food and drink.

There are several of us who plan to start this tradition. If you and your family are interested, give Jim and Mary a call at 865-8722. 


Photos Wanted

WANTED: PHOTOS OF ANY OF OUR BBTA ANNUAL BAR-B-QUES FOR OUR NEW PHOTO ALBUM. Please contact Ruth Masonek - 865-7068. 

A Call For Articles

Got a boating story? Letter to the Editor? Picture of the grand-kids or pets? How about your holiday recipies? We'll publish nearly anything of a non-commercial nature which is in reasonable taste. Call 769-6097. 

Lock your Dinghies!

Gus Chronis reports that his 3.3 HP Johnson outboard motor was stolen from his dock last month. Gus reminds us all not to take security for granted - lock outboard motors to dinghies and lock dinghies to your dock. Don't forget to lock up your larger boats too! 

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	Jeff Frankel	Neighborhood communications	769-6097
Vice President	Mary Neil	Landside Maintenance	865-8722
Vice President	Archie Stone	Waterside Maintenance	865-2243
Secretary	Gary Flanigan	Home Maintenance & Architecture	523-4734
Treasurer	Mel Schwartz	Finance & Insurance	522-3266
Manager - Rich Noble, Noble Community Management, PO Box 1216, Alameda, CA 94501, 865-3003			

Got something to say? Do it in At Dockside. (Call Jeff Frankel - Editor - 769-6097)



At Dockside




Protecting property values and the quality of life in Ballena Bay - December 1993

Welcome!


Please make welcome our new neighbors:

Christopher, Dianne, Stephenne & Nathaniel Penn - 465 Cola Ballena.

Rich & susan Christie
416 Cola Ballena

John & Nancy Moore
300 Tideway Drive 

Board Meeting Agenda

Want to know what will be discussed at the next board meeting? Turn to page 2 to find out. 

Committee Volunteers

The board would like to thank the following homeowners and residents who have volunteered to serve on this year's BBTA committees:

Neighborhood Communications
Ida Stone - Refreshments Chair


Water Side
Jim Neal, John Moore and Bob Partridge

Home Maintenance & Architecture
Jim Ehrlich, Ann Kenyon and Carl Wohltmann


Land Side

Ruth Masonek, Bev Partridge and Jack Coker.

We have attached an outline of the functions and responsibilities of each committee to this issue of AT Dockside.

P.S. We are still looking for an Ace Reporter for At Dockside. If we don't find one, Jeff Frankel will have to keep reprinting the article about compact florescent bulbs. 

Holiday Wishes

The board would like to extend its best wishes for this holiday season to all of our Homeowners and residents, and to their families near and far. 

Classifieds

Wanted: Ace Reporter, apply: At Dockside - Jeff Frankel 769-6097

Homeowners and residents may place non-commercial advertising here. Call Jeff Frankel at 769-6097.

Next Board Meeting

The December board of directors meeting will be held at 7:30 PM on Tuesday, December 14, 1993 at the Ballena Bay Yacht Club. Board meetings are normally held on the second Tuesday of each month.



December Board Meeting Agenda

In order to keep our homeowners and residents better informed about what your board is doing, we will include preliminary agenda information for the next board of director's meeting in At DockWritten whenever possible. So far, for December, the following items have been scheduled in addition to the usual reports:

Correspondence

Letters from Ernest Langbein, 302 Tideway Drive requesting consideration relative to possible movement of piling.

Letter from John F. Buono, 1237 Ballena Blvd. regarding persistent garage roof leak (See Mgr.'s Report).

Letter from Richard Fong of the Law Firm of Fong & Fong regarding proposed notices relative to California Civil Code sections 1354 and 1363 (I).

Letter from Association's insurance agent Andrew T. Duncan regarding a summary of insurance for BBTA

New Business

Consideration of a switch to coupon books rather than sending a monthly billing for dues assessment.

Old Business

Consideration of two proposed Board policy Resolutions (93-1 & 93-2) relative to "Rules For Storage In The Common Area" and "Rules Governing Changes In Arrangement of Docks".

Further consideration of Architectural Committee Guidelines and request form.

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	Jeff Frankel	Neighborhood communications	769-6097
Vice President	Mary Neil	Landside Maintenance	865-8722
Vice President	Archie Stone	Waterside Maintenance	865-2243
Secretary	Gary Flanigan	Home Maintenance & Architecture	523-4734
Treasurer	Mel Schwartz	Finance & Insurance	522-3266
Manager - Rich Noble, Noble Community Management, PO Box 1216, Alameda, CA 94501, 865-3003			

Got something to say? Do it in At Dockside. (Call Jeff Frankel - Editor - 769-6097)