

AT DOCKSIDE

JANUARY 5, 1996



12 DECEMBER 1995

DATELINE: BALLENA BAY

It was a dark and stormy night. Torrential rains and whipping winds provided a descant to the breakers on the wave maze. No lights showed from the looming buildings that hugged the turgid canal. 6:00 a.m. An alarm sounded. Now What?

Visually scouring the dark turbulent waters rushing past, DinghyMan (and woman) perceived a ghostly form floating past the rain streaked window. Could it be? Was it...? A form floating face down simmered indistinctly past.

DinghyMan (and woman) to the rescue! Donning heavy-weather masks, capes and tights, they flew to MagicDinghy (known locally as the Ardent Seal) and roared out of their secret slip. Would they be in time? Could they save the mysterious form helplessly afloat in the Ballena Canal?

The wind was terrifying; the rain unrelenting. Currents buffeted MagicDinghy as DinghyMan (and woman) cautiously approached the storm victim. Would they be in time? Could they save this pale, lifeless form? Would there be a struggle?

BBTA Helpline

BBTA Management: Rich Noble
Noble Community Management
PO Box 1216, Alameda, CA 94501
510-865-3033
Use above address for correspondence
to the association.

President - John Moore 865-7580
1st Vice Pres. - Lee Manter 865-7260
2nd Vice Pres. - Julie Wiard 523-8702
Treasurer - Jeff Frankel 769-6097
Secretary - Linda Kopps 769-0140

DATLINE BALLENA BAY CONTINUED

The wave maze appeared menacingly ahead. Had it caught the Floater before it could slip through to open water? Waves broke wildly over the outer breakwall; darkness and driving rain made visibility impossible. DinghyMan (and woman) throttled back and waited for *something* to subside. Could they get close enough for rescue without jeopardizing MagicDinghy?

Uncoiling a line, MagicDinghy (and woman) slowly approached the white form. It was dead in the water, trapped by the shiny black tentacles of the wave maze. Were they too late?

A lull, a cast, a loop, a knot! DinghyMan (and woman) had it in tow! Shearing off the wave maze, MagicDinghy roared back the way it came, slicing through the dark before dawn. At the slip they eased the form alongside. Just as they thought! She was battered but alive! DinghyMan (and woman) had saved the day!

LOST & FOUND: One small boat hull found in the recent storm by mild-mannered Ballena Bay residents.

Thanks to these mild-mannered Ballena Bay residents, The boat was safely returned to its rightful owners! Now that's the kind of great things this small community does for each other!!

FUN WAS HAD BY ALL!!

New Years Day was a total success!! It was the biggest group yet for the Around Ballena Island Cruise. It was reported that there were nearly 70 people participating this year.

Thank s to the work that Jim & Mary Neil put into finding host houses and co-hosts everyone had a great time.

We started off at Archie Stone's for Clam Chowder, then to Dave & Julie Wiard's for Ramos Fizzes and Bloody Marys, around the Island to Jason & Linda Kopps for chili with the trimmings, next to Phil & Alison Braverman for those FAMOUS grilled sausages, and finally to Sally Tonningsen's for some Internationally acclaimed desserts.

We hope that next year will be as much of a success as this year!

Thank you again to all who hosted and co-hosted this event!! Without you we would not be living in Paradise as we all witnessed along with the weather that joined us for this gleeful event!!

ADVERTISING FOR THE COMMUNITY DIRECTORY

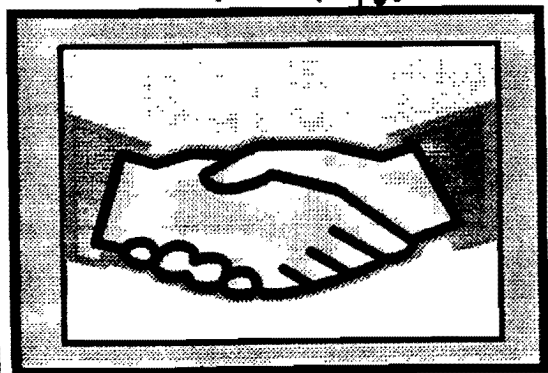
The prices for advertising in the Community Directory will be as follows:

- 1/4 page \$50.00
- 1/2 page \$100.00
- Full page \$175.00

The Ads will be from businesses from around the area and will help defer the cost of printing throughout the year.

Anyone interested please contact Julie Wiard or put proposals in 308 Tideway Drive mailbox.

Happy New Year





At Dockside

Protecting property values and the quality of life in Ballena Bay - January 1996 Mark II

Happy New Year!

President's Message

What a way to start off the New Year! It's hard to imagine a better New Year's day: clear skies, sunshine, being with friends and neighbors and especially attending the third annual BBTA New Year's Day Waterside Brunch.

This has got to be one of the most decadent events of the year. This year's event was attended by at least 60 people. We traveled from house-to-house, by water, eating, drinking and conversing along the way.

It started at Archie Stone's with his famous clam chowder, we then proceeded to Dave and Julie for fizzes and Bloody Mary's. Then, we all re-boarded our water crafts to make the annual Around-the-Island trek, destination the Kopp's home for their award winning chili. After appro-

Classifieds

Homeowners and residents may place non-commercial advertising here. Call Jennifer Flanigan @ 523-4734

Sail Boat

Coronado C15, 15 foot, center board, trapeze 2 sets of sails, fast and fun. Call John 865-7580 or Jeff 769-6097, Asking \$1,750.

Row Boat


Built by Tito, fiberglass, about 12 ft. floatation. Call Pat Hays 523-0611 Asking \$1,500 for the boat and \$250 for the trailer.

Wanted Petite Baby Grand Piano

Call Jim or Mary Neil 865-8722

priate libation, we voyaged over to the Braverman's for the finest selection of sausages I've ever seen. The last stop was made at Sally's where tables of cookies and fine pastries were enjoyed along with gourmet coffee.

The net result: had a great day and got to know more of my neighbors, while at the same time only gaining ten pounds!

My thanks and appreciation to all of our neighbors who volunteered their time and homes to make this brunch one of the best! Special thanks to Jim and Mary Neil who not only organized this event, but began its tradition three years ago. 

Storm Damage 1995

Dock Committee

December's storm was a good one with winds well into the 70 mph range. Our facilities weathered the storm fairly well. We did have some roof and dock damage.

Continued on Page 2

Next Board Meeting

The January board of directors meetings (see agenda on Page 4) will be held at 7:30 PM on Tuesday, January 9, 1996 at the Ballena Bay Yacht Club. Meetings are normally held on the second Tuesday of each month.



Storm - Continued from Page 1


The roof damage consisted of some shingles being blown off and water intrusion. My skylight was blown off the flat portion of the roof, but was found not to have been secured in the first place. With the roofing program scheduled for 1996, our roofs should weather future storms well.

Several docks were damaged primarily on the south side of the Island on Cola Ballena. Repairs have been made or are currently underway.

Unfortunately, some of the damage could have been mitigated with better storm preparation.

Our dock contractor noted that many of the larger, high freeboard vessels were tied to the docks with short, tight breast or bow and stern lines. This causes tremendous stress on the dock whalers as the boat and the dock move in the waves up and down in opposition. Several dock structural members were broken in this last storm.

In order to avoid such damage in the future, we need to better storm secure our larger vessels. These large vessels must be secured with long spring lines, crossed fore and aft lines and very loose breast lines (if used). The longer the lines, the more stretch, the better. This allows the boat and docks to move independently without breaking boat or dock parts.


We expect to have a guide published in the next Dockside to further describe this issue. In the meantime, please make sure your dock lines are loose and your boat able to move freely within the dock space with spring lines. 

Winter is here - Don't forget to change your furnace filters.

A message from Jim & Mary Neil

We celebrated New Year's Day in traditional style.....

In 1994, we started this event with 39 neighbors participating. It was so much fun, we decided to continue it, and in 1995 we had 47 neighbors join us. Word got around this is a great way to start a new year and this year we had a total of 65 neighbors enjoy the great food, drinks and camaraderie!!

Accolades for our third annual New Year's Day "Around Ballena Island" should be shared by many....our hosts and co-hosts, our water-taxi's, and to each of you for attending and taking care to make this a very special, safe and enjoyable day of fun at Ballena Bay. 

Let's Get Healthy!

How many times have you made your New Year's exercise resolutions only to drop out after some time because it's boring? The following list of activities have been going on for some time and can provide an opportunity to exercise with friends or make new friends. If you have a particular interest, contact the person listed or if you would like to start an activity, contact Julie Dent at 523-8702 and we will publish the activity in the next Dockside.

Biking

Peter Shay - 4:30 a.m. daily around the Island, meet at the Bridge. Pete usually rides (about 5-10 miles) solo, but would welcome anyone with a bike and a light.

Walking

Tom Williams 337-0510, Jeff Frankel 769-6097 - 5:45 a.m. daily walk around the Island, meet at Bridge (about 3-1/2 miles).

Patty Corrigan 769-1899 - 6:45 a.m. daily walk around the Island, meet at Bridge (about 3-1/2 miles).

Continued on Page 3



Health- Continued from Page 2

Rowing or Paddling

John Moore, 865-7580 6:30 a.m. daily row around Island or out to center buoy (2 to 5 miles), meet at Tideway Wave Maze.

Tennis


Call Pete Shay, our tennis professional. 337-1853

Sailing

Have a boat, need a crew?, Want to crew? Call Julie Dent 523-8702

Nearby Resources

Positive Strokes rowing lessons and shells for rent, call Walt at 523-9713

Club Nautique sailing lessons and sail boards for charter, call David at 865-4700 

Community Directory

The 1996 BBTA community directory is going to print soon. Don't forget to return your update form to Julie Dent.

If you have a business and would like to place advertising in the directory, here are the rates:


1/4 Page \$50.00

1/2 Page \$100


Full Page \$175



Volunteers Wanted

John Moore is looking for a few good neighbors to help him with general inspection and maintenance of the waterside facilities. The pay is not that good but you can keep anything you can scrape off the floats. Call John at 865-7580. 

No Wake!

The Waterside committee is looking into posting 5 MPH/No Wake Zone signs along our channel. If you have comments, please attend the January 8 Board meeting or contact John Moore at 865-7580. 

**This Space Reserved
For Your Next Article
Call Julie Dent at
523-8702**



Summary of the November Board of Directors Meeting*

1. Approval of October minutes.
2. Committee chairpersons announced - (see masthead at the bottom of this page).
3. Edward Riback CPA, was selected to perform the 1995 BBTA audit and tax preparation.
4. Insurance coverage was expanded to include replacement of items that must be upgraded due to changes in the building code.
5. The Board moved to accept the court's judgment and pursue collection of the court's mandated award to the Association in the matter of BBTA v. Roger.

*There was no December meeting - a copy of the minutes of the December meeting may be obtained at no charge by calling Noble Community Management at 865-3003

January Board of Directors Meeting Agenda

Approval of December minutes

Manager's, Officer's and Committee Reports

Resident's Time

New Business - Consideration of "No Wake" postings

Old Business - Insurance coverage for building code revisions, review landscape maintenance bids.

Got some news? Call Julie Dent, At Dockside's
Editor in Chief @ 523-8702

BBTA Board of Directors

President	John Moore	Waterside Maintenance	865-7580
Vice President	Lee Manter	Architectual & Landside	865-7260
Vice President	Julie Dent	Neighborhood Communications	523-8702
Secretary	Linda Kopps	Landscape	769-0140
Treasurer	Jeff Frankel	Finance, Insurance & Legal	769-6097
Manager - Rich Noble, Noble Community Management, PO Box 1216, Alameda, CA 94501, 865-3003			

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 - Julie Dent, Editor

AT DOCKSIDE

MARCH 12, 1996

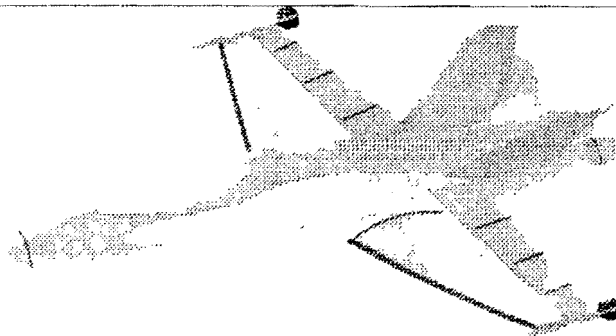
PRESIDENT'S MESSAGE

What a season for storms. If you have any damage, please report it to Rich Noble at (510) 865-3003.

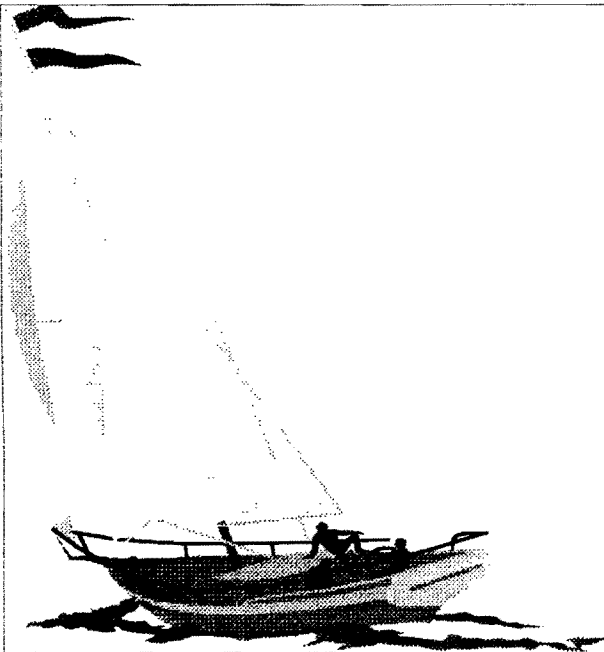
With spring just around the corner, it's time when those house projects you've been putting off come to mind. Please remember to get the approval of the BBTA before your house projects get started. Also, without the Boards' approval, the city of Alameda will not issue a permit for the work being done.

In the future we will be having guest speakers at the Board meetings. Some of the topics to be discussed will be Airport noise and expansion, someone from the SPCA to discuss the feral cat situation, and a member of the Alameda Fire Department to help with a disaster plan in case of emergencies. The board feels that these topics are beneficial to everyone and hope you do too. So come and join us. The dates will be announced in upcoming issues of the Dockside.

Thank you,
John



**JOIN YOUR
NEIGHBORS
AT THIS MONTHS BOARD MEETING
MARCH 12TH @ 7:30 PM
AT THE BALLENA BAY YACHT CLUB
FOR A
GUEST SPEAKER FROM THE
PORT OF OAKLAND!!
THE TOPICS TO BE DISCUSSED ARE
AIRPORT NOISE
&
EXPANSION**



LETTER FROM THE EDITOR

A question was asked of me the other day that I thought might be of interest to all of you. The question was whether or not we are allowed to post Political signs on our houses.

After doing some research in the C C & R's, I came up with my answer. That answer is not without written consent of the BBTA. Now please let me tell you why.

My answer is based on Article XI, Section 1, Paragraph E of the C C & R's. It states that the display of signs of any kind are not permitted in the windows, on the homes, or on the lawn, EXCEPT a for sale or for rent sign without written consent of the Association.

Thanks,
Julie

Classifieds

Homeowners and residents may place non-commercial advertising here. Call Julie Wiard @ 523-8702.

Sail Boat

Coronado C15, 15 foot, center board, trapeze, 2 sets of sails, fast & fun. Call John 865-7580 or Jeff 769-6097, asking \$1500.

Juicer

Omega Fruit & Vegetable Juicer, brand new, NEVER USED, asking \$150, call John or Nancy 865-7580.

35 ft. Sloop

C&C Mark III 1984, Great ocean fast cruiser. Radar, Loran, GPS, stereo, propane stove/oven, full set of North Sails, life sling, MOM, B&G instruments, auto pilot, Bimini, Dodger, Halon, loaded. \$59,000. Call John 865-7580.

Planting Soil

Yours for the taking, west end of Tideway Drive.

Dinghy

Inflatable boat & motor. Make offer. Call John 865-7580

**Got some news?
Call Julie Wiard
At Dockside
Editor in Chief
523-8702**

Summary of the February Board of Directors Meeting*

1. Approval of January minutes.
2. The Annual Financial Statement as submitted by Edward Riback, CPA was accepted.

* A copy of the minutes of the February meeting may be obtained at no charge by calling Noble Community Management at 865-3003.

March Board of Directors Meeting Agenda

Guest Speaker s from the Port of Oakland.

Approval of February minutes.

Manager's, Officer's and committee Reports.

Resident's Time

New Business

Old Business

BBTA Board of Directors

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Treasurer	Jeff Frankel	Finance, Insurance & Legal	769-6097

Manager - Rich Noble

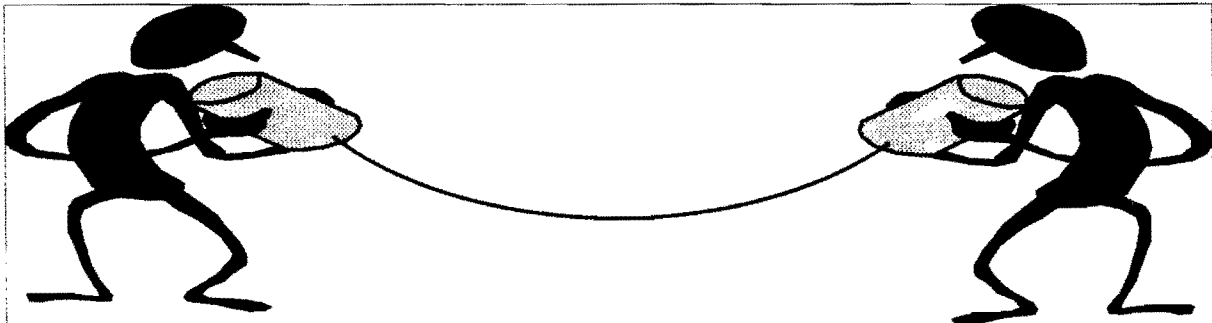
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Alameda, CA 94501

(510) 865-3003

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AT DOCKSIDE

APRIL 9, 1996



**HAPPY
EASTER
EVERYONE!!**

Landside Maintenance

Some of you may have noticed that we have a new landscaping company. It is Suma Landscaping.

Linda Kopps, along with her committee, put out several surveys to different landscaping companies, and found that Suma Landscaping was reasonably priced and had great references.

Suma Landscaping started their contract in March. We would like to welcome them and compliment them on the job they are doing so far.

**Come on out
and join your
fellow neighbors at
the monthly
BBTA Board Meeting!
April 9th @ 7:30 PM
Ballena Bay Yacht Club**

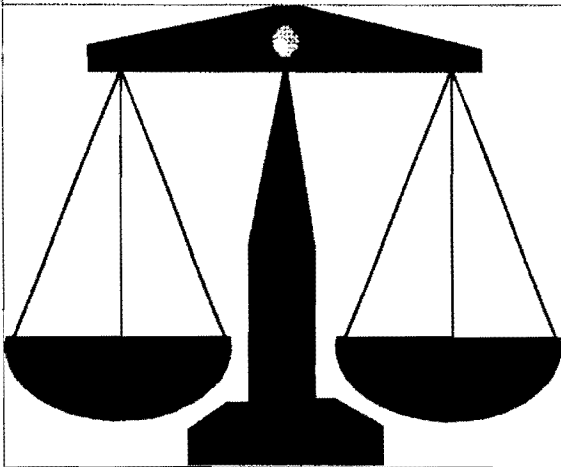
NEIGHBORHOOD WATCH PROGRAM

As you may know, Ballena Bay homeowners belong to the Alameda Neighborhood Watch Program. Through the Alameda Crime Prevention Unit there are several services offered such as:

Home Security Surveys
Business Security Surveys
Neighborhood Watch
Tours
Holiday Safety
Senior Safety
Personal Safety
Vehicle Safety

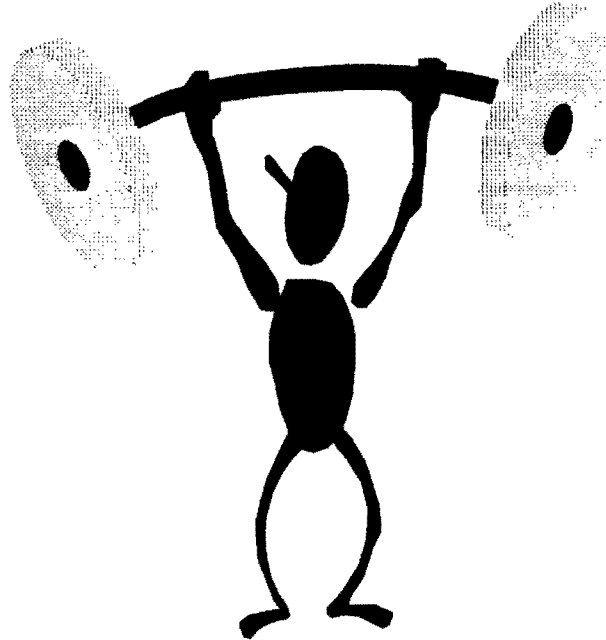
If you would like to schedule a meeting with one of these or another topic, call 748-4685.

If you would like to share in these meetings with other members of the Community, please notify Julie Wiard at 523-8702 so a flyer can be sent to the block participating.



Classifieds

Homeowners and residents may place non-commercial advertising here. Call Julie Wiard @ 523-8702



GET HEALTHY

Biking

Peter Shay- 4:30 a.m. daily around the Island, meet at the Bridge. Pete usually rides (about 5-10 miles) solo, but would welcome anyone with a bike and a light.

Walking

Tom Williams 337-0510, **Jeff Frankel** 769-6097 - 5:45 a.m. daily walk around the Island, meet at Bridge (about 3 1/2 miles)

Patty Corrigan 769-1899 - 6:45 a.m. daily walk around the Island, meet at Bridge (about 3 1/2 miles)

Rowing

John Moore 865-7580 - 6:30 a.m. daily row around the Island or out to center buoy (2 - 5 miles), meet at Tideway Wave Maze.

April Board of Directors Meeting Agenda

Approval of March minutes

Manager's Officer's and Committee Reports

Resident's Time

New Business - Review request for roofing bids

Old Business - none

**Got some news? Call Julie Wiard, At Dockside's
Editor in Chief @ 523-8702**

BBTA Board of Directors

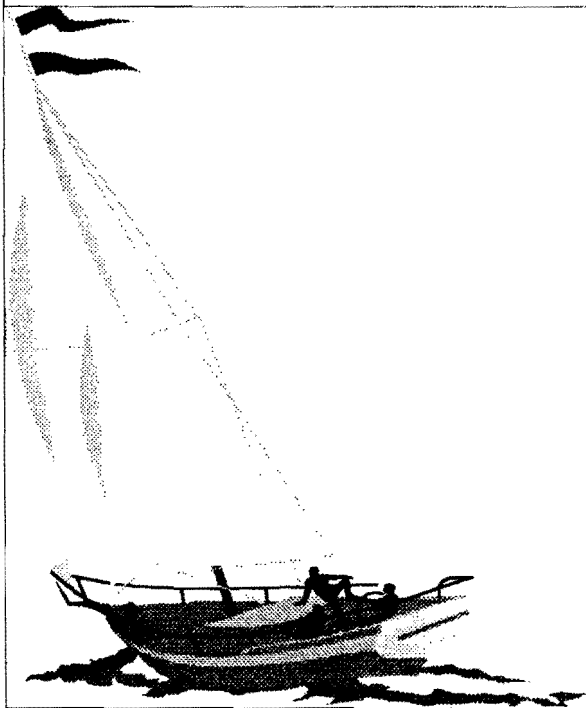
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Manager - Rich Noble, Noble Community Management

PO Box 1216

Alameda, CA 94501

865-3003



**Congratulations to
John Moore and his crew
on their 1st Place finish
in the Straits of Georgia Race
out of the
Vancouver Yacht Club!!**

John & Nancy Moore recently purchased a J-130 sailboat that they named Break-ing Wind and is currently in Vancouver, Canada. Ballena Bay will be graced with her presence sometime in May. Stay tuned for her adventures.

AT DOCKSIDE

MAY 14TH, 1996

PRESIDENT'S MESSAGE

There is no question about spring being here at Ballena Bay. Along with spring, most of us get the urge to plant, clean, build, remodel or in some other way get a little more creative.

As a reminder, before you begin any exterior changes to your townhome, remember our CC&R's require Architectural/Board approval for any exterior changes to your home. Failure to get such approval can be a costly backstep for your project and a hassle for the Association.

Our roofing program is moving forward this month. Those homes scheduled for roof replacement will be announced next Tuesday at our Board meeting and owners will be contacted by the contractor to coordinate the replacement.

Storm damage repair bids are expected back Friday, May 10, and we hope to award the contract at the Tuesday Board meeting.



**Come on out
and join your
fellow neighbors at
the monthly
BBTA Board Meeting!
May 14th @ 7:30 PM
Ballena Bay Yacht Club**

President's Message cont.

As a feature at this Board meeting, we will be introducing Ballena Bay's new Harbor Master, Jack Bolander and his wife Dorothy.

Last month we had two young men dressed in black attempt to steal one of our homeowner's boats. Fortunately they were detected and driven off. As a result of this, we have secured our common area gates and fences. We are arranging for the Alameda Police Department to speak to us at a future Board meeting on the Neighborhood Watch Program and ways we can better protect our property now that summer is coming.

Finally, be aware that the flashing navigation light at the north end of the wave maze is presently not operating. We expect to have it back in operation within 30 days.

As a final note, we are expected to have the dock repair barge out of the neighborhood by the end of May! We know that every Homeowner has had the displeasure of having it reside behind their homes for two to three months at a time.

On behalf of the Board and all the Ballena residents, I thank each of you for the kind patience and long suffering that each of you endured during our dock repair program.

Hope to see each of you at our Tuesday Board Meeting.

Thank you,

John

Farewell to a Friend

Virginia Fowler, a 20-year resident of 408 Tideway Drive, died peacefully Sunday morning, May 15th, 1996 at the home of her daughter, Bobbie Bono, where she has lived for the past 2 years.

Despite her long battle with debilitating arthritis, which kept her pretty much house-bound, Virginia maintained a quick wit, an amazingly entertaining and alert mind and a delightful sense of humor right to the end. I shall miss her as will all her friends in Ballena Bay.

Audrey Ehrlich

May Board of Directors Meeting Agenda

Approval of March minutes

Manager's Officer's and Committee Reports

Resident's Time

New Business - Review request for roofing bids

Old Business - none

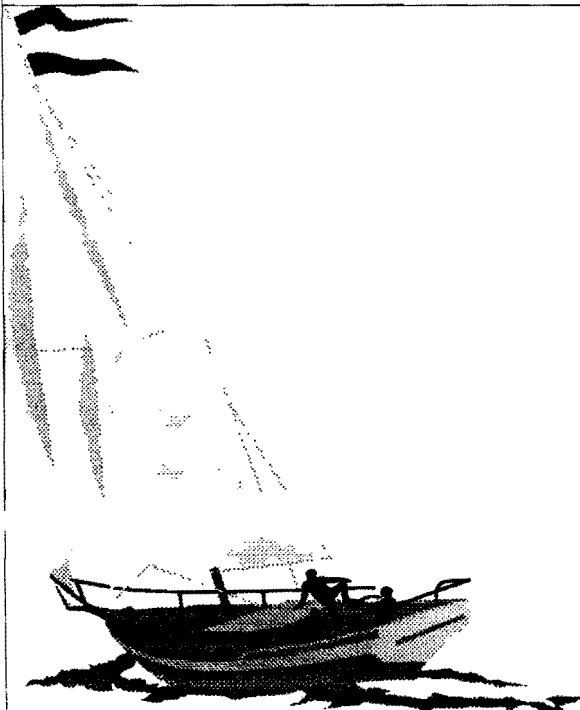
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Manager - Rich Noble, Noble Community Management

PO Box 1216
Alameda, CA 94501
865-3003



**CONGRATULATIONS
ARE IN ORDER TO
JIM & MARY NEIL
ON THE PURCHASE OF
THEIR NEW BOAT!!!**

**BREAK'N WIND
JOHN & NANCY MOORE'S NEW
J-130
WILL BE HERE THIS WEEKEND!!**

Two Chipman 8th Graders Save Duck

On April 21st, two young boys noticed a duck squawking from a storm drain in front of 421 Cola Ballena. Those boys were Vincent Bird & Jason Dunning, who live in the nearby neighborhoods.

Ed Clancy, of 423 Cola Ballena, curious as to what the boys were doing near his home for so long, came out to see what they were up to. After the boys explained the problem, all three set out to rescue the duck. They took the manhole cover off so that both the Chipman 8th graders could climb down into the storm drain and retrieve the duck. After the duck was rescued, the manhole cover was replaced and the duck sent on it's merry little way.

Thank you to Vincent, Jason and Mr. Clancy for helping out our little neighborhood friends!!

Thanks to Ed Clancy for contributing this information and letting all of us know that today's youth do care what happens around them, even though they don't always show it!!



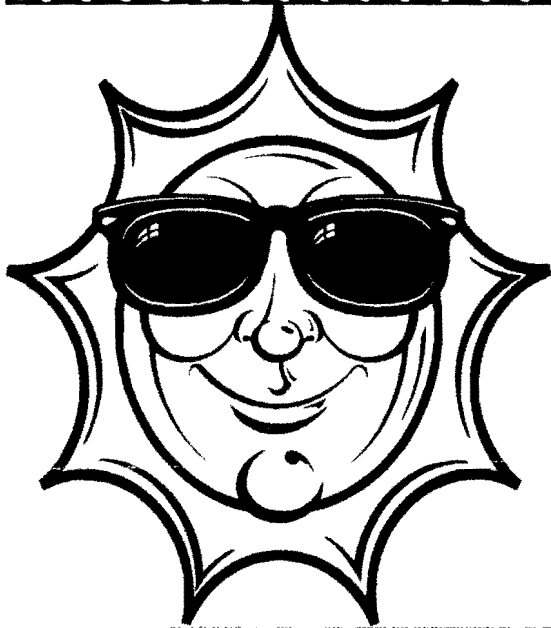
NOTICE!!!

**It has been brought to the attention of
Linda Kopps
Landscape Committee
Chairperson
that people are
changing the timers
for the sprinkling
system.**

**Please contact
Rich Noble
before doing so @
865-3003**

AT DOCKSIDE

JUNE 11, 1996



JUST A REMINDER!!

**Saturday, June 15th
is our neighborhood
garage sale.**

Starting at 9:00 AM

**Come out and see
what treasures await you!!!!**

**Come on out
and join your
fellow neighbors at
the monthly
BBTA Board Meeting!
June 11th @ 7:30 PM
Ballena Bay Yacht Club**

Earthquake Preparedness

Are you prepared for an earthquake? If you think the answer is yes, I hope you are.

One thing to look at is your water heater. Make sure it is properly anchored to the wall to prevent it falling over.

If you have questions concerning some earthquake preparedness issues, you can call P G & E for some guidelines on safety with your major appliances. The pamphlet you want to ask for is Gas & Electric safety in your Home.

For more safety tips, call your local fire department.

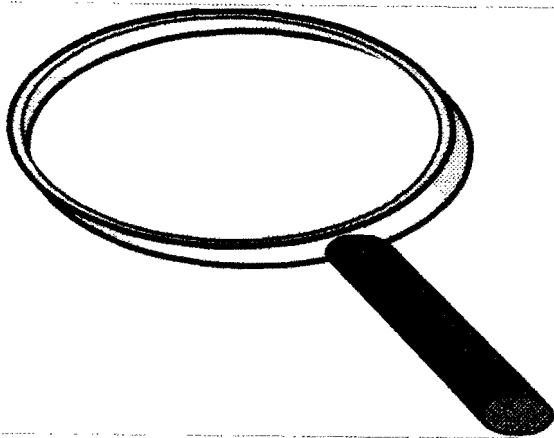
NEIGHBORHOOD WATCH PROGRAM Classifieds

As you may know, Ballena Bay homeowners belong to the Alameda Neighborhood Watch Program. Through the Alameda Crime Prevention Unit there are several services offered such as:

- Home Security Surveys
- Business Security Surveys
- Neighborhood Watch Tours
- Holiday Safety
- Senior Safety
- Personal Safety
- Vehicle Safety

If you would like to schedule a meeting with one of these or another topic, call 748-4685.

If you would like to share in these meetings with other members of the Community, please notify Julie Wiard at 523-8702 so a flyer can be sent to the block participating.



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Rowing

John Moore 865-7580 - 6:30 a.m. daily row around the Island or out to center buoy (2 - 5 miles), meet at Tideway Wave Maze.

June Board of Directors Meeting Agenda

Approval of May minutes

Manager's Officer's and Committee Reports

Resident's Time

New Business - none

Old Business - none

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Editor in Chief @ 523-8702**

BBTA Board of Directors

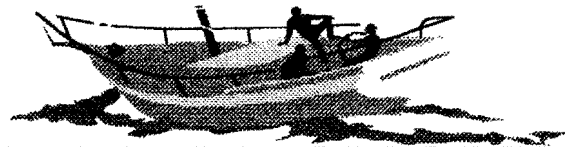
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Manager - Rich Noble, Noble Community Management

PO Box 1216
Alameda, CA 94501
865-3003

**Your ad or
article could
be here!!**

**Please submit ANY
interesting tidbits
to Julie Wiard
@ 308 Tideway Drive**



AT DOCKSIDE

AUGUST 13, 1996

HazMat Disposal

by Jim Ehrlich

For those who don't know of it, Alameda County provides a free disposal service for household hazardous waste. It is one of the most efficient of government services and we can now get rid of all (or nearly all) of that awful stuff that has accumulated in our garages and under the kitchen sinks. They will accept all kinds of paints, thinners, caustics, glues, petroleum products (including gasoline, diesel and motor oil), most pesticides, batteries, etc.. There are some things that they will not take, such as radioactive materials, medical waste or explosives. Special arrangements can be made for asbestos, compressed gas and a few other items.

Presently, the nearest facility is located in Hayward;

**Come on out
and join your
fellow neighbors at
the monthly
BBTA Board Meeting!
August 13th @ 7:30 PM
Ballena Bay Yacht Club**

President's Message

It's been a great summer and we haven't even gotten to our Indian Summer yet! Two events yet to come include our Home owner Annual meeting and our annual picnic; be sure to put them on your calendar.

There are several long range issues your board will be dealing with over the next few months. I am bringing them to your attention because of their significance to each of us as homeowners and to ask for your input at a meeting, in a note or telephone call.

Up till now the association has always anticipated the risk of earthquake damage through the purchase Earthquake Insurance. We recently received renewal premium quotes of approximately \$200,000 per year. If we are to continue the coverage, we would either have to increase

August Board of Directors Meeting Agenda

Approval of July minutes

Manager's Officer's and Committee Reports

Resident's Time

New Business - none

Old Business - none

**Got some news? Call Julie Wiard, At Dockside's
Editor in Chief @ 523-8702**

BBTA Board of Directors

President	John Moore	Waterside Maintenance	865-7580
Vice President	Lee Manter	Architectural & Landside	865-7260
Vice President	Julie Wiard	Neighborhood Communications	523-8702
Secretary	Linda Kopps	Landscape	769-0140
Treasurer	Jeff Frankel	Finance, Insurance & Legal	769-6097

Manager - Rich Noble, Noble Community Management

PO Box 1216
Alameda, CA 94501
865-3003

however, a brand new high-tech center has been built in Oakland just over the Park Street bridge. The latest projected opening date is sometime in September, although there have been a number of postponements so far.

The service is by appointment only. To make an appointment or to request additional information call 1-800-606-6606.

**Your ad or
article could
be here!!**

**Please submit ANY
interesting tidbits
to Julie Wiard
@ 308 Tideway Drive**

President's Message cont.

our dues by \$200 per month or have an annual assessment of \$2500 per home. There are alternatives such as partial coverage or having a seismic engineer review our townhome construction to determine if there are points of construction that could be retrofitted to reduce the damage in an earthquake. We will have an insurance agent at this Tuesday meeting and a seismic engineer at the September meeting.

Our docks and landings represent our second most expensive asset. Our latest low water survey shows that at least 60% of the head float are going aground on negative tides. This seems to be a result of silting and the fact that when the channel was dredged in the past, only the center channel was dredged. Nothing was removed from below the docks. At low tides the docks go aground, placing destructive stress on the whalers, floats, and pilings. In order to avoid a never ending costly maintenance program, we need to address the root cause of the Dock System problems. We have started the permit process for the underdock and channel dredging. I will have more information for you on this issue over the next several months.

As mentioned at our last meeting, we have approximately \$100,000 of storm repair on the south side of the island from last year's storms. Our insurance carrier has had engineering survey made of the damage and we await their response on their estimate of insurance coverage.

This year's roofing renewal has begun and is expected to be completed by October. Those of you who are on this year's schedule should have been notified by Lee Manter. We have also asked the contractor to notify homeowners two days in advance of construction. We have engaged a roof consultant who is preparing several details to which the new roofs will be modified to improve drainage and longevity.

The landscape committee expects to have their plan for Ballena Blvd. completed and work to begin in October. The design is similar to the work completed last year on Cola Ballena and Tideway streets.

Regretfully, Linda Kopps who has served as landscape committee chairperson and board member this year will be relocating to Southern California with her husband Jason and son Grant. She will be missed and I thank her for her cheerful participation in our association.

Corinne Osiki has agreed to serve the remainder of Linda's term on the board. Corinne and her husband Sigi own the Whale's Tail Restaurant. I've known Corinne for almost 20 years. She is a tireless worker and a wonderful resource. We are fortunate to have her on our board. Please welcome her.

JOHN

WANTED: A FEW GOOD BOARD MEMBERS!!

October starts a new operating year for the Association with a changing of the guard. Each board member serves a maximum of two years.

The quality of our Association and neighborhood is in part dependent upon the quality of our Board. Serving on the board or one of its committees is a wonderful way to make a difference in our property values and it's fun.

There are 80 families in our association; several have already served on the board, but the majority have not. Please consider becoming more involved in our community. We will begin seeking nominations next month. It's not a great time commitment but it's an important one. Call me @ 865-7580; I'd be happy to provide more details.

JOHN

AT DOCKSIDE

SEPTEMBER 10, 1996

**Come on out
and join your
fellow neighbors at
the monthly
BBTA Board Meeting!
September 10th @ 7:30 PM
Ballena Bay Yacht Club**

A FEW GOOD PEOPLE!

Living in a townhome Association under a set of Covenants, Conditions, and Restrictions (CC&R's) to which every homeowner agrees to abide by when their home is purchased can be a delight. Conversely it can be a nightmare if the association business is not properly conducted. The success or failure depends on having a good board of directors and a good association manager who serves at the pleasure of the board. Rich Noble as manager has been with us

PRESIDENT'S MESSAGE

It's September and another associations year is coming to an end. It seems like a lot has happened during these two years I've served on our board:

A 100 year storm which caused \$100,000 in Dock damage, a court ruling upholding our CC&R's regarding common exterior paint colors, repair of our sinking wave maze, ending of a 6 month contract for dock repair that went on for 3 years, the beginning of a roof refurbishment program and plans completed for the final phase of our landscape renewal program.

The one issue that has my attention today is the earthquake issue. Although I've been told that most associations do not have this type of coverage, we have had it for the past 4 years. As of August, we no longer have earthquake coverage. The premium quoted increased to \$200,000 per year. We have requested proposals from several insurance companies with the same results.

At the annual meeting we will discuss and vote upon the various options available to us. Although there may be others, I see the following options:

- Buying the insurance and increasing the dues.
- Having an engineering assessment made of seismic structural quality of our buildings.

September Board of Directors Meeting Agenda

Approval of August minutes

Manager's Officer's and Committee Reports

Resident's Time

New Business - Nominations for new Board members

Old Business - none

**Got some news? Call Julie Wiard, At Dockside's
Editor in Chief @ 523-8702**

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865-3003

(Continued from page 1)

- If the assessment shows the need, make certain seismic retrofits to increase our ability to withstand seismic forces without structural damage.

- Do nothing and carry no earthquake insurance's many associations do.

It should also be noted that the homeowner not the association is responsible for the structural underpiling such as the piles, beams, joists and framing of our townhomes.

In order for us to be well informed to make such a decision, I have secured a set of plans for our townhomes and have asked a seismic structural engineer, Phil Damato, to review the plans and give us a brief overview of our seismic vulnerabilities, if any, at our next board meeting this Tuesday. I recommend you attend as the more we know about our homes, the better decisions we can make.

See you Tuesday!!

John

**Your ad or
article could
be here!!**

**Please submit
ANY
interesting
tidbits to
Julie Wiard @
308 Tideway Dr.**

(Continued from page 1)

A FEW GOOD PEOPLE!

for 5 years and is doing a fine job.

Our board is elected every year at our annual Homeowners meeting on the second Tuesday in October. Each member of the board serves a one year term and if re-elected can serve one additional consecutive year. There are several committees which are also very important to the well being of our Association: Landscape, Architectural, Dockside, Communications, Finance, and Nominations. Each committee plays an important role in the quality of our association and needs resident's participation.

The Nomination Committee during the month will be soliciting candidates for the board and the committees. Please consider this opportunity to help direct and be a part of our community. If you are interested call Jeff Frankel @ 769-6097. If you want to just talk regarding the duties, the time required, or have other questions, give me a call @ 865-7580. Although this is my second and last year of term on the board, I plan to still be a part of the committees.

Hope to see each of you at the Annual Meeting!

John

ANNUAL PICNIC A SUCCESS!!

THE BOARD WOULD LIKE TO THANK ALL WHO HELPED AT THE ANNUAL ASSOCIATION PICNIC!! BRIAN & TONI LEYDA DID A GREAT JOB, ALONG WITH THE OTHERS THAT SERVED ON THE PICNIC COMMITTEE WITH THEM.

THIS YEAR THE PICNIC WAS HELD AT THE END OF COLA BALLENA. IT WAS MORE THAN PERFECT WEATHER TO HAVE A NEIGHBORLY GATHERING. THE APPETIZERS, COCKTAILS, MAIN COURSE, AND HOSPITALITY WERE SPECTACULAR AS USUAL.

WE WOULD ALSO LIKE TO THANK EVERYONE WHO JOINED IN ON THIS WONDERFUL EVENT! WE HOPE YOU WILL ALL JOIN US



AT DOCKSIDE

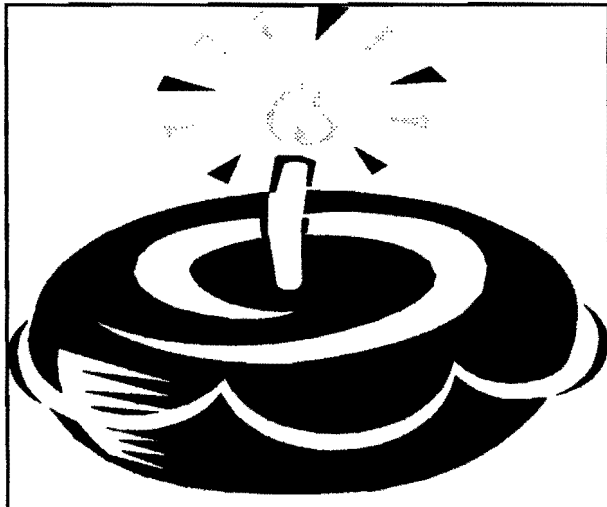
OCTOBER 8, 1996

Hear Ye! Hear Ye!

**Come on out
and join your
fellow neighbors at
the Annual
BBTA Board Meeting!
October 8th @ 7:30 PM
Ballena Bay Yacht Club**

Happy 81st Birthday!

Robert Descombes of 425 Cola Ballena, celebrated his 81st birthday on September 18th by riding Mt. Diablo for the 31st time. Congratulations Robert!! I am excited to hear what your 28nd birth-



October Board of Directors Meeting Agenda

Approval of September minutes

Manager's Officer's and Committee Reports

Resident's Time

New Business - Election of new Board members

Old Business - none

If you would like a copy of the minutes to the Board Meeting, contact Rich Noble at 865-3003 to have them sent to you.

BBTA Board of Directors

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AT DOCKSIDE

November 11, 1996

Ballena Bay Townhouse Association Community Newsletter

New Board Members Ready To Serve

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November Board of Directors Meeting Agenda

Please see attachment.

Committee Heads Prepare For Busy Year

Election night, Ballena Bay Yacht Club. After elections were held and the refreshment table had been cleared, our newly elected board members each selected a committee to head. The following is a brief synopsis of each Board Member's plans for their area of interest.

Home Maintenance and Architectural Committee - Lee Manter

Lee is tackling his second year at the head of the H.M.A. committee. He is a proponent of well documented standards and procedures for the maintenance of our physical plant. Lee believes in fostering the volunteer spirit to protect and beautify our neighborhood as well as to keep our dues under control. You can find him practicing what he preaches, painting curbs, monitoring for litter bugs, loiterers and other potential problems. If you too would like to help out, please contact Lee or any board member.

Water Side Maintenance -Jeff Frankel

President Jeff Frankel is our other returning board member from last year. He has served on many previous boards and last year he served as our Treasurer. Jeff will oversee the maintenance of stairs, ramps, landings and docks. The first order of business will be the latest dock related storm damage. He says there is one more section of Tideway and one on Ballena Blvd to be done. There are also a few pilings on Ballena Blvd. to be addressed. Jeff and John Moore had to attend to a recent emergency when a piling broke off at

the Klaus dock at 401 Cola Ballena.

Finance, Insurance and Legal -Gary Flanigan

Gary did not serve on last year's board, but he is an experienced former board member. Gary says:

As treasurer of the Association and chair of the committee on Finance, Insurance, and Legal affairs, I have the following goals for the coming year:

- 1) Maintain the safety of our financial assets and the integrity of our financial reporting and work to make our regular financial reporting more understandable to the homeowners.
- 2) Insure that we have adequate insurance coverage at a reasonable cost, and monitor the developing situation with regard to earthquake insurance in the hope that such coverage might once again become cost-effective for the BBTA.
- 3) Try to limit our legal costs by avoiding litigation wherever possible, while protecting the Association's interests as necessary.

Neighborhood Communications -Lori Sullivan

Lori is our novice board member, but she has cared about the development since 1973, when she moved to Ballena Bay with the Sullivan family to 332 Tideway Drive. Here is what she would like to see happen with communications.

I plan on using At Dockside as a tool to inform each member of all of our Association happenings. It was decided at the last meeting to distribute the draft copy of the minutes from the previous meeting every month. Now homeowners will not have to request a copy from management. I will publish a calendar of events for board meetings, committee meetings, neighborhood watch information, garage sales, garbage pick-up days, volunteer days etc. I will help create a schedule of any Association work

AT DOCKSIDE

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Published Monthly before each board meeting

Printing and paper costs provided by the Sullivan's

Submissions to :

Lori Sullivan: Neighborhood Communications.
 334 Tideway Drive 337-0265
 fax 522-2002
 E-mail laurels@telis.org

that is to be done. This will let homeowners know where they stand on the list for roofs, siding etc.

One of my favorite sections will undoubtedly be Meet Your Neighbors. Ballena Bay has so many interesting people living here and I hope to help you meet as many of them as possible. I would love to get articles or article ideas from all of you.

Focus on Issues will be an important column to watch. Next month I will publish a Point-Counterpoint debate over increasing or holding the line on our Association Dues.

I will also provide a Residents Time section. I would like to encourage everyone to send us your ideas and thoughts on our Association and to hear what you like and don't like. Or you may wish to comment on board meetings or what you read in this newsletter. If you want to send letters anonymously, that's O.K.

Land side Maintenance

-Mary Neil

Welcome back former board member Mary Neil. Mary has agreed to helm the Land side committee once again. She was the guiding force on the most recent landscaping renovation.

Mary has already met with her committee members this term. Next up is Ballena Blvd. Most of the work will be finished before the holidays this year. The committee will be meeting with Ballena Blvd homeowners soon to let them know what is being planned. Mary also welcomes any comments and/or questions. Drop her a note at her home (1223 Ballena Blvd) and she will contact you.

Board Members Debate Dues

Board members have spent a lot of time debating the 1997 budget. At stake is the annual dues assessment. Since board members went round and round, the ones that argued their point-counterpoint have offered to share their paper trail of memo writing and debate with homeowners in next month's At Dockside. No one is taking this issue lightly. The vote will take place at the Tuesday November 12th board meeting at 7:30 p.m. at the Ballena Bay

Yacht Club.

Pelican Pete Seeks Volunteers

**Project: Street cleaning.
Saturday, Nov. 16th 7:30 am.**

Tideway Drive is one of our two private streets & receives no city street cleaning. Please volunteer an hour of your time to clean the 300 & 400 blocks. Wear gloves and meet at 300 Tideway. Next month the broom brigade will tackle Cola Ballena. Thanks!

Jeff Frankel Receives Ida Stone Award

October 8, 1996 Ballena Bay Yacht Club

Jeff Frankel was awarded the second annual Ida Stone Memorial Award for his diligent work for the Association. Our outgoing Treasurer accepted the plaque from President John Moore amidst much applause.

Jeff is continuing to work hard on behalf of us all. He was re-elected to the board and is now serving as President.

Thanks Nancy Moore!

Just a quick note to let Nancy Moore know how much the board and residents who attended board meetings last year appreciate her for her work and kindness in providing us all with refreshments. The annual meeting fruit juices were wonderful!

New Year's Day Around The Island

Get ready for the Third Annual New Year's Day Around Ballena Bay Island! Please look for an upcoming flyer. Respond to the Neil's by December 1, 1996. This is a fun event!

1997 BBTA Directory In Progress

Please fill out the attached form for the coming edition of the Ballena Bay Townhouse Association directory. Please return to Lori Sullivan 334 Tideway Drive by 12/01/96. Drop in the mail slot or call with info. 337-0265. If the previous

edition information is still correct, you do not need to respond. Thanks.

Let There Be Light - Please!

By Lee Manter

Edison (our yellow lab named in honor of Thomas) has reminded me 'tis the season to change the time on all clocks including the outside lighting time-clocks as well. I've just had occasion to replace a neighbor's time-clock mechanism that had burnt out. Many of yours are in the same boat.

Jeff Frankel has been telling us for years about the cost saving advantages of the fluorescent lamps that fit inside the existing small white globes (Phillips SLS15). Yeah, yeah, yeah, they cost a bit more up front, but mine has lasted for 3+ years and for 15 watts of juice you get 75 watts of output!

The replacement time-clock motor from Home Depot is an Intermatic #T101M(M is for mechanism only) \$36.25 and 8 minutes can have you back on-line with dependable security lighting. As an added benefit, you'll be able to install those fashionable red & green bulbs during the Christmas season!

Since Edison and I are at Home Depot twice a week, perhaps we can pickup one of these replacements for you. Please feel free to call and let me come over and swap out the time-clock mechanism. We could even get more industrious by making the existing time-clock enclosure a junction box, run 8 feet of 14/3 BX to an outside junction box that would house a \$17.00 photocell. This would enable you to never worry about burnt-out time clock mechanisms and power outages again.

For Edison and me, it's a fun project. We want to light up the neighborhood for security purposes and showcase our places in paradise so **do not** hesitate to call!
Lee & Edison Manter: 865-7260

AT DOCKSIDE

December 6, 1996

Ballena Bay Townhouse Association Community Newsletter

Happy Holidays To All!

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AT DOCKSIDE

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Next Board of Directors Meeting is December 10th

Please plan on attending the next board of director's meeting. It will be held at the Ballena Bay Yacht Club at 7:30 P.M.

Everyone is encouraged to attend. Stanley Morrical of Morrical Insurance Services will be at the meeting to discuss the dock coverage and claim issue, as well as earthquake coverage and other insurance issues.

Please see attached Agenda.

Tis The Season...

I hope you and your family had a wonderful Thanksgiving. My favorite part of this season is when the decorative lights go up! This year a few people even put their lights up before Thanksgiving. Some of our neighbors have gone all out. Take a look at the far end of the 300 block of Tideway. There's no lack of cheer there. Some people have exchanged the regular lights on their garage with more festive red and green bulbs. I was debating which was the port side of the house when Julie Wjard explained that it's "red right returning" like when returning to the harbor.

Enjoy those festive strands of lights reflecting in our channel. The season goes much too quick it seems. I hope you all have a great holiday season. ... by Lori Sullivan

November Board Meeting Features Budget Debate

November 12, 1996 *By Lori Sullivan*

If you attended the last Board Meeting you got to hear the highlights of the board member's debate on the budget and whether or not to raise dues. From my vantage point, it seemed like a spirited debate. Homeowners probably got the impression that the board had debated the issue thoroughly beforehand. This is true. The old board presented the incoming

board with a budget. After debating each major category we ended up \$151.00 short. This was after trimming in the areas of landscaping, picnic and printing (both Mary Neil and I offered to do the printing). Legal was raised \$6,000.00.

One side believed a \$5.00 increase was necessary to maintain the physical plant. Some directors believed that \$5.00 was actually too small of an increase. Gary argued that the proposed \$5.00 increase amounted to a dues decrease after inflation. A number of residents said that they did not have a problem with dues being raised \$5.00.

I argued that dues have increased over 22% over the past three years while the CPI has increased 8.19% over the same period. I do not want to see our properties deteriorate. I believe we can schedule quality work in an equitable manner.

During residents time, one homeowner wanted to know what he was getting for paying higher and higher dues. The board has been debating this too. Some argue that we are still paying for deferred maintenance from previous decades. I hope that my contribution will be to help us to quantitate where we are now, regardless of how people feel about the past.

One resident asked about the status of our reserves account. Another resident mentioned that it might be time to do a professional reserve study. This area concerned me too. I went so far as to create an alternate budget and reserve analysis for 1997 and 1998 that took into account the year that each asset was placed into service. This I believed would give us a truer picture of our yearly depreciation. I did this to the best of my ability with the information provided. Additionally, if we begin applying the reserve monies that we do have to specific components of our assets we can actually fully fund a lot of the short term projects that need to be addressed without depleting our reserves. Once we begin funding specific components of our assets, we should allocate money out of our regular assessments for the

annual depreciation of these assets. Unfortunately, I couldn't get my budget ideas out fast enough to discuss with the board members beforehand and we have not revisited this area yet.

Although there was support for both points of view, in the end the vote was cast and the board voted four to one to raise the dues. The one area that the two sides agreed on was the area of accountability. Everyone likes the idea of setting up a database and tracking each bit of work performed on the Association's assets. This will make budgeting and scheduling much easier in the future.

Last month we said that we were going to print the point-counter point paper trail of our debate. In the interest of paper conservation, please contact me if you want to see the text or the budgets and I will gladly provide copies.

Pelican Pete Tidies 300 Block of Tideway

November 16, 1996 *By Lori Sullivan*

The weather cooperated Saturday morning. Volunteers began gathering at the turnaround just after 7:30 A.M. The air was crisp and refreshing. Lee and Rhonda Manter provided most of the tools. Lee edged the iceplant, creating a neat trim. Rhonda scooped up the trim waste and swept the street clean. Julie Linford helped Lee and Rhonda with their tasks. I scooped dog poop out of the iceplant and picked up garbage and cigarette butts. John Moore crawled down to the water line and picked up the garbage from the rocks. We got a lot of encouragement from our neighbors. Strangers strolled by and smiled. One woman gave a thumbs up "all right people!" as she circled the turnaround on her morning jog. An hour later, the street did look better. I felt good for being a part of it. Every bit helps! We'll tackle Cola Ballena next. Please join us if you can. Thanks!

Pelican Pete Seeks Volunteers ... Again!

Project: Street cleaning.

Saturday, Dec. 14th 7:30 am.

Pelican Pete asks for your help in cleaning another one of our streets. Please wear gloves and meet in front of 465 Cola Ballena (at the end by the marina). It really was fun last time! Please join us if

you can. Next month the troops will converge on the 400 Tideway block.

Safe Harbor - Neighborhood Watch

Bev Partridge recently reported on the neighborhood watch program. The program is alive and well and an important resource for the neighborhood. The block captains are Nancy Moore and Pat Corrigan for 300 Tideway, Isabella Foster for Ballena Blvd, Audrey Ehrlich for 400 Tideway and Bev Partridge for Cola Ballena. Please report any problems to them. Use the proper police channels of course, but let them know what's going on. Bev stated that the watch program provides a two way channel for the association and the police. We can notify them of problems and they can in turn keep us informed of issues or situations that could affect us. Thanks to Bev and the Captains!

1997 BBTA Directory In Progress

Many directory forms have already been returned. Thanks for the prompt response. The goal is to get the directory out as early in January 1997 as possible. If you have changes in phone number, address, or name or wish to add a fax number or e-mail address there is still time! Please return the slip to Lori Sullivan 334 Tideway Dr. or just call 337-0265. If last year's information is still correct, you do not need to respond. Thanks again.

Thar She Blows!

Bill Mills was going through some old pictures and wanted to share a bit of Ballena Bay history with all of us. The picture shows a landing under water during a 1982 winter storm! We understand that since the water level was so high a few dock rings came off the pilings - what a mess! Are we prepared? If you have electrical outlets on your landing please identify and label the circuit breaker. Then, if the tide rises to the outlet, shut off the breaker. Thanks for the pictures Bill!

Garbage Pick-Up Day Changed To Tuesday

Rich Noble has informed us that Waste Management has changed the pick-up day at Ballena Bay to Tuesday.

Reminders:

Please drop off any landscape questions or comments to Mary Neil at 1223 Ballena Blvd. Also, there is still time to sign up for the New Year's Day around the island trip!

Please drop off any dockside items to Lori Sullivan at 334 Tideway Drive. Please get them to her by the Wednesday before the board meetings. The next deadline is January 1, 1997.

Garage Sale May 10, 1997

Mark your calendars! The yearly Ballena Bay garage sale will be held on May 10th 1997. Contact host Jeff Frankel if you have any questions/comments. You'll get reminders later on.

Free Trash Pick Up Day?

Waste Management has not yet decided on the date of the annual trash pick up day. It will be mentioned in this newsletter as soon as a date is scheduled.

For Sale:

Outboard Motor - 1987 Mercury 8HP, low hours - service records avail. Used mostly around Ballena Bay. Runs Great! Asking \$600.00

Call Jon Walker 521-0581

Bike - 18" 6-speed, red diamond back, prototype for Schwinn. One of the fastest kid's bikes in the neighborhood. Great for ages 7 to 14 years - or a short adult! Excellent condition. Asking \$75.00.

Call Jon Allen Walker, Jr. 521-0581

Ballena Blvd Landscape Renovation

The landscaping committee and the board of directors have decided to wait until January 1997 to do the landscaping of Ballena Blvd. By moving the date and doing it all at once, the Association will save \$1,000.00.

The landscaping committee has also just completed a successful tree trimming project. Nice work!