

At Dockside

Protecting property values and the quality of life in Ballena Bay - January 1999

Sixth Annual New Year's Day Celebration

Mary Neil

A beautiful, cold, crisp, sunny day welcomed 47 Ballena Bay neighbors and friends as we traveled by boat or walked from home to home enjoying the hospitality of neighbors. Our stops along the way included 326 Tideway for the best clam chowder provided by Archie Stone.



Archie Stone tends his famous clam chowder which kicked-off the day's celebrations.

1223 Ballena Blvd. for grilled sausages, fizzes, and mimosas courtesy of Jim & Mary Neil, Ed and Isobella Foster, and Bob & Ann Kenyon.

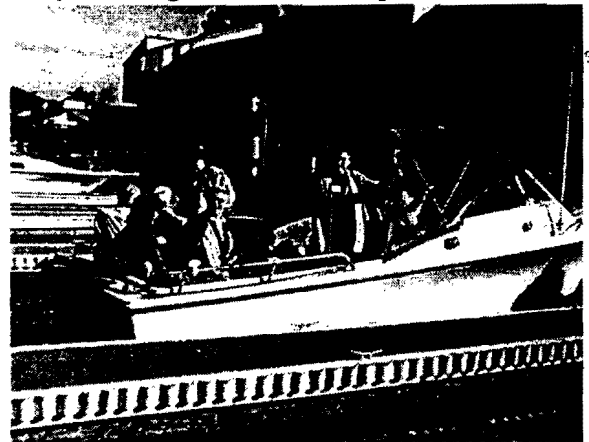
352 Tideway for quesadillas, chili, and margaritas provided by Jeff Frankel, Patti Corrigan. Gary &




Even the wildlife got into the act!

Jennifer Flanigan, Stan & Susan Brody, and John & Nancy Moore.

443 Cola Ballena for deserts you dream about, thanks to Sally Touningson & Dave Chapman.



Party goes aboard the Cafe Bonito prepare to shove off for the next stop.

Special thanks to each of our hosts and co-hosts who volunteered their time and opened their homes to make this such a fabulous day. It should be noted, too, that many of them paid for all their own expenses. Being with friends and neighbors and enjoying delicious food, drink, and conversation is what makes the quality of life so wonderful at Ballena Bay....Happy 1999! 



At Dockside - January 1999

Next Board Meeting

The next Board meeting will be held on Thursday, January 21, 1999 at 7:30 PM at the Ballena Bay Yacht Club.

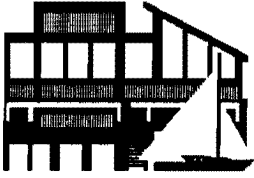
For letters to the board or to report needed repairs, contact:

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

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Susan Frank	1209 Ballena Blvd	521-5303	2 nd VP	Landside & Architectural
Bruce Smith	310 Tideway Drive	769-8330	Secretary	Landscape
Bob Kenyon	1213 Ballena Blvd.	521-6376	Treasurer	Finance, Legal, & Insurance

At Dockside: Editing, Reporting, Production - Jeff Frankel (I'd love some help)



At Dockside

Protecting property values and the quality of life in Ballena Bay - June 1999

NOW WE REALLY ARE "BALLENA" BAY!



From Left to right - Stinky, John Moore, Stan Brody, Dick Bacigalupi, Jeff Frankel, Onlooker

By Scoop Flanigan

Sometime last Thursday, a twenty-eight foot dead gray whale washed up on the rock wall near 300 Tideway Drive. The operative word here is "dead", as that's how its presence became known to this reporter as I left my house for work that morning. Sniffing the air as I walked out to the driveway, I thought, "Hmmm, must be a really low tide." Those closer to the end of the block were having a little more difficulty with air quality and soon phone calls were being placed to various agencies as to how to appropriately deal with our deceased mammal.

The Navy decided there was no threat to national security, so declined to intervene. The Coast Guard decided that no waterway passage was impeded, and wished us well. Vector Control and the Health Department informed us of some potential threatening bacteria, which we believed unquestioningly and with each passing hour. There was talk of a crane to lift the carcass free, and a suggestion of utilizing a tugboat, both costly alternatives. The problem was, we were told, that the animal was dead. (As if we didn't know it.) If it were alive, tons of agencies would have stepped in to help, but there just existed no agency to clean up and cart away dead mammals.

Enter the "Dead Whale Detail." A plan was hatched by members of this group on Friday night in the City over cocktails (the best plans always are!) to wait for high tide (noon on Saturday), and maneuver the dead animal further out into the bay, as, by this time, someone was pricing gas masks. Saturday noon found the ETI (pronounced eee-tie) manned by Capt. John Moore and first mate Stan Brody, and the Cafe Bonito manned by Capt. Jeff Frankel and first mate Gary Flanigan, gunning their motors and heading for the smelly rockwall area. On shore, with perhaps the toughest assignment, was new neighbor Dick Bagicalupi, who was assigned the task of roping the whale. The plan was for one craft to secure a line around the middle of the carcass and for the other boat to secure a line around the tail to tow the animal off the rocks, with Dick guiding it and making sure it did not get further wedged in.

After a half hour of figuring out the very best direction for the boats to tow it, and after a slight hitch when the line supposedly secured around the whale's midsection turned out to be not secured at all, the whale was freed at 12:40 PDT to a round of cheers




Cafe Bonito With Whale in Tow

from those on shore. It was hauled to a safe and distant area off shore, secured to an anchor attached to a buoy and a flashing light was affixed. The Alameda Police Department gave some great support in the form of three squad cars, a motorcycle policeman and their Harbor Patrol boat, in case any "Friends of Dead Gray Whales" decided to protest the haulaway. (My understanding is that members of this group suffer from severe nasal blockage.)

Coverage of the whale event was reported on KGO-TV on their Friday night news broadcast. There was also an article in the Oakland Times on Saturday morning.

As with all the best and most successful of our efforts here at dear Ballena Bay, this was a group effort. Svendsen's donated the line used by the boats to tow the whale away from shore. Trident Marine hauled the whale out to sea at 9:00 A.M. the following Monday morning. Many folks made many calls to many agencies.

Suffice it to say that we're all breathing a bit easier now that the Whale is a story and no longer a visitor and, to the whale itself—R.I.P. 


Board Moves to Solve Dock Problems

As most of you are aware, our dock systems are in poor repair and have reached the end of their useful life. We have tried patching and repairing them over the last few years and have spent considerable sums in the process.

The 20-year plan published with the 1999 budget calls for the abandonment of dock repairs in favor of replacement. However, funding this plan out of the regular assessment will take 13 years. Our docks are failing faster than they will be replaced under this plan.

Weak from age, our docks are being broken up by the flexing of the dock fingers at low tide when many of the head-floats go aground. At the last extreme low tide on June 14, John Moore surveyed the docks and found that all but 4 of the head-floats were aground. It is clear that no comprehensive dock replacement program will be of much value without dredging to create clearance for head-floats at low-tide.

At the May Homeowner's Association Meeting, the Board moved to explore the possibility of financing a comprehensive replacement program either through conventional bank financing, through homeowner investment, or a combination, with the loan(s) being paid off through assessments. It is hoped that the money saved by contracting for the entire job at once will offset the interest incurred in a financing.

This is a fairly long-term project the planning for which may consume the next 12 months or so, as the permit process for dredging and the financing are both large undertakings. Comments and volunteers are welcome. Contact Dave Wiard, Jeff Frankel or Rich Noble with either. 


Nature Abounds in Ballena bay

John Moore

This morning while watching the sunrise and having a cup of coffee, I observed a Great Blue Heron expertly glide down and land on our dock. Looking at this giant flying pterodactyl-like creature up close and personal was a real treat.

I then began to think of all the wildlife that we've been privileged to observe here at Ballena Bay. It's always exciting when the herring come into our waterway to spawn. They of course are followed by the stripped bass, which are followed by sea ionic, which are followed by the fisherman, not to mention the dive-bomber pelicans.

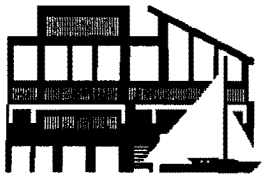
During our stay Nancy and I have seen nesting Great Blue Herons (currently there is a couple with two chicks) in a nest in the large tree by the Partridges house. The chicks are currently undergoing ground training in preparation for their first solo flights.

We've also seen Night Herons, Gulls, Terns, Loons, Cormorants, Scaupps, Mallards, Grebes, Sandpipers, Whimbres, Hawks, Swallows, and of course the ever expanding population of Pigeons. We've observed a variety of land animals including Raccoons, Possums, Rats, Squirrels, and a growing population of Feral Cats. Marine life observed here include: Stingrays, Leopard Sharks, Sand Sharks, Dolphins, Stripped Bass, Halibut, Herring, Perch and just last weekend a 26 foot 12 ton California Gray Whale! Clearly we are blessed with an abundance of Nature here in Ballena. What have you seen lately? 

Next Meeting

The next Meeting of the BBTA Board of Directors will be held at 7:30 PM on Thursday, June 17 at the Ballena Bay Yacht Club.

For letters to the board or to report needed repairs, use this contact information:
Rich Noble, Noble Community Management, PO Box 1216, Alameda, CA 94501, 865-3003



At Docksider

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Hog-Wild @ BBTA Picnic

Saturday, August 28th was the date of BBTA's annual BBTA picnic, this year featuring a Hawaiian theme with a whole roasted pig along and BBQ Chicken. Since pictures are worth a thousand words each, we'll save space here by showing you the good time had by your friends and neighbors. Computer users can view and download these and many other pictures at the address listed below. Please note that the address is broken into two lines to fit in the At Docksider format:

<http://albums.photopoint.com/j/AlbumIndex?u=76558&pw=ballena&a=558991>



Continued on Page 3

Elections This Thursday!

The annual homeowner meeting and election of a new Board of Directors for BBTA will take place this Thursday, September 16, 1999 at 7:30 PM at the Ballena Bay Yacht Club. So far, a slate of five candidates has consented to run for election. Their statements appear below.

To qualify for a position on the Board, you must be a member of the Association e.g. a homeowner in BBTA. While 5 members have put their name in the hat, there is still time to run. To be nominated for a seat on the Board, place yourself or have any member of the Association place your name in nomination during nominations at the annual meeting. You may also submit your name to Rich Noble.

I strongly urge all homeowners to attend the meeting, listen to the candidate statements and Q&A, and vote for the candidates that best represent them. If you can't attend, please fill-out the proxy form on page 4 of this At Docksider give it to a fellow homeowner whom you trust to cast votes in your absence. In alphabetical order, here are the candidate statements:

Richard ("Dick") Bacigalupi

My wife, Wanda, and I became members of the Ballena Bay Townhouse Association following our purchase of No. 1215 Ballena Blvd. last October. Previously, we lived eleven years with our three sons in Walnut Creek, followed by two-years in the Berkeley Hills. After doing our best to disturb our surrounding neighbors with our remodeling, we formally joined

Continued on Page 2



Electon - Continued from Page 1

the community when we moved in last April. I use the term "join" in the literal sense as we feel we have become part of the BBTA community. It has been refreshing to meet so many friendly people with such a variety of interests and backgrounds. Most noticeable is that we all share a common appreciation and pride of our unique lifestyle. Having spent much time and energy remodeling our home, we are looking forward to making No. 1215 our permanent residence for many years to come. As a board member I will do my best to protect the uniqueness of our homes, taking care to consider the short and long term consequences of today's decisions.

I have a financial management background, having served as CFO or Controller for a variety of private and public companies over the past 20 years. Prior to working in private industry, I had obtained my CPA after working four years in public accounting. More importantly, while our dock is now empty, we plan one day to have a boat and perfect our docking skills during an ebb tide and a 15-knot wind.

Michael Brownlee

I see the job of the BBTA Board Member as one of steward and project manager. BBTA is an organization that must execute many projects at once including an annual budget, a dock replacement program, management of the various contractors and relations with the community. If you will allow me to serve, I will bring my talents and project management experience to bear on the problems and projects facing our community.

I have 12 years of mixed experience as a Project Engineer and as a Project Manager. I know how to control the costs, schedules and the performance of projects. My educational background includes a BS in Mechanical Engineering from Penn State.


Gary M. Flanigan

I am the Information Systems Manger for the U.S. Court of Appeals for the 9th circuit. My wife Jennifer and I have lived in Ballena Bay for six years. I have served on the Board four years, including one year as President of the Board. If elected, I look forward to continuing the work of the present board and seeing the waterside plan brought to fruition. Prior to living in Ballena Bay Jennifer and I were residents of San Francisco.

Jeff Frankel

I have lived in Ballena Bay with my wife Pat for the past 11 years. I have served past boards of directors, three times as president. My current employment is as Chief Information Officer of New Horizons Computer Learning Centers. The major task ahead of us for 2000 is to plan and begin to execute a dock replacement program. I've seen lots of positive changes in the community since 1988 and know that such progress is only gained as the result of hard work on the part of the whole community. I pledge my best efforts to help keep the community on the track of sound funding policies and of ever improving maintenance programs.

David Wiard

I have been a resident of BBTA since 1991. As a current member of the board, and Waterside Committee chairman, I am enthusiastic about serving a second term to provide the momentum necessary to keep our major projects on track. Since I moved here I have witnessed tremendous improvements in this unique community. These improvements have resulted from the hard work and determination of previous boards. The next term will require a sustained effort if we are to achieve the goal of a formulating and beginning to execute a comprehensive dock renewal plan. I am a native of the Bay Area, an engineering graduate of UC Berkeley and currently work in sales for an international distributor of manufacturing equipment. I have enjoyed serving your interests and request you support to serve again. 

Picnic - Continued from Page 1





PROXY

Please read the entire Proxy before completing the requested information.

The undersigned hereby appoints _____ of
(Name of appointee)
_____, as proxy of the undersigned, with full power of substitution
(address of appointee)

to vote for and otherwise represent the undersigned at the annual meeting of the members of the Ballena Bay Townhouse Association on September 16, 1999, and any adjournment thereof, with same effect as if the undersigned were present and voting in person. Proxy should be brought to the meeting by the appointee and be registered prior to the start of the meeting. This proxy revokes all prior proxies executed by the undersigned.


Signature of Lot Owner

Date

Printed Name of Lot Owner

Address of Lot Owner

Fishing Tournament Slated for September 18th

The second annual Bill Mills Memorial Salmon Derby will be held on Saturday, September 18, 1999. There will be a trophy, cash prizes and a Salmon BBQ at the Whale's Tail after the tournament. Fees are \$20 for the tournament, \$10 for the BBQ only and free if you provide a boat. For more information or to sign up, contact Leon Persson @ 402 Tideway Drive, 337-9303. 

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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