


At Dockside

Protecting property values and the quality of life in Ballena Bay - May 2000

Dredging Progress

Jeff Frankel

While discussions about the future dock replacement program continue, any dock upgrade or replacement program must begin with a complete cycle of dredging. This dredging is necessary because most of the dock damage we see is caused by headfloats going aground at low tide. We have, in conjunction with the 500 Tideway group, completed a survey indicating that about 12,000 yards of spoils will need to be dredged. The permit process for dredging is underway. Specifically, a dredge spoils sampling plan is going before the DMMO (Dredge Materials Management Office) on Friday, May 24th. If the sampling plan is approved, we will collect samples, have the samples analysed and if no unduly toxic components are found, a permit will be issued. We are moving ahead and should have more news by end of the month.

Meanwhile, if you have dock repair issues, please forward them to Rich Noble, we will do interim repairs as needed. 

Upcoming Events

Community Garage Sale - Saturday, June 24, Contact Merl Peters 748-0641 to participate (See article Page 3)

Bill Mills Memorial Salmon Derby - Saturday, August 19 - Contact Leon Persson 337-9303 to participate.

BBTA Community Picnic - Saturday, September 16 - We need a volunteers now! - Contact Jeff Frankel 769-6097.

SOUTH SEA VOYAGE

The Further Adventures of John and Nancy Moore aboard the Break'n Wind - Scoop Flanigan and John Moore



The Moores somewhere in the South Pacific

We last left John and Nancy in sunny Mexico in Puerto Vallarta. It was here they were dubbed "Capitan Juan Mas and Nancita" by the locals. They, shall we say, lingered here, enjoying 85 degree weather, sunny skies, quesadillas and the local Gigante (Mexico's Costco).

The trans-Pacific trip from Mexico to the Marques Islands took them 19 days during which they covered 3200 miles. They encountered their first adventure ten

Continued on Page 2

Next Meeting

The next Meeting of the BBTA Board of Directors will be held at 7:30 PM on Thursday, May 18, 2000 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

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South Sea Voyage - Continued from Page 1

days out when the main halyard jammed. Capitan Juan had to climb the 65 foot mast in 26 knots of wind as the J130 charged down waves at 12 to 14 knots. El Capitan must have been very grateful for Nancy's sure hand at the helm during this trial. After this, the sail turned a bit calmer, and John and Nance enjoyed the company of sea birds, whales, flying fish and squid. Once, on night watch, a flying fish flew into the cockpit, hit Nancy in the chest and flopped right into her lap (Fresh!). It being well past the cocktail hour, he was made aware that the Moores were not presently receiving guests, whereupon he was quickly escorted off the boat while Nancy regained her composure.

Nineteen days out they caught wind of the rich, earthy aroma of land—Nuka Hiva was only 50 miles away. They had decided to put in here because the Marqueses had no fringing reefs, which made them easier to approach. The Moores spoke highly of French Polynesia, calling it beautiful and saying how well kept it was (though expensive).

For the next several months they cruised the Society Islands, visiting Tahiti, Moorea, Huahini, Riateaia, and Bora Bora. They met a wonderful Tahitian family who lived in Cook's Bay in Moorea. Over the next two weeks they enjoyed Tahitian feasts, soccer, reef fishing and almost a pig hunt.


They left Moorea for Bora Bora, which is described as one of the most beautiful places on earth. Indeed, leafing through the photo album of their voyage thus far, one only sees beautiful sunny skies, lush foliage and smiling faces. The Moores joined with friends in doing some night swimming with manta rays, and had a great sail from Bora Bora to American Samoa. Pago Pago is supposed to be the safest, but most polluted harbor in the South Pacific, and Nancy and John counted several rusty shipwrecks as they sailed in. In Pago Pago, Nancy made a brief trip back to the mainland, leaving John to fend for himself in the infamous Pago Pago Yacht Club. Once she returned they were off once again, this time for Apia in Western Samoa, which they describe as very unspoiled and filled with very large, friendly people.

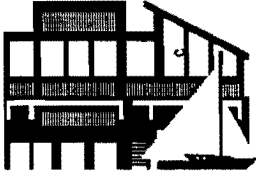
Tonga was next on the agenda. This was the gathering place for cruisers preparing for the "dreaded" passage

across the southern ocean to New Zealand. John and Nancy engaged in some Friday night races. On one of these race days, with fifteen friends aboard, they managed to cross the finish before the rest of the fleet cleared the windward mark. In Tonga they dove, hiked and explored underwater caves. Suddenly word came from their Weather Guru that there was a clear window to cross to New Zealand if they left immediately. So they packed up and bade farewell. Upon departure they were hit with 35 knot easterly winds. They covered the usually nine-day cruise in six, for a distance of 1300 miles averaging 220 miles per day—talk about "flying"! Both were a bit queasy for just a couple of days, but overcame it with their excitement at reaching Auckland.

Auckland harbor is roughly midway of the North Island of New Zealand. They arrived at sunset and describe the city as beautiful and having a space tower much like that of Seattle. As they went through customs the officers confiscated their mace, telling John and Nancy there was no crime on the islands and that even police did not carry weapons. John said "Geez, you guys are way behind; even our school kids carry guns." At this, the officers only looked puzzled, not understanding John's sick humor. The Moores were, as they put it, "besieged" with the kindness and generosity of the New Zealanders. Nancy has said that she believes there's something in the water which makes the people so nice. They left to come home during Americas Cup trials.

Upon returning they evaluated the adventure so far and decided to continue on in a more cruise-oriented boat. So last month they ordered the HC-50, a kind of modified BOC race boat. Their new boat not only has water ballast, huge roached main with no backstay (John's stuff) but also comfort features like 3 state-rooms, 2 heads, washer/dryer, separate shower, gyballed nav station and separate freezer/refrigerator (Nancy's stuff). They plan to take delivery of their new boat in September '00 in Florida and spend the next 2 years cruising the East Coast in the summer and the Bahamas and Caribbean in the winter.

We can only await their further adventures on the next leg of this fabulous journey. 



At Dockside

Protecting property values and the quality of life in Ballena Bay - May 2000

Annual Meeting & Election of Board - Thursday, Sept 21

Jeff Frankel

This week, our Association will hold its annual meeting and Board election. The current Board urges your participation in this most important association event. You can participate by coming to the meeting this Thursday, 7:30 PM at the Ballena Bay Yacht Club. Come in person and cast your votes for the 2000-2001 Board of directors. If you can't come in person, give your proxy (form attached) to another homeowner who can vote in your stead.

As of this writing, six of your fellow homeowners have consented to run for the 5 seats on the board. If you too would like to run, contact any current Board Member, Rich Noble (865-3003) or place your name in nomination at the annual meeting. See you there. Candidate statements follow:

Mike Brownley

I have 20 years experience turning ideas and plans into reality. My professional experience includes work as a machinist and as a project manager and I hold a degree in mechanical engineering.

My project management experience spans the spectrum from retail computer products to space satellites with budgets ranging from a few thousands of dollars to over a billion dollars.

Other projects included construction of a test laboratory for NASA, renovating my home and dock in

Florida where I replaced the roof, repaired the swimming pool, extended the dock and replaced the seawall, and lately updating the interior of 400 Tideway.

In all the projects I have managed, I kept costs under control, stayed on schedule, and ensured the project met all requirements. Along the way, I've made a lot of friends and enjoyed the work. If elected, I will apply my energy and experience on behalf of the Association while fairly and justly implementing our governing documents.

Isabella Fahrney Foster

I have lived at 1201 Ballena Blvd for over 10 years with my husband Ed Foster and have served on the Board as secretary and Landscape Chairperson for the past year. It has been interesting, and I have learned to appreciate all the work done by former Board & Committee members.

I would like to stay on the Board for another year because there are important projects that I would like to follow to completion. I hope that you will consider voting for me.

Susan Frank

I've been a resident of BBTA for 14 years; the first three at 346 Tideway, and the remaining at 1209 Ballena Blvd. I've served on the board in the past, as well as on a few of the committees. I feel lucky

(Over)



to live in an environment such as ours, and appreciate the unique maintenance demands that come with it. As a Landscape Contractor, Real Estate Broker, and successful businesswoman, I think my background would be very useful in the issues facing the new board.

Terry Klaus

Patti and I have lived at Ballena Bay for over 30 years and at 401 Cola Ballena since 1974. During that time I have served on several BBHOA boards and committees. We obviously love the neighborhood and our neighbors. I am currently on the BBHOA board and would like to continue next year with the waterside projects that we have started.

I am a semi-retired Maritime Executive, who has worked in several phases of the Maritime Industry for over 35 years, retiring in 1996 as Vice- President of a major world -wide shipping line. Since that time I have been busy with a Maritime Logistics Consulting company that I started and consulting for major shipping lines in the area. When I am not doing that, I serve on several Maritime/ Yachting Boards or enjoy sailing/working on the family schooner Brigadoon with family and friends.

Barney McCloskey

My wife Paula and I have been BBTA Homeowners, living at 1211 Ballena Blvd. since August 1, 1999. I am a Senior Computer Analyst for PG&E. Our interests include bicycling, sailing and BBQing on the deck. I am running for the Board in order to become involved in the operations of this great place to live and to contribute to its management.

PROXY

Please read the entire Proxy before completing the requested information.

The undersigned hereby appoints (Name of person appointed to vote on your behalf):

of (address of this person):

as proxy of the undersigned, with full power of substitution to vote for and otherwise represent the undersigned at the annual meeting of the members of the Ballena Bay Townhouse Association on September 21, 2000, 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.

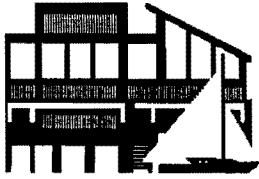
This proxy revokes all prior proxies executed by the undersigned.

Signature of Lot Owner

Date

Printed Name of Lot Owner

Address of Lot Owner



At Docksider

Protecting property values and the quality of life in Ballena Bay - June 2000

www.ballena.net Special BBTA Website Announced

Jeff Frankel

The Association is pleased to announce the deployment of its own web site located at www.ballena.net. This site is intended to augment At Docksider and the Community Directory by providing a variety of event related and reference and information about BBTA as well as providing instant feedback forms that you can use to contact the Board or Rich Noble. Initial features include:

- Contents of the Community Directory
- Copies of the CC&Rs and the ByLaws
- A listing of upcoming events
- facilities to contact the Board or Rich Noble


Board minutes, rules for storage in the common area, architectural guidelines and approval forms will be posted in the coming weeks.

We invite you to please visit the site and let us know how you like it (or don't) and what we can do to make the site more useful to you.

www.ballena.net Facts:

As the site contains contact information, the site requires a log-in name and password. (See the article on Page 2 for access instructions).

The site was created and will be maintained (at least for the first year) through a volunteer effort - at no cost to the homeowners.

It was created for your benefit - tell us what you want to see in the site. 



The BBTA home page can be found at www.ballena.net. See the article on Page 2 for access instructions.

Upcoming Events

Community Garage Sale - Saturday, June 24,
Contact Merl Peters 748-0641 to participate.

Bill Mills Memorial Salmon Derby - Saturday,
August 19 - Contact Leon Persson 337-9303 to
participate.

BBTA Community Picnic - Saturday, September
16 - We need a volunteers now! - Contact Jeff
Frankel 769-6097.

Next Meeting

The next Meeting of the BBTA Board of Directors will
be held at 7:30 PM on Thursday, June 15, 2000 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, 875A Island Drive, Box 299, Alameda, CA 94502, 865-3003 - www.ballena.net

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How to Access www.ballena.net

Jeff Frankel

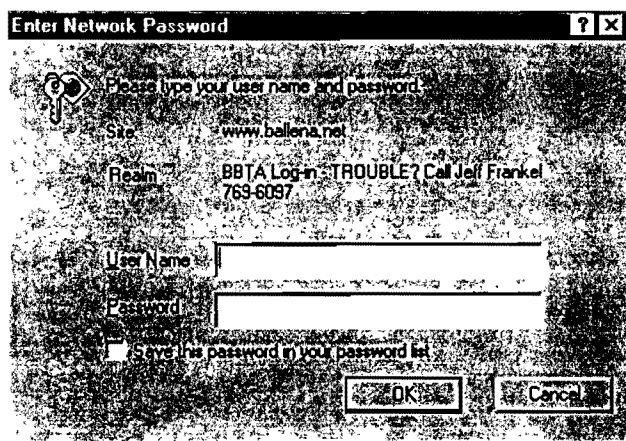
This article provides information on how to access the association's web site; *www.ballena.net*. These instructions assume that you have access to the web and that you know how to point your browser to a web site given that you know it's URL (www address).

If you have a computer with web access but someone else has set it up and you don't know how to access a new site, feel free to call Jeff Frankel @ (510) 769-6097.

Accessing the site

In the box at the end of this page, you will find your username and password. These are required to access the site. The site is password protected because it contains the contact information of our homeowners and residents - information that we want to keep from the general public.

When you point your browser to *www.ballena.net*, you will be asked to log-in using a password dialog box something like the one shown below. (I say "something like.." because the actual look of the box will depend on which browser you use.)

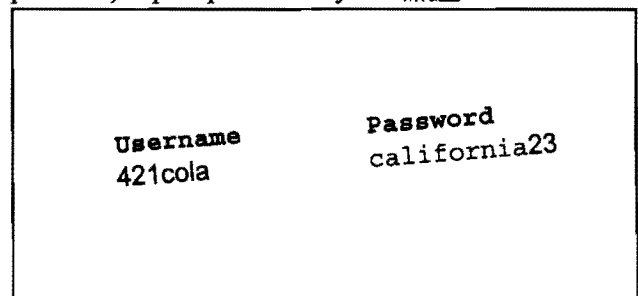


Type your User name and Password in the spaces provided. Depending on your computer's operating system and browser, you may have the option of having the computer "remember" your username and password for you. If the option is offered, you may check the box labeled "save this password..." as shown in the illustration above.

Your user name is your address with the spaces removed and in lowercase. For example, the user name for 352 Tideway is 352tideway. The user name for folks in the Bacigalupi household (1215 Ballena) is 1215ballena. An so on...

Your password is issued by the webmaster (that's me). We currently don't have a method for changing passwords over the web but if you want to change yours, give me a call and I'll do it for you. The initial passwords are common words and numbers. I don't think we need to get too fancy about passwords as no one will be keeping personal information on the site. The purpose is to keep the general public out of our contact information. However, if you suspect that someone who shouldn't- has your password or you just want another, call me and I'll change it for you.

In the future, we could have both public and "for our eyes only" portions of the site. For example, we might want to have a publically accessible section to allow selling homeowners to promote their properties (with pictures) to prospective buyers.



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

Rich Noble, Noble Community Management, 875A Island Drive, Box 299, Alameda, CA 94502, 865-3003


OR go to www.ballena.net



At Dockside

Protecting property values and the quality of life in Ballena Bay - July 2000

Salmon Tournament Moved to August 12


The Bill Mills Memorial Salmon Derby has been moved up a week to Saturday, August 12. If you have a boat to enter or just want to fish, please contact Leon Persson at 337-9303. 

New Features Added to BBTA Web Site

Jeff Frankel

In the last month, we have added the following to the site:

- BBTA Board minutes from January 1995 through the latest approved meeting minutes.
- A listing of BBTA paint schemes with paint names and tinting recepies.
- Links to a variety of organization of interest to BBTA residents and homeowners.

If you need a new password, call Jeff Frankel at 769-6097. 

1980 Red Laser for Sale

Rigged for racing - Hull in very good condition and is polished with no leaks - Comes with both new and old numbered sails, spare battens, mast, boom and a new racing tiller with extension - All lines and boards in very good condition - Many extras and spare parts are included - A solid and fast boat.


Contact Whitney Walker @ 521-0581 or pesto22@aol.com 

In Memoriam

July 4th. marked the passing of Bill Maynard, our friend and neighbor at 350 Tideway Drive. Bill was one of the original BBTA homeowners and spent most of his 30-year retirement here.

Bill's career was as a contractor and developer whose credits include developments in Salinas, Sequoia and in the Lake Tahoe area.

Bill was a founding member of the Ballena Bay Yacht Club and was instrumental in building its clubhouse - including its centerpiece, the bar. He was an avid fisherman and hunter.

Bill's family has requested no flowers. If you feel moved to do so, make a donation in Bill's name to the American Cancer Society. Services will be private. 

Upcoming Events

Bill Mills Memorial Salmon Derby - Saturday, August 19 - Contact Leon Persson 337-9303 to participate.

BBTA Community Picnic - Saturday, September 16 - We need a volunteers now! - Contact Jeff Frankel 769-6097.

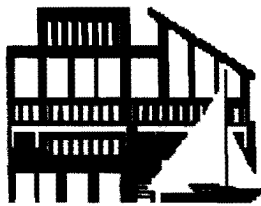
Next Meeting

The next Meeting of the BBTA Board of Directors will be held at 7:30 PM on Thursday, July 20, 2000 at the Ballena Bay Yacht Club.

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

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At Dockside

Protecting property values and the quality of life in Ballena Bay - October 2000

BBTA Members Elect New Board

Committee Chairs Appointed

At its September 21st annual membership meeting, the Ballena Bay Townhouse Association elected its board of directors for the 2000 - 2001 year. Your new executive group is:

President - Dick Bacigalupi
First Vice President - Terry Klaus
Second Vice President - Barney McCloskey
Secretary - Isabella Fahrney-Foster
Treasurer - Michael Brownlee

As its first order of business, the new board appointed the following committee chairs:

Finance, Legal and Insurance - Dick Bacigalupi
Waterside Maintenance - Terry Klaus
Landscape - Isabella Fahrney-Foster
Communications - Barney McCloskey
Landside and Architectural - Michael Brownlee

Any changes in your residence information?

See the back of this newsletter.

**October Board Meeting
Thursday, Oct 19th, 7:30 pm
Ballena Bay Yacht Club**

A Friendly Reminder From a Former President and Your BBTA Board



Keep the election clean!!

CC&R's

Article XI - Use Restrictions

Section 1 - Residence Lots and Common Area

(c) No sign of any kind shall be displayed to the public view on or from any Residence Lot or the Common Area without the prior written consent of the Association, yada yada yada...

<<Please - No Political Yard Signs>>

Wave Maze Wins Seal of Approval

Thanks to the creativity of BBTA resident Dave Wiard, the association deferred some \$95,000 in repair costs to the wave maze.

After contractors suggested a \$100,000 estimate to make emergency repairs to the sinking breakwater, Dave came up with the idea of buying some time by inserting barrels of air into the tires to add floatation. For about \$5,000 Dave, Terry Klaus and other volunteers made the fix, and Mother Nature affixed her seal.

The temporary fix will allow a permanent solution to become part of a larger project, possibly the dredging.



Remodelers and Do-It-Yourselfers

If you want to make exterior alterations to your unit, don't forget to submit your plans to the Architectural Review committee.

More on this topic in upcoming issues.

Residence Information Updates

To update or add information to the 2001 BBTA Community Directory, please fill out the form below and return to Jeff Frankel at 352 Tideway Dr. by November 1st. If it's more convenient, you may email your info to jfrankel@pacbell.net or phone it in at 769-6097. You need not reply if you have no changes.

Don't forget your address regardless of your response.

Address: _____

Name(s): _____

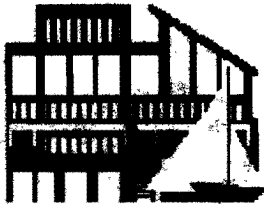
Home phone: _____

Other Information (optional)

Additional Phone (specify: work, cell or pager): _____ / _____

Fax: _____ / _____

Email: _____



At Dockside

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

November 2000

**Homeowners Association
November Board Meeting
Thursday, Nov 16th, 7:30 pm
Ballena Bay Yacht Club**

Are We Having Fun Yet?

You Will At The World Famous
BBTA New Years Day Festivities.

See the attached flyer for all the details.

Mark Your Calendars NOW!!!

**HAPPY
THANKSGIVING**

A No-Bake Thanksgiving Treat

Brandied-Mincemeat Ice-Cream Pie

From the Kitchen of: Paz
Source: Family Circle - November/1998
(downloaded from HGTV)

1-1/2 cups finely ground chocolate wafer cookies
(35 cookies)
5 Tbsp unsalted butter, melted
1/2 tsp. vanilla
1/8 tsp. salt
1 quart vanilla ice cream, softened
1 cup prepared mincemeat with brandy
Stem-on maraschino cherries, for garnish

Mix cookie crumbs, butter, vanilla and salt in bowl. Spoon over bottom of 9-inch pie plate; press into bottom and up sides.
Mix ice cream and mincemeat in large bowl. Spoon into pie shell. Cover with plastic wrap and freeze for at least 5 hours or until firm.
To serve, remove pie to refrigerator. After about 30 minutes, top with cherries and slice.



Check Out Your Neighbors

The 30th Holiday Home Tour is set for December 8th & 9th. This year's tour, Architectural Wonders By the Bay, will feature six holiday-decorated homes on or near Alameda's waterfront. The candlelight preview will be held on December 8th from 6:00 p.m. - 9:00 p.m. Tours on Saturday, December 9th are available from 9:30 a.m. - 4:30 p.m. Ticket info is available by calling 337-3241.



A Message From the President

One of this year's board goals is to ensure that there continues to be communication of the board activities. While we would like to have all of you attend the monthly board meetings (held 7:30 PM every third Thursday), we also understand that there may be scheduling conflicts. To help, I plan to occasionally include my own commentary in the Dockside.

Having a mix of short term and long term homeowners, there has been good exchange of ideas, along with learning the history of the association. A subject that has been given a lot of discussion is the whole area of architectural changes, be it replacing existing building components or modifying the exterior of the building or decks.

There is a common agreement that a key element of the beauty and value of our residences is the common design and appearance of the homes. In fact, I was told that Ballena Bay had received an architectural design award when they were built. Like other homeowner associations, this is so important that our CC&R's have a very specific process to be followed to ensure that the exterior appearance is maintained.

All homeowners are reminded to follow this process. If there is any project which involves the exterior of the building, an Architectural Review Request Form must be submitted to

Michael Brownlee, Chairman of the Architectural Committee, for review and board approval. This process ensures that the project will be in compliance with the association's architectural guidelines and has neighbor approval (something nice to have in a close community). If this process is not followed the homeowner is running the risk of incurring additional cost to ensure compliance with previous set guidelines.

One of the more challenging matters before the board is the setting of architectural guidelines. Over the years homeowners have made many changes and/or modifications to their homes, some slightly different from others. While these modifications were approved at the time, we now have the opportunity to step back and better see the impact they have had on the overall appearance of the original building design and appearance.

Previous boards have done an excellent job in establishing guidelines for future modifications with this consideration. It is the goal of the board to continue this process. This is another reason why it is important to submit an Architectural Review Request Form with the detail information to the Architectural Committee and obtain board approval before you begin the work.

The people and environment have made this one of the finest places I have lived. I look forward to working with my fellow directors and each of you to ensure that it is preserved.

Have a good Thanksgiving holiday.

Dick



To learn more about the Ballena Bay Townhouse Association, log onto our website at <http://www.ballena.net>.

This is a secure site. If you don't already have a password call Jeff Frankel (769.6097) to set one up.