

At Dockside

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

January 2001

BBTA Board to Address Airport Noise

FedEx, Airport Officials Invited to Board Meeting - Members Urged to Attend

At its January board meeting, the BBTA Board of Directors will address two issues related to the Oakland International Airport. Officials of both Federal Express and the Port of Oakland, which operates the airport, will attend this meeting to personally hear from the BBTA board and any association members who wish to join us.

Of primary concern is that some departing aircraft tend to cut the corner short of Alameda Point before turning north. This puts their flight path directly over or very near our homes. The resulting noise can be quite aggravating.

The other issue concerns the planned repaving of the main runway, scheduled for this summer. The closing of this runway will affect landings and departures of all aircraft. The Airport has already addressed this plan in the media, but we have the opportunity to provide direct input to the planners.

If you want to voice your concerns, or just hear what your neighbors have to say, plan on attending the **BBTA Board of Directors meeting on January 18, 2001 at 7:30 pm in the back room of the Ballena Bay Yacht Club.**

A Message from the Landscaping Chairperson

Isabella Fahrney Foster

Happy New Year!

First of all "Thank you" for the vote of confidence I received when re-elected to the Board for 2000/01. At the time I asked for volunteers for the Landscaping Committee. Nancy Moore and Susan Frank kindly offered to help. Later in the year Jeff Fuller added his name to the list and Bob Kenyon also agreed to help. I have not called a meeting yet because not much has happened that required us getting together, but don't think I have forgotten.

We had a broken pipe under 300 Tideway driveway and it was repaired. At the time the landscapers had been authorized to replace some plants on the banks next to 300 Tideway. The project was put on hold until water was restored to the area. Then the Christmas holidays extended the hold period and now we are in January. Unpredictable and rainy weather, plus poor selection of plants will probably delay the project further, but do not despair. It will be done!

The beautiful, colorful and prolific impatiens have been replaced with winter color pansy. The maintenance personnel cannot take the time to manicure each area, so, even if some plants could have survived a couple of more weeks, overall it is less time consuming and therefore less expensive to do it all at once. In the spring we will go back to the impatiens.

As you have probably noticed in this year's budget nothing was allowed for landscaping. That means that the cost of maintenance plus change of seasonal color is budgeted but no improvements are pro-

See Landscape on back



8th Annual New Year's Day Celebration

Jim and Mary Neil

A beautiful, cold, crisp, sunny day welcomed 80 Ballena Bay neighbors and friends as we traveled by boat or walked from home to home enjoying the hospitality of our neighbors. Our stops along the way included...

- | | |
|------------------|---|
| 326 Tideway | The "BEST" Clam Chowder
Archie Stone |
| 314 Tideway | Fizzes & Mimosas, Champagne, Crab Cakes & Empanadas
Bobby Ament, Julie & David Wiard, Bruce & Sandy Smith |
| 300 Tideway | Chili, Quesadillas & Margaritas
John & Nancy Moore, Jeff & Patty Frankel, Gary & Jennifer Flanigan, Stan & Susan Brody |
| 443 Cola Ballena | Desserts You Dream About, Champagne & Live Music
Sally Tonningsen, David Chapman, Bev & Bob Partridge |

Again this year we had special entertainment. David Chapman hired a very talented musician who entertained us from 2 - 6 in the afternoon. It was absolutely the most spectacular ending to a perfect day.

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 each of them paid for all of their own expenses. Being with friends and neighbors enjoying delicious food, drink and conversation is one of the many things that makes the quality of life so wonderful at Ballena Bay - Happy 2001.

In Memoriam

We are sorry to hear of the loss of Ballena Bay resident Dr. Melvin Schwartz. Dr. Schwartz passed away on January 4th. He was a UC Berkeley and UCSF graduate, Distinguished Pediatrician and Alameda Citizen of the Year.

Our thoughts go out to Josephine, his wife of 59 years, and his entire family.

Landscape, con't

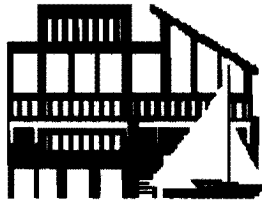
jected. This was done to avert a dues increase at this time.

If anybody is interested in participating in a "Spring Project of Beautification" let me know. It will entail some get together for planning and some manual labor for some. We need to replace plants in some neglected areas and this will be a way to keep cost at a minimum and give back to our community.

I try to keep my eyes open when I walk around and check for problem areas, but nobody can be as critical or alert as the person that lives closest to the problem. So, if you see something that needs attention do not hesitate to let me know.

I think that we have a good maintenance crew and they try to please us.

I hope to hear from you. My phone number is 865-6661 and my e-mail is Ifahrney@aol.com



At Dockside

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

February 2001

Aircraft Noise Discussion Continues

BBTA Board Urges Big Turnout for February Meeting

Each homeowner concerned about the Oakland Airport's departures flying over our homes needs to attend the BBTA February board meeting on the 15th to continue the dialogue with the Oakland Airport and the Port of Oakland.

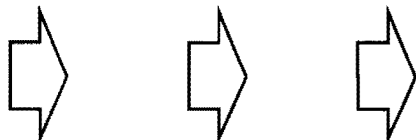
At our January board meeting, Diann Castleberry, Public Relations Officer for the Port of Oakland, listened to our complaints and concerns regarding the tendency of some aircraft to "cut the corner" - turning north too soon after takeoff and putting their flight paths directly over us. Unfortunately, her counterpart with FedEx, who was also scheduled to attend, was called away on company business at the last minute and missed our meeting. But our homeowner's turnout was tremendous and each of you deserve a big "thank you" for attending and speaking up.

To follow up, Ms. Castleberry will join us at our February board meeting and she assures us that airport and FedEx officials will join her to offer more technical expertise in responding to our concerns and suggestions. At press time her guests were to be the airport's noise abatement officer, the FedEx public relations officer and the FedEx chief pilot. [Note: although FedEx is not the only carrier that cuts the corner, it was identified by us at the January meeting as the most consistent offender]

Let's not miss this opportunity to continue to make our voices heard and, hopefully, resolve this issue once and for all. Attend the BBTA Board meeting at the Ballena Bay Yacht Club, February 15th at 7:30 p.m.

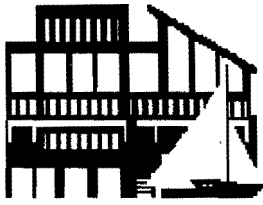
A Comment from the Editor

One of the basic rules of confrontational discussion (not that we're doing that) is to never let the other guy define the issue. Our issue is the fact that, on a regular basis, aircraft cut the corner. While the results of the wayward aircraft are noise and pollution, we should stay focused on the flight path. Other communities are fighting noise and pollution, and as they win, we benefit. But although quieter engines will reduce noise and cleaner engines will reduce pollution, we still don't want them flying directly over us. Focusing on the flight path will address both concerns regardless of advances in engine design. And no matter how quiet and clean they get, the further away the better. Just a thought...



Directory Corrections:

Terry Klaus has changed his email address to TGKlaus@aol.com
Isabella Fahrney-Foster's email is ifahrney@aol.com, not 1fahrney...
McCloskey's email is mccloskey6@home.com



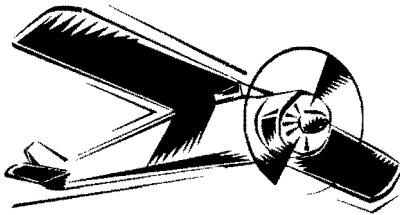
At Dockside

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

March 2001

At our last two board meetings we addressed aircraft noise created by the airport's departure route. We wish to thank the Port of Oakland and the Oakland Airport for meeting with us.

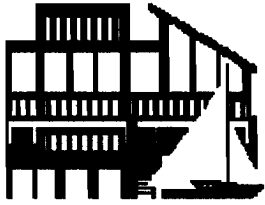
During discussions it was suggested by airport representatives that we express our concerns directly to the Airport Community Noise Forum. At our March meeting we would like to plan for



**Homeowners Association
March Board Meeting
Thursday, Mar 15th, 7:30 PM
Ballena Bay Yacht Club**

this approach, and be in attendance at the next Forum, on April 18th, 6:30 pm at the Port's Jack London Square office in Oakland.

If you are interested in helping with this cause, whether you wish to address the Forum or just be there for support, please don't miss our March board meeting.



At Dockside

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

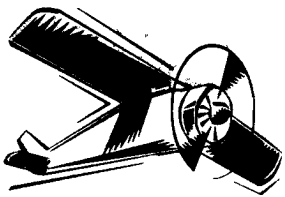
April 2001

Airport Noise Forum BBTA to Participate

What has 17 big bird carriers, 224 daily departures and a flight pattern that offers Ballena Bay an up close and personal glimpse of all the action?

If you guessed the Oakland International Airport then invite yourself over to the April meeting of the Community Noise Forum and let 'em know that a little less up close would be a good thing.

At our January and February BBTA board meetings we were visited by the airport, the Port of Oakland, the FAA and FedEx. All were sympathetic to our concern of overhead flights, but could not commit to altering the departure pattern. They did recommend that the BBTA address the Port's Community Noise Forum to take the issue up a level.



At the next Forum, April 18th, we will do just that. The BBTA will present its case that we are unnecessarily burdened by aircraft noise. Our solution is to raise the altitude at which aircraft turn north and east after takeoff.

Join us at the Forum on Wednesday evening at 6:30 PM. The meeting is in the Port's office at 530 Water Street, Jack London Square, on the second floor.

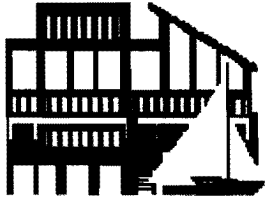
Please call Barney at 749.7725 if you plan on attending.

**Homeowners Association
April Board Meeting
Thursday, April 19th, 7:30 PM
Ballena Bay Yacht Club**

COMING IN AUGUST
Summer's almost here and so is the annual salmon run and BBQ. We'll be looking for boaters and BBQ'ers.

**COMING IN
SEPTEMBER**
Enjoy the festivities
at the annual
BBTA picnic!

**Look for details of these
events in upcoming
issues of
*At Dockside.***



At Dockside

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

June 2001

Annual BBTA Community Garage Sale, June 30

This year's annual garage sale is scheduled for Saturday, June 30th. This is your chance to make more space in your garage, to clean out those closets and have some fun at the same time.

Jim and Mary Neil will chair the event. They will distribute flyers, place ads in the newspapers and put up signs directing buyers to the sale.

It will be advertised as a community garage sale. Participating homeowners will conduct their sales in front of their homes. The ads will state that the start time is 9:00 am. In the past we've finished by 2:00 in the afternoon.

Clothes, tools, antiques and boating accessories are a big hit with the buyers. Sometimes even your neighbors find your best treasures irresistible.

If you would like to join in the cash-making fun, fill out and return to Jim and Mary (1223 Ballena Blvd.) the sign-up flyer that was dropped off at your home. Or return this newsletter to them with your name and address below.

Last year's printing and ad costs came to about \$80 and was split among the 12 participating homes. We can't predict how many homes will be garage selling this year, so please include a \$10 advance payment to cover anticipated costs.

Name: _____ Address: _____

Mark Your Calendars

Annual Picnic - September 15

Wanda Bacigalupi is willing to host our annual BBTA picnic, scheduled for Sept 15th. All she needs is a committee. Wanda at you can help with this year's event. Past events have been great fun and enjoyed by all.



Annual Salmon Derby - August 25

Catch fish. Win Prizes. Eat Fish. Details on this annual event will be coming out shortly. The organizers usually need boats, fishermen and fisherwomen.

**Homeowners Association
June Board Meeting
Thursday, June 21st, 7:30 PM
Ballena Bay Yacht Club**



Board to Speed Up Architectural Reviews (but do your homework)

The BBTA Board of Directors and the Architectural Review Committee would like to help those of you who want to make external improvements on your units. We really want to avoid approval delays, but we also recognize our obligation to ensure that no construction changes detract from our wonderful homes and location.

As you are aware, our CC&R's require board approval for any visible alterations to our homes. The architectural review process allows 30 days from receipt of application for the board to respond. The response could be approval, denial, a request for further information or simply an acknowledgement that the review process is underway.

Since the board only meets once a month, it's quite possible that late submittals, although complete, will not have time for committee review and will wait yet another month for action. To help avoid delays we would like to institute a policy that will speed you on your way to improvements, if you've done your homework.

Improvement requests arriving at our property manager's office (Rich Noble) by the first of the month will be guaranteed board review at that month's board meeting. If your package is complete and acceptable, you'll be calling contractors right after that.

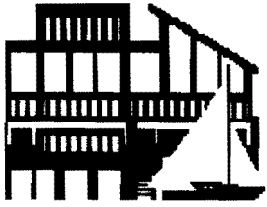
A complete package includes the formal application with signatures (get four) and sufficient drawings or photos showing what the improvements will look like when completed. This means plan views, elevation views or both depending on the scope of work. The more you provide, the less time is required to signoff. An acceptable package is a complete package in which the proposal does not detract from our architectural design. Yes, it's a judgement call, but that's what the big board bucks are for.

An incomplete package is one in which neither the architectural review committee nor the board knows what you're trying to do or what the change will look like.

So get those plans submitted on time, improve your home and enjoy living in the best place in the world.

Water Watchers- We Need You!!

Too much water? Too little? Either of these is a bad thing for our landscaping. If you think the common area around your unit has a sprinkler problem, please report it to our property manager, Rich Noble, at 865.3003



At Dockside

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

July 2001

Pigeon Relocation - A Job Half Done

I want to commend all the homeowners who have taken action to prevent the local pigeon flock from nesting under your decks. A special thanks goes to Jim Ehrlich for negotiating with 2K Bird Abatement Company and monitoring the work. I understand that it has successfully eliminated the problem under the homes where the work was performed.

Continued on back page

Special Visitor at Board Meeting

Garrett Dempsey, Field Rep for Assemblywoman Wilma Chan, will visit the BBTA July board meeting. The purpose of his visit is to solicit input from our group on "how things are going".

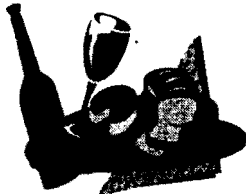
If you have anything you want relayed to Assemblywoman Chan, don't miss the beginning of the board meeting.

Mark Your Calendars

Annual Picnic - DATE CHANGE

The date reported for the annual picnic is being moved to the end of September. A special flyer will go out announcing the new date. In the meantime, Wanda Bacigalupi is looking for volunteers with the to help festivities.

Please call 521-2426 if help with this year's event. Past events have been great fun and enjoyed by all.



Annual Salmon Derby - August 25

Go fishing or go eating or both. For information on our derby call Leon Persson at 339.9303. A flyer will go out shortly.

RESERVATIONS FOR DINNER A MUST BY AUG 15. NO DINNER TICKETS WILL BE AVAILABLE ON EVENT DAY.

**Homeowners Association
June Board Meeting
Thursday, July 19th, 7:30 PM
Ballena Bay Yacht Club**



Pigeon Relocation, continued

Unfortunately, as it was explained at the beginning of the project, we have an equal opportunity nesting environment. To completely eliminate the problem, all the homes need to take measures to eliminate the nesting sites. It has become very evident that with the success of the work done, the pigeons relocated to the homes that have not taken preventive measures; in some cases only a few yards away. To successfully win the battle, it is necessary for all the homes to take measures to prevent the nesting under the decks. Understanding the serious health issues caused by pigeons, Jim Ehrlich has volunteered to continue to help in resolving this problem. If you are interested in using 2K Bird Abatement to clean and screen the area or would like information on effective preventive measures, call Jim at (510) 523-2955 or email msafiri@home.com. Completing the treatment of the remaining homes would also be fair to those homeowners who have taken the initiative to rid the neighborhood of a nuisance and potential health hazard.

While you are enjoying your deck this summer, realize that the pigeon cooing and nesting activity under your feet may not be as romantic as you may think. It's generally acknowledged that there are about 40 to 60 significant diseases attributable to pigeons. Some of the more serious include avian tuberculosis, meningitis and encephalitis. The USAEHA (U.S. Army, a usually reliable source) guide also describes diseases originating in droppings transmitted through ectoparasites such as mosquitoes, ticks, fleas and mites.

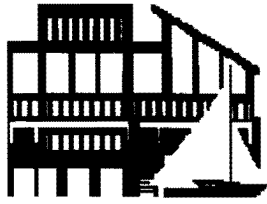
In addition, the State of California has begun surveillance for the West Nile Virus that is carried by birds and has been linked to more than 50 deaths on the East Coast last year. It is known to be spreading west with migratory birds. Last Sunday's San Francisco Chronicle included an article stating the disease had spread from New York to Florida within two years.

I do not want to be an alarmist, but the reality is the uniqueness of our water property and decks place us in close proximity to the pigeon's nesting and roosting where there is a potential hazard to our families as well as guests. It is also a situation that we can each individually resolve for the benefit of all. It may be said, "United we stand, divided, we fail."

Regards,
Dick Bacigalupi
BBTA President

Water Watchers- We Still Need You!!

Too much water? Too little? Either of these is a bad thing for our landscaping. If you think the common area around your unit has a sprinkler problem, please report it to our property manager, Rich Noble, at 865.3003



At Dockside

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

October 2001

Board of Directors Election Results

At our Annual Meeting in September a quorum of homeowners elected the following members to serve as the 2001-02 BBTA Officers:

President - David Wiard, 308 Tideway
1st VP - Barney McCloskey, 1211 Ballena
2nd VP - Michael Brownlee, 400 Tideway
Secretary - Michael Britt, 404 Tideway
Treasurer - Jeff Frankel, 352 Tideway

In addition to their officer responsibilities, they will also chair these committees:

Waterside - Michael Brownlee
Landside and Architectural - Michael Britt
Landscape and Communications - Barney McCloskey
Legal, Finance and Insurance - Jeff Frankel
Nominations - David Wiard

Homeowners interested in serving on one of these committees should contact any board member or attend the next board meeting (this Thursday) and volunteer in person. Even if you don't serve on a committee, come on out and meet your new board. It's going to be an exciting year, with the scheduled dredging and wave maze replacement.

Lost and Found at the Picnic

The BBTA annual picnic was a great success once again, made even better by joining with the 500 Tideway gang and using their spacious entrance for the festivities. A special thanks to chair Wanda Bacigalupi for putting the September 15th event together. The decorations were a fitting display of our country's colors so soon after the WTC tragedy.

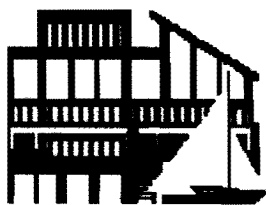
And speaking of the picnic, after everything was put back together there was only one part left over - a MAGNALITE heavy black aluminum roasting pan with sturdy riveted handles. It's about 15"x10"x2". If it belongs to you please contact David or Julie Wiard at 523-8702. But you'll have to describe it to lay claim to it.

Community Directory Update

Have you changed your name, phone number, email?

It's time to update our Community Directory. The back of this newsletter is a convenient form for you to submit any changes or additions.

October Board Meeting
Thursday, October 18th, 7:30 PM
Ballena Bay Yacht Club



At Dockside

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

November 2001

A Message From the President

I am pleased to say that your new Board Of Directors has dug-in and begun to address issues it sees as important to improving the value and management of our unique waterside community. We have adopted a budget, which allows us to cover this year's planned dredging project, one dock cluster, and a few landings and ramps. However, this is not an aggressive enough replacement program to keep up with the anticipated rate of deterioration on the waterside. For this reason, the board has initiated an investigation into a financial plan that will allow us to replace in one single phase most, if not all, remaining docks, landing pilings and ramps. We remain optimistic that an acceptable plan will be brought before the community within the coming year.


Please be assured that we're not ignoring the other aspects of our community; painting, roofing, landscaping and other landside issues are being reviewed and actions are being planned. The current phase of painting has been completed, giving us a financial reprieve in this area for the 2002 calendar year. A new rotation of the painting cycle is ~~planned to begin in 2003.~~

With fall upon us, and the winter storm season approaching, I'd like to remind everyone to secure such items as kayaks so winds don't blow them off your dock. Similarly, check your boats mooring lines and add some spring lines to spread the load taken by the docks.

Have a happy Thanksgiving and a safe holiday season.

David Wiard

Restaurant Review

A mystery writer, possibly connected to the Ballena Bay Townhouse Association, has submitted a review of the restaurant  Dona Tomas in Oakland.

You can read all about this Mexican style restaurant on the back of this newsletter.

It sounds muy yummie!!

2002 Budget Approved

At the last board of directors meeting the 2002 budget was approved.

Look for a copy of it in your mailbox soon.

November Board Meeting
Thursday, Nov. 15th, 7:30 PM
Ballena Bay Yacht Club



Creative Mexican Cuisine

Restaurante Dona Tomas

5004 Telegraph Ave. Oakland

Review by Reggie Anno

If you are looking for a standard “combination plate” type Mexican restaurant, this isn’t it. While many of the flavors and types of dishes (stuffed chilies, for example) familiar to anyone who enjoys Mexican food are present here, there is a lot more going on.

While reading the menu, you might start by nibbling a small bowl of *Pepitas con Chile de Arbol* (toasted pumpkin seeds with garlic and chili) at \$2.25. Appetizers include Guacamole (\$5.95), and while it is very good, there are other less common choices. *Rellenos de Bacalao* (\$9.25) are roasted poblano chiles stuffed with salt cod and potato served over tomato sauce. *Queso Rundido con Chorizo y Papas* (\$7.75) consists of spicy sausage and potatoes and broiled Oaxaca cheese served in a small gratin dish with fresh tortillas. While not exactly AHA approved, the small quantity and incredible taste make this one worth sharing.

There is an excellent *Sopa de Lima* (\$5.95), which is their take on a tortilla soup. Chicken broth infused with lime, garlic, onion, etc. and strips of fried tortillas. Wonderful fresh vibrant flavors make this a winner. Since many claim the Caesar salad was invented in Mexico, we will not dispute the description of theirs as a “classic Mexican style Caesar salad” (\$6.95).

The selection of entrees changes with some regularity, but one constant is the *Carnitas* (\$15.25). Here this roasted pork dish is made with Niman Ranch pork and is served with red rice and refried black beans. *Enchiladas Suizas* (\$13.95) were a wonderful preparation of wild mushrooms and cheese rolled into tortillas and served with a creamy tomatillo sauce, achiote rice, and sauteed chard. *Costillas de Res* (\$16.95) were a generous portion of Niman Ranch beef short ribs served in an incredibly complex ancho chili sauce, with braised cabbage and *frijoles borrachos* (drunken beans). The *Atun al Diablo* (\$15.95) was a very successful grilled ahi tuna with a spicy sesame and pumpkin seed salsa topped with pickled onion and mashed sweet potato. It is worth noting that, while all of the dishes we sampled on our several visits were flavorful, none were overly hot. The kitchen is turning out some very subtle and delicious flavors, and they obviously don’t want to have too much hot chili obscure that.

Their menu indicates that whenever possible they use local and organic ingredients. The beverage list includes a number of tropical drinks, and Margaritas can be ordered with any of a few dozen premium tequilas and mezcals. Wines are available by the glass, and the wine list is the best we’ve ever seen in a Mexican restaurant. The 20 or so whites offered range from a Simi Savignon Blanc (\$20) to a Kistler Dutton Ranch Chardonay (\$96), and the reds from a Napa Ridge Pinot Noir (\$18) to a Viader Napa Cabernet Sauvignon (\$82).

Postres (desserts) are excellent, and since this isn’t a place trying to fill you up (and out!) with beans and rice, you may actually have room for it. The *Pay de Chocolate* (\$5.75) or chocolate pie is made with Sharfenberger chocolate and served on a graham cracker crust, topped with whipped cream. Zucchini cake (\$5.75) with pumpkin ice cream and whipped cream was great, and paid homage to the season. A variety of coffee drinks and after dinner drinks are also offered.

While such food gurus as Diana Kennedy and Rick Bayless have for years been extolling the virtues of regional Mexican cuisine and melding Mexican ingredients and techniques with European methods, there have been surprisingly few places to find such fare. We now have a very good one close to Ballena Bay. Con Mucho Gusto!(510) 450-0522