

At Dockside

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

February 2002

A Message From the BBTB Board President

David Wiard

Well if you're just starting to thaw out after one of the coldest January's we've had, of course followed by a very, very wet December, than you're as happy as I am to see the days getting a bit longer and sunnier. It's now time to bring everyone up to date on community issues. Barney McCloskey now has a working computer and is resuming publication of the Dockside. The Board did not meet in December due to a lack of a quorum resulting from members' holiday travel plans. January kicked off the 2002 season and got your Board back to work. Hope to see you at this Thursday's meeting.

If you haven't heard, Michael Brownlee has resigned from the Board to take a few-year cruising stint with his girlfriend, Donna, aboard his 38 foot C&C sailboat, the Entertainer. Mike has rented his place out and as of early last week, I received an e-mail from them indicating they were underway passing by Monterey en-route to Mexico. Later this spring, they'll be crossing to the South Pacific. Let's wish them the best of luck. As a result of Mike's departure, the remaining Board members will elect a replacement to serve his remaining term at the February meeting. The current slate of candidates are Jim Erlich, Jennifer Flanigan and Susan Frank.

The high winds in December rocked our waterside community, knocking down trees and causing damage to a couple of aging dock clusters on the west side of our channel. Dock #20 near the end of Cola Ballena was completed just prior to this storm, saving us from further damage to aging docks. The new Brock-docks, with their more limber properties, can really ride-out the wave action better than our older concrete system. More on docks later.

Recently you may have noticed the extra attention given to our landscaping. Additional clearing and some tree pruning will give our foliage a nice groomed look for the season. Occasionally I hear from some of you regarding landscape improvements. Please come to the meetings and share your ideas, or contact Barney McCloskey, Landscape Chair, to help plan future improvements.

With the season getting somewhat drier, you'll see our roofing contractors in the neighborhood to do some scheduled roof replacements. We also have hired a consultant to evaluate the condition of our roofs to facilitate budgetary planning for future Boards.

On the Waterside, the permit for the new wave-maze was received in December and as of early February, we have finally received the dredging permit. Nearly two years have gone into the permitting process and I would like to thank past Board member, Terry Klaus, for driving this lengthy process. The good news is that our permit is good for ten years, so we can dredge again within that period without the time and expense to obtain a new permit. Both the wave-maze and dredging costs have been built into the 2002 budget. Our current activity involves the preparation of a Request For Proposal to obtain quotes from possible dredging contractors. A prime issue is to find a contractor that can fit us in after March, but before August this year. Prior to the end of March we are excluded from dredging due to the herring spawning season. From August on we have the same exclusion due to the Least Tern nesting season. It's at least good to know that wildlife is thriving in our area. We'll do our best for monthly updates on these items.

Last, but certainly one of the most important items, is the large-scale, waterside capital improvement you've heard mention of in the fall of 2001. To clarify what the Board is addressing for replacement is the following: (1) Under-landing Pilings, the main supports for the stairs leading from your back deck to your dock. (2) the Docks (3) the Gangways (ramps) (4) Dock Pilings.

To re-iterate, we've been replacing about one-dock, a couple sets of landing piling, a few ramps and a few dock pilings each year, for the last several years, as the budget allowed. This piece-meal approach is causing us to spend anywhere from 20% to 25% more than if we replace them

**February Board Meeting
Thursday, Feb. 21st, 7:30 PM
Ballena Bay Yacht Club**



President's Message continued,

in bulk quantities, as recent quotes have shown. The reality is, this rate of replacement is not aggressive enough to keep up with the accelerating rate of degradation attributed to the old-age of these items. Essentially what looks o.k. today, experience shows, can fail in as little as 3 to 6 months. This not only brings up safety issues, but can make properties harder to sell and can diminish values. So what's this cost? Recent calculation put this at a nominal figure at \$1million, far greater than the budget allows for short-term replacement. Over the last couple of months, Finance Chair Jeff Frankel has been crunching historical data and projecting future costs into a 30-year reserve study. In a separate article from Jeff, he will disclose more specifics of his finding and alternatives to funding approaches for this endeavor. This Board would like to finalize one of the plans in the next 30-days to put before you at the April board meeting for a vote on the funding proposal. We will do our best to communicate details in special notices as often as possible. Please come to this meeting to give us your concerns so we can formulate a sensible plan.

Something I did not want to forget was a BIG Goodbye to Leon and Melanie Persson at 402 Tideway. They have recently sold their place and have taken up residence in Las Vegas. Leon and Melanie have been longtime residents in our community and we will all miss them. Good Luck in Vegas as they say!

More on the Dock Replacements

by Jeff Fraankel, BBTA Board member

In this article, I'll amplify on some of President Dave's comments regarding the dock replacement program. As mentioned, we have been replacing docks out of cash flow and other items of waterside infrastructure on as needed basis. However, even before December's storms, a lot of this much-repaired infrastructure was falling apart faster than we could afford to repair it in the ordinary course of dues collection and disbursement.

As Dave mentioned, because of the costs of mobilization and demobilization of the heavy equipment required for dock repairs and pile-driving, this piece-meal approach has resulted in a per-dock repair/replacement cost that is estimated to be 20%-25% higher than we could obtain if we replaced the remaining concrete dock systems en-mass.

The last few Boards have been kicking around the idea of such a replacement project for some time and this Board has been moving to assess feasibility of financing and the logistics of such a dock replacement project.

Before the December storms, the Board did a survey of all of the waterside facilities lumping them into three groups; green for those facilities that are new or have more than 6 years of remaining useful life, yellow for those facilities with 4-6 years of useful life and red for those facilities in dire need of repair/replacement or which have less than 4 years of remaining useful life. The December storms did fatal damage to several dock clusters on the 300 block of Tideway Drive and moved much of what we had originally judged to be yellow clusters into the red column.

As Dave mentioned, the Brock system docks have now proven themselves in some of the worst conditions we've seen here in Ballena Bay in a long time. Dock 2 (a Brock system dock replaced in 1995 at 308-314 Tideway Drive) rode out the December storms nicely while the older concrete docks on either side of Dock 2 came apart.

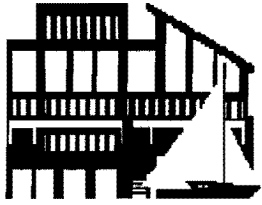
Preliminary bids from our dock contractors indicate that we will probably be able to save a substantial amount of money by doing en-mass replacements of the remaining dock clusters.

The expected life of the new plastic pilings we have been using for the last few years, as well as the strategy we have been using for the last few years of driving landing pilings outboard of the landings themselves, will reduce future maintenance costs significantly.

We estimate that a waterside makeover of the remaining 16 dock clusters to bring all waterside facilities into "green" condition will cost about \$1,000,000.

There are two ways to finance such an expenditure; through a special assessment or through a construction loan. Either of these options would require a vote of the membership with 75% approving the measure. We have made 30-year cash-flow analyses of both options and either will work considering only the financial health of the Association treasury. We recognize however, that a special assessment of this magnitude (say \$12,500 per household) would be difficult for many of our homeowners and, as such, the Board is leaning towards the option of construction financing.

To this end, I met last Friday with Adam Howard and John Jacobs at the Bank of Alameda to explore the feasibility of a construction loan. I presented our situation and cash-flow projections and received positive feedback from the bank. Although we are a ways from having an offer of financing in-hand, we are moving forward in discussions and the Board hopes to be able to present bank financing as one of our options when we formally present our recommendations to the membership in April of this year.



At Dockside

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

March 2002

BBTA ANNUAL GARAGE SALE IS COMING IN JUNE

This year's annual community garage sale is scheduled for Saturday, June 1st. This is your chance to make more space in your home, clean out those closets and have some fun at the same time.

Jim and Mary Neil will once again chair the event - thank you Jim and Mary! They will distribute flyers, place ads in the local newspapers and put up direction signs to our area.

As a participating homeowner you will conduct your sale in front of your home. The publicity will state that the event will run from 9 am to 2 pm, but garage sale pros will be out early - so be ready or you'll miss some buyers, including some of your neighbors.

The charge will be \$10 per home to cover printing and advertising costs. If you want to take advantage, send your ten bucks with your name and address to Jim and Mary at 1223 Ballena.

New BBTA Board Member

At last month's board meeting Jim Ehrlich was appointed to the BBTA board to fill out the remainder of Mike Brownlee's term.

Jim has been a board member in the past and is a great addition to the team. Congratulations to Jim!

Mike resigned to fulfill his sailing dream with Donna. They have just rounded Cabo San Lucas are heading north to La Paz.

Last Chance For Pigeon Deal

Last year almost half the homeowners had their deck undersides made pigeon-proof. The work was done by a contractor who gave us a deal because of our volume. Those who did not participate are now hosting the flying rats.

Jim Ehrlich may be able to have the contractor do more units if the demand is high enough. If you don't like the sounds and smells of your new squatters call Jim at 523-2955. Last year's price was a little under \$400.

Don't be the last to pigeon-proof, or you'll have all of the birds calling you "landlord".

**March Board Meeting
Thursday, March 21st, 7:30 PM
Ballena Bay Yacht Club**



BBTA LADIES WALK FOR CANCER - AND YOU CAN HELP

Dear Friends,

This summer three of your neighbors will be participating in the **Avon Breast Cancer 3-day walk**. Mary Neil, Ann Kenyon and Wanda Bacigalupi will be walking 60 miles from San Jose to San Francisco with 3,000 other brave people to raise money for breast cancer. The net proceeds will support the Avon Breast Cancer Crusade's mission to fund access to care and find a cure for breast cancer, with a focus on medically underserved women.

As a team, each of us has agreed to raise \$1,900 in donations, but we need your help. Would you please consider making a fully tax-deductible donation in any amount to help us meet our goal? Attached is a donation form for you. Please make your checks payable to Avon Breast Cancer 3-Day and return them to one of us. Every contribution goes towards our team meeting this goal.

All of us know someone who has been diagnosed with breast cancer. Personally, Wanda's mother, sister and aunt have had breast cancer. Ann and Mary have very good friends who are currently undergoing treatment for breast cancer. According to the American Cancer Society, in the next year 182,000 women will be diagnosed with breast cancer and over 40,000 of them will die. Please support us in the fight against breast cancer.

Thank You!

Your Friends,

Wanda Bacigalupi
1215 Ballena Blvd.
Alameda, CA 94501

Ann Kenyon
1213 Ballena Blvd.
Alameda, CA 94501

Mary Neil
1223 Ballena Blvd.
Alameda, CA 94501



At Dockside

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April 2002

Important Financial Vote of Homeowners

Remember, at the April board meeting this Thursday the homeowners will vote on whether or not to allow, but not obligate, the board to seek financing to replace the bad docks en masse.

Please attend this important meeting to express your views and cast your vote.

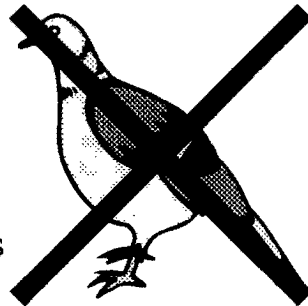
If you cannot attend, make sure one of your neighbors has your proxy.

Both the proposed financials and proxy statements were mailed to each homeowner a couple of weeks ago.

Another Reminder: Pigeon Abatement

Tom Spear, the pigeon abatement specialist, will be returning within the next few weeks to work on some additional houses. We now have twelve more subscribers for his services and this will bring the total to more than fifty-five of our eighty homes. In a few cases owners have done their own work. The exclusion and there has been a noticeable re-welcome tenants.

It has taken a number of months to get Tom to return as it isn't worth his time to come over from Marin County for only a few houses. For this reason this may be the last time we will be able to bring him back. The market for replacement real estate.



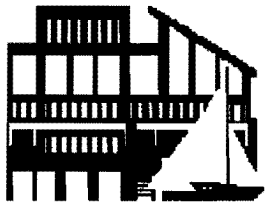
displaced pigeons will be in the

If others would like to have the work done while Tom is here please contact Jim Ehrlich at 523-2955 (e-mail: msafiri@attbi.com). The cost should be around \$350, as it was last year. Tom will discuss specifics with the homeowner prior to the work.

Visit the BBTA website at:

www.ballena.net

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



At Dockside

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May 2002

Current Association Insurance Policy Not To Be Renewed

by David Wiard

By now, most of you have received a letter in the mail from our insurance carrier regarding a *Notice Of Non-Renewal*. With the several calls from homeowners to Rich Noble and some conversations I've had with some of you, I thought I'd shed some light on the subject.

First, this notice is NOT a cancellation of our current policy that expires this August. It is however, a formal notice required by law, that insurance companies must give at least 90-days in advance if they decide to not to renew a policy.

Ever since the tragic event of September 11th, the insurance industry has re-assessed their risk across many areas and in many cases, are declining to re-write current policies or substantially raise premiums. The association's insurance agent gave early warning to BBTA Board for escalated insurance premiums as much as 50% to 80% in some cases. Come this August either our current insurance policy, or a new one from another source, will be found by our agent; albeit at a significantly higher cost. Although significant in a percentage increase on its own, it should affect the overall operating budget buy only a few percent.

Dredging and Wave Maze Update

By David Wiard

With our dredging and wave-maze replacement permits in-hand, we are now close to securing a contractor for the dredging. Rich Noble and our waterside chairman, Jim Erlich have been advised by the contractor that there is an envelope of time in his schedule sometime in August to fit us in. We hope to secure this time slot once the Board has a detailed contract for approval. In conjunction with the dredging, we plan to coordinate the wave-maze replacement.

REMINDER #1

Don't forget the Community Garage Sale on June 1. Get your \$10 to Jim Neil at 1223 Ballena so you can clean up that garage and those closets.

REMINDER #2

We need a chairperson, or two, for this year's picnic (Septemberish). Call President Dave (523-8702) if you can do this.

Visit the BBTA website at:

www.ballena.net

May Board Meeting
Thursday, May 16th, 7:30 PM
Ballena Bay Yacht Club



Docks: Homeowners Give Favorable Vote

By David Wiard

Last month's special meeting attracted a packed house at the Ballena Bay Yacht Club to vote on an important step to proceed on our long-awaited capital waterside improvements. After a lengthy, but highly productive, discussion period a quorum of BBTA Homeowners voted 38 to 25 in favor of authorizing the Board of Directors to obtain financing to improve our waterside structures.

With the passage of the vote the Board is moving forward on all fronts. These activities include the preparation of a financial package to go to several lenders to seek competitive loan offers, which may include fixed and variable rate structures. Additionally, we are looking into the legal aspects of giving homeowner's that choose to do so, an early payoff option. We hope to have all financing options for Board consideration in the next 30-45 days. We are putting out best efforts forward to address all issues and concerns people have raised.

Stay tuned . . .

Pigeon Update

By Jim Erlich

It looks like only eight of us signed up for the next round of the pigeon abatement service. Unfortunately, this is too few for the contractor to make the trip from Marin County. If anyone is still interested please call me at 523-2955 or email to msafiri@attbi.com.

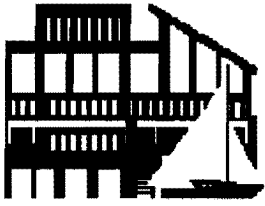
Those of you who did sign up may want to encourage your neighbors to reconsider. Hopefully, in the next couple of months we can have the contractor working here. Remember, the last one to do this gets all the birds.

Community Directory Corrections

Here are a couple of corrections for the new Community Directory, which you received in your mailbox a few weeks ago.

- Sandra Britt's email is spbritt@yahoo.com, and please call her Sandy.
- Mike Britt's title is Dr.
- McCloskey's work phone is 415.973.5604
- Carolyn resides at 406 Tideway

If anyone else needs corrections printed in Dockside, please email any board member or drop them in the mailbox at 1211 Ballena Blvd.



At Dockside

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

June 2002

A Message From the Heart

My heartfelt thanks to all of you wonderful neighbors for the food, flowers, cards, phone calls and outpouring of love that you have showered upon me these past few weeks.

No one could have loved Ballena Bay more than Bob and scarcely a day went by that he didn't comment on how happy he was to be here. I feel the same way and feel very blessed to have such terrific friends.

I love you all.

Beverly Partridge

Thank (and help) the Chairs

This year's volunteer chairs for our annual summer and fall events are:

Picnic: Bob and Jennifer Flanigan

Salmon Derby: Bob Ament

They will be setting dates shortly and will need volunteers to make both happen.

June Board Meeting
Thursday, June 20th, 7:30 PM
Ballena Bay Yacht Club

DISASTER PREPAREDNESS

There is a lot of talk these days about preparing for various emergencies. While we have always entertained the possibilities of "the big one", there are now other concerns that worry the whole population, not just those of us who live near fault lines.

Perhaps it is time for BBTA residents to consider some degree of preparation for whatever may happen in our area. In the event of a major disaster we can expect our emergency medical, transportation, fire and other services to be taxed well beyond normal capacity. A number of our residents are islanders on Cola Ballena and Ballena Boulevard who depend on the bridge for transportation and utilities. There is the possibility that we may have to depend on our own resources should we face a major problem.

Several of our neighbors have varying degrees of medical experience which could be useful if properly organized.

The City of Alameda Disaster Preparedness Office is offering a series of free courses dealing with Community Emergency Response Training which will enable motivated volunteers to assist the sick and injured, to learn about fire suppression, damage assessment and search techniques and protection from hazardous materials.

Please let us know if there is interest in organizing an emergency response team. For details, call Jim Ehrlich at 523-2955 or e-mail msafiri@attbi.com.

Visit the BBTA website at:
www.ballena.net



Ballena Bay Yacht Club Open House

by Jeff Fuller

Ballena Bay Yacht Club is your local yacht club, offering dinners, a fully stocked bar, sail boat races, and on the water cruise-outs to many interesting destinations.

Come see what BBYC has to offer. For those considering membership come check the club out on Saturday, June 22. From 1-9 PM BBYC will be having a South of the Border Party. Tacos and beverages will be served at a nominal cost.

See what BBYC can offer you. The initiation fee is waived during this event. BBYC is located at 1150 Ballena Boulevard. No reservation are necessary; just stop by. If you have any questions you can call me at 851-6382 or my e-mail is jeffmarine@aol.com.

BETA residents Mike Brownlee and Donna are currently cruising on their sailboat Entertainer. Here is an update:

We arrived in Hiva Oa in the early evening of June 2nd. The crossing took just under 26 days. Total mileage was probably about 3000 nm; we used 75 gallons of diesel fuel. We were surprised at the amount of fuel but overall 40mpg isn't bad for an extremely small efficiency apartment. There were a lot of lessons learned along the way and most are boring but in general the Boy Scout motto 'Be Prepared' is key.

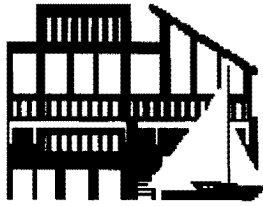
We landed in Atuona, the biggest town on Hiva Oa. Unfortunately Atuano pretty much shuts down at sun down, so we had to make due on the boat that evening. Doug from Chica Pica helped us into the anchorage and for a reward we invited him over and mowed through 12 beers after dinner (he's Canadian). It was great to be relaxing at anchor after all those days on the water with the constant motion. As you might guess stepping onto land made us dizzy. I don't get seasick easily but almost got shoresick; it was that intense. Donna, who gets seasick, just kinda wobbled around not really troubled but I very felt dizzy and queasy. The feeling lasted overnight then OK.

After a couple of days we sailed 45 miles to Fatu Hiva. Nobody goes to Fatu Hiva! The anchorage is really pretty but winds blast down the canyon at 40mph so it's hard to sleep. Now we're glad we carried the extra weight of the jumbo anchor! The natives are building a large dock and part of the project is a big barge they had secured to land by a single 1.5" line. So of course at about 2 a.m. there was a roar of wind followed by a flurry of activity on the radio, then blasts from ships' signal horns, and of course screaming. Lots of screaming. This barge bounced off of *Cherokee Spirit* (our friends from the crossing) then punctured a boat named *Catalpa* from Australia, then into a big crowded anchorage. We were anchored very near and just to the right of both the stricken boats. Amazingly just a few sailors in lightly powered rubber rafts managed to tugboat this thing past the rest of the yachts safely out to sea. The damage was minimal (these boats are tough!) and later the next day the damn barge was back, but now tied with two 1.5" lines (the last one broke in half, so now it's also closer to land).

Tomorrow we're off for another 40 mile sail to Tahuato. We're looking forward to getting to this island as the anchorages are reportedly crystal clear with lots of colorful coral to snorkel around. After that it's back to Hiva Oa to check out of the South islands and then to Nuku Hiva to check into the North islands. We'll probably be in the Marquesas another couple of weeks before we take the 500 mile trip to the Tuamotu islands. Funny but 500 miles didn't sound like much last week. This week it's starting to sound a little large. Also funny is we can't buy anything here. We want fruits and fresh produce but the only way to get it is to barter with the locals who could care less for cash. The preferred currency here is small bottles of cheap perfume, costume jewelry, misc. chatchke (sp?) and of course rum. I didn't give up the rum (yet) and will demand a hefty payoff as it seems there is some sort of prohibition going on here. We noticed the same in the larger city on Hiva Oa; no liquor sales. Beer and wine only and those are at greatly inflated prices (\$3/can o' beer!).

In general, so far the Southern Marquesas seem to us a lot like Hawaii would have been 100 year ago. Very beautiful, rugged, undeveloped, green, lush. The people are poor in a funny way. Not much for resources here so the houses are small flimsy shacks but with new SUVs and satellite dishes in the yard. Inside, the homes are small, crowded with nice art, new TVs, stereos, leaking roofs, and no windows. The contrasts are everywhere; the black volcanic earth has bright green vegetation, the tiny shack has a brand new Isuzu, the store is empty but outside are vast resources. The list goes on, so will we.

Mike & Donna aboard *Entertainer*.
Marquesas Islands 10.28 S, 138.40W



At Dockside

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

July 2002

SPECIAL BOARD NOTICE

The July BBTA Board of Directors meeting will be moved out one week. The meeting will be Thursday, July 25, 2002 at the Ballena Bay Yacht Club.

ANNUAL BBTA PICNIC COMING UP

The annual BBTA barbeque has been scheduled for Sunday, August 25. Please reserve this date. The BBQ committee needs members! If you would like to participate with the preparations for this fun event, please call Gary Flanigan at 523-4734.

PIGEON ABATEMENT UPDATE

If all goes well, Tom Spear will be here this week (July 15th-19th) to pigeon-proof the fifteen homes that are on the list for the service. This will bring the total of those who have subscribed to the service or have completed their own to sixty.

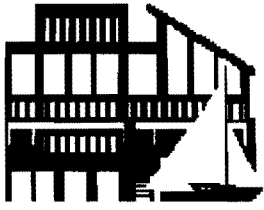
LOCAL BOAT FEATURED

This reporter has not seen the issue, but rumor has it that our own Terry Klaus' magnificent schooner *Brigadoon* is featured on the the cover of this month's *Wooden Boat* magazine.

Dinghy For Sale

10' aluminum Sears dinghy with 3 hp Evinrude outboard. \$500.
Archie Stone, 326 Tideway
ph: 865.2243

Visit the BBTA website at:
www.ballena.net



At Dockside

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August 2002

BBTA Annual Meeting in September

The September board meeting will include the BBTA annual meeting, at which you will elect new board members. All five positions are open, although only two individuals must vacate due to term limits (on the board for two consecutive years). If you are interested in serving on your association's board, please submit your name to any director or to our property manager Rich Noble.

Board members are: Dave Wiard, 523.8702; Michael Britt, 748.9711; Jeff Frankel, 769.6097; Jim Ehrlich, 523.2955 and Barney McCloskey, 749.7725. Rich Noble is at 865.3003.

Any association is only as good as its directors. We have projects coming up, big and small, that will need dedicated individuals to see them through. Get involved and run for the board. And attend the September meeting to cast your vote.

ANNUAL BBTA Events COMING UP

Don't forget the BBTA annual events this month: salmon derby and picnic. To fish or just eat at the derby call Bob Ament at 595.2380. For picnic information and to volunteer to help, call Gary Flanigan at 523-4734.

Super Senior Shot-putter

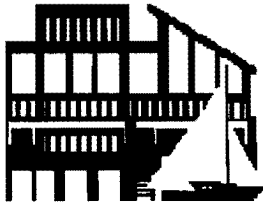
Our own Rich Noble is an active participant in Senior and Masters Track and Field. On August 3rd Rich placed first in the 60 - 64 division for the shot put at the California State Senior Games Championships at San Jose City College. He is now qualified to enter the National Championship Games at Hampton Roads, Virginia, in May, 2003.

Congratulations Rich!

Insurance Update In The Mail

The BBTA homeowners insurance summary will be mailed to you this Monday, August 12.

<p>August Board Meeting Thursday, Aug. 15th, 7:30 PM Ballena Bay Yacht Club</p>
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At Docksides

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

September 2002

It's That Time of the BBTA Year — Get Out And Vote

This isn't Florida, so your vote will be counted - promptly and accurately. The results will affect how our association is guided during the next year. Attend the BBTA Annual Meeting this Thursday and help select a new slate of association officers. And heap mounds of praise on the outgoing ones.

In Their Own Words...

The following biographies were submitted by individuals running for the BBTA Board of Directors (and you may nominate others from the floor at the meeting):

David Wiard, 308 Tideway Drive

Board Experience: Current BBTA President and two prior terms as a Board member.

My wife, Julie, and I have lived in the community for almost 11 years and have been owners since 1995. We love our unique location and the outgoing people that live here. As a current and past board member I've strived to foster long-term value in the decisions that preserve and enhance the value of our community assets. During this past term, your Board members have diligently worked on the financing for the waterside improvement program and have brought it to the eve of fruition. I believe that continuity in the transition to the next Board will be valuable to the project completion. I've enjoyed serving this past year and look forward to serving again.

Jeff Frankel, 352 Tideway Drive, 769-6097

Jeff and his wife, Pat Corrigan, are homeowners and have lived at 352 Tideway Drive since 1988. Jeff, a computer industry executive with experience in companies large and small, and a survivor of three high-tech layoffs in the last 2 years, currently holds a marketing position with Genesis Microchip. Jeff is a current BBTA board member, former board president, and former editor of At Docksides.

"Although we have not completely accomplished our #1 mission of completing the waterside renovation this year, we are, with permits in place, financing offers from three banks in hand and quotes in from our prime contractors, very close to the beginning of the actual work. I would like an opportunity so see the project through to completion on behalf of the community. Patty and I will be in Europe when the annual meeting takes place. I ask you to seriously consider my absentee candidacy".

Visit the BBTA website at:

www.ballena.net

September Board Meeting
Thursday, Sept. 19th, 7:30 PM
Ballena Bay Yacht Club



Richard Bacigalupi, 1215 Ballena Blvd.

I would like to take this opportunity to again introduce myself to the owners and residences of the Ballena Bay Townhouse Association. My wife, Wanda, and I have lived at 1215 Ballena Blvd. for the last four years. Before Ballena we lived a couple of years in the Berkeley hills and prior to that, 11 years in Walnut Creek. Drawn here initially because of the water, we found that the people and uniqueness of our neighborhood were the two of the hidden treasures. Having served as a director for two years, one year as Treasurer and the second as President, I gained the hands on experience and knowledge of the history and requirements to maintain our association. Past actions by the board and homeowners have made it a constant challenge to balance the old with the new in maintaining the appearance of the homes. Living on the water with private docks has given us a unique benefit shared by very few others in the Bay Area. It has also given us an added burden of safety and maintenance we are now facing.

The association will be facing one of its greatest management and financial challenges this up coming year. When my tenure ended one year ago the board had completed the permit process for the dredging. This last year you, the homeowners, said you wanted the waterside projects (dredging, wave maze replacement and docks) to be done at one time. Because of the uniqueness of this project and magnitude of the dollars involved this is not a project that can be delegated solely to our property manager. The board must be prepared to take a direct roll in managing the process if we are to get the best job for our money. Added to this is the financial impact the recent increase in insurance premiums will have on our monthly dues. While I will not profess to have all answers, I would like to bring my financial and management experiences as a CPA, CFO and past director to help address these issues.

I also want to take this opportunity to commend our board for their service this past year. They have made progress in obtaining bids for the work and identifying interested lenders for financing. This work takes time and is done in the background with little notice. Now that this work is completed, we are now in position to make noticeable progress and completion

Elise Hall, 459 Cola Ballena

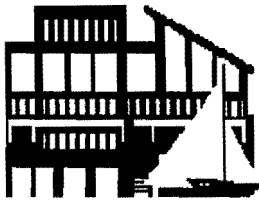
After more than thirty years of working as a registered nurse, I retired last September. My nursing career experience has ranged from Emergency Room to ICU and Med/Surg bedside nursing; to management as a Hospital Supervisor and Director of Nurses in the inpatient setting. I have also managed outpatient clinics, and developed and run an employee Occupational Health Dept. for more than 5000 health care personnel. I have had extensive case management experience dealing with multiple insurance companies and healthcare practices at all levels.

Besides my nursing career, I have also had experience with homeowner associations. In 1973 I, along with four other neighbors, created and managed the American Canyon Recreation District in order to garner some of our deserved tax dollars from Napa County and use them for recreation activities in our south Napa county community. We developed a recreation program that benefited youth and adults in a community isolated by it's location in the county.

After October 20, 1991, I returned to find my home, all of its contents and my entire neighborhood reduced to ashes and rubble. I played a lead role in creating and maintaining the Montclair Phoenix Homeowners Association. This was instrumental in mine and my community's recovery and it provided me with extensive insight into the insurance industry and the workings of government along with the politics in both arenas.

I do have experience I can bring to BBTA. I have extensive knowledge in the areas of insurance and disaster preparedness. I am very aware of what it means to maintain home values. My hobbies include gardening and landscape. I also feel I can learn things by serving on the board and find that an exciting option at this time of my life.

If you have any questions, or feel there is anything else about me you would like to know before electing me to the board, feel free to call me anytime at phone 510.523-8408 or cell 510.823-7726.



At Dockside

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

November 2002

Happy Thanksgiving

INSURANCE

We expect to have bids to review at the next board meeting in order to institute a policy for the upcoming year. Although we are searching for the best coverage at the least cost, there seems to be little relief in site. We will continue with the current policy until we find something better.

Architecture

THINKING ABOUT CHANGING YOUR DOCK?

As most of you are aware the board is working on obtaining new quotes for the dock replacement project. This will allow us to provide a more concrete financial picture at our meeting in January. Homeowners on Tideway and Cola Ballena living east of the bridge, now is the time to submit an architectural request. I would like to complete these requests prior to the December board meeting. Please remember that changes to your dock lay out may cost you money. The homeowners association pays for your base dock replacement. For dock lengthening changes you can estimate \$45 per square foot. Also in considering changes to your layout you must allow enough room for your neighbors on adjacent clusters to make an equal change. I urge you to review the architectural guidelines posted on our website at www.ballena.net. You can also obtain an architectural request form on the site. Feel free to give me a call at 510-748-9711 to discuss this matter or email me at mbritt@eyedocs.com. Architectural Chairperson ...Michael Britt

DISASTER PREPAREDNESS

The first disaster preparedness meeting held Nov. 0, was attended by more than 12 residents who are very interested in being as prepared as one can be in the event of a disaster. Several people will be taking the free disaster training offered by the city after the first of the year. Dates will be made available as soon as we know, so you can plan. You can expect more information and more community meetings as people go through the training. There will be a Personal Preparedness class at the Arthur Anderson center at the Encinal high school on January 22nd at 6:30 PM. Contact Jim Erlich at 523-2955 email msafiri@attbi.com or Elise Hall 523-8408 email elh8401@hotmail.com with questions or further information.

BBTA Board 2002 -2003

Michael Britt—President (Architectural)
Elise Hall – 1st Vice President (Landscape, Insurance,
Neighborhood Communication, & Disaster prep)
David Wiard— 2nd Vice President (Waterside)
Dick Bacigalupi— Treasurer (Financial)
Jeff Frankel — Secretary (Landside & Legal)

December Board Meeting
Thursday, Dec. 19th., 7:30 PM
Ballena Bay Yacht Club



WATERSIDE

PLEASE MOVE YOUR BOAT

If you were one of a few people that moved their boat to the east end of the channel in anticipation of the dredging project, please move your boat back to your own slip. As you know, the project was unable to start in November due to funding inadequacies. The Board will advise of any expected start-up date. Prior to when we will actually start, the Board will develop a docking assignment on where your boat will be parked. This will be done so we can ensure that we can accommodate all boats during the project.

TIED UP CORRECTLY?

This is the time to check those dock lines on your boat and add a few extras. To better secure your boat against accidental line breakage, make sure you tie both sides with bow and stern lines. Additionally, add some spring lines to absorb loads caused by winds and surge. Spreading them onto more dock cleats and the boat will act to reduce accumulated stress that can lead to damage of the

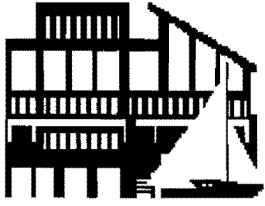
New Years Day Around the Island

Plans are being made for the annual celebration. Julie Wiard, is leading the charge to put together a fun event with assistance from Jim & Mary Neil and Elise Hall. If you are interested in hosting a stop or assisting in any other way, please contact Julie at 523-8702 or email jwiard@siebel.com or Elise at 523-8408 or email elh8401@hotmail.com as soon as possible. Notices with all the particulars will be forth coming.

A short update from our local cruisers

Ahoy. Yes, we finally did drag our butts out of French Polynesia. It was 1170 miles to Christmas Island from Rangiroa and we covered that distance in 9 pretty easy days. Winds were light which is good news for us, thanks to a mild El Nino this season. Speaking of El Nino, we sailed right through the birthplace of the El Nino events. Seems the waters here warm up first then spread Eastward across the Pacific and then affect the world. In case you were wondering: current temp. here is HOT, real hot! The interior of the boat was getting near 100 deg during the day and it seemed hotter in the sun up on deck. It was refreshing to douse with a bucket of 90 degree sea water. No complaints but although we've gone through close to a gallon of sunscreen we both are nearly as dark as island people now. With the exception of our hair turning blond we might pass for very large-nosed Polynesians. Ever since I noticed Christmas Island on a world map I thought it a good destination. It sounds jovial, maybe Santa hangs here in the off season, could elf search, etc. puns. If looking at a map to find Christmas first find Hawaii, drop straight down to the equator, take a left and you'll see it just above the equator. Figuring that any place that shows up on most world maps ought a at least have a general store and a stoplight turned out to be incorrect. Christmas is big in land area (for an atoll, it's the biggest) but it's still small and remote. When we arrived the airplane delivering supplies had been delayed by a couple of storms (one hurricane) just to the North. The entire place was barren of all but rice and canned goods, and fish... plenty of fish. Unlike any of our previous stops the anchorage was outside the island instead of being within the protection of a bay or fringing island reef. This wasn't a problem for us or all the huge ships in the anchorage. We arrived just a few days after the start of the giant fish transfer operation. Seems that every few months the 150+ foot (huge) fishing boats meet up with even larger freighters to transfer the catch to the freighters for the long haul back to the world markets. There were at least 20 massive fishing boats and a dozen freighters at Christmas We were told each of the fishing boats had 1000+ tons of fish aboard, and at least 3 new fishing boats showed up every day. Looking at this we had to wonder how much longer the world's fish population could withstand this onslaught. With that in mind we sailed along with another Hawaii bound sailboat we met there to nearby Fanning island, trolling a cheap fishing lure. We were nailing the fish left and right! We threw back 3 and kept 2 nice size tuna (in spite of the onslaught), one a yellowtail and the other a big-eye tuna. The big eye is probably the best tasting fish ever. Fanning is a great place. We've been here more than a week already. We will stay here for another 5 to 15 days depending on what we learn about Palmyra. Palmyra was to be our last uncivilized island before we headed for Hawaii. But we may opt to skip Palmyra as we're learning most of the island may be closed to visitors unless they are offering big donations to The Nature Conservancy who purchased Palmyra a few years ago. If they are 'entertaining' then we're going to skip the last atoll and stay here longer. Also Palmyra to Hawaii is a more difficult sail than Fanning to Hawaii. More importantly Fanning has great surfing far from the crowds of Hawaii and California. I've been surfing with 3 guys from another HI bound boat and a local guy who knows all the spots. Well, this is almost it for the cruise of the Entertainer. Once in Hawaii we'll likely settle in for a few months waiting for the spring or summer to try to cross back to California. While in Hawaii I'll put Entertainer up for sale so maybe the cruise will end there. Either way it's been a real adventure and we still have one more fairly long passage and possibly some exploring around Hawaii yet to go.

Cheers, Mike and Donna aboard Entertainer Fanning Island, Kiribati 3deg 51min North 159deg 21min West



At Dockside

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

December 2002

Merry Christmas
&
Happy New Year

A Special Meeting will be held January 16th, 2003 7:30 P.M.
at the Ballena Bay Yacht Club. Come and to find out about the new options for dock replacement. Everyone is urged to attend.

From the President

Michael Britt, O.D.

As you know, our docks are past due for replacement. Each morning during this stormy season I look out the bedroom window half expecting to see a 40 foot finger drifting in our estuary, the real question being whether or not a resident will be aboard. Unfortunately, last year we were unable to proceed with this important project because of our inability to obtain quotes that fit the loan guidelines approved by you, the members of the association. As you are no doubt aware, our recent dues increase does no more than cover the increased cost of insurance for our association. At our January 16, 2002 special meeting we will discuss our need for an assessment to complete the dock restoration. **I urge you to attend this important meeting and let your vote be counted.**

The good news is that our waterside chairman, David Wiard, and his hardworking committee are developing a new plan for the project with different vendors, and better quotes. On behalf of the Ballena Bay community, thank you David for your excellent work.

I wish you all good health and happiness for the New Year.

BBTA Board 2002 –2003

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December Board Meeting
Thursday, Jan. 16th., 7:30 PM
Ballena Bay Yacht Club



On The Waterside . . .

by David Wiard

During the past couple of months we've been exploring ways to reduce the cost of the waterside improvement program. Significant efforts have been made in seeking alternative contractors who are more competitively priced. Additionally, we have been looking at any other alternatives that can provide us better value for our money. I am pleased to say that our efforts appear to be paying-off. We now have some real visibility to the prospect of bringing this project much closer to affordability. We are working diligently to finalize some quotes and specifications. With continued effort, we may even be able to begin this project in the spring.

INSURANCE

by Elise Hall

A good policy for the most reasonable price available is on the launching pad. We will be finalizing the details and accepting the new policy within a few days. More information explaining all the particulars will be forth coming as soon as the signatures are placed.

BBTA website (www.ballena.net) is back up after several hacker caused outages. It is running on a rebuilt and hopefully more hack-resistant software. There is a single log-in for all homeowners and residents. For access to the portions of the site with homeowner and resident contact information, you will need a user name and password as follows:

User name: **ballena** (all lowercase) Password: **bay** (all lowercase) .

Please call or e-mail if you have ideas for additions or improvements to your community website.

Jeff Frankel 352 Tideway Drive Alameda, CA 94501 Email: jfrankel@pacbell.net

Hm: (510) 769-6097 Cell: (510) 684-7009 Fax: (510) 864-1719

New Years Day Around the Island

Don't forget to join in the fun on New Years Day. As always we begin with Archie's wonderful chowder and follow that with two other stops on the east side of the bridge before going around the Island to Sally's for some of those famous goodies. Check the flyer for all the details or contact Julie Wiard for more information. Residents are \$5.00 and guests are \$10.00. We look forward to seeing you in 2003.

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at the Ballena Bay Yacht Club. Come and find out about the new options for dock replacement. Everyone is urged to attend.