

At Dockside

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

Jan. - Feb. 2003

A Special Meeting will be held February 20th, 2003 7:30 P.M.
at the Ballena Bay Yacht Club. Come and find out about the new options
for dock replacement. Everyone is urged to attend.

From the President

Michael Britt, O.D.

The purpose of the special meeting on February 20th, is to give you an opportunity to learn more about the dredging and dock replacement project and vote to approve or disapprove the special assessment. The financial plan for the renovation will fund the project through a combination of a 10-12 year bank loan plus a special assessment of \$2,100 per homeowner. The proceeds from the special assessment will be earmarked for the dredging that will take place this year.

Special assessments of this type must be approved by at least 51% of the homeowners.

If you have not already mailed your ballot, please either cast your vote when you attend the meeting Thursday evening or give proxy to a representative who can cast a vote for you on Thursday evening. The board members urge every homeowner to participate in this important decision by casting your vote.

An additional copy of the Ballot Measure is attached.

On The Waterside . . .

by David Wiard

Once the votes are in and the Ballot Measure is approved, the costs related to individual dock changes will be presented to the respective homeowners as soon as possible. These costs will need to be paid as the work is completed.

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)

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



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

Neighborhood Communication

Elise Hall. R.N. BSN (retired)

As many of you may have heard, a house fire occurred last month in Bev Partridge's home on Cola Ballena. The actual cause of the fire has still not been determined, but the start of the burn is thought to be in the proximity of the furnace vent system in the attic. The furnace had undergone a minor repair last fall, but was still the original furnace that was put in when the home was built. Luckily, most of the damage to the home and its contents resulted from smoke, water, and destruction in putting the fire out. No other units were involved. The BBTA insurance is responsible for the structural repairs less the \$5000.00 deductible. Bev is holding up through it all with the assistance of family and neighbors. She hopes to be back in her home within a month. As details become clear as to the actual cause of the fire, we will broadcast the information so each of us can take steps to avoid the problem if at all possible.

Additionally, there was an almost fire at the Hall home on Cola Ballena, because of an inappropriately wired dryer plug socket. This was also the original wiring when the home was built. The wall socket is the receptor for a 220 plug used to run dryers and like devices. The socket was in upside down which caused the cord and plug to be turned upside down in order to plug it in. The socket is to be wired in with the ground prong of the plug on top, so that if anything metal falls between the plug and the socket it will land on the ground prong and avoid a problem. Unlikely as it may seem that something will ever fall between the plug and socket, a metal plate fell down onto the live prongs at the Hall home. After a half day of heart palpitations, the socket has been corrected and once the scorch marks are painted out, there should not be any further problem. Check the rough drawing below and make sure your 220 socket is wired correctly. If it is not have an electrician correct the problem as soon as possible.

Correct.



This should be the ground and should be on the top.



wrong if the cord goes up rather than down.



At Dockside

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

March 2003

Spring is here and new things will be arriving soon!

From the President

Michael Britt, O.D.

As most of you know, the project to dredge our waterways, and to replace the docks and the wave maze was approved by an overwhelming majority of the homeowners at the special meeting held February 20th. The board has worked very hard to get everything necessary completed in order to get the project started. Information about what you may need to do to keep the project on target will be put in your mailbox from time to time, so please be sure and read and take appropriate action in a timely manner when you get information from BBTA.

On The Waterside . . .

by David Wiard

Capital Waterside Improvement Update

At the March Regular Meeting the Board unanimously approved the contracts submitted by Western Dock Enterprises and Topper Industries. Collectively they fall within the Board's budgetary figures. Western Dock will be conducting the dredging, docks, ramps, landing and pile driving aspects of the project, while Topper industries will be constructing the new wave-maze. One of the goals was to have as few contractors as possible to achieve the best coordination in the work execution. The Board is currently refining some details of the contract.

When is the actual start date? - We are hoping to start sometime in April. The contingency is that we are waiting on written approval from the Army Corps Of Engineers to change our permit which currently indicates we cannot begin until August, but since our job is relatively small, an authorization to proceed in April has been requested and should be forthcoming as they have given verbal approval.

What about having to move my boat? - Once we confirm the start date, you will be noticed of when and where to move your boat. Please do not do so until notice is given. The current plan is to begin the work on the east side of the bridge first. This will involve all boats being brought to the west side. Upon completion of the first phase, boats will be subsequently moved to the east side while the west-end is completed. The total time frame for completion will be distributed when available. We request that everyone be accommodating to those who will need access to their boats during this period.

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Jeff Frankel — Secretary (Landscape & Legal)

Board Meeting
Thursday, April 17th., 7:30 PM
Ballena Bay Yacht Club



Community Directory

By Jeff Frankel

We are about to publish the annual community directory. Please review the current (yellow) directory and or the website to be sure that we have your name, address, telephone and other information properly listed. This information is also in the password protected part of our website.

(www.ballena.net) To check your info on the website, you will need to access 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). You may call me at 510 769-6079, drop your changes in my mailbox at 352 Tideway Dr. or e-mail them to me at jfrankel@pacbell.net. *Please get all updated or corrected information to me by April 15th.*

Landscape

By Elise Hall R.N. BSN (retired)

There is a plan in the works to minimize the Ivy invasion that crawls under our decks and tries to get into our homes if we leave the door ajar for any length of time. Remember there are very few products that are safe to use on unwanted greenery when it is as close to the bay water as our Ivy. I will let you know as the plan to contain the Ivy comes to fruition. In the mean time, pull and tug when necessary to keep it out of your space and leave any trimmings by the curb for disposal by the landscape people. Oh, and as the weather gets warmer, don't forget to check the doors and windows for creeping vines. The landscape people can not go after the Ivy that is growing on your deck or inside your home.

Insurance

By Elise Hall R.N. BSN (retired)

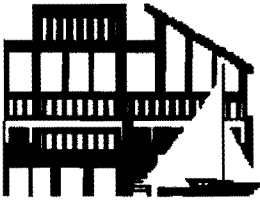
The insurance policies have all been renewed for another year. As hard as we tried, we were not able to reduce the premium costs. We do, however, have policies in place that will offer us sufficient coverage to keep us from suffering major loss if a need arises. The policy to rebuild the buildings has a \$5,000.00 deductible. Each homeowner should make sure that their own individual policy reflects this amount in the Loss Assessment part of their policy. If you know your Loss Assessment amount is not at least \$5,000.00 or you are uncertain what yours is, you should contact your insurance agent. Feel free to give me a call at 510 523-8408 if you have questions.

Neighborhood Communication

By Elise Hall. R.N. BSN (retired)

Please take note of the 2003 Security update attached to this months dockside. As part of the boating community, we may well be affected by some of the security restrictions as we sail in bay waters. Additionally, be sure to report any unusual activity as the security notice indicates. Let the authorities decide whether or not it is important.

Our annual neighborhood garage sale is planned to take place in June this year. If you are interested in organizing the event, please let me know as soon as possible. The actual date will be set by whomever takes on the organization of the event. Feel free to give me a call at 510 523-8408 if you want to be our lead organizer or even just want to help.



At Dockside

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

April 2003

The barge is here and the project has begun!

From the President

Michael Britt, O.D.

Monday morning at 7:00 a.m. the east end of our complex woke to the sounds of heavy equipment in the waterway. From my house the top of the crane is already visible over our Cola Ballena homes. This is a very exciting moment for Ballena Bay. It marks the end of years of work by several boards. The completion of this project is the last step for a significant period of revitalization for our complex.

I believe that we all owe a debt of gratitude to the past boards who worked so diligently to create a strategy for this project. Their members worked tirelessly to complete the complex process of permitting.

As president of the current board I have been blessed with committee chairpersons who have worked tirelessly to deal with the myriad of issues that have faced us. David Wiard (Waterside) and Dick Bacigalupi (Finance) have put in countless hours drawing every dock system and negotiating the many details of our financing and construction. Jeff Frankel (Secretary & Legal) wrote letters to all of the homeowners between commutes to his new job in the South Bay. In the shadow of this project we have faced a very adverse insurance market, with dramatically increased premiums and a significant lack of insurers in our market. Elise Hall worked very hard on developing options for the board's consideration and presenting pros and cons for each possibility.

I urge you take a moment to thank these hardworking people and our previous board members as these projects come to fruition.

On The Waterside . . .

by David Wiard

Keep alert, and watch for notices about boat movements etc. The project has begun and so far things are moving along smoothly. We hope to keep the disruption to your daily routines to a minimum, but we ask for you patience and support as things go forward.

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



April 2003

Community Directory

By Jeff Frankel

The following website is available to all residents. Web address (www.ballena.net)
User name: **ballena** (all lowercase) Password: **bay** (all lowercase). If you need to make changes or have questions, you may call me at 510 769-6079, drop your changes in my mailbox at 352 Tideway Dr. or e-mail them to me at jfrankel@pacbell.net.

Neighborhood Communication

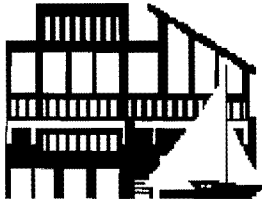
By Elise Hall. R.N. BSN (retired)

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There has been a lot of activity on the water. Boats moving from East to West, barges traveling between the docks, and workers shuttling back and forth each morning and evening. When this activity subsides, we will have our new docks, pilings, wave maze and dredged waterways. We ask for your patience and support to help make this project run as smoothly as possible. Feel free to contact us if you have questions or concerns as the project proceeds. The board members thank each of you very much for all your support and assistance in getting this project under way and off to a great start.

Mark Your Calendar

Before our next regularly scheduled board meeting, on May 15, we will be hearing a presentation by Walt Jacobs of CLASS (The Citizens League for Airport Safety and Serenity). Their organization works to reduce noise from Oakland Airport over flights. Walt will be presenting their recent activities and would like to propose a relationship with Ballena Bay Townhouse Association. All homeowners are welcome to attend. The presentation will begin at 7:00 p.m. sharp and will be followed by our regular board meeting.



At Dockside

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July 2003

Dredging is done and new eastside docks are on the way!

From the President

Michael Britt, O.D.

The **annual meeting** to elect new board members is scheduled for **Thursday, 7:30 p.m., on September 18, 2003**. We need all the homeowners to participate in the voting process of electing the board. Also, if you are interested in being one of the new board members next year, please let Jeff know, so he can get your name on the ballot ahead of time.

I want to thank everyone for their patience during the waterside project and request your continued support as the project proceeds

On The Waterside . . .

by David Wiard

Since my last communication there are some new developments in the waterside renovation schedule. First I communicated an anticipated completion date for the East Side at around the end of July. While the docks are completely framed and mostly decked for this phase and sitting in the contractor's yard in Petaluma, a batch of pilings coming out of South America was behind schedule.

In my most recent update, the remaining pilings are expected to be on-site the 1st week of August. However, with some pilings still on-hand, some docks will continue to be installed before that. Once all the pilings are here, the project can resume at a more aggressive pace.

On a more positive note if your address is from 441 thru 465 Cola Ballena, you may now return your boat to your dock. The rest of you will be called by phone when your dock is completely installed and it is safe to return your boat.

For residents on the 300 block of Tideway and all of Ballena Blvd. Please begin to remove items from your landings such as hose reels, potted plants, etc. by August 10th. Also, make sure your boat is ready to move on short notice even if you live on the east side. The west side demolition will start immediately after the east side completion.

The project continues to move along at a steady pace for a project of this size even with the limitations tide levels and delayed piling arrivals placed on the day to day activities. Work continues to go on off site, even when there is not a lot of activity on the water.

Thank you all for your kind patience and your continuous support to keep the project on track.

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Board Meeting
Thursday, August 21, 7:30 PM
Ballena Bay Yacht Club



Chance to Make a Difference

By Jeff Frankel

First a disclaimer; in this article, I'm going to brag a little about what we (the homeowners of BBTA) have gotten done around here. 2003 marks a watershed year in terms of accomplishment by a BBTA Board of directors. While I grant you, it's not all done yet, this is the year that we have seen the favorable settlement of a long-standing lawsuit with one of our homeowners and that we will see dredging completed, a new wave maze installed and the complete replacement of our older marina components - all with responsible financing and a long term plan to build reserves. Now, the 2003 Board did not do all of this themselves - they built on top of the cumulative efforts of the many previous Boards. On Thursday, September 18, BBTA will hold its annual homeowner's meeting election of a new board for the 2003-2004 term. As you may know, because of the term limits imposed by our governing documents, 4 of our 5 board members (including myself) must step down. The bottom line is that we need at least 4 volunteers to step up to the plate to keep this momentum going. In the next couple of weeks, I'll be calling many of you to make a personal appeal for your involvement and to urge you to run for a seat on the Board. I can tell you from personal experience that there is both satisfaction and frustration to be had in this job. But at the end of a year or two of service, you can usually look back and say "I helped do that." Those of you who have thought about running for the Board, now is the time for you to make a difference. Please call if you have any questions.

I would like to welcome all our new residents over this past year and request that they send me their information so I can include the information in the directory on and our web page. Of course, any changes or updates should be sent by anyone who needs to do so.

Neighborhood Communication

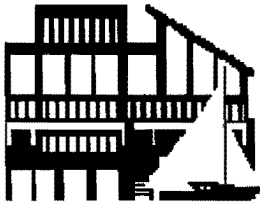
By Elise Hall. R.N. BSN (retired)

We owe a **special thanks to Nancy Moore** for organizing our very successful garage sale in June. The weather cooperated and our streets were filled with willing customers. Great job Nancy and John too!!

A landscape walk took place on July 23. For the most part, the landscape was found to be in pretty good shape. There are several lawn areas that needed attention, some resulted from the cable trenching and other times because of inadequate watering from the sprinkler system. The landscape company and Rich Noble will be working on the problems. The landscape company is also going to address some of the ivy over growth issues whenever and where ever possible. We are also requesting bids to have more tree trimming and tree removal done where problems continue to occur. Rich will also be doing a walk through with the cable company to address issues and concerns that remain after the trenching. If you have a specific concerns, be sure and send Rich a message so he can include your issues.

Our annual BBTA picnic date is set for **September 13, 2003**. Picnic planning will be done by the residents of 459 thru 465 Cola Ballena. Feel free to let Elise Hall, Pat Chronos, Farah Nations, or Diane Penn know if you want to share ideas or help with the picnic in anyway.

Many people have an email address that the Dockside could be sent to. If you would prefer receiving the information electronically, please send me an email to that effect and I will conform to your wishes. My email address is Elise.Hall@comcast.net.



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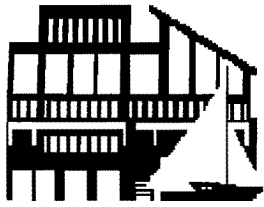
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August 2003

Sept. 13 is "Picasso's Blue Bistro" this years annual picnic!

From the President

Michael Britt, O.D.

It has truly been an eventful two years, with plenty of challenges and major goals achieved. As my term draws to a close I would like to take the opportunity to thank the homeowners for their support and patience. The outstanding board members I have served with also deserves special thanks. They have worked tirelessly on the significant issues of my term. In addition we have faced several legal challenges that have added to their load. Involvement on the BBTA board has given me a greater sense of community. We are not 80 single-family dwellings but rather a community of 80 homes united through our elected board to achieve common goals.

If you have a strong feeling that things are going well at Ballena Bay or perhaps you disagree with recent board actions, I urge you to run for the board. I believe that the experience will leave you richer, with new friendships and a better understanding of your investment in the BBTA community.

Our annual meeting is September 18th, at 7:30 p.m. This is your opportunity to voice your concerns, and join the members of the community in charting the course for the next year.

REMEMBER TO VOTE

Neighborhood Communication

By Elise Hall. R.N. BSN (retired)

"Picasso's Blue Bistro" our annual BBTA picnic set for September 13, 2003, is being held and organized by the residents between 459 and 465 Cola Ballena. The cost is \$10.00 per household and \$15.00 per non-resident guest. Pot luck items to bring are Tideway Dr. = hors d'oeuvres, Cola Ballena = salad, and Ballena Blvd. = desserts. Volunteer Chefs to help grill the meat are still needed. Paintings created that day by our talented local artists some as young as 2 years old will be auctioned off for pennies. Even if you are not one of our talented local artists, you can bring your penny bank and join in the bidding.

r.s.v.p. Pat Chronis 814-7397 or Farah Nations 523-2294

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On The Waterside . . .

by David Wiard

First let me offer my apologies to those of you who have been inconvenienced because your docks have been absent for a longer time than we had initially hoped. Bringing the costs within a range that would fit in our budget did not come without some additional risk of time delay.

The docks are now on the barge waiting for installation. The delay in receiving the pilings caused equipment conflicts with other jobs and WD is expecting to bring the pilings in as soon as a barge is available. In order to assure we have enough leverage to keep the project moving forward, we are holding back an interim payment for \$150,000.00 until the pilings are on-site and the project is again moving forward.

After the holiday, you should begin to see a high level of activity working to replace the pilings and the docks on the east side. You will be asked to move your boats from the west side as soon as the east side docks are all in place.

Again, thank you all for your kind patience and your continuous support to keep the project on track. Even though the board members will be changing in September, I and other previous board members will continue to actively oversee the project through to completion.

. Chance to Make a Difference

By Jeff Frankel

On Thursday, September 18, BBTA will hold its annual homeowner's meeting election of a new board for the 2003-2004 term. As you may know, because of the term limits imposed by our governing documents, 4 of our 5 board members (including myself) must step down. We need at least 4 volunteers to step up to the plate. .

Members of the current board will continue to support the waterside project until it is completed. This will establish continuity of the project even though most of the board members will not be serving next year.

Except for the monthly meetings, many of the issues the board deals with are discussed via email. This keeps your private life interruptions to a minimum.

Those of you who have thought about running for the Board, and even those of you who have never given it a thought should consider running for the Board. Maybe some of our new neighbors would like to be on the board and bring their experience to the table.

If you have questions, please feel free to contact me, or any of the current board members.

Again, I request any new or updated information for the directory and the website be sent to me as soon as possible, so the correct information can be published. This is particularly important for new residents and long time residents with corrections or updates.

The following website is available to all residents. Web address (www.ballena.net) User name: **ballena** (all lowercase) Password: **bay** (all lowercase). If you need to make changes or have questions, you may call me at 510 769-6079, drop your changes in my mailbox at 352 Tideway Dr. or e-mail them to me at jfrankel@pacbell.net.



Airport Noise

From time to time, the BBTA board of directors has discussed the topic of airport noise. The Citizens League for Airport Safety and Serenity or CLASS, is an organization that has been successfully fighting to control noise at the Oakland Airport. CLASS has asked us to join in this effort by supporting their organization with dues of \$160 per month or \$2.00 per household. This support would entitle us to representation on the CLASS board of directors. While this issue does not directly affect ongoing maintenance of BBTA common property, participation in CLASS includes an annual financial obligation of \$1,920 that is not in the current budget. The BBTA board also recognizes that airport noise may have some bearing on property values, and definitely effects our quality of life. Therefore, the board has voted to ask the members to decide on this issue at the next general meeting.

Arguments in Favor of Joining CLASS.

- Support for an organization that has influence at the rule-making level for the City of Oakland and the Airport.
- CLASS uses political action to prevent changes in flight paths that would allow more commercial over flights to “cut the corner” over our homes, and potentially diminish home values.
- Representation on the CLASS board is one more vote for issues that effect our end of the island. This representation is not available to individual donors to the organization.
- Membership is renewed annually and may be cancelled at the option of the BBTA board of directors.

Arguments Against Joining Class

- There is a financial impact of \$1920.00 per year.
- CLASS is a politically active organization. Some would argue that the association should not be politically active.
- Some have argued that participation should be voluntary on the part of each homeowner. While individual homeowners could donate to CLASS there would be no representation on the board of directors.

The following resolution will be presented for your vote at the annual meeting.

BALLOT RESOLUTION

Resolution to support CLASS, the Citizen’s League for Airport Safety and Serenity.

We resolve to support the Citizens League for Airport Safety and Serenity (“CLASS”) with dues paid from the BBTA General Fund in the amount of \$160 per month (\$1,920 per year). Participation in CLASS may be renewed or cancelled annually at the discretion of the BBTA board of directors. Dues paid to CLASS are to be used to support the organization’s activities to reduce airport noise. BBTA will be entitled to one position on the CLASS board of directors.



August 2003

Statement From Walt Jacobs

Dear Ballena Bay Homeowners,

At the request of your President I will attempt to explain what CLASS is all about. The acronym stands for Citizens League For Airport Safety and Serenity. Our goal is not political but in fact social (We Like Quiet), economic (Protection of Our Property Values), and safety (Making Sure That The Airport Knows We Are Here And That We Are Very Concerned About How Their Activity Creates Unsafe Conditions Relative To Our Homeowners).

The Organization was formed because of the impact of the Airport on our immediately adjacent location and whose activity now impacts much more of Alameda.. We have several Homeowners Assn's as members and many individuals. I am the current President of the Community Of Harbor Bay Isle Homeowners Assn of approximately 3,000 home. Each homeowner will contribute for the next year \$2.00 per month from their dues to give us the ability to continue to monitor the activities of the Airport and to make sure that the Airport complies with the settlement agreement that was recently achieved as a result of a lawsuit between the City Of Alameda, CLASS, and an organization from Berkeley called KJOB, against the Port of Oakland. While we are not currently in any litigation we are in the process of purchasing equipment to assist us in monitoring the Airport Tower activity as regards pilot instructions.

WE ARE NOT INTERESTED IN SHUTTING DOWN THE AIRPORT. WE RECOGNIZE IT AS A VIABLE PART OF OUR LIVES.

Thus far we have accomplished quite a bit. WE NEED YOU TO BE A PART OF OUR ORGANIZATION. The dues for the next fiscal year will be \$2.00 per month per household. BBTA will be offered a seat on the Board of Directors. You will receive regular financial updates. With your strength added to what we already have, we can insure the active interest of the City Of Alameda in our goals. Up to now, the City has been totally responsive and a very active participant and leader in all of our activities.

PLEASE JOIN US AND BECOME A PART OF THE SOLUTION.

Walt Jacobs

At Dockside

Protecting property values and the quality of life in Ballena Bay -
September 2003

Annual Meeting Election Results

By Elise Hall

On Thursday, September 18, BBTA held our annual homeowner's meeting and election of a new board for the 2003-2004 term. The following homeowners were elected by unanimous consent: Elise Hall and Dick Bacigalupi were elected to a second year, Jim Nations, Mike Wokasch, and Shelley Bliss were elected to their first year. The officer positions will be decided at the Oct. board meeting, but the job assignments were distributed and can be found on the back of this page next to the new members name along with their phone numbers and email addresses. David Wiard a member of the previous board will assist Shelley Bliss and continue to support the waterside project until it is completed.

Airport Noise

An additional positive vote at the annual meeting was to have BBTA join The Citizens League for Airport Safety and Serenity or CLASS. This is an organization that has been successfully fighting to control noise at the Oakland Airport. CLASS asked us to join in this effort by supporting their organization with dues of \$160 per month or \$2.00 per household. This support entitles us to representation on the CLASS board of directors. Gary Flanagan has volunteered to serve as our unpaid representative for the upcoming year. Gary will provide us with information about CLASS activities and report back to us with any news.

On The Waterside . . .

by ShelleyBliss

Last Wednesday, the City of Alameda Code Enforcement came to our dock replacement site in response to a homeowner's complaint. Specifically they wanted to see our permits. David Wiard and I met with the code officials and presented them with the permits we have. They indicated that we needed City permits to replace the docks. We had not been required to obtain them when other docks had been replaced. Work has been stopped, but city officials are going to explore options while we sort this out. They were very responsive to our need to maintain progress and remain within our decreasing window of time to get the work done this year. Key contacts at Western Dock have been informed and we've met with Kevin the site supervisor who had his crew secure the construction site until further notice. Mike Cheney the project engineer has been made aware of the situation and will be representing BBTA in resolving this matter with the city. We will provide you with updates as we receive them.

Landside

By Jim Nations

Repair work is taking place on Tideway in preparation for the upcoming painting. Some concerns have been placed about the work that is being done and this was reviewed by Jim Nations in Mike's absence and has been referred to our manager Rich Noble. Rich will work with the construction company to assure the job is done right. It is the expectation of the board that all work will be done correctly in order to avoid having to repeat any maintenance before the next painting cycle.

Neighborhood Communications

By Mike Wokasch

"Picasso's Blue Bistro" this years annual BBTA picnic was a great success even though it had strong competition with the big boat series and other important family events on the same day. The weather was superb and neighbors were actually still seen visiting on the driveways until the sun had fallen behind the trees. One fantastic painting went for more the enormous amount of \$9.00. Several young artists went home feeling much richer than they did when they arrived. We owe a big thanks to Farah & Jim Nations, Pat & Gus Chronos, Chris & Diane Penn, Andy & Elise Hall, and for working so hard to create such a wonderful event. Sally Tonningesen and Dave Chapman pitched in that day helped also.

Except for the monthly meetings, many of the issues the board deals with are discussed via email. At times, there are issues that need to be distributed to all the homeowners. If you would like to receive that information and even the dockside via email, please send your current email address to either Elise.Hall@comcast.net or Mike Wokasch Mgw6@sbcglobal.net and indicate your name and address so you can be included in the email updates. This will allow you to receive updated information even before the dockside hits the street.

Next Board Meeting
Thursday, October 16, 7:30 PM
At Ballena Bay Yacht Club

BBTA Board 2003 –2004

Elise Hall – (Insurance, & Disaster prep)

Phone 523-8408 cell 823-7726 email Elise.Hall@comcast.net

Dick Bacigalupi—(Financial & Legal)

Phone 521-2426 email dickb@champus.com

Jim Nations — (Architecture & Landscape)

Phone 523-2294 cell 301-4004 email jim@jimnations.com

Mike Wokasch — (Landside, Neighborhood Communication)

Phone 521-3306 email mgw6@sbcglobal.net

Shelley Bliss—(Waterside)

Phone 864-7582 email sailingbliss@alamedanet.net

At Dockside

Protecting property values and the quality of life in Ballena Bay -
October 2003

Presidents Report....

By Elise Hall

The board members met on Thursday evening to review the complex issues that have the dock project on hold. We were assured and are very convinced that we have the best people possible working on the project. We will also be utilizing the expertise of individuals who have recently become available to us. We will continue to monitor expenses and attempt to keep costs within our means. We will also do our best to communicate the facts as we know them, when we know them, in the hopes we can avoid confusion and misconceptions. That said, we are currently awaiting the specified drawings requested at the last city meeting. Our engineer is also diligently working to obtain what is needed from BCDC. When we receive everything, we will have an expert review the packet before submitting it to the city in the hopes that the city will issue the permit without further ado. We expect to have another update for you by the end of next week. Anyone who has had dealings with government agencies can appreciate how complex things can be, so time frames are difficult to pin down. We again ask for your patience. If you have questions or concerns, please feel free to contact me, or Jim Nations at anytime.

Monday, Oct. 20, I along with some other homeowners attended a preliminary meeting of the proposed duplex development that is to take place at the end of Ballena Blvd. Everything is speculative at this time and they do not have much information to present. They are very interested in obtaining ideas and concerns from all interested parties. We will be noticed when the next neighborhood meeting is scheduled. If you have a concern, you may want to attend or send your information with someone who will be attending. There is also a preliminary meeting planned with the city of Alameda planning commission on Nov. 24, I believe.

Officers Elected

The following homeowners were elected to office at the October Board Meeting:

Elise Hall, President

Dick Bacigalupi, Treasurer

Jim Nations, 1st Vice President

Mike Wokasch, 2nd Vice President

Shelley Bliss, Secretary

Financially Speaking

By Dick Bacigalupi

The Board reviewed and approved the budget for FY04 at last meeting. Good news is that based on the projections, the monthly assessment (or dues) will remain at \$480 per month. It is anticipated that an increase in our monthly landscape service (caused by large increase in California's workman's compensation insurance) will be offset by reductions in other operating expenses. Continuing our ongoing maintenance schedule, the capital budget includes the painting of another unit, street coating and a major landscape project. A copy of the budget will be mailed to homeowners in November.

To date, the waterside project expenditures have been within the budget. While we will incur additional charges obtaining the new permits, we are hopeful that savings in the overall project cost and/or reduced reserve spending in other areas can cover them.

Waterside

By Jim Nations (for Shelley Bliss)

As you all know, the dock replacement project is on hold while we sort out permitting issues raised by the City of Alameda. We are diligently pursuing issues and engineering information to submit to the City so they will allow us to proceed and complete the project. We intend to secure permission to work beyond the November 30 work-stop prohibition so that we can have the project completed at the earliest possible date. The City Code Compliance Officer has heard our concerns, understands our dilemma and has thus far been very cooperative. Dealing with multi-agency jurisdictions is slow at best and very difficult and time consuming. The Board is considering several alternatives, including hiring some expert engineering help, to assist in obtaining the required governmental permissions. I am confident that we are on the right path and, with diligence, will get the project fired back up and completed in the very near future.

Landside

By Mike Wokasch (for Jim Nations)

Repairs and painting of the Tideway section is complete for the year and roof inspections have been completed with preventive maintenance to start shortly. Repairs and painting will start again next year with a continuation on the 320-334 section of Tideway. This section is the oldest section we have to repaint (last painted in 1998).

Also, we all need to help keep costs of repairs down by preventing wood damage. Common causes of wood rot that are preventable include watering hanging wall planters, letting vines and shrubs grow on or close to the siding and dirt piled above grade level so it covers onto the wood. These all significantly increase the cost of repairs. If it is determined that this damage was caused by the homeowner, you may be asked to pay for the repairs.

Neighborhood Communications

By Mike Wokasch

Just as a reminder, if you would like to receive information and even the dockside via email, please send your current email address to Mike Wokasch mgw6@sbcglobal.net and indicate your name and address so you can be included in the email updates. This will allow you to receive updated information even before the dockside hits the street.

Next Board Meeting

Thursday, November 20, 7:30 PM

At Ballena Bay Yacht Club

BBTA Board 2003 –2004

Elise Hall – President (Insurance & Disaster prep)

Phone 523-8408 cell 823-7726 email Elise.Hall@comcast.net

Dick Bacigalupi— Treasurer (Financial & Legal)

Phone 521-2426 email dickb@champus.com

Jim Nations —1st Vice President(Architecture & Landside)

Phone 523-2294 cell 301-4004 email jim@jimnations.com

Mike Wokasch - 2nd Vice President (Landscape & Neighborhood Communication)

Phone 521-3306 email mgw6@sbcglobal.net

Shelley Bliss—(Waterside)

Phone 864-7582 email sailingbliss@alamedanet.net

At Dockside

Protecting property values and the quality of life in Ballena Bay - December 2003

Next Board Meeting this Thursday, Dec 18th

Presidents Report....

By Elise Hall

Although it may seem hard for anyone to tell, we continue to work very diligently on obtaining permits so we can get the dock project back on track. Patience is definitely a virtue when you are waiting for something from a government agency. It seems our patience is finally paying off, at least with BCDC as we have finally received a positive response on that permit. This is described in more detail under the waterside report. Now we need to have more patience while we work diligently to get the city permit that will allow us to start the project up again. We understand how frustrating it is to those of you who do not have your dock and/or boat where they belong in back of your home. We can only ask for your patience. Please have confidence that we will continue to move things along as fast as we possibly can so the project can be completed. If everything goes as we hope it will, we should hear those heavy machinery sounds on the waterside early January 2004. That said, let me wish everyone a happy holiday season and completed dock project as soon as possible in the New Year.

Waterside

By Jim Nations (for Shelley Bliss)

We have achieved a major milestone in completing our dock replacement project – we were informed by the representative from the Bay Conservation and Development Commission (“BCDC”) that:

- 1) our application was complete as submitted
- 2) all questions raised by the Application for Amendment have been properly addressed by subsequent query
- 3) the application will be treated as an administrative process (not subject to full, lengthy review)
- 4) there are no apparent impediments to our permit being granted.

The last two steps that need to be taken are for the staff recommendation to be “blessed” by her boss (generally rubber-stamped) and the clerical staff to type up the Amendment.

That being said, we were informed, that while they were doing their best, given the back log of permit applications ahead of us, staff cut-backs and holiday fever and the flu virus, we should not expect the Amendment to be granted until the first week in January.

While this has taken longer than any of us would have liked, it should be noted that the BCDC has responded to our request well under the 30 days permitted by law, and has indicated a favorable treatment. It should be further noted that this application is for a “perpetual maintenance” amendment – so the Association should never have to go through this particular process with the BCDC again.

We are now turning our attention to the City Building Permit application. The major log jam in this process has been the BCDC Amendment to our Permit. We are on schedule to have the City approvals in time for the receipt of the BCDC Amendment. With a little luck and a lot of persistence, we should be back to work in early January.

Neighborhood Communications – New Years' Day Special Notice

By Mike Wokasch

It is that time of the year... one year ending... the other starting. As newcomers, Mary and I have heard rumor that there is a great tradition of eating and drinking your way around the neighborhood New Years Day. Sounds like fun to us, so to continue the tradition, the current round up includes:

- Archie Stone is going to be the first stop with Clam chowder (I guess this is tradition)
- Mary and I will bring the champagne punch to Archie's (Mary does a "wicked"...I mean "wicked" champagne punch),
- Dave Chapman and Sally Tonningesen ("deserts R us")
- Elise and Andy Hall

Just to make sure we don't go hungry or don't have enough to drink, we have room for a few more stops, so if you'd like to help by having a food and/or beverage stop, call Mary Wokasch at 521-3306. We'll get out the final game plan, hopefully before New Year's Day. Hope to see you there or at least some place along the route.

Happy Holidays!!!

Next Board Meeting

Thursday, December 18, 7:30 PM

At Ballena Bay Yacht Club

BBTA Board 2003 –2004

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