



AT Dockside

Protecting property values and the quality of life in Ballena Bay – March - 2005

President's Message

by Julie Wiard

Nothing to report at this time.

Waterside Message

By Rob Larsen

Thanks to the newly formed Waterside Use Committee, we have a good plan of attack for ironing out some the wrinkles regarding the docks and waterside common areas. I can tell you right now that we will be sending out a questionnaire so we can get everyone's input.

We will be attaching plates to the top of the ramp hinges to prevent the ramps from separating from the landings at high tides. The plates are being fabricated, and as soon as we receive them I will form a work party to start the installation.

The Aid to Navigation light has arrived and we are waiting on the daymarker. As soon as we get all the parts a work party will design and fabricate a bracket for installation at the wave maze.

Waterside News Flash:

At the February HOA meeting, the Board requested and approved the formation of a "Waterside Use Committee" to explore issues surrounding fair and safe use of the Waterside common area, as well as more clearly define rules of use. It is expected that the outcome and recommendations of this committee will be used to present homeowners clear guidelines as to how the Waterside common area may and may not be used.

The first meeting took place on Tuesday, March 8th, with a good healthy discussion on a variety of topics specific to Waterside use. It was unanimously decided the best approach would be to obtain input from Homeowners as to their specific concerns and opinions pertaining to the best way to use our docks while preserving safety and good neighborly relations. This "Request for Comments" will focus on three major areas with an 'Other' line provided for additional comments.

For letters to the Board or to report needed repairs, use this contact information:
BBTA, C/O Noble Community Management, 875-A Island Drive #299, Alameda, CA 94502

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- 1) Use of Guest Docks & lending of slips
- 2) Dinghy and other watercraft storage
- 3) Utilities (Elect. and water) to the docks
- 4) Other Comments

The results of the comments will be reviewed in future Committee meetings and updates will be posted in the monthly Dockside Newsletter.

Please note: It may not be possible to address all issues, but it is the committee's intent to address the 'big' issues. Any outstanding issues which require an extended period of time for resolution will be presented to the Board with a recommended course of action.

The "Request for Comments" will most likely be ready for Homeowners next month. All opinions and comments are welcome.

Committee Members are: Dick Bacigalupi, Shelley Bliss, Michael Britt, Rico Kramer, Rob Larsen (Committee Chairman), Chris Penn, Andy Schmidt & David Wiard

Architectural and Landside Message

By Jim Nations

Exterior Siding:

Larry Lambert of Draeger Construction will give a presentation on the general state of the exteriors of our homes at our next Board Meeting. Larry has performed a cursory inspection of our properties and will present his general impressions. He will also discuss possible short term and long term approaches we may wish to consider, including the use of alternative siding materials, such as Hardiboard.

Larry and his team have a wealth of experience working with townhome associations and our unique maintenance needs. Draeger has worked with many associations to address ongoing maintenance and retrofit needs as structures age.

I strongly encourage all residence to attend. Larry's presentation promises to be interesting, informative and thought provoking.

Landside, and the Board as a whole, is continuing to investigate ways in which to address the long term maintenance issues of the exteriors of our homes. We will keep you informed as we progress.



Treasurer Message

By Jeff Frankel

Nothing to report at this time.

Neighborhood Communications Message

By Audrey Kramer

Monthly Board Meetings:

As always, the board welcomes and encourages all homeowners to participate in monthly board meetings. And as Jim Nations mentioned above, important information regarding the outside of our homes will be presented at the March meeting. We all want to protect our investment, so please mark your calendar for **March 17th**. The meeting is open for homeowners to ask questions, express concerns or make suggestions. Hope to see you Thursday evening!

Once again, please feel free to contact me or any other board member regarding any issues relating to the BBTA.

Next Board Meeting
Thursday, March 17, 7:30 PM
At Ballena Bay Yacht Club

BBTA Board 2004 –2005

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