



AT Dockside

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

President's Message

by Julie Wiard

Don't forget the Annual Homeowners Meeting is this month. To date, no one has expressed any interest in running for the Board. Please send me a short Bio if you are interested. You can get them to me by dropping one off to my mailbox (308 Tideway Drive) or emailing it to me @ jwiard@alamedanet.net <<mailto:jwiard@alamedanet.net>>. I look forward to hearing from all interested parties.

This past year has been an eventful one. We finished up the dock project, formed the Waterside Use Committee, brought back the Bill Mills Memorial Salmon Tournament, and held a great BBQ. I wanted thank all those who helped on each of these endeavors. As you all know, the volunteers have worked hard to make our community a great place to live.

With the Dock project behind us, and painting/maintenance on the forefront, we can continue to move forward. We have had some challenges regarding contractor bids for the maintenance. Some of that is due to insurance costs for contractors working on Associations and getting a bit of a late start requesting them. Due to some of the repairs needed, the bids came in more than expected and what was budgeted. We are moving forward to get the work done and stay on track.

We have said goodbye to a few departed neighbors this year, as well as welcomed in the new ones. We live in a great community where everyone takes pride and care in it. Thank you all for your support throughout the year.

Waterside Message

by Rob Larsen

We have received several responses to the Waterside Use Committee's Draft. They will be forwarded on to the board for acknowledgment in the minutes and the boards further instruction for review.

Western Dock has promised me that I would have a price for their recommendation for Docks 7 & 13 grounding problems by this months board meeting.

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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A phone message exchange with BCDC confirms that they have our Permit Amendment #4 in their possession and will be reviewing it within the next 60 days. This is in regards to the annual wave maze inspection required by a structural engineer.

I want to thank the Waterside Use Committee, Dick Bacigalupi, Shelly Bliss, Michael Britt, Erik Coker, Andy Hall, Rico Kramer, Chris Penn, Andy Schmidt and David Wiard.

Thanks to my fellow board members and Rich Noble.

Architectural and Landside Message

By Jim Nations

After meeting with four new contractors, the Board has selected Wood Horse Construction to begin work on the 400 Tideway block. Wood Horse is a small company (compared to Dreager and some of the other ECHO member contractors), but Darrell Rupp and his crew have come highly recommended from other homeowner associations and other personal references well-respected in the building community. The work is to be done on a “Time and Materials” basis and we expect them to begin work late this week, with project duration of about 12 weeks. The logistics of getting building materials, tools and equipment on site is a bit tricky and we will need to marshal assistance (brains & muscle), support (work floats & boats) and access (docks & houses) to minimize the time and effort needed to get stuff to the job site. We will prioritize the work to be done in a way that addresses the most needed work first while assuring it is done in an efficient and cost effective manner.

Rich Noble will provide over site supervision for the project, and I have offered my continued services, if needed.

I appreciate being allowed to serve on the Board these last two years, and look forward to the continued success of our community.

Treasurer Message

Position is open



Neighborhood Communications Message

By Audrey Kramer

Remember the annual meeting is this coming Thursday, please plan to attend as we will be voting in a new board. If you can not attend please give your proxy to someone who can vote on your behalf.

The meeting begins at 7:30pm and is open to all homeowners to ask questions, express concerns, make suggestions and vote in the next board. Hope to see as many homeowners as possible.

Please feel free to contact me or any other board member regarding any issues relating to the BBTA.

The following is an update from our Fabulous Picnic Coordinators:

We would like to give a big thanks to the following people for their help:

Gary & Jennifer Flanigan, for generously preparing their signature pasta salad. We applaud our BBQers, Dick Bacigalupi, John Moore & Terry Klaus. Our bartender's, Jon Walker & Jerry Gallager, who made sure that our glasses were never empty. Arnold & Maddy dosSantos, Andy & Elise Hall, Whitney & Jon Walker, for helping setup. Our lovely greeters Beverly Partridge & Phyllis McGrew. Finally, thanks to everyone that pitched in to help with the clean up.

Though there wasn't a BBTA barbeque last year, seeing how much fun everyone was having proves that this should be an annual affair.

We are putting together a binder, which will consist of all the details of this year's event. This should be invaluable to future barbeque committee's.

Enthusiastically, Your 2005 BBTA Barbeque Committee,
Patti Klaus, Kathy Walker & Nancy Moore

P.S. Items that were left at the picnic:

- Blue oval shaped platter
- Clear glass platter
- Blue plastic glass
- 1-serving spoon
- 1-tablespoon

Please contact Nancy Moore to pick up your items @ 865-7580.

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**Next Board Meeting
Thursday, September 15, 7:30 PM
At Ballena Bay Yacht Club**

BBTA Board 2004 –2005

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