



AT Dockside

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

President's Message

by *Elise Hall*

On Thursday, September 15th, BBTA held our annual homeowner's meeting and election of a new board for 2005-2006. The following homeowners were elected by unanimous consent: Audrey Kramer (2nd term), Nancy Moore, Shelley Bliss, Elise Hall, and Mike Brownlee. The officer positions and the job assignments are listed in this dockside along with the board members phone numbers and email addresses. As BBTA board members, we will strive to insure that the investment of our homes are protected and enhanced whenever and wherever we can. We feel it is imperative to preserve the unique community in which we live. In order to do this we need the help and involvement of every interested homeowner. Each board member invites you to actively participate in one or more of the committees that they chair. In order to achieve our goals we need your help. Many of you have expertise in a specific area that relates to BBTA. Please volunteer to share as much of that knowledge as your schedule will permit with at least one of the committees. Look for flyers from several of the committee Chair Persons in your mailbox.

As some of you may or may not know, Rich has been recording and typing the board meeting minutes on his own over the past year. Getting our minutes completed within a week after the meeting has not always been his highest priority. We are asking for any homeowner with even minimal secretarial skills to volunteer to record and type the minutes for just one meeting a year. If there is anyway you can help us with this simple task, please call me (523-8408) and let me know what month or months might work for you and I will create a volunteer schedule to cover this task each month throughout the year. Your efforts will be very welcomed and much appreciated and go far in helping us meet one of our short-term goals.

Please Note:

The day of the monthly board meeting is changing to the third Tuesday of the month in order to accommodate board members' schedules. The time and place will remain the same.

Treasurer Message

By *Michael Brownlee*

The board will be evaluating the budget and will have the annual budget ready soon for homeowners to review. *****Please see pie chart (current through August 2005)***

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

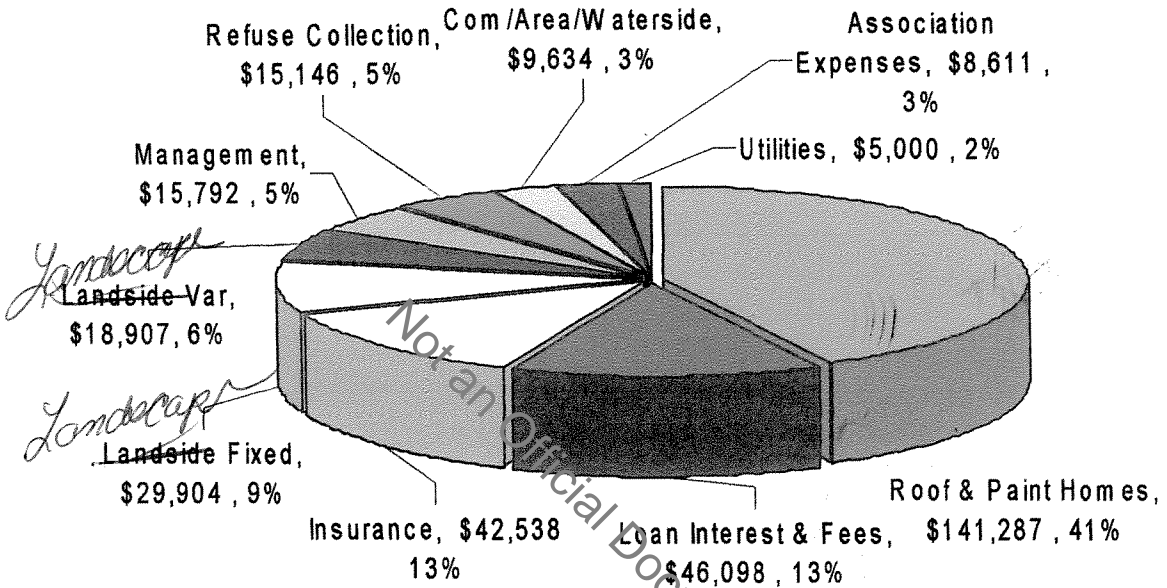
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Treasurer's Report.

Where has your money gone this year?

Below is a pie chart with year to date expenses as of August 2005.

You may notice the total expense exceeds our income. This means we've dipped into our limited reserves to continue catching up on the home exterior deferred maintenance. Preparing for and painting the exteriors along with the roofs is expected to continue being our largest expense. The budget is next on the BBTA agenda. As per previous budgets a substantial assessment, budget cuts, or other creative means of balancing the budget must be found. Please feel free to contact any of us with suggestions.



* Association Expenses are comprised of: Printing, Mailing \$3,699, Legal \$2,262, Accounting \$1,750, & Meeting Expense \$900.

** Utilities include: Water \$4,587 & Electricity \$412.



Waterside Message

By Shelley Bliss

The BCDC has confirmed receipt of our request to remove the Inspection and Reports Condition of our Breakwater Permit #22-77, and will be responding to BBTA within the next 30-60days. If you are not familiar with this section of our permit, it requires BBTA to supply an annual maintenance report certified by a civil engineer addressing the security of the anchoring system which includes mooring pennants, chain, and anchor cables. With our new wave suppressor in place secured by steel pilings, not an anchoring system, this section of our permit is outdated and should be eliminated.

Side note: We're starting to accumulate a lot of debris by the wave maze and with the winter storms around the corner the situation will get much worse. I would like to hear from homeowners if they have a "no cost" solution to the problem. (Did someone say work party??)

Please email me with questions or concerns: sailingbliss@alamedanet.net

Landscape Message

By Nancy Moore

Though our landscaping is looking pretty good there are a few areas that need to be explored. One would be the time clocks and there programming. I have a meeting with Eddie, the irrigation specialist from Sundance, Tuesday October 4th @ 9:00am. We have noticed in certain areas the sprinklers are going on daily which is a waste of water. I have also received our water bills for the last 2 years from Rich. The committee will be doing an audit and you never know where we may find some extra cash. Kathy Walker & Patty Klaus have volunteered to be on the Landscape Committee. We would like to have a few more neighbors to join us. Please contact me if you are interested in participating on this committee.

Architectural and Landside Message

By Audrey Kramer & Nancy Moore

Dear Homeowner's,

As stated previously, this Board's long term goal was to "Set a course to affordably improve and enhance our properties by using updated and improved methods and materials". Accomplishing this goal will take the Architecture Committee a fair amount of time to research and assess our needs. In the meantime, each home owner can help by taking responsibility for the appearance of their property at no cost.

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Architectural and Landside Message continued...

Some suggestions:

- Store trash cans out of view
- Trailers & boat storage in driveways and carports is a violation of the CC&R's: Article XI, Section 1
- Rid our houses of the annoying, abundant spider webs
- Keep decks and docks clear of shells and bird droppings

Your committee would love to hear your ideas & suggestions. Please consider joining our team.

Great News! Hammers are chattering away, as maintenance work has begun on the 400 block of Tideway. The board will be walking the project twice a week to oversee the project.

Neighborhood Communications Message

By Audrey Kramer

Our goal this year is to keep the BBTA website current with the minutes from the monthly meetings, as well as update any other changes that are pertinent to the association. Soon you will be able to view the most current minutes via the BBTA website.

Also, if you would like to receive a copy of the Dockside via email, please forward your request to me via email and you will be added to the email list. krameraudrey@aol.com

Remember, starting the month of October, monthly board meetings will be held on Tuesday evenings. Our next meeting will be October 18th, the meeting begins at 7:30pm, and the board invites and encourages all homeowners to attend, you may ask questions, express concerns or make suggestions.

Lastly, it is time once again to update our BBTA Community Directory as we have had several new neighbors join our community. Please forward your information via email or drop in my mailbox (1227 Ballena Blvd.) even if you think we already have it. There are some typos in our current book that we would like to correct. Please provide the following:

Name/s:

Address:

Phone Number/: cell # (optional)

Email Address: (optional)

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**Next Board Meeting
Tuesday, October 18, 7:30 PM
At Ballena Bay Yacht Club**

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

BBTA Board 2005-2006

Elise Hall-- (President)

Phone (510) 523-8408 hm 510-295-5978 Cell email: elisebbta@comcast.com

Shelley Bliss-- (1st. Vice President)

Phone (510) 864-7582 hm email: sailingbliss@alamedanet.net

Nancy Moore-- (2nd. Vice President)

Phone (510) 865-7580 hm (510)-299-7034 Cell email: nancywmoore1@aol.com

Audrey Kramer-- (Secretary)

Phone (510) 523-1200 hm (510) 708-9100 Cell email: krameraudrey@aol.com

Michael Brownlee-- (Treasurer)

Phone (510) 865-2788 email: starbord@alamedanet.net

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