



AT Dockside

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

President's Message

by Elise Hall

As we pursue architectural and budgetary changes, we need to consider that TownHomes call for Harmony not Uniformity. They are a PUD (planned unit development) and do not have to conform in every way like military or low-income housing. Our development may have been state of the art 36 years ago but today a PUD is often different from home to home in design, color, and siding, yet still harmonious.

On Tuesday, November 15th. BBTA will hold our monthly board meeting, where we will address the annual budget. I urge all interested homeowners to attend the meeting and hear first hand what issues we are facing. In order to achieve our goals we need your help.

The disaster fair on October 29th, was well attended by many homeowners. There are still lists and other preparedness information available for those who were unable to attend. Feel free to contact me at (523-8408) if you would like information.

The first CC&R review committee meeting was held Saturday Nov. 12th at 10 AM at the Hall's (459 Cola Ballena). The purpose was to review what our documents currently say and what new laws have come in to affect that require us to make changes to our documents. Additionally, we are reviewing what changes we need to make in order to address issues that affect our budget and how things are done differently 36 years after the documents were written. If you are unable to join the committee, please feel free to share your concerns and suggestions with one of the following committee members: Dick Bacigalupi, Tom & Shelley Bliss, Michael Britt, Michael Brownlee, Eric Coker, Mili Delbecq, Jim Erlich, Dave Gallup, Elise & Andy Hall, Terry Klaus, Rico & Audrey Kramer, John & Nancy Moore, Beverly Partridge, Chris Penn, Andy Schmidt, Sally Tonningsen, Jeff Vehmeyer, and John & Kathy Walker.

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.

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

At Dockside is published monthly by the Board of Directors, Ballena Bay Townhouse Association



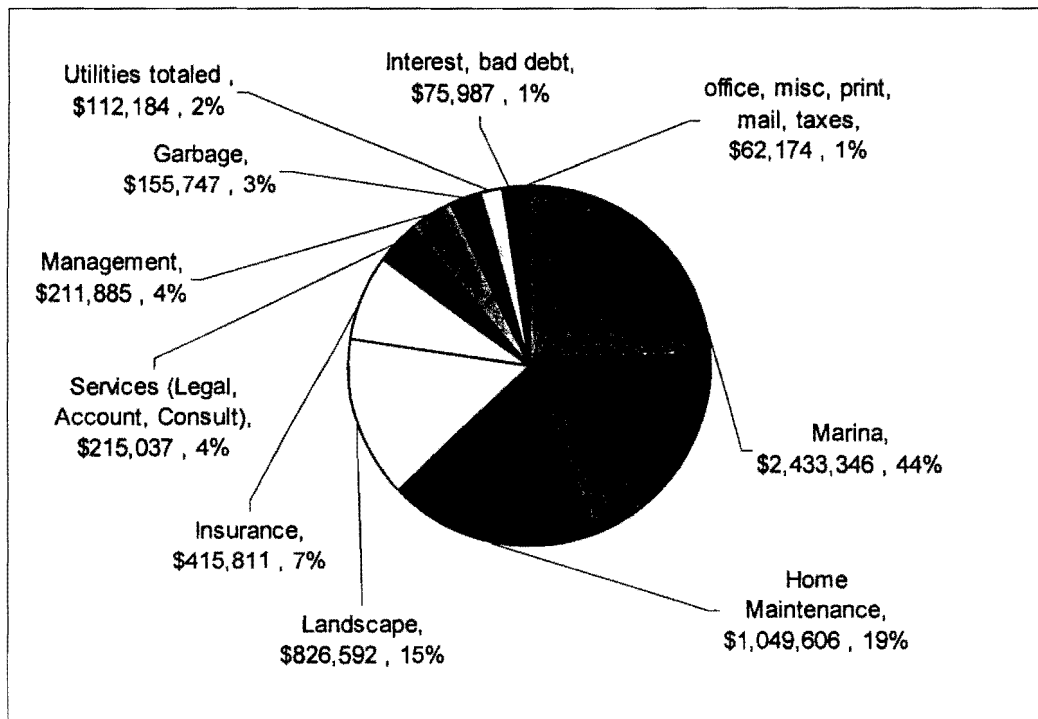
Treasurer Message

By Michael Brownlee

Treasurer's Report:

Where has your money gone over the years?

As promised in the last report we've collected the past 10 years ('94 through '04) of audited financial data.

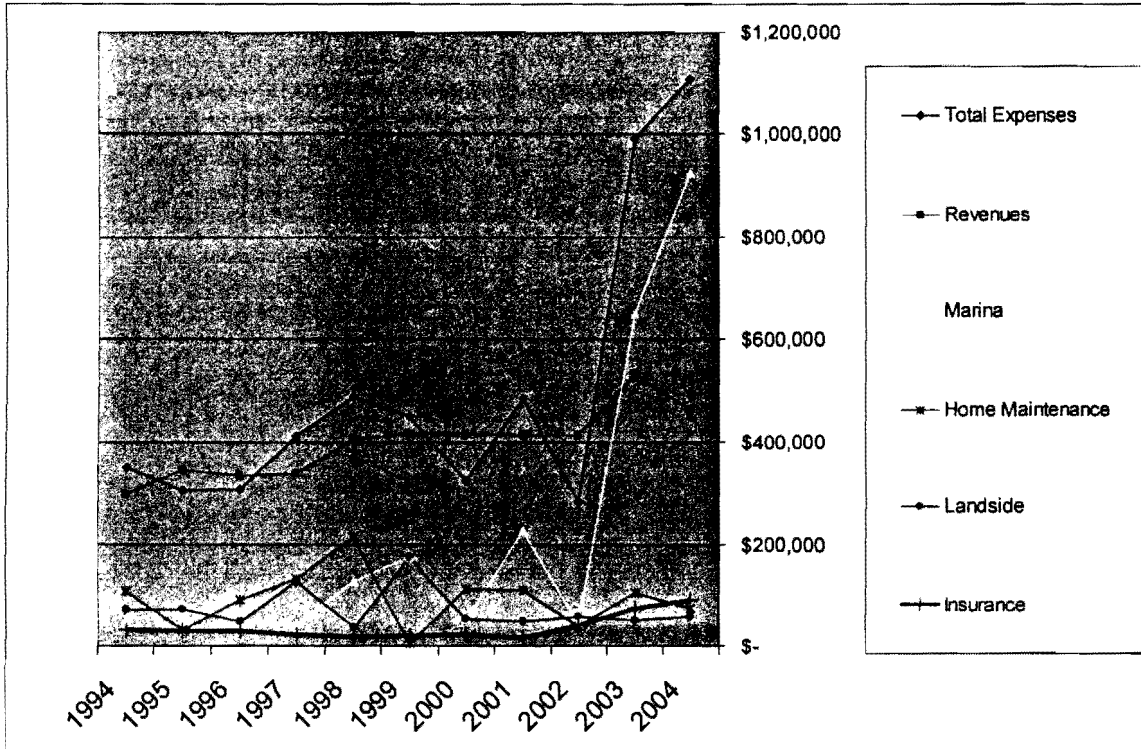


To show the trends below are yearly expenses and revenues during the same past 10 years. For clarity only the top 4 expenses are shown.

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Treasury Report Continued...



A brief discussion of these expenses follows;

Marina – The expense shown is actual spending and does not account for the \$1.1M loan which effectively spread this cost out over 10 years.

* It is important to know the loan is a variable rate loan. The beginning rate of 5.5% ended 9/15/05. As of this month we will be paying 7.5% and the loan is capped at 10.5%. The loan therefore will dominate the upcoming budget plan. One suggestion of paying the loan off by a one time assessment makes good financial sense. That assessment would be \$15,000 per home.

Otherwise the Marina expense this year can be expected to be from \$160,000 to \$200,000+.

Home Maintenance – This represents paint preparation and painting of our homes. As in past years this expense could again equal the Marina expenses. In the long run it can be expected this expense to level out and become more manageable as long overdue homes are brought up to good condition and maintained at a more frequent and effective level of effort.



Treasury Report Continued...

Landside – Although this expense leveled off in the past several years the landscape could use as much as we can give it. Of the half dozen trees removed in those past several years none were replaced leaving unappealing piles of rocks at the entrance to the island.

Insurance – This expense is second only to the Marina in growth over the past years nearly tripling in the past 4 years. We have not yet seen yet another hike due to the recent hurricanes but such disasters can be used as an excuse to raise our rates.

The 2006 budget promises to be a challenge. We expect difficult decisions in the upcoming days and welcome your suggestions and comments.

Waterside Message

By Shelley Bliss

With the 7 day forecast calling for mild and sunny days, now is a good time to take a few minutes and check your dock and spring lines on your vessels to be ready for Old Man Winter. Please secure all personal watercraft, floats, and clear your docks of any unsafe items that may find its way into the bay, or worse yet, cause damage to your neighbor's boat.

Thanks and happy boating!!!

If during a storm you see a problem, please don't hesitate to contact me at:
sailingbliss@alamedanet.net or (510) 864-7582

Landscape Message

By Nancy Moore

The landscape committee will be meeting with a representative from EBMUD along with Eddie from Sundance Landscaping this Wednesday, November 16 at 9:00am. At this time EBMUD will be performing their free on-site survey. They will be reviewing our irrigation system, irrigation design and watering schedules along with reading their meters for any possible system leaks. The Association will then be provided with a set of recommendations for improving water-use efficiency and a packet of educational materials that includes landscape rebate programs. These free on-site surveys are also done within the home. The indoor survey includes a test of showerhead and faucet flow rates, an estimate of toilet flush volumes, and a test for leaks. Free showerheads and faucet aerators are offered if existing fixtures are not low-flow models. If you are interested in scheduling the indoor survey you can contact EBMUD by email at custsvc@ebmud.com or call 1-866-403-2683. EBMUD has been very flexible in their scheduling.



Architectural and Landside Message

By Audrey Kramer & Nancy Moore

We had our first architectural meeting October 19th. Present were Tom Bliss, Isabella Fahrney-Foster, Patricia Faustman, Audrey Kramer & Nancy Moore. We addressed the issue of the rod iron railings, that exist on the balcony's of Cola Ballena and Ballena Blvd, that will need to be brought up to code for insurance reason. We are also exploring ways to bring the outside of our home up to current building codes and minimize our maintenance costs. Some of our committee members were unable to join us. If you would like to be a part of this committee please contact Audrey @ 523-1200 or Nancy @ 865-7580.

Maintenance update on the 400 block of Tideway:

It was advised by BBTA's attorney to have a Construction Manager oversee large maintenance projects; with that, the association has hired Bren Meyer, a licensed contractor, to ensure that all repair work is being done properly. Thus far, Woodhorse Construction is on schedule and doing a wonderful job. The board is pleased with the quality of their work and plans to retain Woodhorse for ongoing maintenance issues. Please contact Audrey or Nancy with any BBTA maintenance problems you may be facing.

Neighborhood Communications Message

By Audrey Kramer

With the holidays fast approaching, it's time to prepare for "BBTA's New Year's Day Progressive Brunch Around The Island".

Archie Stone has promised once again to warm our tummies with his famous seafood chowder and Sally Tonningesen will finish the day with an incredible array of her homemade deserts served with coffee and tea. Nancy and John Moore have graciously agreed to be one of our hosting houses, and if anyone else is interested in hosting please contact Co-chair Audrey Kramer @ 523-1200 or Co-chair Nancy Moore @ 865-7580.

The cost is just \$10 per house and \$10 per additional guest. If you plan to attend you may give your check or money to Audrey or Nancy. There will be another flyer in December to update the names of our gracious hosts, addresses and times.

Board Meetings...

A friendly reminder that monthly board meetings will be held on the 3rd Tuesday of each month. Our next meeting is on November 15th, the meeting begins at 7:30pm, and homeowners are invited and encouraged to ask questions, express concerns or make suggestions. And rumor has it that someone is bringing a cake to enjoy...so hope to see you at the meeting. The agenda for the upcoming meeting is attached to this dockside.

** Please see attached on last page.



Dockside...

If you interested in receiving a copy of the Dockside via email, please forward your request to krameraudrey@aol.com and you will be added to the email list.

BBTA Directory...

We are updating our BBTA Community Directory, please check the most recent directory and report any changes that you would like to Audrey @ krameraudrey@aol.com or drop them in her mailbox @ 1227 Ballena Blvd. There are some typos in our current book that we would like to correct. If you are new to our community and would like to be included in the new director please provide the following:

Name/s:

Address:

Phone Number/: cell # (optional)

Email Address: (optional)

**Next Board Meeting
Tuesday, November 15, 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

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Michael Brownlee-- (Treasurer)

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