



# AT Dockside

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Protecting property values and the quality of life in Ballena Bay – May 2006

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## ***President's Message***

*by Elise Hall*

We are in the process of bringing the new management company up to speed on BBTA and our management needs. We are pleased that they are assuming all of the day to day duties and tasks. We ask that you refer all your questions and concerns to Massingham directly so that they can properly record and address the issues as they occur. In the past we have often had to take it upon ourselves to speak with the gardeners and/or other workers hired by BBTA whenever we were able to catch them. We no longer have to do that, nor should we do that. Massingham will be giving direction to the people we contract with on an as need basis and will then hold them accountable. Please feel free to refer all your issues to Massingham directly at 510-780-8587.

## ***Treasurer Message***

*By Michael Brownlee*

The upcoming assessment is going to achieve 2 necessary goals;

- 1) It will immediately bring our reserve account balance closer to our historic average level and also increase our yearly deposits from about \$90K to approximately \$230K. This will give us the needed funds to address our 30 plus year old homes maintenance requirements.
- 2) We will also not have to pay out thousands of dollars in interest and be faced with additional payments to prevent having a balloon payment at the end of the loan.

I have informed our new professional management company that many of you have indicated that you like seeing the finances presented in the graphical format.

## ***Waterside Message***

*By Shelley Bliss*

BCDC permit # 22-77 amendment request # 4 has been agreed to be reviewed by BCDC once they receive the structural integrity assessment, and maintenance report provided by a civil engineer. Included in this report will be pictures of our new breakwater system. BCDC has requested this information by July 2006. I'm currently in the process of finding an engineering company to complete this request. If you have any questions or concerns please contact me @ [sailingbliss@alamedanet.net](mailto:sailingbliss@alamedanet.net)

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For letters to the Board or to report needed repairs, use this contact information:  
Massingham & Associates Management, 2247 National Avenue Hayward, CA 94545

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



### ***Landscape Message***

*By Beverly Partridge*

We three new members of BBTA team - I landscape chair, Javier from Cagwin & Dorward, landscape contractors and Shannon from Massingham management - walked our complex last week inspecting watering timers. Getting all areas watering again was our primary concern. I reported to Javier all the complaints that I have received. He is anxious to address these complaints and was here the next day to insure the watering was working. Please do not attempt to adjust watering, but if you see a problem call Shannon at Massingham (510-780-8587). Planting flowers around our trees is the next order of business so soon our front yards will reflect that Spring is really here.

### ***Architectural and Landside Message***

*By Audrey Kramer*

#### ***Maintenance & Repair Issues:***

The 400 block of Tideway maintenance work has been completed. Woodhorse Construction did an excellent job and the board plans to retain Woodhorse for ongoing maintenance issues.

In order to document and expedite maintenance issues, please contact Massingham & Associates directly @ 510-780-8587 Fax 510-780-7535

### ***Neighborhood Communications Message***

*By Audrey Kramer*

#### ***Board Meetings...***

Please note: The May board meeting has been moved to Tuesday, June 6<sup>th</sup>. All future board meetings will be held on the first Tues. of the month, at 7:30pm, at the Ballena Bay Yacht Club.

#### ***Dockside...***

Massingham & Associate's staff & technology offers our association many services and will be providing future monthly "Dockside" and "Board Meeting Minutes". If there is something you would like to have included in the Dockside please contact Massingham & Associates.



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**Next Board Meeting  
Tuesday, June 6, 7:30 PM  
At Ballena Bay Yacht Club**

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**BBTA Board & Management Contact Information:**

**Massingham & Associates** (Management Company)  
2247 National Avenue  
Hayward, CA 94545  
510-780-8587 Direct Line  
510-780-7535 FAX

**\*For EMERGENCIES please call: 510-780-8587 Ext: 0**

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