



# AT Dockside

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

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## *President's Message*

by Elise Hall

Since our new meeting date set for the first Tuesday each month falls on the National Holiday of July 4th, we are moving that meeting date to Wednesday, July 12, 2006 at 7:30 p.m.

I want to thank each of you who returned your ballot with your vote on the assessment in a timely manner. When I last checked, I was told the proposed assessment is not passing. However, we will receive the final results at the July board meeting. If the assessment does not pass we will need to continue looking at ways to proceed within our major budget constraints.

Now that summer has finally arrived, I hope everyone is enjoying our life on the water. Please take note of the waterside message which includes some information about the 2006 FINA Masters Championship 3K Open Water Swim event that will be held on August 11, 2006 in the channel behind our docks.

## *Treasurer Message*

By Michael Brownlee

Unofficially it appears 14% of our monthly assessments are going to continue to leave our association forever as interest paid on the loan. This is over \$5000 each month or over \$67000 in the last 12 months as shown below.

The 2006 budget planned a \$3900 assessment in 2007 and dues remaining at \$480. It will be a struggle to keep the dues low but this remains a high priority. Until the next assessment there can be no further large maintenance projects.

\*\*See Figures Below

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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



Printed by: FRODO BILBO

Date	Description	Transaction Amount	Principal	Interest	Principal Balance
Sep 22, 2004	Regular Payment	\$11,450.00	\$6,021.38	\$5,428.62	\$1,178,406.12
Oct 27, 2004	Regular Payment	\$11,450.00	\$5,148.81	\$6,301.19	\$1,173,257.31
Nov 22, 2004	Regular Payment	\$11,450.00	\$6,789.57	\$4,660.43	\$1,166,467.74
Dec 22, 2004	Regular Payment	\$11,450.00	\$6,103.69	\$5,346.31	\$1,160,364.05
Jan 24, 2005	Regular Payment	\$11,450.00	\$5,599.84	\$5,850.16	\$1,154,764.21
Feb 11, 2005	Regular Payment	\$11,450.00	\$8,274.40	\$3,175.60	\$1,146,489.81
Mar 11, 2005	Regular Payment	\$11,450.00	\$6,545.58	\$4,904.42	\$1,139,944.23
Apr 11, 2005	Regular Payment	\$11,450.00	\$6,051.10	\$5,398.90	\$1,133,893.13
May 11, 2005	Regular Payment	\$11,450.00	\$6,252.99	\$5,197.01	\$1,127,640.14
Jun 14, 2005	Regular Payment	\$11,450.00	\$5,592.54	\$5,857.46	\$1,122,047.60
Jul 14, 2005	Regular Payment	\$11,450.00	\$6,307.29	\$5,142.71	\$1,115,740.31
Aug 15, 2005	Regular Payment	\$11,450.00	\$5,995.27	\$5,454.73	\$1,109,745.04
Sep 13, 2005	Regular Payment	\$11,450.00	\$6,533.22	\$4,916.78	\$1,103,211.82
Oct 13, 2005	Regular Payment	\$11,450.00	\$6,393.62	\$5,056.38	\$1,096,818.20
Nov 14, 2005	Regular Payment	\$11,450.00	\$6,087.78	\$5,362.22	\$1,090,730.42
Dec 09, 2005	Regular Payment	\$11,450.00	\$7,284.02	\$4,165.98	\$1,083,446.40
Dec 31, 2005	Rate Change	Interest Rate:	5.6300%		
Jan 11, 2006	Regular Payment	\$11,450.00	\$5,944.60	\$5,505.40	\$1,077,501.80
Feb 10, 2006	Regular Payment	\$11,450.00	\$6,394.73	\$5,055.27	\$1,071,107.07
Mar 10, 2006	Regular Payment	\$11,450.00	\$6,759.75	\$4,690.25	\$1,064,347.32
Mar 31, 2006	Rate Change	Interest Rate:	6.0300%		
Apr 11, 2006	Regular Payment	\$11,450.00	\$5,993.46	\$5,456.54	\$1,058,353.86

Not an Official Document

**Waterside Message**

*By Shelley Bliss*

The XI FINA World Masters Championships 2006 is coming to Alameda in August!! This is an international event is hosted by Stanford University California and the United States Aquatic Sport, Inc. In addition to swimming, water polo, synchronized swimming and diving events that will be held at Stanford, there is 3K open water swimming event on August 11, 2006 that will begin at Robert W. Crown State Beach thru Ballena Bay Channel and end at Crown State Beach.

During this event, coordinators have asked that we restrict vessel traffic in and out of our marina for the safety of swimmers. Please visit [www.2006finamasters.org](http://www.2006finamasters.org) for more information.



### ***Landscape Message***

*By Beverly Partridge*

Cagwin & Dorward (our landscaping service) recently performed a walk thru of the Association on June 19<sup>th</sup> to identify areas and items of concern, accompanied by Ric Perez (Massingham), Bev Partridge, Shelley Bliss & Michael Brownlee (all Board members). There were several areas with deficiencies in terms of irrigation which have been identified for proposed repairs. These have been bid and reviewed by Management and the Board. Subsequently they have been approved and authorized by the Board. The repairs commence June 29 and should be completed by the time you receive this newsletter. Additionally Management and the Board are also evaluating turf and tree issues as well as overgrowth in common areas. These issues are not included as part of the regular maintenance contract, but will go to bid as a once per year project and expense.

Flowers have and are being planted in tree wells, so please be patient...soon the neighborhood will be alive with color.

On a side note: The Board has been advised that control of the Common Area, from a landscaping perspective, should be reevaluated.

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

*By Audrey Kramer*

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

If you have any repair issues, which the Association is responsible for, and are in need of attention please feel free to contact Massingham & Associates directly @ 510-780-8587 Fax 510-780-7535 email [ricp@massingham.com](mailto:ricp@massingham.com) or pauli@massingham.com

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

*By Audrey Kramer*

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

Remember, due to the Fourth of July holiday, our next board meeting has been moved to Wednesday, July 12<sup>h</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 our monthly "Dockside" and "Board Meeting Minutes" to mention just a few. If there is something you would like to have included in the Dockside please contact Ric Perez @ Massingham & Associates Management, Inc.



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**Next Board Meeting  
Tuesday, July 12, 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

510-780-8508 (Ric's Direct Line)

510-780-7535 FAX

**\*For EMERGENCIES please call: 510-780-8587 Ext: 300**

BBTA Board 2005-2006

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