



AT Dockside

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

President's Message

by Elise Hall

We are coming to the close of another fantastic summer at Ballena Bay. The World Master's Open Water Swim that went around Ballena Island on August 11th was a real pleasant event to watch from our decks. I have been told that there were over 1000 swimmers signed up and that most of them made the complete swim. Complementary comments from people from all over the world were received about "how nice it must be to live here." It was wonderful that the weather chose to show how nice it really can be.

I want to remind everyone that the annual meeting will be delayed until January 2007, because of the new legislation that took affect July 1, 2006. If you have any questions, feel free to contact Ric at Massingham, as he is best at explaining all the issues.

If there is anyone who would like to head up the annual BBTA Barbeque, please contact Audrey as soon as possible.

Treasurer Message

By Michael Brownlee

As you've all read board elections have been delayed due to a new law. Without this delay I'd be reporting the state of the budget and financial year in review for the incoming board about now so it seems topical for this report.

The good news:

In 2005 this 2006 board predicted we'd have \$78.5K in total funds at the end of the term.

The most recent reports indicate we have ~\$93K and the reserves continue to slowly rebuild.

The bad news:

Much more predictable than meeting the budget was the continuing deterioration of the exterior of our homes and the need for a one time assessment.

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

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- Many of our homes are in *immediate* need of another maintenance project.
- It would have been and still is punitive to raise the dues enough for another major project in 2007.
- This and the previous board proposed \$4K or more for a one time assessments in 2007.
- The rejection of the \$15K assessment left inadequate reserves and cash flow for any significant maintenance.

The bottom line is 30% of our budget continues to flow to a bank and not into our homes. This burden makes it nearly impossible for the BBTA to perform any significant exterior maintenance or other projects such as; replacing the landing railings, likely roof, etc. damage this winter, repair/replace the wave maze, and correcting the dock grounding situations

Waterside Message

By Shelley Bliss

Spectators and neighbors alike came together to support the more than 900 swimmers during the FINA Masters 3K open water swim August 11, 2006. It was a very exciting to watch and I hope to see similar events come to our backyard in the future.

If you have any questions or concerns, please email me sailingbliss@alamedanet.net





Website from Massingham & Associates Management, Inc.

Ballena Bay now has its own website courtesy of Massingham and Associates. Here are the steps needed to log on:

Step 1. Logon to the Massingham.com website → <http://massingham.com>

Step 2. If you have not previously set up a logon account for access to your HOA Community then in the top right corner of the home page click on the link to E-mail Address (Create an Account).

Step 3. This will bring you to the page where you can create an account for accessing this web system. You must have your account number (The account number shown on your monthly statement 00ddd-dddd). In the top field, click on the drop down list and find your Home Owners Association and click to select.

Step 4. Fill in the Account setup completely. Enter your account number (include all digits and the dash character), Name, Address, etc. The e-mail address is what will be used to provide logon account for future access. The password should be 6 or more characters and remember to use something you can remember easily.

Check the boxes for any of the options you want to select at the bottom of the form, and then click on the Submit button.

If you have any troubles please contact Massingham and Associates and we will resolve them as soon as possible.

Thank you.

Landscape Message

By Beverly Partridge

The entrance circles to our association as well as the tree wells are full and looking very nice, and the gardeners continue to work diligently to address complaints and make improvements.

Irrigation repairs are underway, upgrades and tree work will be the boards next focal points.



Architectural and Landside Message

By Audrey Kramer

Maintenance & Repair Issues:

If you have any repair issues that need attention please contact Massingham & Associates directly @ 510-780-8587 Fax 510-780-7535

Neighborhood Communications Message

By Audrey Kramer

Annual BBTA Barbecue:

If anyone would like to volunteer for the Annual BBTA Barbecue please contact me @ 510-708-9100.

Board Meetings...

The next Board meetings will be held on September 5th, at 7:30pm, at the Ballena Bay Yacht Club. Hope to see you there. Have a wonderful and safe Labor Day weekend.

Dockside...

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

Notary Official Document

**Next Board Meeting
Tuesday, September 5th, 7:30 PM
At Ballena Bay Yacht Club**

BBTA Board & Management Contact Information:

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Massingham & Associates Management, 2247 National Avenue Hayward, CA 94545

4



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