



# AT Dockside

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Protecting property values and the quality of life in Ballena Bay –October-November 2006

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

*by Elise Hall*

On Sunday, October 22<sup>nd</sup>, BBTHA held our annual picnic more readily known this year as October Fest 2006. The following homeowners should be given a big thank you for all there efforts and hard work in helping us make the event a big success: Joan Robinson, Sally Tonningsen, David Chapman, Farah and Jim Nations, and Diane and Chris Penn. We met several people new to the neighborhood and got to spend time with many who have lived here for years who we only get to see in passing most days. The weather couldn't have been better and good food and a good time was had by all.

I want to remind all those who are running for the election of the next board to submit your bio to a current board member or Ric Perez at Massingham so that it can be sent out with the ballots the first week of November. We need to receive all Bio's before the November meeting in order to include them in the election packet.

Please see below Jim Erlich's lovely tribute of Archie Stone, Archie will truly be missed in this community.

## ***Treasurer Message***

*By Michael Brownlee*

September ended with \$115K total funds available. Our 2006 budget predicted a year end balance of \$78.5K.

At current spending levels we should end the year around 45% under budget.

This reflects the savings from the following improvements in our business;

- Contracting to a more efficient, higher quality construction company for a major maintenance project
- Selecting a more competitive landscaping contractor
- Insurance expense was under budget
- Legal expenses are far under budget

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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

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Other potential positive financial steps include recovery of the fines and penalties from the marina project via an insurance claim. We should have their decision in the near future.

Negative budget risks include; correcting the wave maze problem which could have significant financial impacts in the upcoming year. Initial inspection reports are bleak.

Deferred maintenance might become more expensive as another season passes; let's hope it's a mild winter.

### ***Waterside Message***

*By Shelley Bliss*

Nothing to report at this time.

If you have any questions or concerns, please email me at [sailingbliss@alamedanet.net](mailto:sailingbliss@alamedanet.net)

### ***Landscape Message***

*By Beverly Partridge*

Please be patient regarding the entrance circles as the gardeners are presenting us with bids for our winter planting.

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

*By Audrey Kramer*

As mentioned previously, a maintenance study was recently done, and we should have a comprehensive report as to the status of our roofs, siding and other maintenance related issues to share with the community very soon.

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

**FOR ALL MAINTENANCE & REPAIR ISSUES PLEASE CONTACT  
MASSINGHAM & ASSOCIATES DIRECTLY BY CALLING:  
510-780-8587 Fax 510-780-7535**



### *Neighborhood Communications Message*

*By Audrey Kramer*

**Board Meetings...**The next Board meetings will be held on November 6<sup>th</sup>, at 7:00 pm, at the Ballena Bay Yacht Club. Hope to see you all there.

### *A Farewell Message*

*By Jim Erlich*

#### REMEMBERING ARCHIE STONE

In the early morning hours of Sunday, October 22, Archie Stone died peacefully at home after a brief illness.

For those of us who had the privilege of having him as a good friend and neighbor his passing is a great loss. It is also a loss to those who have joined our association recently and did not have the opportunity to know him.

Archie and his beloved wife, Ida, moved to Ballena Bay in 1977 where Ida, a devoted “fisherperson”, could enjoy the sport she learned to love while the family lived in Rio de Janeiro from 1969 until 1977. Ida died in August, 1995.

Archie took his BS in aeronautical engineering from Rennsalaer Polytechnic and married Ida shortly before joining the army in World War II. Following service in Italy as an Army Air Corps officer he received an MS in civil engineering from MIT and became a professional engineer. He was a senior executive with the engineering and construction firm, Morrison-Knudsen, where he specialized in the construction of large dams and hydroelectric projects. His work took him and the family to many foreign assignments including lengthy stays in Turkey and Brazil.

A lifelong scholar, world traveler and linguist, Archie continued his education by attending courses at UC Berkeley until recently, studying a wide range including linguistics, archeology, literature in several languages and other subjects. He spoke five languages and translated a friend’s novel from Italian into English.

During his last days he was lovingly attended at home by his three sons, Tony, Tom and Jerry of whom he was very proud.

Archie was an outstanding member of our Board of Directors, fair and diplomatic, and worked diligently both on and off the Board for our association. He made use of his professional skills to keep our crumbling old docks repaired until they could be replaced. Many will miss his glorious clam chowder on New Year’s Day and we will all miss him.



***Dockside...***

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 Perez @ Massingham & Associates.

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**Next Board Meeting  
Tuesday, October 3rd, 7:00 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**

***BBTA Board 2005-2006***

**Elise Hall-- (President)**

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

**Shelley Bliss-- (1<sup>st</sup>. Vice President)**

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

**Beverly Partridge-- (2<sup>nd</sup>. Vice President)**

Phone (510) 865-2574 email: [bevpart@alamedanet.net](mailto:bevpart@alamedanet.net)

**Audrey Kramer-- (Secretary)**

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

**Michael Brownlee-- (Treasurer)**

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