



AT Dockside

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

President's Message

by Elise Hall

Hopefully, everyone enjoyed a filling Thanksgiving day. I would like to wish everyone a very Happy Holiday season.

We need participants for the New Years Day around the Island. If you are interested in leading the event or opening your home to guests on New Years Day, please contact Audrey Kramer and let her know your intent as soon as possible. I have received a possible volunteer who would like to contribute the famous Archie Stone chowder, but they would prefer not to open their home at this time. So if you are interested in offering your home for the starting point with the chowder, let me know and I will put them in touch with you.

I want to remind all those who have not sent in your ballot that you may bring the sealed ballot to the meeting on Dec. 7th, 2006 at 7 p.m. You must have requested a proxy form from Massingham in order to have anyone place your vote in your absence.

Treasurer Message

By Michael Brownlee

The board approved a budget last month as a temporary placeholder to meet the legislated December deadline.

The critical Reserve side of the budget was not available as it is on hold pending completion of an overdue reserve study.

The bottom line for the temporary budget is a 20% increase in HOA fees to \$576/month plus an assessment of 5% equivalent to another \$28.80/month.

Although necessary when based on last year's reserve budget this increase contradicts this board's intention to maintain home values; and so I expect the next board will publish an entirely different budget.

Please have a happy and safe holiday!

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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Waterside Message

By Shelley Bliss

I spoke with Dave Lester from Topper Industries and we have scheduled a meeting for this Wednesday (12/6) to discuss the breakwater issue.

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

Landscape Message

By Beverly Partridge

Winter flowers have been planted in the entrance circle. Please let me know if you have any landscape issues that require my directive.

Architectural and Landside Message

By Audrey Kramer

We are still waiting for the maintenance/reserve study report which was recently done and will share it with the community just as soon as possible.

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

As Elise mentioned in her message if you would like to participate in hosting for our annual New Year's Day around the Island please contact me @ 523-1200 home or 708-9100 cell. I wish all of my fellow neighbors and friends a very safe, happy and healthy holiday season!



Board Meeting:

The next Board meeting is this Thursday, December 7th. at 7:00 pm, at the Ballena Bay Yacht Club. This is a very important meeting as ballots will be counted to determine the 2007 board of directors. Hope to see you all there.

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.

**Next Board Meeting
Thursday, December 7th, 7:00 PM
At Ballena Bay Yacht Club**

BBTA Board & Management Contact Information:

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2247 National Avenue
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***For EMERGENCIAS please call: 510-780-8587 Ext: 0**

BBTA Board 2005-2006

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