



# AT Dockside

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Protecting property values and the quality of life in Ballena Bay – January 2007

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## *President's Message*

*By Dick Bacigalupi*

The new board had their first meeting on January 4<sup>th</sup>. We had a great homeowner attendance whose comments and concerns were very valuable. The board became aware of issues that had been carried over from the prior year as well as new matters. Of most concern was the slow response time to roof leaks reported to Massingham. A roof leak is a top priority and homeowners are to report leaks immediately. The problems voiced at the meeting were caused in part by unclear operating procedures within the Management Company and confusion with the telephone reporting procedures. To prevent future problems Ric Perez assured us that Massingham's internal procedures would be corrected. In addition, the procedures for reporting emergencies to Massingham will be outlined in the Architectural Message. It is important to use the correct telephone number depending upon the time of day you call.

Other questions during the homeowner's time were the late billing for January dues and the board's plan to get back on a building maintenance schedule. As previously announced, the past board raised the monthly payment to \$604.80 (monthly assessment of \$576.00 and special assessment of \$28.80). Ric Perez stated that Massingham was converting to a coupon payment system for the monthly payment and was late in getting the coupon books distributed. Understandably, due to the delay late fees for the January payment will not be assessed. The board could not respond to the upcoming maintenance schedule as the reserve study and roof inspection reports have not been received. This information will be reviewed along with the association's financial resources to determine a maintenance schedule. It is one of the board's priorities for 2007.

Following homeowner's time the board met to address matters related to the transition to the new board. One of which was the assignment of the board positions and committee responsibilities. The following appointments were made.

Dick Bacigalupi	President	Communications
Terry Klaus	1 <sup>st</sup> Vice President	Waterside
Jim Nations	2 <sup>nd</sup> Vice President	Landscape & Legal
Michael Brownlee	Secretary	Architectural & Landside
Gary Flanigan	Treasurer	

While these positions all require day-to-day attention the board's overall objective is to maintain value of our residences. To accomplish this goal we identified three major tasks we wish to complete this year. One is to rewrite the associations governing documents. The includes

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bringing our current documents in compliance to current laws and regulations as well as incorporating revisions and/or new provisions as approved by the association membership. Second, is determining the association's financial reserve requirements and implementing a funding plan to meet these requirements. Our buildings and roofs are in need of repair and we should begin as soon as possible. Third is the repair of the wave maze. The current state of the wave maze places us at risk of damage to the docks and boats. Committee member will report on the progress as we work to accomplishment of these tasks

I also want to thank Ed and Isabella Foster, Michael and Donna Brownlee, David and Pat Faustman, Rico and Audrey Kramer and their co-hosts for a fantastic New Year Day affair. Everyone I have talked to had a great time.

Please know that the Dockside is not to replace the minutes of the board meetings. The meeting minutes are available on the Massingham website. The objective of the Dockside to communicate homeowner concerns and how they are being addressed. In addition, it is to serve as a vehicle for us to share information as a community. In that regard I want to thank those who attended the last board meeting and look forward to seeing you and others at future meetings.

### ***Treasurer Message***

*By Gary Flanigan*

We are currently waiting for the reserve study and roof repair report, which will provide vital information with which to formulate a viable financial plan for the community. Once we know the state of our physical plant and the resources needed to repair and maintain it, we can begin to determine what our ongoing budget needs are and how we might best approach the process of building up our reserves for major future expenditures. We also need this information to prioritize currently needed repairs. As many in the community may remember, we have in the past endured periods of deferred maintenance, which only increased our total cost of keeping the homes in good repair. An ounce of prevention, as the saying goes. The most cost effective way to maintain the homes in Ballena is to establish and maintain a scheduled plan of repairs and refurbishments. This plan should drive the budget and dues structure. The bottom line is that we need to see that repairs and maintenance happen in a well supervised and cost effective manner. This is the surest way to protect and enhance the value of our properties.

Until we get the necessary reports from our inspectors, we will use currently available funds to effect repairs on a case by case basis until a more formal maintenance plan is developed and funding is available.

As Dick mentioned in the President's report, the previous board voted to increase the dues to \$576 (with an additional assessment of \$28.80). While this increase is substantial, it is the first increase in several years, and our costs of maintaining the homes have certainly increased. I know that all of us on the board will work very hard to see that the dues paid by each homeowner are used in the most prudent and efficient manner possible.



### ***Waterside Message***

Repairing the wave maze is a top priority. It has sunk so much over the last year there a risk of damage to the docks and boats in the immediate area. Shelley Bliss, the prior Waterside Committee Chairperson, and the contractor who build the wave maze have been contacted to ensure a smooth transition. Before the contractor can determine the cause for its failure and recommend a repair, he requested a report from the diver the association hired to assess the wave maze's condition. Ric Perez stated he will obtain the diver's report and also inquire if a video can be taken to provide more information. The quicker we can obtained this information the sooner we can begin the repair. In the interim everyone departing and entering the wave maze should take care to avoid the submerged tires.

In anticipation of the winter storms homeowners are reminded to make sure their boats are secure. Mooring lines showing signs of wear should be replaced. If not already in place, spring line should be added to relieve stress on the boat and docks. Take it from those of us who have done it, the fun stops when you are securing your boat in the middle of the night during a storm.

Through the volunteer of interested homeowners, a WaterSide Committee has been formed. This will help ensure resources are available as projects are identified. If you are interested in participating please call.

### ***Landscape Message***

*By Jim Nations*

I am seeking volunteers to help me this year on the Landscape Committee. I will be the first to admit that I am "Flora Challenged" and can use all the help I can get. If you are interested in pitching in, please give me a call at 301.4004 (cell #).

Also, if you are aware of particular landscape issues that need to be addressed, please call me at this number.

In response to feedback from several homeowners, we are reviewing quotes from landscaping/maintenance contractors for the upkeep of our common area. We are also discussing with the present landscaping company an increase in the scope and quality of service provided on a competitive basis.

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

*By Michael Brownlee*

Massingham is working on addressing the response time concern brought up the January meeting. Here is the procedure to contact Massingham;  
{Ric please fill in per last meeting details}



***Maintenance & Repair Issues:***

FOR **ALL** MAINTENANCE & REPAIR ISSUES PLEASE CONTACT  
**MASSINGHAM & ASSOCIATES** DIRECTLY BY CALLING:

**510-780-8587 Fax 510-780-7535**

Residents may dispose of their Christmas trees by placing them next to the green cart on their regular collection day beginning December 26, 2006 and continuing throughout the month of January. The maximum allowable length of tree piece is six feet. All tinsel and decorations must be removed prior to placing the tree curbside for collection. The collection may be done by another vehicle or otherwise off-schedule. There is no extra charge for holiday tree collection by Alameda County Industries (ACI). 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.

It was great seeing so many of you on the round the island new years party! The Bravermans and I were very pleased to have such positive reviews on the clam chowder. In case any of you would like to try making the soup yourselves here's a reprint of the famous recipe:

Ida Stone's Manhattan Clam Chowder (as modified by Archie)

This recipe is a lot of work, so it pays to make a good-sized batch. It freezes very well. Makes 16 servings. An 8-quart stock pot is about right.

10 strips bacon  
4 medium onions  
4 large celery stalks  
4 large russet potatoes  
4 large carrots  
28 ounce can stewed (Archie added "diced") tomatoes  
8 6.5 ounce cans chopped clams (Archie added "small clams") or  
one 52-ounce can (Costco)  
1 small can tomato sauce (for color)  
1 bottle clam broth or 1 cup fish stock (Archie crossed out the "fish  
stock")  
Level tsp dried thyme  
Pinch of black pepper  
Pinch of cayenne

Dice bacon and render until crisp. Drain and save.

Dice all vegetables ½" size

Brown onion in bacon fat.



Add thyme, black pepper and cayenne to onions.  
Add remainder of vegetables, clam juice, tomato sauce, and liquid from tomatoes  
Break up tomato solids with knife while in can, add to pot (Archie crossed this out,  
presumably because he was using diced tomatoes)  
Simmer until carrots are almost tender  
Add clams and bacon, simmer for 15 minutes  
Correct seasoning as needed

Archie would make many batches of this chowder in advance on New Years, and freeze them. He'd thaw them out the day before the party, and heat them up in several pots on the day. He'd always count the number of cups that got used—generally 40-50, and he'd always have some left over. So, I think he basically quadrupled this recipe.

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

#### **General News**

By Dick Bacigalupi

#### *Community Directory*

With the new year I would like to distribute a new Ballena Bay & Pointe Ballena telephone directory as soon as possible. Enclosed you will find a Community Directory Information form. Please include any changes and mail or fax the form to Massingham by the end of the month. Ric Perez has also requested your emergency contact information and automobile license numbers for Massingham's files. If you want to save postage you can drop it in my mailbox or bring it to next meeting scheduled for February 1<sup>st</sup>. As always, the directory is furnished for the private use of the members and is not to be distributed for any other purpose.

#### *Board Meetings*

The board has scheduled board meetings for 7:30 on the first Thursday of each month to help everyone to plan for 2007. Accordingly, the next meeting will be Thursday, February 1<sup>st</sup> at 7:30 pm, at the Ballena Bay Yacht Club. We want to thank Ric Perez for having BBTA's monthly accounting scheduled so that the monthly financial report for the prior month will be available. Look forward to seeing those who can attend.

#### **New Year's Day Event**

By Jennifer "Scoop" Flanigan

The New Year got off to a terrific start with the 2007 New Year's Day Progressive Brunch Around the Island. The weather cooperated, except for one brief foggy interlude, and January 1st dawned a bright, sunny day. The festivities commenced at Ed and Isabella Foster's home. Many folks contributed at this stop -- with Patti Klaus making a South American quiche-like

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dish, Isabella and Ed offering muffins and Sue and Jay Cherrie making wonderful quiches. In the beverage department, Terry Klaus manned the mimosa bar and Dave and Julie Wiard churned out Bloody Marys. O, the “hair of the dog,” as they say! This neighborhood knows how to pitch in during a crisis, so thanks and kudos to Rob and Julia Larsen for coming up with a large coffee percolator when none other could be found.

The usually fabulous view from Ed and Isabella’s deck was marred by fog for a bit, but everyone was having such a good time it was just chalked up to the haze brought on by the mimosas and Bloody Marys.

At around 11:30 the party-goers headed to Michael Brownlee’s/Donna Lemquist’s for some hearty seafood chowder. As many of you long-time Ballena Bay residents know, this was the stop traditionally hosted by Archie Stone. Ida, Archie’s wife, developed the recipe and Archie perpetuated it at the annual New Year’s event for many years. Archie’s son Tony and wife Marina and their daughter attended this part of the event and were heard to say that Archie would have been proud to see that his tradition continued. I’m certain he was there in spirit.

Next stop was savory Mexican food at David and Pat Faustman’s. Their co-hosts were Rob and Julia Larsen. The delicious spread consisted of soft or hard shell tortillas filled with seasoned chicken and topped with all manner of fixins. There were hot beans on the barbecue as well. Shrimp platters rounded out the menu. Lots of eating, lots of mingling. And for those interested in football, the Rose Bowl could be viewed from the flat-screen television over the fireplace.

Rico and Audrey Kramer provided the grand finale to the day with a fine array of sweets. Brownies, cookies and other treats delighted the crowd. The Santa cookies had hand-painted faces, and eggnog and other libations were proffered.

About 45 of our friends and neighbors enjoyed the day’s festivities, with a fine showing by our new and recent Ballena Bay homeowners.

Having hosted this event in past years I know what time and effort goes into the preparations for it. Thanks to all who hosted and helped. May next year’s event be every bit as enjoyable!

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

If there is something you would like to have included in the Dockside contact Dick Bacigalupi. If you would like to receive the Dockside via email please contact Ric Perez @ Massingham & Associates.

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**Next Board Meeting**  
**Thursday, February 1<sup>st</sup>, 7:30 PM**  
**At Ballena Bay Yacht Club**

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**BBTA Board & Property 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 2007***

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