



AT Dockside

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

President's Message

By Dick Bacigalupi

The February 1st meeting again had a good attendance. Many of the homeowner comments pertained to the poor condition of the roofs and siding and the future maintenance schedule and funding. These concerns have been heard and the board is working to address the situation. The property manager has assured us that the Reserve Study necessary to begin the process will be completed within the month. From the Reserve Study the specific maintenance requirements will be defined as well as the cost. Once the financial requirements are determined financing alternatives will then be explored. Please be assured there is no predetermined financing plan. The role of the board is to explore as many alternatives as feasible and make a recommendation to the homeowners. This may include a payoff of the loan, other special assessments or a variation of both. Whatever the outcome, it will need approval from the homeowners. Until this process is completed the board is unable to give a definitive answer. I ask for your patience as we go through the process.

During the homeowners session a question was raised whether the our homes required sewer lateral cleanouts installed and, if so, who's financial responsibility was it for the installation. This was the first time the question was raised and the CC&R's and city code is being researched.

While I support the open forum during the homeowners time, I ask everyone, including my fellow board members, to make the most efficient use of this time. This is the opportunity for the board to hear from the homeowners. That being said, I also ask for homeowners to understand that the board cannot make an immediate decision on issues that are brought up. This is the board's opportunity for information gathering. I look forward to seeing each of you at future meetings.

Treasurer Message

By Gary Flanigan

Since Massingham has still not provided us with the Reserve Study, no comprehensive analysis of the association's financial position can be presented. However, as per the January financial statements, we have (net of interfund transactions between the operating and reserve accounts) approximately \$109K in current assets in the operating account, \$10K in current liabilities, \$ 46K in the reserve account, and a balance on the loan of \$998K. I will be meeting with the bank regarding the loan, to see what our various options are, and what the associated costs are with each option. With that information and the Reserve Study, the board will finally

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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be in a position to describe our financial condition in detail to the homeowners and recommend alternative courses of action. We all wish to maintain the value of our homes and toward this end the board is prioritizing spending on those items which are most urgent in terms of preventing damage to our homes and infrastructure.

Waterside Message

The Waterside Committee

The prime concern at this time continues to be the condition of the wave maze that has progressively been sinking over the past year. At this juncture we have only recently received an initial observation report by a diver contracted to do a preliminary inspection. Initial findings indicate no external debris appears to be contributing to this issue, but nothing conclusive can be made regarding flotation and structural attachment causes. We are in contact with the builder on the issue. We also plan to meet prior to the March Board meeting with a professional marine consultant with the necessary expertise and resources to provide a proposal to properly assess the issues and manage the repair. Although the eastern section is below water at high tide it still appears to be somewhat effective in suppressing the wave action. In the meantime, additional marker buoys have been installed to mark the submerged areas. We are now close to spring and want to remind residents that we still can experience strong storms for the next couple of months. Please check you mooring lines frequently and add extra ones as well. Significant fraying of the lines can occur during even a modest storm.



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Landscape Message

By Jim Nations

Responding to feedback from several homeowners the decision was made to increase the service level of the landscaping. At the last meeting the quote from our current landscape/maintenance contractor was accepted to increase certain services on a contract basis. To help ensure that all our needs are being addressed if you are aware of particular landscape issues please give me a call at 301.4004 (cell #).

I continue to seek volunteers to help me this year on the Landscape Committee. If you are interested in helping out, please give me a call at the number above.

Architectural and Landside Message

By Michael Brownlee

I am have been in process of forming the Architectural Committee and welcome volunteers to help me this year. If you are interested in helping out, please give me a call at 865-2788 or through email at starbord@alamedanet.net.

Maintenance & Repair Issues:

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

510-780-8587 Fax 510-780-7535

Neighborhood Communications

General News

By Dick Bacigalupi

Board Meetings – DATE CHANGE

In order to have the most current financial information available at the meetings the **monthly board meetings have been rescheduled to 7:30 PM the second Thursday of each month.** At the last meeting Ric Perez reveled that Massingham would not be able to have the BBTA's financial reports prepared in time to meet the first Thursday meeting schedule previously announced. The change to the new bank associated with the coupon books delayed their receipt of the necessary bank information. Accordingly, the next meeting will be Thursday, February 8th at 7:30 PM, at the Ballena Bay Yacht Club. I apologize for any confusion this may have caused and look forward to seeing those who can attend.



Community Directory

Everyone is reminded to submit a Confidential Information form if there is a change in your contact information from the March 2005 directory. Those who have not responded are asked to please mail or fax their form to Massingham, drop it in my mailbox or bring it to the February 8th meeting. Preparation of the new directory will begin shortly thereafter and I do not want anyone to miss the opportunity to update his or her information. The more complete and accurate the directory information the more useful it will be. As always, the directory is furnished for the private use of the members and will not to be distributed for any other purpose.

Cruise on the USS Potomac

By Jennifer “Scoop” Flanigan

On a sunny Saturday afternoon several years ago we drove to Jack London Square to a dock right next to the Oakland ferry terminal and boarded the USS Potomac. A group of about thirty of us left for an afternoon excursion – a cruise and tour of the famed ship, which most of you know was owned by President Franklin D. Roosevelt. I was struck by how sparsely the ship was outfitted, thinking it would have been provisioned in a fairly grand manner having been used by a famed U.S. President. Sparse though it may have been, it was a fascinating ship to tour and an enjoyable voyage to make.

Soon the Potomac will be making a “destination” cruise to Old Sacramento. The ship will leave Oakland on Wednesday, April 11, with a leisurely sail through the Carquinez Straits, and up the Sacramento River. Upon reaching Old Sacramento it will be docked at the foot of “L” Street, open on Thursday and Friday during midday for classroom groups, and from 3:30 to 5:30 to the general public. On Saturday and Sunday it will be open to all from 10:30 to 5:30. For those interested in the day-long excursion, AMTRAK is available as far as returning to Oakland. For those wishing to stay in Sacramento, hotel accommodations within walking distance of the ship are available through listings from the Potomac Association. The cost of the day trip is \$225 and includes breakfast, lunch and cocktail hour (with music).

Our very own Beverly Partridge has been selected to be a docent on the return trip, which is Monday, April 16th. So an alternative would be to take AMTRAK up and sail home, with the charming Bev as your guide. For more information and to make reservations, call 510-627-1215.



A Tribute to A Strong And Special Person

By Michael Brownlee



Sandra Phillips Britt, age 48, beloved wife and daughter, a never smoker, lost her battle with lung cancer on Feb 11, 2007. A thoughtful and generous person, Sandy was one of the special people that made up our wonderful neighborhood. Sandy and Michael moved to Ballena Bay in 1999 and immediately started making friends contributing greatly to our community over the years.

Sandy grew up in Southern California and graduated from San Diego State with a bachelor's degree in journalism. After a brief stint in the banking industry she found her true calling as a fundraiser in the Jewish community. Working first for Israel Bonds as the Director of the Women's Division and later as the Regional Director of the American Committee for Shaare Zedek Medical Center in Jerusalem.

She loved travel and the arts and was devoted to her cat Max. Sandy cherished her friendships and family. She cared deeply about the Jewish people, women's rights and correcting the gross inequity in lung cancer funding. She was a member of the Wexner Heritage Foundation.



Sandy loved her work as volunteer History Docent at the Oakland Museum of California. Sandy was formerly active with the Alameda Chamber of Commerce and the National Association of Fundraising Executives. She was a charter member of the Alameda Ladies Mahjong and Tea Society.

After her diagnosis she became a public voice for lung cancer patients, appearing in that capacity on CNN, KRON News, and on the pages of People Magazine, The San Francisco Chronicle, The Wall Street Journal, and other publications. She was a member of the California Steering Committee for the Joan's Legacy and an advocate with the Lung Cancer Alliance. Sandy is survived by her husband Michael and her mother Jeanette, and was predeceased by her brother Larry Phillips and her father Webster Phillips, both of lung cancer.

Sandy would appreciate her neighbors continuing her fight against cancer. Donations may be made to:

Lung Cancer Alliance – Phillips Family Memorial Trust 1-800-298-2436
Joan's Legacy – Sandra Phillips Britt Research Fund 212-627-5500
Temple Sinai - 510-451-3263

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.

Next Board Meeting
Thursday, February 8th, 7:30 PM
At Ballena Bay Yacht Club

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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