



# AT Dockside

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

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## *President's Message*

*By Dick Bacigalupi*

Addressing our home maintenance issues continues to be a top priority. As mentioned last Dockside, key questions and additional information regarding the Reserve Study has been requested of Mr. Pollard, the consultant who prepared the study. Although he did not attend our last meeting, we are continuing to pursue obtaining this information. Most important is the priority of the roof and siding maintenance. While funding the overall reserve study may require a special assessment of some form, the association is accumulating capital reserve funds from the dues increase that is available for projects. Once the maintenance projects are prioritized the board will request bids and schedule the work to be completed before next winter. This information will be shared with homeowners as it becomes available.

As mentioned previously one of the board's objectives this year is to update our governing documents. These consist of Articles of Incorporation, By-laws and CC&R's and Guidelines. Other than changes to the Guidelines, we have been operating under the association's original documents. There have been changes in the law and regulations over the years and, as many are aware, the actual day-to-day use of the property has changed in certain areas. These changes need to be properly reflected in the documents. Because of their importance, the revised documents will require homeowner approval. For ease of review, the plan is to address the update of each document separately. The good news is that our attorney has said that our Articles of Incorporation are fine and we only have to deal with the By-laws and CC&R's and Guidelines.

The rewrite will be a stepped process in which homeowner feedback will be solicited. Initially our attorney and the board will prepare a draft of each document that reflects our current association practices and additions for compliance to current laws and regulations. This draft will be distributed to homeowners for review and comment. As appropriate, homeowner comments will be incorporated in the document or by an amendment. The revised draft and individual amendments will be presented for a vote by the homeowners. As you can imagine, this is a time consuming process. To expedite the process we ask that you devote the time to read and give comments on the draft distributed. If needed, special meetings will be scheduled for questions. To date our attorney has prepared a draft of the By-laws which comments from board members are being consolidated. These will be submitted to our attorney to prepare the draft to be distributed to homeowners.

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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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On more general matters, a concern was raised about the lack of maintenance of the common area between and at the end of the units. The board had approved work orders with the landscape company to address these areas. Hopefully you have seen a change. A homeowner also made the suggestion of having each homeowner pay for their individual trash pickup, instead of it being paid through the association. It was noted that usage varied by home and the association might save money. It was a good observation and will be looked into.

I'm sorry to announce that theft for cars has not improved but instead has gotten worse. I was informed that a vehicle was stolen on Cola Ballena, items was stolen twice from a vehicle on Tide Way and, as recent as last Tuesday night, a car was broken into on Ballena Blvd. The problem is occurring on all our streets and everyone needs to be diligent in not leaving items of value in your vehicle. If your vehicle is broken in to be sure to contact the police. They need to be aware of the frequency of the crimes to give it proper attention. It has also been asked that folks drive slower. It will enable one to be more observant of strangers as well as pets and ducks that may be about.

In closing I would like ask homeowners to arrive for the board meeting right at 7:30 PM. No, it's not to give me time to get a key to the room, which I appreciated everyone's patience with last meeting. To make more efficient use of our attorney's time the board decided to have the Executive Session from 7:00 PM to 7:30 PM, before the general meeting. This will reduce legal fees as well as allow us to report on any decisions that may result. I look forward to seeing each of you at the May 10<sup>th</sup> meeting.

**Treasurer Message**

*By Gary Flanigan*

For those who could not make the April board meeting, a short recap of the March YTD financial statements (net of interfund transfers):

**Balance Sheet**

**Current Assets**

Cash	\$123K
Dues Receivable	9K
Misc. Prepays	<u>1K</u>
Total	\$133K

**Current Liabilities**

Prepaid Assessments	\$16K
Current Liabilities	<u>7K</u>
Total	\$23K



### **Income/Expense Statement**

The income items are over budget for the quarter by \$1,600 (almost all late fees). Expenses are over budget for the quarter by \$2,200. The expense items are significantly over budget:

Legal - Consultations	\$7,300
Reserve Study	\$2,900

There are a number of expense items under budget, primarily due to timing issues-e.g. insurance premiums not yet due. Also seasonal expenses such as repairs that are typically done in the drier months.

### ***Waterside Message***

*By Terry Klaus*

Steady and methodical best describes the ongoing process to rehabilitate the Wave Maze. In our last Dockside article we advised that a second dive inspection was being performed to obtain tangible information to the builder. With accurate information Topper Industries can better assess the problem and work on a solution. The following summarizes last month's Committee report to the Board:

*“ . . . The dive indicated that no tires appear to be breaking apart from the system as the diver attempted to pull away ones sitting on the bottom in many locations. Also, the foam appeared to be solidly in place in the tires that had foam. Tires that had no foam did not indicate they ever had any. In summary, there appears to be no structural detachment issues or loss of the original floatation. In the diver's opinion, it appears to be sinking under its own weight.”*

The full report was forwarded to the builder along with many photos at high and low tide conditions. They are in receipt of the information, studying the problem. We hope to have a proposal from them in time to report at the up coming Board meeting.

As our seasonal change brings more prevailing westerly wave action, those nearest the Wave Maze will experience more surge than usual. We suggest adding some shock absorbing line snubbers and keeping extra spring lines to help spread the load on your boat as well as the dock system.

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

*By Michael Brownlee*

It's good to see the architectural requests coming in; we're glad to see our neighbors making improvements and upgrades. As a reminder the architectural guidelines and request forms are available at [www.ballena.net](http://www.ballena.net) or by request to Ric Perez, our property manager, or me. Please



remember to also obtain construction permits with the City of Alameda Planning & Building Department. Information is available at [www.ci.alameda.ca.us/planning](http://www.ci.alameda.ca.us/planning).

*Maintenance & Repair Issues:*

For all maintenance and repair issues please contact Massingham & Associates Management, the association's management company directly by calling (510) 780-8587 or by Fax at (510) 780-7535.

***Neighborhood Communications***

**General News**

*By Dick Bacigalupi*

*Board Meetings*

As previously stated, do not come early to the meeting. The Executive Session has been scheduled from 7:00PM to 7:30 PM.

*Community Directory*

Everyone should have received their new March 2007 community directory that was distributed last month. If you did not receive a copy please contact me so I can have a copy delivered. Unfortunately a few updates were received after the cutoff date and we were unable to make the changes. As the directory is updated annually, any omissions can be made on the next edition. Please remember that the directory is furnished for the private use of the homeowners and residents and is not to be distributed for any purpose.

*Ballena Bay Community Garage Sale*

**REMINDER!!** Ballena Bay is having its community wide garage sale **A WEEK FROM THIS SATURDAY, MAY 19, from 8:00 am to 2:00 PM.** It's the ideal time to shed those unused items or the dishes your neighbors left from the last dinner party. Sue Cherrie has planned an extensive ad campaign and signage so there will be plenty of traffic. I was also told that one of our neighboring associations has also planned their garage sale on the same day. Cost to participate is \$10.00 per household. You can send or drop your checks by to Sue Cherrie at 1205 Ballena Blvd. If you don't have time to send your payment someone will be by during the day to collect.

***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 at Massingham & Associates.



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**BBTA Board & Property Management Contact Information:**

***Property Manager***

**Massingham & Associates Management** (Management Company)

2247 National Avenue, Hayward, CA 94545

Ric Perez (Property Manager) (510) 780-8587, ext. 308

Office (510) 780-8587

FAX (510) 780-7535

**Emergencies:**

Business Hours 8:30 am – 5:30 pm (510) 315-7316, ext. 350

Non Business Hours (510) 780-8587

***BBTA Board 2007***

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## DATES TO REMEMBER FOR 2007

BBTA Board Meeting 7:30 Ballena Bay Yacht Club	May 10
KFOG KaBoom Fireworks	May 12
Alameda 7 <sup>th</sup> Annual Park Street Spring Festival	May 12 & 13
BBTA Garage Sale	May 19
BBTA Board Meeting 7:30 Ballena Bay Yacht Club	June 14
Alameda 4 <sup>th</sup> of July Parade	July 4
BBTA Board Meeting 7:30 Ballena Bay Yacht Club	July 12
Peanut Butter and Jam Festival Webster Street	August
BBTA Annual Picnic	August/September
Annual Meeting	October
Fleet Week	October 4 -7
BBTA 'Round the Island	January 1, 2008

*Not an Official Document*