



AT Dockside

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

President's Message

By Dick Bacigalupi

Home maintenance continues to be a top priority. While the reserve study identified the general areas that need attention, more detail information was requested to prioritize the specific work to be done. Unfortunately, the necessary information was delayed due to consultant's vacation. When this information is available we are prepared to move to identify the projects to be completed this and future years. We are anxious to get started but want to be sure the greatest needs are addressed first.

The condition of the wave maze with the high summer winds has increased the risk of damaging the docks and boats in the area. Aware of its deteriorating condition last January, the Waterside Committee has been working to resolve the situation as quickly as possible. Unfortunately due to the magnitude of the problem it cannot be corrected overnight. They are looking at both an interim repair to minimize damage in the short-term and a proper long-term fix. If a boat owner in the affected area is concerned please contact Terry Klaus or me and we will look for a more protected slip on an interim basis. See the Waterside Message for an update of the progress to date.

The landscape company has completed planting the annual color change in the circles and tree wells, which was approved by the board two months ago. I want to thank the homeowners who planted their own color as the work took longer than we expected to get done. The gardeners were asked not to disturb any existing plants. Work is also being done in connection with the major trimming and clean up of ivy behind the fences. They are to clear the ivy two feet from the walls. If it looks a little bare be assured it will grow back, its ivy. We are in the irrigation season and ask everyone to report broken sprinklers, geysers, and drips to Massingham for repair.

I am still hearing reports of thefts from cars in the neighborhood. Please be observant and let the police know anything you see suspicious.

As with last month, I ask homeowners to arrive for the board meeting right at 7:30 PM. The board will hold the Executive Session from 7:00 PM to 7:30 PM, before the general meeting. I look forward to seeing each of you at the June 14th meeting.

For letters to the Board or to report needed repairs, use this contact information:
Massingham & Associates Management, 2247 National Avenue Hayward, CA 94545

At Dockside is published monthly by the Board of Directors, Ballena Bay Townhouse Association



Treasurer Message

By Gary Flanigan

As reported at the May Board meeting, the April financial statements indicate that we have (net of interfund transactions between the operating and reserve accounts) approximately \$133K in current assets in the operating account and \$23K in current liabilities. We are over budget by approximately \$3,600 year to date. Significant items include the reserve study, which has cost \$2,800 while nothing was budgeted for it, roof repairs which are over budget by \$2,700, legal expenses which are \$9,500 over budget. These items are currently offset by certain payments, such as insurance, which are paid seasonally and thus currently appear to be under budget.

We should be receiving the detailed information about the timing of necessary repairs and maintenance and the Finance Committee will be meeting shortly to develop a set of alternative ways to finance our needed repairs, fund the reserve and deal with the loan. We realize that this has taken far longer than it should have, but the community will shortly have the information necessary make some decisions about how to proceed.

Waterside Message

By Terry Klaus

In the last Dockside communication I reported that many pictures and a divers summary inspection report was submitted to the builder for review. A response was received and discussed at the last Board meeting. It appears the builder's current position is that it is not feasible repair the system and will need to be replaced. Still undetermined at this point is what the actual cause of premature failure is. There are at least a couple of possible scenarios but further investigation will have to be made to be more conclusive. With the information at hand, the Board has requested options and costs for replacement. In parallel, further efforts will be put forth to identify the most likely cause of failure to ensure these factors are addressed in any replacement system. With the realization that this entire process will take time, we will search for possible interim remedies such as we did to extend the life of our last system. We anticipate the receipt of some replacement options by July from the prior contractor. As well, we will seek options from other sources that may now be available.

Architectural and Landside Message

By Michael Brownlee

Often the past is prologue. The board has often been asked when specific homes will get maintenance. As reported many times this year an updated reserve report is underway and will be the basis for upcoming maintenance projects. Typically this question is followed by how long has it been since my home had exterior maintenance.



Following is a list with the best information I could find on past exterior (non-roof) maintenance projects. It must be noted this is a combination of anecdotal information and financial records, the latter of which is not well documented so please let me know if you see any glaring errors or have related documentation.

1995	miscellaneous addresses	\$15K
1996	1211-1215, 1237	\$19K
1997	328 – 334, 340	\$38K
1998	400-422, 342-354	\$100K
1999	300-334, 1227, 1228, 1247	\$130K
2000	401-415, 459-465, 1223-1237	\$94K
2001	1201-1215, 421-455	\$97K
2002	misc	\$16K
2003	340-354	\$98K
2004	320-326, 455	\$60K
2005	328-334, 427, 1227-1229,	\$130K
2006	400-422	\$150K

Due to the nature of the records this information is for reference only. If there were a pressing need better information is available but would take time and money to access.

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, please do not come early to the board meetings. The Executive Session has been scheduled from 7:00PM to 7:30 PM. The general meeting will begin with homeowner’s time at 7:30 PM

Bylaws and CC&R’s Update

The review of the draft of the rewritten bylaws has been completed. The comments will be consolidated and forwarded to our attorney to make the recommended changes. Once the changes are made a copy will be forwarded to homeowners for comment. Be forewarned that the update has turned our current six-page document into rather lengthy document. On the positive side it clears up many ambiguities and better defines the roles and procedures within the association.



Ballena Bay Community Garage Sale

We had the annual BBTA Garage Sale on May 19th with fifteen homes participating as well as an adjoining association. With the advertising and signage there appeared to be good traffic throughout the day. The weather cooperated and everyone was able pass on those personal “valuables”. I would like to thank Sue Cherrie for chairing this event including setting up the advertising and preparing the signs. The signs are such that they can be reused to reduce costs for future years. Recognizing the benefit of our advertising we also received funds from the neighboring association to help cover our costs. All totaled, proceeds exceeded costs which has been donated toward a future community event.

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.

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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Gary Flanigan - (Treasurer)

Phone (510) 523-4734, email: Gary_Flanigan@ca9.uscourts.gov



DATES TO REMEMBER FOR 2007

BBTA Board Meeting 7:30 Ballena Bay Yacht Club	June 14
Alameda 4 th of July Parade	July 4
BBTA Board Meeting 7:30 Ballena Bay Yacht Club	July 12
BBTA Board Meeting 7:30 Ballena Bay Yacht Club	August 9
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

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**Ballena Bay Townhouse Association
Alameda, California
Paint Color Information**

Base Colors

Westwood	Plymouth Gray	Graystone	Malibu Beige
401-415 Cola Ballena 300-314 Tideway	421-435 Cola Ballena 459-465 Cola Ballena 340-354 Tideway 400-422 Tideway 1201-1215 Ballena Blvd.	1223-1237 Ballena Blvd 441-455 Cola Ballena	320-334 Tideway

Trim Colors

Teton Blue (large trim) and Sierra White (small trim) all Units.

Garage Overhead Doors: Painted shade off from base formulas as follows:

Building Base Color = Westwood Garage Door Color = 1 to 1 mix Charcoal/ Plymouth Gray
 Plymouth Garage Door Color = Westwood
 Graystone Garage Door Color = Veranda (Sherwin-Williams color SW2057)
 Malibu Beige Garage Door Color = Stone Lion (Sherwin-Williams color SW2037) or Kelly-Moore color mix 2X Malibu 1245-222 base

Paint used Kelly-Moore Paint 1240 Acrylic Latex, with exception of Front Doors which were painted using Kelly-Moore Paint 1700, and garage doors are in 1245, or some garage door colors, as noted above.

Painting Schedule

<u>Unit Addresses</u>	<u>Next Painting Cycle</u>	<u>Last Painted</u>
340-354 Tideway (8)	2008/09	2003
320-334 Tideway (8)	2003/04	1998 (Bid Requested 07-04)
400-422 Tideway (12)	2004/05	1999
300-314 Tideway (8)	2004/05	1999
459-465 Cola Ballena (4)	2005/06	2000
1223-1227 Ballena Blvd. (8)	2005/06	2000
401-415 Cola Ballena (8)	2005/06	2000
1201-1215 Ballena Blvd (8)	2006/07	2001
441-455 Cola Ballena (8)	2006/07	2001
421-435 Cola Ballena (8)	2006/07	2001