



AT Dockside

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

President's Message

By Dick Bacigalupi

Addressing our top priority, last meeting the board determined which specific roof and building repairs to be done for 2007. The meeting began with Roger Pollard, our construction consultant; presenting a time line of the roofs and buildings that were in the greatest need of repair. Based on this information and capital funds projected to be available in 2007, the board was able to identify the specific work to be done. The roof work will address 23 units that were identified to have incomplete roofs. The inspection found that the roof membrane had been installed without a protective final coat. Without the protective coat the roof would prematurely age, drastically shortening its life and increasing the potential for leaks. While we have many buildings in need of repair it was disclosed that 421-435 Cola Ballena and 441-455 Cola Ballena had the greatest need. Ric Perez was instructed to obtain quotes for the roof and building repair and paint so the work can be completed before winter. While the board would have like to selected more units for paint and repair we had to stay within the funds available for 2007.

The association's long term maintenance needs have not been over looked. The Finance Committee is preparing a financial plan based the reserve study and repair priorities to evaluate alternatives to fund our long-term maintenance requirements. It is expected that this will have a financial impact on homeowners in some form. A special meeting has been scheduled for Tuesday, July 31, 2007 at 7:30 PM at the Ballena Bay Yacht Club. This is to allow homeowners to become knowledgeable of the situation and offer feedback.

In the area of general maintenance the board has instructed Rick Perez to replace the meter doors that are in disrepair. Massingham's walk through noted there were 10 doors that needed repair. The doors are very visible and detract form the neighborhood's appearance. Four of the 10 doors are on units scheduled for painting. The remaining six doors are to be replaced now.

I want to thank homeowners for arriving promptly at 7:30 PM for the board meetings. Holding the Executive session beforehand has been very effective, both in time and attorney fees. I look forward to seeing each of you at the July 12th meeting.

Treasurer Message

By Gary Flanigan

For those who were unable to attend the June meeting, here is what was reported:

Balance Sheet (Setting aside the interfund transfers):

Current Assets	
Cash	103K
Dues Receivable	12K
Misc. Prepaids	<u>8K</u>
Total	133K

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



Current Liabilities	
Prepaid Assessments	17K
Accounts Payable	<u>7K</u>
Total	24K

Income/Expense Statement:

The income over budget YTD by \$1,800 consisting almost all from late fees. Expenses were over budget YTD by \$10,700. The expense items that were significantly over budget:

Legal - Consultations	\$10,000
Reserve Study	\$ 2,900
Landscaping	\$ 8,700 (\$6,700 for tree service)
Roof Repairs	\$ 2,500

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

Waterside Message

By Terry Klaus

July is upon us and so are the stronger prevailing westerly winds and wave action. For those most affected by the sunken wave maze, we understand the nuisance and want to assure you that many things are being worked behind the scene to implement both a temporary and permanent solution.

Expectations for the coming meeting are that the Board will have some proposals to consider as well as other important updates. With Topper Industries indicating the current system cannot be permanently repaired they are preparing options for a permanent fix. Additionally, Transystem/Concept Marine Associates is researching a quote for an alternative system from another supplier as well as researching permit requirements necessary for a replacement and a temporary fix. We have also asked them to provide a quote for an engineering review of the existing system to evaluate the design parameters and identify what would need to be changed in a replacement system. These items have been underway for about the last couple of months and this critical information will be important for Board decisions to forward.

Finally, we are working on a temporary solution to offer us some protection for the coming months until the permanent solution can be put in place. This will most likely involve some cleaning, floating the system to dry out some of the existing foam and possibly the addition of some additional floatation. Details of this are still being worked out as well as the need for any permit compliance. The committee is open to creative ideas, so if you have some constructive thoughts, we'd love to hear from you.

Architectural and Landside Message

By Michael Brownlee

It has been brought to the board's attention that some of the units may have had gutter downspouts placed where the rainwater is not properly directed away from the home's foundation. This problem may not be evident where the drain downspout travels through a hole cut in the deck. In some instances the



rainwater may be trapped on the concrete horizontal beam and cause dry rot in the mud seal and/or floor joists. One potential example is shown in the illustration attached. The board wants to make sure homeowners are aware of the possible problem for future inspections and possible corrective action. Please know this condition is outside of the scope of the association's control and responsibilities. If you are unsure if you have this problem it is recommended that you have the gutter downspouts, sills, and floor joists inspected. Generally water should be routed away from the foundation of any home.

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.

Landscape Message

By Jim Nations

The Board has been informed by Massingham that all the landscaping work contracted for by the Board has now been completed. Because of my lack of knowledge regarding landscaping issues and my busy schedule, Patricia Faustman has generously stepped up and offered her services to Chair the Landscaping Committee.

Patricia has recruited a fine committee including: Kathy Walker, Patty Corrigan, Patty Klaus, Isabella Foster and Beverly Partridge. This committee will be walking our neighborhood to assess the completeness and adequacy of the work performed to date and access further needs in the upkeep of our properties. Should you have any specific questions or concerns regarding Landscaping issues please refer them to Patricia Faustman or one of the other committee members.

From the Landscape Committee

By Patricia Faustman

The landscape committee will have their first meeting, Wednesday, July 11th. We will be walking through the neighborhood to evaluate the work contracted for by the Board and assessing the work to be done going forward. If you have any concerns or issues, please give one of us a call. If you would like to join us on Wednesday, we will be meeting at the bridge on Ballena at 9:00 a.m.

Neighborhood Communications

General News

By Dick Bacigalupi

Bylaws and CC&R's Update

The comments on the draft of the rewrite of the by-laws have been submitted to our attorney for changes or clarification. As discussed, the next draft will be forwarded to homeowners for comment. A review of the rewrite of our CC&R's is underway and will be handled the same.



BBTA Annual Picnic

Patty Corrigan has volunteered to head the committee for the BBAT Annual Picnic. They are looking at a date in the September/October timeframe where there is not a major conflict with other activities. If you would like to help, please give Patty a call.

Other

Tahoe Rental

My house in Incline Village, NV at beautiful Lake Tahoe is available in August. There is a “party room” and laundry room on the entry level. The main living area is on the second level along with two bedrooms (one twin beds, other double bed plus bunk bed) and bathroom. The master bedroom and bath are on the third level along with a loft which contains a hide-a-bed. There are two golf courses and two private beaches in Incline (beach passes included). Bob built the large redwood picnic table and swing!

It is at the North end of the lake – away from the fire zone. Please call me if you are interested. Special BBTA rent \$1000.00 per week.

Beverly Partridge

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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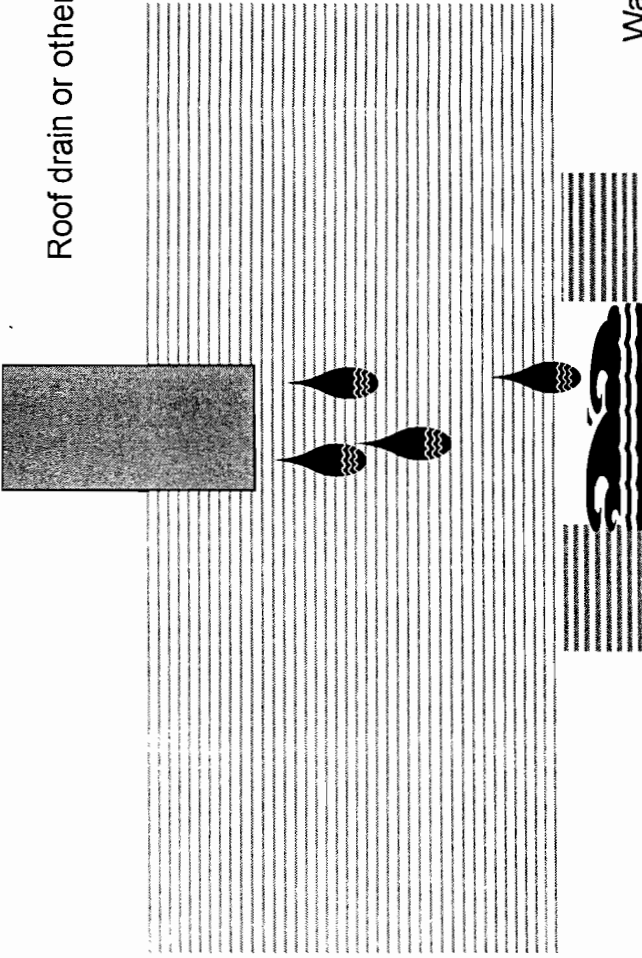
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DATES TO REMEMBER FOR 2007

BBTA Landscape Committee 9:00 am Ballena Blvd Bridge	July 11
BBTA Board Meeting 7:30 Ballena Bay Yacht Club	July 12
Park Street Annual Art & Wine Faire	July 28 & 29
BBTA Board Meeting 7:30 PM Ballena Bay Yacht Club	August 9
BBTA Board Meeting 7:30 PM Ballena Bay Yacht Club	September 13
Peanut Butter Jam Festival Webster Street	September 15 & 16
BBTA Annual Picnic	September/October
Annual Meeting	October
Fleet Week	October 4 -7
BBTA 'Round the Island	January 1, 2008

Roof drain or otherwise water delivered above horizontal concrete beam



Water and rot climb to joists

Water pools between mudsills

Horizontal concrete beams support
your home

