



AT Dockside

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

President's Message

By Dick Bacigalupi

With 2007 capital projects decided, the board is concentrating on addressing the association's near and long-term maintenance. The Finance Committee meeting was held on July 31st as scheduled to discuss the reserve components and funding. Everyone should have received the financial report explaining the reserve and our financial situation as well as four funding scenarios. Attendance, including the finance committee members, represented 20 homes. Board members in attendance included Gary Flanigan, Michael Brownlee, Terry Klaus, and myself. It was a very good meeting with open dialogue from everyone. While it was noted that our lack of funds (a capital reserve) was primarily the result of under funding since inception, discussions focused on how to best address the problem going forward. Of the four scenarios presented the Single Assessment (\$4,500) and Loan Pay Off (plus an additional assessment) fund the reserve requirements. The Finance Committee was asked to run another scenario for a special assessment of \$15,000, the loan pay-off (\$11,620) plus \$3,380. It was shared that a monthly dues increase may have a negative impact on home values in the current mortgage market. The committee was also asked to calculate the monthly dues necessary to fund our current operating expenses and depreciation (use of capital assets). The committee will prepare a written response to these and others questions received from homeowners.

On behalf of the board I want to thank those who attended the Finance Committee meeting. Making a financial demand on homeowners is not taken lightly. The more feedback the board receives the better we can offer the best alternative for the association overall. For this reason I encourage the homeowners who were unable to attend the meeting to call Gary Flanigan with your comments and/or questions. While the board wants to allow everyone time to speak it is also critical we do not delay in obtaining the funding to repair our homes. Time also needs to be allowed for the required homeowner voting process as well as for individual homeowner financial planning.

On the 2007 home maintenance front, the bids for the roof repairs planned have been obtained and a company has been selected. The quote came in close to the estimate from our consultant. The building prepaint specifications have been prepared and will be approved by the board at this upcoming meeting. Consistent with last year we will be using a project manager to oversee the projects to ensure the work is done within the contract specifications.

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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No, the board did not give approval to build stairs along side the bridge (though I am sure the fishermen would like them). The bridge is undergoing earthquake retrofitting. Unfortunately, we were not informed of the project so could not give any prior notice. The project is funded by the Federal Highway Bridge Rehabilitation fund, Measure B and gas tax money. It is nice to see we are getting a direct benefit from our tax dollars. Michael Brownlee has more project detail in the Architectural Message

I look forward to seeing each of you at the August 9th meeting.

Treasurer Message

By Gary Flanigan

June Operating expenses exceeded budget by \$5,100 consisting primarily of the timing of the insurance payments and additional landscape services. Year-to-date expenses have exceeded budget by approximately \$14,000. The over budget spending consisted primarily of unplanned legal fees and the reserve study, increased landscape service and roof repairs, partially offset by the timing of insurance payments and increased income from late fees.

As of the end of June we had a Capital Reserve of approximately \$215,300, the bulk of which has been allocated for the roof and building repairs scheduled for 2007. The Operating budget has a net cash balance of approximately \$34,200 as of the end of June. These funds are required to cover timing differences and future unbudgeted items.

Waterside Message

By Terry Klaus

The Wave Maze is floating again! You may have noticed or at least heard about it. The waterside committee would not mind taking credit but it appears Mother Nature deserves the honors here. In an ongoing search for the root cause it was discovered that many of the non-foam-filled tires had filled with silt. The only thing we can speculate is that the heavy prevailing wave action experienced this time of year cleansed enough silt from the tires to reduce the weight and allow the system to refloat, at least partially. This was unexpected even by the builder. David Lester, President of Topper Industries in Washington has made a couple of trips down to help determine the cause and potential repairs. His first prognosis is that the foam had likely become water-logged from being sunk too long and cleaning the system would not be expected to produce any positive results. It appeared the system would have to be replaced. To everyone's surprise the system began to partially refloat on its own. To further assist in getting the system fully floating, the committee recommended and the Board approved some funding to hire a diver to clean out accumulated silt. The work has not started but should be complete as you are reading this Dockside issue. Results should be known in time to report at the upcoming Board meeting.



So what's next? We are expecting to see the system fully afloat, at which time we can get a better assessment as to the structural integrity and investigate new opportunities to repair rather than replace. Questions do remain as if the silting issue was a result of post-dredging, silt run-off from a heavy rain season; this could be an anomaly or the fact that this system may be more vulnerable to sediment accumulation. That's about it for now, but we'll have a better understanding of the issues in the coming month.

Community Work Floats

Just a reminder to all members that the association owns two concrete work-floats. These floats are available to members to use for projects requiring waterside access. Anyone in need should contact the waterside chairman, Terry Klaus.

Architectural and Landside Message

By Michael Brownlee

July 31st another meeting was held that measured the response to different funding proposals primarily targeted toward regaining control of the sorry conditions of the exteriors of most of our homes. The 'siding/trim/doors' portion of the reserve study (also known as 'pre-paint repairs' in past budgets) is and has been, the largest line in the budget. This line translates to having the panels that have rotted from lack of paint, etc. being removed and replaced. These much needed funds would primarily be dedicated toward getting our exterior walls and roofs into good condition. I strongly urge all of you to vote for whatever funding plan is proposed as any of these proposals will be to all of our benefit.

The bridge is undergoing an earthquake retrofit. The large metal tubes will be removed after slightly smaller steel reinforced concrete pillars are in place. Then the horizontal concrete support for the bridge will be extended over the pillars. The project is supposed to be completed in 4 to 6 weeks.

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

From the Landscape Committee

By Patricia Faustman

The landscape committee had their first meeting and walk through the neighborhood on July 11. First, we were evaluating the extra work orders for clean up of the common areas. We found some of the work was done poorly and incomplete. We also looked at the monthly service for which we have contracted, and found there are items on the landscaper's schedule that are not being done. These observations and suggestions for improvement in some areas were reported to

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the board at the July 12 meeting. At the suggestion of the board we had scheduled a meeting with Ric Perez and the landscaper for July 31 to show them the problems we found. Due to miscommunications, Perez and the landscaper did not show up. We are trying to reschedule a new meeting. Going forward, we are working on plans to present for beautifying our entrance on Ballena Blvd. The committee welcomes landscaping suggestions or comments from the homeowners.

Neighborhood Communications

General News

By Dick Bacigalupi

Bylaws and CC&R's Update

We received the attorney's rewrite of the by-laws the end of July. After a review to verify that the board's comments were incorporated, the draft will be distributed to members for comments. Depending upon the response from homeowners this draft should essentially be the same draft that will be distributed for membership vote. At this time voting will be via mail in order to expedite approval process.

BBTA Annual Picnic – SAVE THE DATE

The BBTA Annual Picnic has been scheduled for Sunday, September 29. Mark your calendars and plan to join in the festivities. The committee is in the planning stage and will be announcing the details and location. This is a great opportunity to visit and get to know your neighbors plus enjoy some good food. If you would like to help, please give Patty Corrigan a call.

Editorial

NOTE: The comments below represent the opinion of the individual and do not reflect, nor should be assumed to be, opinions of the other board members or decisions made by the board.

“There is a long history (typically involving disparaging remarks) from opposing groups that usually revolve around interpretations of the exterior maintenance section of the CC&Rs. Differing camps interpretations of this gray area over time have left (for instance) some roofs replaced while others are haphazardly patched which points to the latitude given to said opposing groups going into and out of control of the board. (These local politics will hereafter be referred to as ‘nonsense’).

The nonsense over the definition of maintenance must end. The practical way forward is to bring all the homes to a reasonably close state of repair and enact CC&Rs with clear definitions that limit the HOA responsibilities and future opportunities for more nonsense.

Please vote with the many of us who believe this is the right direction for the BBTA”.

By Michael Brownlee



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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DATES TO REMEMBER FOR 2007

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 and Jam Festival Webster Street	September 15 - 16
BBTA Annual Picnic	September 29
BBTA Board Meeting 7:30 Ballena Bay Yacht Club	October 11
Fleet Week	October 4 -7
BBTA 'Round the Island	January 1, 2008

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