



AT Dockside

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

President's Message

By Dick Bacigalupi

Discussion of the funding the association's the maintenance of our buildings and roofs was a major topic at the last meeting. Unfortunately, the cash flow scenarios prepared for the meeting were not discussed. The information became inaccurate when the board was notified the day of the meeting that the initial bids for the building repairs and painting exceeded the estimates given us to use in the cash flows by 113% (repairs by 146% and painting by 50%). If unchanged, the additional cost would have a significant impact on the funding required 2007 through 2012. The board has since received the final bids and, while still higher than the estimates used in the cash flow, they are much lower. New cash flow scenarios have been prepared using the final bid amounts that will be discussed at the upcoming meeting. I believe that with the updated reserve study and current repair and cost information, the board now has a maintenance schedule and the financial information from which to offer homeowners funding alternatives. This has been a time consuming and, at times, frustrating process. Everyone's patience has been appreciated.

The roof and building maintenance scheduled for 2007 continues to proceed. As stated above, the bids for the building repair and painting have been obtained. Our construction manager has reviewed them and the board is expected to select the contractors at this upcoming meeting. The contract for roof repairs was signed at the last meeting. Weather permitting, all the work is expected to be completed this year.

Other board actions included:

- Clarifying when late charges should be assessed the board moved not to charge late fees on delinquent accounts unless payments are not made within the mandates as established within the CC&R's. Massingham was instructed to reverse late charges that were mistakenly charged.
- It was brought to the board's attention that there are an increasing number of vehicles being parked long-term in the common area. While there has been some leniency in this area, there are incidences where homeowners appear to have taken advantage of the situation. In fairness to other homeowners the board moved to have the Management Company look for and cite suspicious vehicles.

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



Election of Directors

We are quickly coming up to the time to elect directors. Keeping within our by-laws the Annual Meeting has been scheduled for 7:30 PM on Thursday, October 25, 2007 to tally the votes. To meet the necessary time requirements it is important that members begin the nomination of directors. Included you will find the BBTA NOMINATION FORM-CANIDATE FOR DIRECTOR form to be completed for those members to be nominated. Members can nominate themselves or another member. Nomination of directors will also be included as an agenda item at the September 13th meeting to allow nominations from the floor in keeping with BBTA’s tradition. As in past, nominees are encouraged to submit short bibliographies introducing themselves to be distributed with the ballot. Biographies are to be sent to Ric Perez by September 18, 2007 in electronic format (MS Word preferred). This deadline must be strictly adhered as it is critical the ballots and biographies are mailed by September 21, 2007 to meet the required voting period. The key dates as:

- 9/13/2007 Monthly Board Meeting – nominations from the floor.
- 9/18/2007 Nominee’s Biographies submitted to Massingham (Ric Perez)
- 9/21/07 Mail Ballot and Nominee Biographies
- 10/25/07 Annual Meeting to count ballots

I encourage anyone who is interested in serving as a director to participate in the process. It is an excellent opportunity to get to know your neighbors and share ideas in improving your community. We have a unique waterside life style and the more interest we have from homeowners the better it can be preserved. I look forward to seeing each of you at the September 13th meeting.

Treasurer Message

By Gary Flanigan

Based on the Financial Statements as of July 31, 2007

Balance Sheet

Setting aside the interfund transfers:

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



Current Liabilities

Prepaid Assessments	12K
Accounts Payable	<u>2K</u>
Total	14K

Income/Expense Statement

The income items are over budget YTD by \$2,000 (almost all late fees). Expenses over budget YTD by \$11,800. The expense items significantly over budget:

Legal - Consultations	\$13,000
Reserve Study	\$ 2,900
Landscaping	\$ 14,000 (\$6,400 of which is tree service)
Roof Repairs	\$ 2,100

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

The Finance Committee has been reviewing the bids received for the repainting and painting work to be done this year. As these are widely variant with the estimates contained in the reserve study, we have been revising the 30-year cash flow accordingly and plan to present funding plans to the community in the very near future.

Waterside Message

By Terry Klaus

This month I can report continued positive progress of our floating tire breakwater. Divers and the committee have been out on a couple of sessions to remove accumulated silt and excess growth. The result is well visible and the wave action is more suppressed. With the integrity of the system more visible it is more apparent that the structure is well intact. Now we can focus on small improvements rather than replacement. For the coming meeting we are expecting to have a proposal for the Board to consider that will add more flotation to the system. This will add reserve buoyancy to support the weight of re-occurring marine growth and sediment accumulation. For those that have experienced substantial wave action over the last several months, we ask that you take notice of any dock sections that may have worked loose. We have observed this in at least one location. Please advise Massingham or the committee so corrective action may be take

Community Work Floats

Another reminder to all members that the association owns some 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

Please get involved with your HOA and run for a position on the board this year! The board needs new ideas and viewpoints.

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 walk through the neighborhood, on August 9, with the Cagwin & Dorward representative, Javier Murillo and Ric Perez from Massingham. The committee pointed out all of the landscaped areas that were not being taken care of as per our monthly service agreement with Cagwin. Javier had a new plan to divide the neighborhood into four sections. Each section would get detail work (hand weeding, pruning, etc.) once a month. We will meet with Javier in one month to assess the work improvement. Javier told us he had his irrigation specialist do an assessment of our irrigation system the week before. He made some repairs and adjustments and would prepare a proposal to present to the board to make all the necessary repairs and adjustments. Mark Carpenter, Cagwin's arborist, also accompanied us on the walk. He made an assessment of our trees and will prepare a proposal for the board for work going forward.

Neighborhood Communications

General News

By Dick Bacigalupi

Bylaws and CC&R's Update

The final draft of our by-laws is one step nearer completion. Unfortunately, there are a few corrections and/or omissions to be made to the draft received last week. As soon as these changes are made it will be distributed to homeowners for ratification. Included on the ballot will be a number of proposed amendments the board recommends for approval. You will be asked to first, vote for approval of the rewrite of our current by-laws. Second, vote separately for each of the proposed amendments. The proposed amendments were suggested by our attorney during the rewrite process to bring us in conformity with the governing documents of newer associations. At the last meeting the board decided to submit the rewrite to homeowners without a preliminary review as stated earlier. It was felt that the proposed amendments addressed the significant areas requiring a change. The rewritten by-laws, proposed amendments and ballot will be mailed as



soon is prepared. It is important that everyone responds and returns your ballot, as approval requires a majority vote by the homeowners

BBTA Neighborhood Social – September 29

The committee has planned a “Neighborhood Social” on September 29 from 3:00 PM to 6:00 PM. Arnold and Anna Dos Santos at 455 Cola Ballena has kindly volunteered for us to meet on their deck. Everyone is asked to bring an hors d’oeuvre to share. The committee will provide wine, beer and soft drink. Cost is \$5.00 per person. If you would like to help, please give Patty Corrigan a call.

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 94543

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

Dick Bacigalupi - (President)

Phone (510) 521-2426, email: dickbacigalupi@hotmail.com

Terry Klaus - (1st. Vice President)

Phone (510) 523-4230, email: tgklaus@aol.com

Jim Nations - (2nd. Vice President)

Phone (510) 523-2294, email: jim@jimnations.com

Michael Brownlee - (Secretary)

Phone (510) 865-2788, email: starbord@alamedanet.net

Gary Flanigan - (Treasurer)

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



DATES TO REMEMBER FOR 2007

BBTA Board Meeting 7:30 PM Ballena Bay Yacht Club	September 13
Peanut Butter and Jam Festival Webster Street	September 15 - 16
BBTA Neighborhood Social 3:00 PM to 6:00 PM Arnold & Anna Dos Santos 455 Cola Ballena	September 29
BBTA Board Meeting 7:30 Ballena Bay Yacht Club	October 11
Fleet Week	October 4 –7
Annual Meeting 7:30 PM Ballena Bay Yacht Club	October 25, 2007
BBTA Board Meeting Ballena Bay Yacht Club	November (To Be Announced)
BBTA ‘Round the Island	January 1, 2008

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