



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

Protecting property values and the quality of life in Ballena Bay – March 2008

President's Message

By Richard Bacigalupi

I hope that everyone has been able to enjoy the recent break in the rain and the unseasonably warm weather. Anticipating the upcoming spring, attention has been given to soliciting quotes to improve our landscape service. From the many walks through out the neighborhood, the landscape committee has prepared a list recommended detail tasks that should be done to maintain the appearance of our common area. The request for quotes from landscape companies has been or will be shortly distributed.

At the last meeting Roger Pollard presented a proposal using a heavy vinyl material for new flat roofs. Due to their design and age the flat sections of our roofs have been a constant challenge to maintain and repair. The new system uses a thick vinyl material that can be installed in any weather condition. Fiberglass sheets can be also be installed during the process to eliminate the ponding that occurs on many of the roofs. Unfortunately, while a superior material with a much longer life, the new system is almost three times more expensive than the roofing system we have been using. The board will evaluate the cost savings versus the extended life as we determine the capital projects for this year. As always, the major determining factor will be availability of funds.

Enclosed you will see a revised draft of the association's updated by-laws. The draft reflects the changes requested by the homeowners who attend the initial draft review meeting last fall. Homeowners will have 30 days to review and are asked to present comments and questions at the April 10th meeting. If you cannot attend the meeting please email your comments to the board. Following the April 10th meeting a final draft will be prepared incorporating the appropriate changes from the meeting. This final draft will be distributed for a membership vote. Whenever possible the voting process will be incorporated with our monthly board meetings to avoid time and expense of special meetings. Updating the by-laws has been over a two year project started by the 2006 board. Subsequent boards have continued to see the need to update the document and have worked to bring it to completion. With your interest and participation we can have it completed this year.

In addition to our normal insurance coverage the board has requested a quote for earthquake coverage. While the insurance may not been available or cost prohibitive in the past, the board wants to be sure it is considered. While we have been fortunate over the years there is always a potential risk. The article from Tim Chambers on this subject included in this month's Dockside should not be missed. The coverage and related costs will be shared when the quote is received.

I look forward to seeing you at the meeting March 13th meeting. The closed executive session will begin at 7:00 PM and the general meeting starts at 7:30 PM.

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



Treasurer Message

By Gary Flanigan

BBTA Treasurer’s Report

Below is a brief analysis of the BBTA Balance Sheet and Income Statement as of February 29, 2008. As stated last month, more detail information is available on the Massingham Website. To access the financial documents, select (from the left side of the page) Financial Info, and then Treasurer’s Report.

Balance Sheet (Setting aside the interfund transfers):

| | | | |
|-----------------|--------|---------------------|-------|
| Current Assets | | Current Liabilities | |
| Cash | \$81K | Prepaid Assessments | \$12K |
| Dues Receivable | 13K | | |
| Misc Prepaids | 7K | | |
| | | | |
| Total | \$101K | Total | \$12K |

Income/Expense Statement

The income items over budget YTD are negligible. Expenses were under budget YTD by only \$2K. Building repairs were over budget by \$1k, the only expense item that was significantly over budget. There are a number of expense items under budget, primarily due to timing issues- e.g. insurance premiums not yet due. This also includes seasonal expenses which are typically done in the drier months.

The interest rate on the Marina loan could have reset at 12/31/2997, but did not. The short term rate on which it is based remains low, and thus we are still paying the minimum rate of the contract 5.5%.

Waterside

Terry Klaus - Chairman

February was essentially a quiet month around the waterside; however, I would encourage everyone to take the opportunity to check for weak dock lines as occasional springtime winds can wreak havoc with very little notice.

The committee is soliciting bids on some gangway wheels and metal deck runners to retrofit on the earlier BROCK-type dock systems. The Board has already approved a budgetary expenditure and we hope to have these installed in the coming month.



A couple of maintenance items were reported to Massingham in the prior month(s) and the committee is providing some over-site and vendor suggestions for our manager to follow up on, obtain quotes and suggested alternatives for repair. These items are a gangway attachment bracket at 400/402 Tideway and an older-type, dock guide piling showing significant decay at 451 Cola Ballena. Once Massingham has obtained proposals, the Committee and Board can consider any expenditure.

With the wave maze now behind us we will be keeping our attention to maintenance items reported by owners. The best way to report any concerns is to email our Community Manager at ricp@massingham.com.

Architectural and Landside

By Jay Cherrie

Damaged utility doors have begun to be replaced around the neighborhood. You may have noticed the new doors are not the louvered double doors but rather made of solid fiberglass and a vent in the lower portion. The new doors are much more suited to the outdoors and the bayside environment and should have a good service life. The doors are installed with a primer color which should not be mistaken for the final coat. As the project continues, newly installed doors will be painted the appropriate building color.

We are not done with rain yet, according to the weather experts. There were several roof leaks reported to Massingham during the recent storm which received a speedy response. It is important to contact them as soon as you discover the issue so they can get the right people involved and limit the damage as much as possible.

In spite of expecting a bit more rain, we know spring and summer are on the way. Not only does that mean we may finally get to stencil parking spaces, but it is also the time when many of us start thinking of home improvement projects. Just a reminder that if you are doing any work that affects the exterior of your home, the Association's architecture form and Board approval will be needed. Remember also that the City of Alameda is quite strict about having permits for work done on homes, even if it is simple interior work. When in doubt, check it out with the City Permit Office. And if you have questions about the architectural guidelines, please feel free to contact me.

Legal

Attached you will find the agenda for the meeting scheduled for March 13th in compliance with amended Code §1363.05 Open Meeting Act. As explained previously, with few exceptions, the code does not allow the board to discuss or take action on any item not on the agenda.



Included you will also find the approved minutes for the December 13, 2007 and January 10, 2008 meetings. The board made the decision at a previous meeting to include the minutes in the monthly Dockside so that homeowners can be fully informed of the matters discussed and actions taken at the board meetings. The December minutes are included as they were erroneously omitted from the last Dockside.

Classifieds

HELP WANTED

If anyone has any newborn baby (girl) or nursery items to donate to a young single mother in need, I would greatly appreciate the opportunity to pick them up to give to her. Please contact me with offerings or questions. Sincere thanks. Sue Cherrie -1205 Ballena Blvd. 864-1709.

Got something to sell? Advertise it here for free! Forward your ad to dickbacigalupi@hotmail.com

Editorials & Homeowner Submissions

EARTHQUAKE AWARENESS

By Tim Chambers

The Alameda Journal and other papers carried a short story recently that may have gone unnoticed. For Bay Area residents it may be the most important story of the year. The Journal reported that the USGS has concluded its study of the Hayward Fault. It seems that **the Hayward Fault has ruptured on the average every 140 years for its previous five large earthquakes. This year marks the 140th anniversary of the last major earthquake on the Hayward Fault. Until it was upstaged by the 1906 quake on the San Andreas Fault, the 1868 quake was known as the Great San Francisco Earthquake.**

The Northridge earthquake in 1994 was a lesson to condominium owners. Many owners, especially ones with full mortgages, could not withstand the payments on the recovery loans and walked away from the property. The remaining property owners in the association had to make up the difference.

The Ballena Bay Townhouse Association Board of Directors is looking into earthquake insurance coverage. One thing is sure, it will be expensive. However, considering that the next major earthquake is due soon, it would be money well spent to protect our investments.



BALLENA BAY COMMUNITY GARAGE SALE

By Sue Cherri

It's Spring Cleaning time! Ballena Bay will host a community wide garage sale on SATURDAY MAY 17, from 8:00 am to 2:00 pm. We will be advertising in a number of publications including the Alameda Journal, the Penny Saver, Classified Flea Market and Craig's List. Signs will be posted in the neighborhood the week prior. Cost to participate is \$10.00 per household. Send or drop your checks by to Sue Cherrie at 1205 Ballena Blvd by May 3rd.

Do you have an article for the Dockside? We welcome your submissions. Please forward in electronic format to dickbacigalupi@hotmail.com. If you would like to receive the Dockside via email please contact Ric Perez at Massingham & Associates. ricp@massingham.com

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 ricp@massingham.com

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 2007/2008

| | | |
|--------------------|--------------------|--------------------------|
| Richard Bacigalupi | President | Communication & Legal |
| Jay Cherrie | 1st Vice President | Architectural & Landside |
| Terry Klaus | 2nd Vice President | Waterside |
| Gary Flanigan | Treasurer | |
| Erik Coker | Secretary | Landscape |



CALENDAR

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|---|-------------------------------|
| BBTA Board of Directors Meeting 7:30 PM Ballena Bay Yacht Club | Second Thursday of Each Month |
| Opening Day on the Bay | April 27, 2008 |
| KFOG KaBOOM! Fireworks | May 10, 2008 |
| Community Garage Sale | May 17, 2008 |
| Community Social / Picnic | TBA |
| Fleet Week | October 10 – 12, 2008 |
| Annual Meeting | TBA |