



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

President's Message

By Richard Bacigalupi

I would like to thank everyone who attended last month's meeting for their patience with the meeting site. Unfortunately the BBYC Commodore had double booked the main meeting room with a large group. The yacht club has been contacted and hopefully this will not happen again. In spite of the distractions, it was a productive meeting. Two architectural requests were approved and direction was given to obtain quotes and/or information for landscape bids and waterside and building repairs.

Working to remedy the poor quality of landscape service we have received the board is obtaining quotes from other landscape companies. A Request for Proposal ("RFP") outlining the specific work and frequency recommended by the landscape committee has been prepared. The work detail is critical as it will allow us to better evaluate the quotes and manage the services contracted. A RFP was sent to six companies including ones suggested by the committee and Massingham. With spring upon us this is a priority and the board is prepared to make a decision as soon as quotes are received.

Except for the new voting procedures that were adopted in 2006, the draft of the by-laws distributed last month reflects a restatement of the association's current by-laws so that they are in compliance with current California law. The only changes from the draft previously distributed were to Article VI, 6.3 on page 14 and to Article IX, 9.1(d) on page 20. The new wording is underlined and words deleted have a line through them. As mentioned in last month's Dockside, time will be given at the upcoming Homeowner's Open Forum for questions and suggested amendments. Richard Fong, the association's legal consul, will be in attendance to address legal questions. This is an information sharing session. Comments and suggestions will be noted and, if warranted, changes will be made to the draft or amendments will be proposed for the general membership vote. The board looks forward to homeowner participation and help in keeping the rewrite going forward.

While we have not stopped efforts, the process of obtaining earthquake insurance quotes has been disappointing. To date we have eight carriers who have declined to quote. Many have stated that it was due to our soil conditions. Even though our foundations are grade beams on pilings the soil is fill and is subject to liquefaction. We have not completed our efforts and ask that if a homeowner knows an insurance company who may write the coverage to please forward the name.

Unfortunately we have had another reminder that our neighborhood is not immune to crime. Last week a vehicle was stolen from the parking area on Ballena Blvd. Most concerning was that it was done early evening during daylight. The vehicle was an older suburban found a couple of

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Massingham & Associates Management, 2247 National Avenue Hayward, CA 94545
ricp@massingham.com



days later in Oakland stripped of its wheels and vandalized. For those who are concerned it was suggested that use of the steering wheel “club” may have prevented the theft, or at least, made them work harder. The police encouraged folks not to hesitate to call in any suspicious people or cars in the neighborhood.

The next meeting is April 11th. The closed executive session will begin at 7:00 PM and the general meeting starts at 7:30 PM.

Treasurer Message

Below is a brief analysis of the BBTA Balance Sheet and Income Statements as of March 31, 2008. 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	\$98K	Prepaid Assessments	\$16K
Dues Receivable	12K	Accounts Payable	1K
Misc Prepays	3K		
Total	\$113K	Total	\$17K

Income/Expense Statement

The income was over budget YTD by \$1k reflecting additional interest and late fees. Expenses were under budget YTD by \$10K reflecting the delay in services or billing of the planned expenses. The favorable timing variance consisted primarily of late insurance billing (\$4k), timing of landscape expense of \$3k and a delay of the utility bills of \$2k. We will be back on budget when bills are received and services are incurred.

Reserves

The Reserve for capital expenditures consisted of cash of \$152k offset by accounts payable of \$8k as March 31, 2008. The reserve balance reflects funds designated for roof replacements delayed from 2007 due to weather and repairs planned for 2008. With three months into the year, the Finance Committee will be preparing a projection of total and timing of the reserve funds available to determine the amount and timing of 2008 repairs.



Waterside

Terry Klaus - Chairman

The Committee continues to monitor maintenance and repair items. A proposal has been received to repair a ramp connection at one landing location and this will be considered at the coming meeting for action. This appears to be an issue overlooked during the reserve study inspection as it is not known if there may be similar issues at other locations. The Committee will do a visual check and identify any of concern to management for further investigation.

A proposal to repair a dock guide pile was discussed at the last meeting. It was suggested that other piles be looked at to see if other were in need. Items identified will be presented at the coming meeting for discussion and recommended action.

Quotes for new wheels and protective metal runners to repair and retrofit the older Brock-style docks and ramps have been forwarded to our community manager to place on order. Once received, they will be installed.

March 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.

Please report any concerns to email our Community Manager at ricp@massingham.com.

Architectural and Landside

By Jay Cherrie

A number of homeowners have started contemplating deck replacements as the weather continues to improve. Please be aware that this type of work falls under the purview of the San Francisco Bay Conservation and Development Commission as the decks are within 100 feet of a 'shoreline' making up the Bay. Please check online at www.bcdc.ca.gov for more information. Their address is 50 California Street in San Francisco, telephone 415-352-3600. This probably sounds like a lot of red tape, but the City and the various districts are fairly adamant about obtaining permits and not shy about levying fines. When in doubt, check it out!

We had hoped to have a maintenance schedule ready for distribution with this issue of Dockside but a few more steps remain in the review process. We will get this to you as soon as possible, both on the website as well as in the next issue. Please be aware that the maintenance schedule is recommended but not yet funded. This is something we should all keep in mind as we discuss funding options for keeping our homes in adequate repair.

Talking of home repairs, the funded work for this year continues with roof and siding work. There is also some re-work being pursued by our general contractor under warranty. It is our common goal to 'get what we pay for' with the investments in maintenance and repair; having



work that is not right fixed under warranty provisions is one way of securing value for our Association dollars.

Finally, we continue to work with Massingham on the website links which have been reported as not functioning. One important note for Mac users: the Safari web browser is not fully supported. If you use a Mac the Massingham folks recommend Firefox as an alternate browser as it is compatible with the document management section in particular.

Community Directory

By Dick Bacigalupi

It is time to distribute a new Ballena Bay & Pointe Ballena telephone directory. It has been one year since the last update and we had many new neighbors to meet. Enclosed you will find a Community Directory Information form. Please include any changes and mail or fax the form to Massingham by the end of the month. Ric Perez has also requested your emergency contact information and automobile license numbers for Massingham’s files. If you want to save postage you can drop it in my mailbox or bring it to the April 11th meeting. As always, the directory is furnished for the private use of the members and is not to be distributed for any other purpose.

Ballena Bay Community Garage Sale

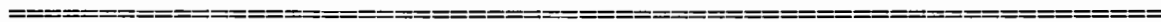
By Sue Cherri

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.

Classifieds

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

For letters to the Board or to report needed repairs, use this contact information: 4
Massingham & Associates Management, 2247 National Avenue Hayward, CA 94545



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

BBTA Board of Directors Meeting 7:30 PM Ballena Bay Yacht Club	Second Thursday of Each Month
Strictly Sail Pacific Jack London Square	April 16 – 20, 2008
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