



# At Dockside

*A Monthly Publication of The Ballena Bay Townhouse Association #1*

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

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## *President's Message*

*By Richard Bacigalupi*

Everyone is reminded that the upcoming September 11<sup>th</sup> meeting is the cutoff for the nomination of directors for the 2008-2009 term who want to be included on the ballot. The Nomination Committee is soliciting members to fill the seven positions that are open. If you are interested in serving please contact one of the committee members; Dick Bacigalupi, Michael Britt, Gary Flanigan or Terry Klaus. You can be nominated by the committee, a fellow member or nominate yourself. With the implementation of the staggered board terms this election directors will serve a one or two year terms depending if they are an incumbent and/or the number of votes they receive. It is great opportunity to have input on the working of your association. Given our presidential election, it may even qualify you for a national office.

As seen from the agenda, last month's meeting was very productive. In addition to the presentation from Officer Zielstroff from the Alameda Police and Roger Pollard our Project Manager, action was taken approve the 2008 major maintenance projects and various landscape projects. Andy Hall was also on hand to present a revised drawing from B. Meyer & Co. for metal brackets to retro fit the pile/girder connections to prevent earthquake damage. Many homes have decided to have the work done. If you are interested a copy of the Proposal & Contract from B. Meyer is attached.

Officer Zielstroff was very informative and spoke of the benefits of a "Neighborhood Watch" program. It has been proven that with the signage alone areas have had a reduction in crime. Requesting a leader, Elise Hall volunteered to be the program "Block Captain". While Elise has experience in setting up a program she cannot do this alone. If you are interested in helping give her a call. The more neighborhood interest and participation the more successful our program will be. He also emphasized that it is important that homeowners are diligent in reporting unusual or suspicious behavior. **To expedite a quicker police response he suggested that folks directly call the dispatcher at (510) 337-8311.**

Directly related to the matter above one of our members reported a situation at 1224 Ballena Blvd. that should be shared. The member reported the residents at that location have had numerous arrests for domestic violence and public intoxication. On Saturday, August 23, he was seen pointing a rifle at the workers on the roofs across the street. Acting prudently, the member called the police who arrested the individual. Unfortunately, it is probable that the individual was released with bail after a short time. Everyone needs to be aware of the situation and take the precautions they deem necessary. Again, if you see anything unusual call the police, if not for your safety but others as well. The member also stated that a few months ago they also had a GPS stolen from their vehicle while it was parked in the carport. This is another reminder that we are not immune to crime and should avoid leaving valuables stored in our vehicles. Consideration may also be given to installing motion sensor exterior lights.

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Massingham & Associates Management, 2247 National Avenue Hayward, CA 94545  
[lorij@massingham.com](mailto:lorij@massingham.com)



The board took action to begin the major maintenance projects for 2008. Receiving four quotes, the board approved Silicon Valley Builders Groups to install new flat roofs on the 401 – 415 Cola Ballena units using the Duro-Last system. The contract for the work has been signed and work will begin this month. Quotes for the repair and painting for the 300 – 314 Tideway units were received at the last meeting and the contractors were approved. The contracts for the work are currently being reviewed and should be signed shortly. The repair work should begin in September with the painting to follow. The board has been working to have roof and painting work completed before the rains begin to avoid the delays that occurred last year. On a related matter, Silicon Valley Builders was on site last month to repair manufacture defects noted on the roofs installed last year. This was a warranty issue which the contractor quickly resolved to assure the roof's life expectancy.

The developer of the land at the end of Ballena Blvd. has invited everyone to a meeting on September 6, 2008 at 6:30 PM at the Ballena Bay Yacht Club. They would like to present the project and hear questions and concerns. I mentioned to their representative that traffic is a major concern and he said that it would be addressed. I am sure there are many others.

The board minutes from the July 10<sup>th</sup> meeting have not been approved at this at this time and will be distributed with the October Dockside. The agenda for the upcoming meeting which normally accompanies the Dockside will be mailed. I look forward to seeing you at the September 11<sup>th</sup> meeting. The executive session will begin at 7:00 PM with the general meeting at 7:30 PM.

**Treasurer Message**  
By Gary Flanigan

Recognizing that a financial summary in the Dockside most because of space limitations, be a very high-level analysis, the BBTA Balance Sheet and Income Statements are now available on the Massingham Website. This allows those with sufficient interest to examine the financial state of the association in greater detail. To access the financial documents, select (from the left side of the page) Financial Info, and then Treasurer's Report. The August financials have not yet been provided. Assuming that they will be available, I will report on August 31 numbers at the September 11<sup>th</sup> meeting. For the benefit of those who are satisfied with a briefer analysis, as of July 31, 2008 (net of interfund transactions):

**Balance Sheet**

Setting aside the interfund transfers:

<u>Current Assets</u>		<u>Current Liabilities</u>	
Cash & Short Term CD	\$85K	Prepaid Assessments	\$18K
Due Receivable	24K	Accounts Payable	2K
Misc. Prepaids	16K		

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Bad Debt Allowance	(3K)		
Total	\$122K	Total	\$20K

**Income/Expense Statement**

The income items over budget YTD are \$4K. Expenses are under budget YTD by \$19K. The only expense items significantly over budget were Roof Repairs for \$1.5K and Refuse Disposal for \$1.3K. 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, such repairs which are typically done in the drier months.

The board has engaged Massingham & Associates to prepare the budget for FY2009 as was done last year. A draft has been prepared and is currently under review. As with prior years the challenge will be to fund the monthly operating expenses and capital reserves to continue to repair and paint our buildings and replace roofs. In addition, monies may be required next year for paving work as we have been contacted by an adjoining association who are interested in doing some long over due street maintenance. Approval of the FY2009 budget will be deferred to the new board as it will be their responsibility to manage. In the interim the current board will work to ensure that they will have the financial information available to make a sound decision. It is likely that this will include a revision of the adequacy of our monthly dues and a special assessment of some amount in the near future. While our homes may have decreased in market value over the past year we cannot ignore the maintenance for it will only cause a further reduction.

**Waterside**  
*Terry Klaus - Chairman*

At the last meeting we finally received the long awaited wheels and metal surface protectors for some of our older BROCK-type dock systems. Volunteers have already installed the metal plates on all but one of the docks. The wheels and plates for the remaining dock should be installed within the next few weeks. This work had repaired an existing hole in one dock and will prevent future problems and maintenance costs. There have been no problems seen on the docks with the Timber-Tex material.

Labor Day weekend often marks the end of summer but we are often afforded exceptional climate with less fog and lighter winds. It's a great time of the year to enjoy the bay. Early October brings Fleet Week to the bay. Mark your calendar for 10<sup>th</sup> through 12<sup>th</sup> for this annual event. When you are down on your docks during the remaining pleasant months, please take note of any issues that may need to be addressed before winter sets in. Report any concerns to our Community Manager, Lori Johnson, at [lorij@massingham.com](mailto:lorij@massingham.com).

Please enjoy the pleasant days ahead and remember to observe a 3 MPH safe/No Wake speed when transiting the channel.

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**Landscape**

*By Pat Faustman*

The Board approved the proposals presented by the landscape committee for the landscaping at the entrance on Ballena Blvd, tree care and trimming and irrigation upgrade in planters. We should start all of this work in the upcoming weeks.

Unfortunately, we lost the large willow tree between 334 and 340 Tideway. The tree had not been pruned or thinned in years and a raccoon nest was built in the middle of the tree. The waste from the raccoons had soaked into the tree causing disease. The combination of the disease and the weight of the tree caused it to split down the middle. There was no way to save the tree. The good news is, we have started a three year tree maintenance program to save the trees. Tree Sculpture has given us a work prioritization for the care of the trees. We will start with the ornamental pears on Tideway that have fire blight.

The landscapers have completed the work in the common areas at the waterside. The ivy that was trimmed back will start to green up in the coming weeks.

If you have any questions or concerns, please contact the landscape committee: Pat Faustman, Pat Corrigan, Patty Klaus, Kathy Walker, Isabella Foster, Beverly Partridge and Erik Coker.

**Other**

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 Lori Johnson at Massingham & Associates. [lorij@massingham.com](mailto:lorij@massingham.com).

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**BBTA Board & Property Management Contact Information:**

**Property Manager**

**Massingham & Associates Management** (Management Company)

2247 National Avenue, Hayward, CA 94545

Lori Johnson (Property Manager) (510) 780-8558 [lorij@massingham.com](mailto:lorij@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

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Gary Flanigan            Treasurer  
Erik Coker                Secretary                Landscape

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**CALENDAR**

BBTA Board of Directors Meeting 7:30 PM Ballena Bay Yacht Club	Second Thursday of Each Month
Ballena Blvd Developer Meeting 6:30 PM Ballena Bay Yacht Club	September 6, 2008
Closure of nomination period for BOD Candidates	September 11, 2008
Submission of Candidate biographies To Massingham	September 15, 2008
Fleet Week	October 10 – 12, 2008
Annual Meeting and closure of election of BOD Directors	October 16, 2008
Board Meeting to elect Officers	November 13, 2008

*Not an Official Document*

# B. MEYER & CO

2114 Encinal Avenue  
Alameda, Ca. 94501  
Tel: 510-522-1626  
Lic. #512492

August 11, 2008

## PROPOSAL & CONTRACT

WE ARE PLEASED TO SUBMIT A BID FOR THE FOLLOWING WORK.

### PROJECT

VOLUNTARY SEISMIC UPGRADE TO GIRDER/PILE CONNECTION  
BALLENA BAY TOWNHOUSE RESIDENCES

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
BID DATE: \_\_\_\_\_

### SCOPE OF WORK

1. SUBMIT FOR CITY OF ALAMEDA BUILDING PERMIT.
2. FABRICATE AND INSTALL FABRICATED STEEL GIRDER/PILE CONNECTION BRACKETS AS PER PLAN DATED 8/5/2008.
3. PROVIDE COMPLETED PERMIT DOCUMENTS.

### OTHER CONDITIONS

1. ALLOW 4 WEEKS FROM ACCEPTANCE TO COMPLETION.

### PROJECTED COSTS

- |  |          |
|--|----------|
| 1. CITY OF ALAMEDA BUILDING PERMIT                             | \$250.00 |
| 2. NUMBER OF PILES (SEE COST CALCULATOR) _____ X \$600.00/PILE | _____    |

### TOTAL PRICE

\_\_\_\_\_

## NOTICE TO OWNER

**Under the Mechanics' Lien Law, an contractor, subcontractor, laborer, materialman, or other person who helps improve your property and is not paid for his labor, services, or material, has a right to enforce his claim against your property.**

Under the law, you may protect yourself against such claims by filing, before commencing such work or improvement, an original contract for the work or improvement or a modification thereof, in the office of the county recorder of the county where the property is situated and requiring that a contractor's bond be recorded in such office. If legal fees incurred to collect this contract, property owner and/or contractor will pay fees.

**PLEASE SIGN AND RETURN. THE RETURN OF THIS PROPOSAL WITH YOUR SIGNATURE SHALL CONSTITUTE A CONTRACT.**

SUBMITTED BY: **BRENDAN MEYER**

DATE: \_\_\_\_\_

\_\_\_\_\_  
CONTRACTOR

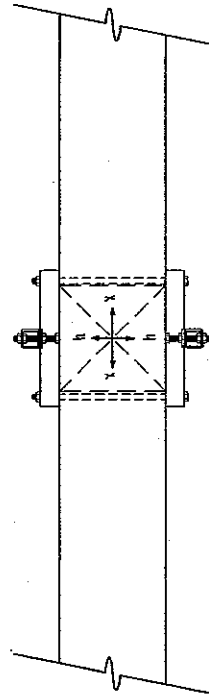
ACCEPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

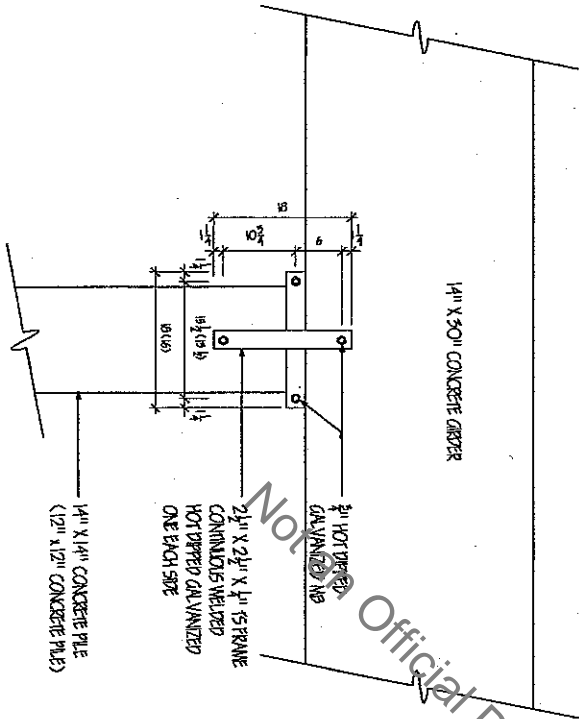
\_\_\_\_\_  
OWNER

### COST CALCULATOR

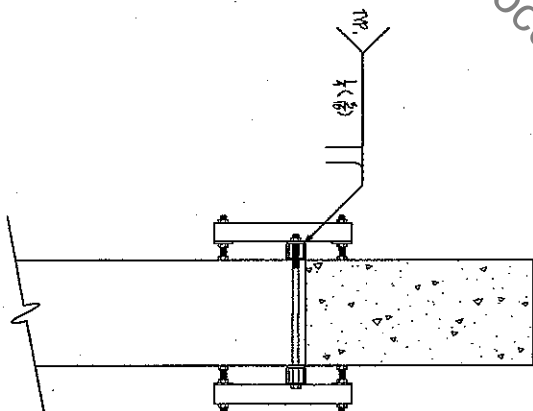
IF YOU OWN AN END UNIT AND YOUR IMMEDIATE NEIGHBOR IS <b>ALSO</b> UPGRADING	2 1/2 PILES	\$600.00/PILE	\$1,500.00
IF YOU OWN AN END UNIT AND YOUR IMMEDIATE NEIGHBOR IS <b>NOT</b> UPGRADING	3 PILES	\$600.00/PILE	\$1,800.00
IF YOU OWN MIDDLE UNIT AND YOUR IMMEDIATE NEIGHBORS ARE <b>NOT</b> UPGRADING	3 PILES	\$600.00/PILE	\$1,800.00
IF YOU OWN MIDDLE UNIT AND <b>ONE</b> IMMEDIATE NEIGHBOR IS UPGRADING	2 1/2 PILES	\$600.00/PILE	\$1,500.00
IF YOU OWN MIDDLE UNIT AND <b>BOTH</b> IMMEDIATE NEIGHBORS ARE UPGRADING	2 PILES	\$600.00/PILE	\$1,200.00



3 GIRDER-TOP VIEW  
SCALE: NPS



1 GIRDER-SIDE VIEW  
SCALE: NPS



2 GIRDER-SECTION VIEW  
SCALE: NPS

**GENERAL NOTES**  
 THE GENERAL CONDITION OF THE EXISTING GIRDER/POST CONNECTIONS IS UNDETERMINED. MOVEMENT OF THE GIRDER IN THE X-X DIRECTION IS RESISTED BY THE CONNECTION OF THE GIRDER TO THE EXISTING PERIMETER FOUNDATION AT THE SHORE END OF THE GIRDER. MOVEMENT OF THE GIRDER IN RELATION TO THE PILE END IN THE Y-Y DIRECTION IS RESISTED BY THE MECHANICAL CONNECTION TO THE PILE END. THE DISCREET TUBE STEEL BRACKET IS INTENDED TO SUPPLY ADDITIONAL LATERAL RESISTANCE TO THE GIRDER/POST CONNECTION IN THE Y-Y DIRECTION ONLY.

8/5/2008 SD-1	VOLUNTARY SEISMIC UPGRADE BALLENA BAY TOWNHOUSES <small>MILWAUKEE, WISCONSIN</small>	<b>B Meyer &amp; Co</b> 214 Eichel Avenue, Menards, Ca. 94501 tel 916 922-1625 fax 916 904-5409 cell 916 922-4922 <a href="http://www.bmeyerandco.com">http://www.bmeyerandco.com</a>
	PILE / GIRDER CONNECTOR BRACKET	