



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

President's Message

By Richard Bacigalupi

By now everyone should have received their ballot for the election of directors for the 2008 -2009 term. Nominations were closed at the last meeting and, after the submissions of the candidate nominate forms, we have nine candidates for the seven open positions. Everyone is again noticed that there is **NO** cumulative voting per our by-laws. A letter notifying members of the error in voting instructions included with the ballot was mailed on September 23, 2008. When submitting your ballot be sure that you **sign the white envelope in ink**. Ballots received without signatures cannot be counted. Your ballot can be mailed or presented at the October 16th annual meeting. If mailed or hand delivered to Massingham's office it needs to be received at their office by 5:00 PM on Thursday, October 16th. Your vote is important as we need to satisfy the quorum requirement of 41 (51%) of the associations 80 members. If you have not received a ballot contact Lori Johnson, our property manager at Massingham, at (510) 780-8558 immediately.

At the last meeting the board approved the contractors so we can begin the major maintenance for 2008. Silicon Valley Builders and Lupe's Painting will be doing the repair and paint for the 304 – 314 Tideway units. Silicon Valley Builders began the demolition on September 29th and Lupe's Painting is scheduled to follow as soon as they are done. Materials have been ordered to replace the flat roofs on the 401 – 415 Cola Ballena units with work scheduled to start around October 13th. A long-term maintenance schedule is being developed based on the priorities and an estimate of current costs provided from our construction manager. While this will establish the recommended timing of the work, the actual work will be dependent on the association's finances. Over the last two years the association has been successful in making annual progress, repairing selected units and roofs with funding from our capital reserves and dues. With increasing construction costs and roofs becoming a greater priority, the funding for future projects will undoubtedly become a bigger challenge.

For the better part of the last year the Board has been operating under new California mandated legislation that requires a meeting agenda to be published in advance of our monthly Board meeting. This has raised some questions as to what, and who can put something on the meeting agenda. For the benefit all, any Board member, manager or homeowner can put forth an agenda item. To do so, please contact Lori Johnson with your request. Please note that your request needs to be received in advance of the agenda distribution. Under new law the Board can only take action and discussions to items on the agenda. While this may appear a bit cumbersome and time consuming, it provides the membership open communication of the board actions.

As my term concludes this will be the last Dockside I will prepare. One of my objectives in serving as your director these past two years was to improve the communication between the

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board and membership. In doing so the Dockside has grown from 2-3 pages to 8-10, including the minutes of prior meetings, the agenda for the upcoming meeting, a calendar and monthly updates from my fellow directors. Thanks to my fellow directors for their monthly contributions and the homeowners who offered suggestions.

I look forward to seeing you at the October 9th meeting and the Annual Meeting the following week on October 16th. The October 9th meeting begins with the executive session at 7:00 PM followed by general meeting at 7:30 PM.

Treasurer Message
By Gary Flanigan

Recognizing that a financial summary in the Dockside must 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 September financials have not yet been provided. Assuming that they will be available, I will report on September 30 numbers at the October 9th meeting. For the benefit of those who are satisfied with a briefer analysis, as of August 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	\$13K
Due Receivable	21K	Accounts Payable	1K
Misc. Prepays	12K		
Bad Debt Allowance	(3K)		
Total	\$115K	Total	\$14K

Income/Expense Statement

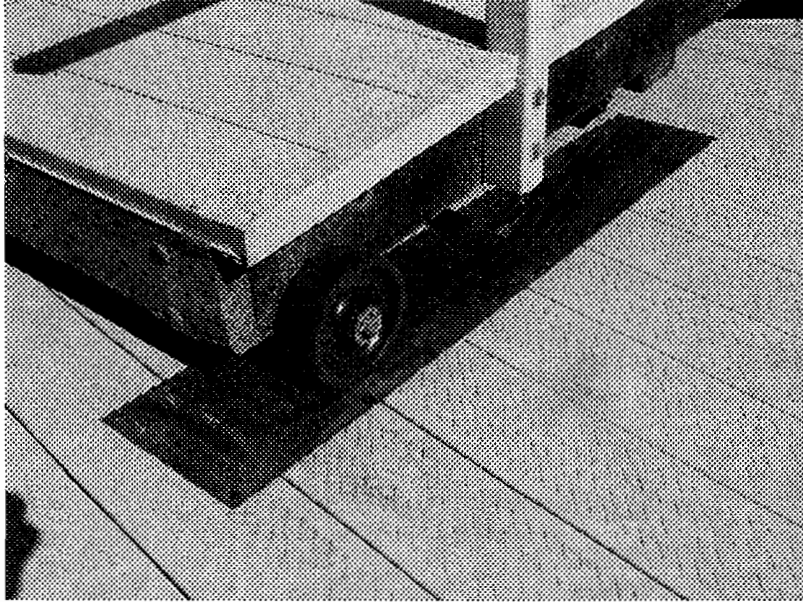
The income items over budget YTD are \$3K. Expenses are under budget YTD by \$19K. The only expense items significantly over budget were Roof Repairs for \$1.3K. There are a number of expense items under budget, primarily due to timing issues-e.g. insurance premiums not yet due. This also includes seasonal expenses, such repairs which are typically done in the drier months.



Waterside

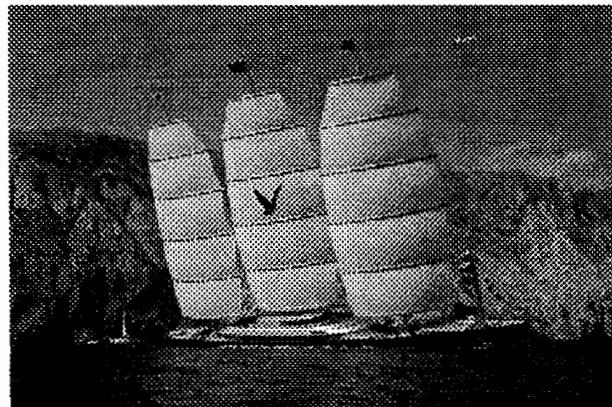
Terry Klaus - Chairman

Ramp wheel retrofits and metal wear plates have been added to the older BROCK dock systems as necessary.



The Annual Fleet Week on San Francisco Bay returns on October 10th – 12th. Watch the air shows featuring the US Navy's Blue Angels and visit many associated attractions along the San Francisco waterfront. Event details can be found at www.military.com/fleetweek.

If you did not have the pleasure of watching *Maltese Falcon*, the ultra-modern 289ft. sailing yacht entering the bay on September 28th, you missed a spectacular event. If you're on the bay through the month of October, chances are you'll see it. You can get a glimpse at www.symaltesefalcon.com.





Please take the time this fall to prep your boat for the winter months. Add extra lines and replace old ones to ensure it is secure against seasonal wind and waves.

Architectural and Landside

By Jay Cherrie

This year has seen a number of architectural requests go through the process and gain approval. As a result, there are new decks, new windows and a couple of new driveways improving the homes in our community. There were also two major remodels which went to the full committee for review. We can all look forward to seeing the results of that construction and the associated general improvement of our neighborhood.

If you submitted an architectural request this year, thank you for your patience as we integrated new procedures recommended by our management company. In spite of some confusion around documents and the issuance of letters, the process did keep going albeit a little creakily. As the new Board takes office, the foundation is (hopefully) laid for using the new process while still trying to keep bureaucracy to a minimum.

On a personal note, I'd like to thank the Board members and homeowners who helped me through my first year of Board service. It has been quite eye-opening in many respects. It was a pleasant surprise to me that with as tight a budget as the BBTA has a great many things still do get done. It is a lot like those books they used to write talking about 'Europe on \$5 a day'. Somehow, between homeowners investing in their own property and the extremely limited Association funds we have been making incremental progress.

Landscape

By Pat Faustman

Tree Sculpture will begin pruning the ornamental pear trees along Tideway on Tuesday, October 7, the trees are infected with bacterial fire blight. The pruning will be followed up with spraying and fertilizing. This process should save these trees.

We will start creating the new planters at the entrance on Ballena on Monday October 20. The landscapers will remove the existing lawn and put down a weed barrier. We will have boulders delivered later in the week and put the plants in the following week.

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



Emergency Preparedness & Neighborhood Watch
By Elise Hall - BBTHA Block Captain

Please be sure to report any suspicious activity to the police by calling the Alameda Police dispatcher directly at 510 337-8311.

We continue to have incidences occurring in our neighborhood. At least three vehicles on Cola Ballena where broken into between Wednesday evening and Thursday morning the first week of Oct. The contents of the vehicles had been riffled through and then some of the less valuable items had been thrown out on the neighbors driveway and lawn. Additionally, a homeowner on Ballena Blvd. has discovered a suspicious hole in his garage door. Both of these incidents have been reported to the police and investigations are in process. We all need to take heed and use all the safety precautions available. If you have not received a copy of the Neighborhood Watch Guide or the Home Security Handbook, please give me a call on my cell 510 295-5978 and I will make them available to you. I will also bring copies to the annual meeting scheduled for the 16th of October.

For those of you who might be interested in taking classes in Alameda to become better prepared to deal with emergency situations, earthquake or other disasters that could affect our neighborhood, the Community Emergency Response Team (CERT) classes are being held in Alameda on the following dates: Wed. Nov. 5th 6-9 pm Wed. Nov. 12th 6-9 pm Thur. Nov. 13th 6-9 pm Wed. Nov. 19th 6-9 pm Thur. Nov. 20th 6-9 pm & Sat. Nov. 22nd. 9 am -2 pm If these dates do not work for you, the classes are also being held in Jan 09 on four Saturdays and again later in the year on weekdays.

If you would like to sign up for the classes, you can either notify me by calling my cell 510 295-5978, or you can sign up on-line or by phone by looking up the web site address of <http://www.ci.alameda.ca.us/fire/cert-registration.html>. Hopefully we can be prepared enough to deal with the emergencies that may come our way.

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.

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

Office (510) 780-8587

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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
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