



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

Protecting property values and the quality of life in Ballena Bay – January 2009

President's Message by Jay Cherrie

Happy New Year! It is hard to believe we have entered 2009. It is indeed a new year but many of our tasks and challenges remain from a very “interesting” 2008. The Association’s assets continue to need maintenance in order to protect them. Like most people and organizations BBTA is faced with (please pardon the trite phrase) tough choices. One of our most important duties is to set the budget and ensure the funds are spent appropriately. For many homeowners this process is a bit of a mystery, so I’d like to draw your attention to and offer an invitation to attend a special ‘after hours’ meeting on the BBTA budget. Jeff Frankel and David Wiard have put together a very informative presentation on the Board’s obligations to maintain community property, comparisons of costs over time for the monthly dues and specific information on how the Board arrived at the 2009 budget and dues levels. Hope to see you there on the 20th.

The Parking Committee is still looking for participants from Cola Ballena (nobody as yet) and Tideway, particularly the 300-354 block. We have had lots of interest from Ballena Boulevard but I’m still hopeful we can get a broader cross-section of the community involved before chartering and launching the effort. For context, the Parking Committee will be an ad hoc body chartered for a limited time by the Board. The Committee will be asked to come up with a proposal for a parking policy for the Association which will be considered for adoption by the Board. If you are interested in serving on this important task, please contact me at justjayc@hotmail.com or 510-864-1709. This is the “last call” as we must move forward with this task in any event. Thank you to the current volunteers and thanks in advance to anyone who also wants to join our effort.

Architectural Review Board by Erik Coker

Enclosed in this Dockside is the new updated Architectural Review Request Form which reflects current management contacts. Please fill out the form if you plan on doing any exterior maintenance to your property in the near future. Once the form is completed, please forward the document to Massingham. You can also download a form by logging onto the Massingham web site, or by contacting our Property Manager Lori Johnson. If you want to be on the Architectural Committee please do not forget to volunteer. Please send an email to erikc@cokerpump.com, or advise at the January 20th board meeting.

Finance Committee by Jeff Frankel

In response to homeowner questions fielded at the December 2008 meeting, the Board will make a presentation to the members immediately following the regular January 20th board meeting. The speaker is Lorena Gomez, Insurance Agent of Socher Insurance. The presentation will discuss the importance of budget allocation, HOA dues setting, and allow the homeowners the



opportunity to observe how the budget process works. Questions and answers will follow the presentation.

Topics will include:

BBTA Financial Mandates

Budget Development Process

Budget Walkthrough

Operational Budget

Reserves Budget

Reserve Study

30-Year Cash-flow Planning

BBTA Dues

Versus Home Values

Versus Inflation & Service Levels

Versus Similar Associations

*Handouts will be available at the meeting and will be distributed to all the members soon afterwards.

Landscape Committee by Pat Faustman

December was a slow month for the landscape committee. We were unable to do a winter planting around the trees because we had used up our remaining budget cleaning up the fallen Willow tree.

We are looking forward to the New Year and are meeting with the landscaper and the arborist next week to make a plan for the year. We will do a planting around the trees in early spring. In the meantime the landscapers will be clearing around the trees and moving the stones to the outside edge of the tree wells and the plantings will not come up to the base of the tree. Leaving the base of the tree free of rocks and plants is better for the health of the tree.

We are also working with the irrigation specialist to update our system per the inspection by EBMUD.

Lastly, we are working on a plan with the arborist to trim, fertilize and spray all of the trees that are on his priority list for year one of the three year plan.

If you have any questions or concerns, please contact your landscape committee: Pat Faustman, Isabella Foster, Kathy Walker, Bev Partridge, Patty Corrigan and Patti Klaus.



Land Side Committee by Jeff Frankel

The siding and paint repairs to the 300 block of Tideway Drive, and the flat roof replacements on the 400 block of Cola Ballena are substantially complete. Roger Pollard and I took an initial walkthrough just before the end of the year to develop a punch list of remaining items to be repaired. We will have a final walkthrough on January 19 and expect to be in a position to close these contracts and approve final payment shortly thereafter. The flat roofs employ a new materials system that substantially reduces water-ponding and carries a 15-year manufacturer's warranty against leakage with a likely useful life of 20-years. To validate the warranty, a representative from the roofing materials manufacturer will inspect the installation and sign-off on the quality of the workmanship. The siding and paint work done in 2008 features increased use of plastic composite lumber for certain areas prone to rot. We are also specifying that Z flashing is installed whenever the belly band fascia is replaced instead of relying on caulking alone. In the past, this has been a place where the caulking can fail causing rot and wall leaks.

Thanks to Erik Coker for his work in replacing all of the locks on the chain-link fence gates. Massingham is obtaining quotes for the replacement of some of our older chain-link fencing that is rotting away.

Neighborhood Communications by Carolyn Kubota

Happy New Year to all! With a new year upon us as well as a new board, the neighborhood communications committee is seeking ways to improve communications and relations amongst the homeowners. The committee is striving to create and build a more harmonious association. Communication is essential in fostering helpful dialog and in doing so, improves efficiency, decreases unnecessary costs to the association and heightens satisfaction amongst the community.

I will be working with Massingham to see if we can use the Massingham web site to launch increased participation for interested homeowners.

Please feel free to use the mailbox at 406 Tideway Drive as a suggestion box for any comment pertaining to the association. Otherwise, you may email me with your suggestion(s) at kubotacarolyn@yahoo.com. I will read the comments I receive from the suggestion box at the board meetings.

Waterside Committee by David Wiard

As we roll into the New Year the winter months have brought us some cold and wet weather. Fortunately we have not experienced severe wind and wave situations that sometimes create emergency repair issues. There's plenty of opportunity for adverse weather in the next few months, so please take the opportunity to regularly inspect your mooring lines.



I have heard of two occurrences where raccoons have found their way into the interior of boats and creating substantial and costly damage. Keeping your hatches and companionways secure is the most likely way of preventing un-welcome intrusion.

On a final note regarding the upcoming renewal of common area liability insurance coverage, our agent has advised us that carriers are insisting we address building code issues relating to the metal railings on our landings that lead off our back decks to our dock gangways. Specifically, this involves reducing the bar spacing to the current code minimum and have gates that are self-closing and latching. This is not the first occurrence of this request and we have received waivers in recent years from the carriers under the advisement that they are being brought up to code incrementally during maintenance cycles. We hope to once again receive this variance and have posed the question to our agent. In the meantime we may not be able to skirt this requirement forever and we have asked our construction manager to obtain a budgetary bid to bring these up to code. This will allow us to know the cost if it is mandated this year or to add this figure into the future budget. Our Socher agent, Lorena Gomez, will attend the January meeting to advise the Board on the estimated cost to continue with our current carrier (Travelers) and other options that may include a change to another carrier who may not require the changes described above.

Miscellaneous:

Volunteers wanted for Committees

If you haven't already volunteered for a committee, here is your last chance to make a difference. You may contact the board liaison responsible for the committee, or attend the January 2009 board meeting. Volunteers will not be taken after February 1, 2009.

Wildlife and Family Pets

There have been a few raccoon sightings in the neighborhood. Raccoons can be a nuisance and unfortunately they are not fearful of humans. The animal appears cute and cuddly, but they can potentially carry rabies and other transmittal diseases. Family pets may be in danger if they come across a raccoon. The Alameda Animal Shelter no longer traps raccoons and they recommend calling Alameda County Vector Control Services District at (510) 567-6800 to trap the wildlife.

Homeowners, who own family pets, please keep your pet on your property. Wandering cats and dogs may come in harm's way with other wildlife or other domesticated pets. If pets are not kept on the property, the City of Alameda will pick up the animal and place it in the stray area, waiting for their owner to return and claim the pet.



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

FAX (510) 780-7535

Emergencies:

Business Hours 8:30 am – 5:30 pm (510) 315-7316, ext. 350

Non Business Hours (510) 780-8587

Board Members:

President	Jay Cherrie	justjayc@hotmail.com /510.864.1709
VP/Communications	Carrolyn Kubota	kubotacarrolyn@yahoo.com /510.814.9981
Secretary/Architectural	Erik Coker	ErikC@CokerPump.com /510.773.7077
Treasurer/Land Side	Jeff Frankel	jfrankel@pacbell.net /510.769.6097
Landscape	Pat Faustman	patriciafaustman@comcast.net /510.864.0665
Finance	Mary Gallup	mpgallup@hanteltech.com /510.701.5737 or 510- 441-4017
Waterside	David Wiard	davidwiard@yahoo.com

CALENDAR

- BBTA Board of Directors Meeting Third Tuesday of Each Month
7:30 PM Ballena Bay Yacht Club
- Budget Development Presentation Immediately after the January 20, 2009 board meeting
- Next BBTA Board Meeting February 17, 2009
- Community Progressive Event Party February 21, 2009 (flyer soon to come)



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