



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

President's Message by Jay Cherrie

By now you should have received a copy of the budget presentation which was reviewed after last month's regular Board meeting. If you were unable to attend in person and have questions, or even if you did attend and thought of more questions later, please feel free to contact a Board member and we'll work on getting you an answer.

The headlines continue to tell a story of economic challenges for our country and indeed the world. Our more modest scope remains keeping BBTA in good repair (particularly common areas and home roofing and exteriors) while being mindful of opportunities to be fiscally efficient. One small example, but illustrative of the approach, is the replacement of an irrigation controller. The quote from the landscape company was a little over \$400. Board members Jeff Frankel and Pat Faustman were able to find a suitable alternative at Home Depot for around \$25. (The landscapers agreed the alternative was acceptable after further review with Pat.) While it is true that \$375 of savings does not exactly fix a roof, this same principle of looking for the best value for Association money is applied to everything we review.

The Parking Committee had a kickoff meeting in January and will present a charter for review and acceptance by the Board at the February meeting. Andy Hall graciously agreed to serve as chairman of the committee (thanks Andy!). The first meeting brought out points of view from the various streets in the Association. As the committee begins work on the proposed parking policy, you may be asked for your opinion by the members. Thank you in advance for your thoughts. Even if you are not directly contacted, please feel free to bring your ideas or concerns forward. Regular reports will come through the Dockside as well as in committee 'read outs' at Board meetings so as to keep everyone informed on what is being discussed.

Much-needed rain has also come to our area. Along with the rain we also have had a couple reports of roof leaks. Please make sure to report these promptly to Massingham so inspections and any necessary repairs can be done as soon as possible. It is also a good time to make sure those items which are the responsibility of the homeowner (such as chimney caps and other vent covers) are doing their job to prevent water intrusion.

Architectural Review Board by Erik Coker

At this time we have no architectural requests received. If you have a request please contact Massingham to begin the process.

The members of this year's Architectural Review Board are Erik Coker (chairman), Andy Schmidt, Audrey Kramer, Dick Bacigalupi, Mike Brownlee, Mitch Kusy and Gary Flanigan. If you still are interested in the joining the committee, please e-mail your request to



erikc@cokerpump.com or simply attend the February board meeting. We will set up a convenient time for our first meeting once the board meeting ends. In addition to reviewing architectural requests, the committee has been asked to take up the task of recommending some generic guidelines for items/materials that homeowners may need to replace from time to time. Example, address number fixtures, outside lights; we would come up with pre-approved guidelines to allow homeowners to replace items without having to go through the committee and board. This saves time and will work as long as the guidelines are flexible enough to allow for a variety of items to choose from on the market, at the same time keeping in mind the harmony guidelines of the existing rules. Thanks in advance for those who have volunteered their time.

Emergency Preparedness Committee Report by Elise Hall, Chairperson

Timing and circumstance has prevented our committee meeting from taking place as originally planned. We are hoping that March is a bit smoother and that we will have more time available. The Emergency Preparedness Committee is comprised of Elise Hall and Arnold dosSantos with Jay Cherrie serving as Board Liaison.

I have researched the idea of placing Fire Extinguishers in the Common Area. The recommendations from the Alameda Fire Department, is that, it is not a good idea. Having been trained as an emergency responder, I certainly agree with their advice. This would require a whole new set of rules and responsibilities that could result in unwanted results in the end. It is a good idea to have a fire Extinguisher in your own home and most important that you know how to use and practice using it, if you do have one. Also, it is very important that you have it recharged and checked each year to make sure it will function if and when you might need it. It is not as easy to put out fires with a fire extinguisher as one might think. The fire department prefers to be called immediately rather than having someone go out to a common area to see if they can grab a fire extinguisher to try to put out a fire no matter how small the fire seems to be.

Recent incidents: A resident near the marina end of Cola Ballena had their vehicle attacked by pack rats. The rats destroyed the wiring harness to the engine under the cars hood resulting in a \$3000.00 bill. When the owner contacted the insurance company as they were advised to do by the auto repairman, the insurance company informed them that this is a very common occurrence. Luckily, they did have insurance coverage.

Knowing that we live near the water having a rat problem should not really come as big surprise. This has also been a problem to some boats in our area. I was not aware until now just how damaging and costly a problem these rats can be. It was suggested that maybe we should put out traps, so I did some research and found that traps are not the answer unless you monitor them daily and kill any trappings immediately. In fact, other than to help the finances of the pest controller they may actual do more harm than good.

See attached suggestions I have garnered from the experts in the hopes that you can avoid



becoming the victim of pack rat nesting. I also included some instructions to help you recover from their discovery of your safe haven if it happens and also a list of things that do not work to prevent them from nesting in your vehicle or boat. If anyone has fool proof methods that do work that I did not mention, please feel free to pass them on.

Keep in mind that Rats can carry disease, in particular the Hantavirus and plague so be careful when cleaning or removing anything from an area a rat has been in especially if is somewhat enclosed, as these diseases can be airborne transmitted. Use caution as all times and wear a mask, gloves and protective garments as necessary. Although very few rats have been found to carry rabies, it may be advisable to have your cat vaccinated against rabies just in case they decide to try and eradicate a rat or two.

Landscape Committee by Pat Faustman

The landscapers are working on the weeding and cleaning of the front yards and tree circles. They are doing some pruning, but it is still too early to prune many plants.

The landscape committee is getting competitive bids for the feeding, pest control and pruning of the trees.

We are waiting to see what the water rationing will be before we do any new planting. We are getting bids to replace the narrow strips of lawn between driveways that are hard to water without wasting water, with drought resistant plants on a drip system.

As always, please give us a call if you have any questions or concerns, the landscape committee comprises of: Pat Faustman, Patty Corrigan, Isabella Foster, Kathy Walker, Beverly Partridge and Patti Klaus.

Land Side Committee by Jeff Frankel

The landside committee has responsibilities for a variety of projects large and small. At one end, it administers the capital landside projects including roofs, pre-paint repairs and painting. At the other end of the spectrum, it administers smaller projects often taking them on directly with the help of fellow homeowners.

As determined during the budget planning process, we plan to renew eight (8) flat roofs, two (2) sloped roofs and repair/paint twelve (12) homes in 2009. Planning is under way right now with the first steps being for the Board to consider the issuance of an RFP for construction management.

In the area of smaller projects, the landside committee has taken on selected projects directly in order to save time and money. The committee will take these smaller projects on when it can save money for homeowners, ample volunteer labor, expertise to accomplish the project and



when it would not pose a safety risk to the volunteers. The status of ongoing small projects are below:

Project	Status	Estimated \$ Savings	Comment
Replace irrigation timer at 427 Cola Ballena	Complete	\$400	Contractor quoted ~\$420, Home Depot timer was \$22 with 5 year warranty.
Repaint red and white curbs on Tideway drive and parking areas	About ¾ complete	No contractor bid but total cost will not exceed \$200	Waiting for better weather to complete
No Trespassing signs	Signs will arrive this week	\$600+	Cheapest contractor bid was \$863 installed. Expect to spend \$220.

Many thanks to Michael Brownlee and to Michael Carey who got out there with paint rollers to redo the Tideway curbing. We should also extend our thanks to Erik Coker who while on the previous board took on chain link fence lock replacement and got this job finished around the beginning of the year saving us all significant funds.

Neighborhood Communications by Carrolyn Kubota

I encourage all homeowners to attend the Progressive Event on Saturday, February 21, 2009. The event will be entertaining in spending time with fellow homeowners and tasting delicious treats. Please remember, the RSVP deadline for the party is on Tuesday, February 17, 2009. Please contact me if you have not replied yet at (510) 814. 9981 or by email at kubotacarrolyn@yahoo.com. Hope to see plenty of homeowners at the party.

Massingham Web site:

- Are you aware that only ten (10%) percent of BBTA homeowners login to the Massingham web site.
- The web site is useful in that it posts all of the important governing documents of the Association, along with board meeting minutes and previously published Docksidess.
- Homeowners can post any event or activity to the calendar such that other BBTA members are informed.
- At no costs to homeowners, any BBTA member can post any buy or sell items on the web site, just as long the user has a login and password. The posting is available to the public, so readers are not required to be a BBTA member. The audience of the posting is anyone



associated with Associa and anyone from their member companies, Massingham being one of them. Here is the link of what a public user would view without a login:

<http://acw.associawebsites.com/Ballena.Bay/ourcommunity/index.htm>

- No Safari browsers for Mac users.

If any homeowner has an idea or suggestion to improve the communication amongst the community, please let the committee know. The committee encourages everyone to participate and make a difference. The committee is comprised of Carolyn Kubota and Audrey Ehrlich.

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

At the last board meeting, the Waterside Committee was comprised of Rob Larsen (Chairman), Dick Bacigalupi and Terry Klaus. I will serve as Liaison to the board. We hope to carry forward projects identified last year as well as be pro-active in other areas.

A proposal was brought forward at resident's time last meeting by Michael Britt, accompanied by his guest, Mr. Tom Pavo of Pavo Electric. Michael requested the Board to develop a standard to allow homeowners to install a marine-type electrical dock-head on their slips as an alternative to running cords up to the landing. The waterside has accepted this as an action item and will carry forward. So far, Socher Insurance has been requested to advise on any liability concerns since it involves homeowner-installation of electrical service into the Common Area.

During February the committee and our construction manager, Roger Pollard, will be on-site inspecting the landing railings in need of repair as well as look for any electrical safety concerns on the associated landings. Roger will also provide budgetary estimates to bring landing railing to code with self-closing gates at the gangway so the Board can plan financially should insurance renewal dictate such compliance. The plan is to access areas via boat.

Water-way signage and night piling reflectors are being researched as well. Last I hope everyone has been diligent in inspecting dock lines and securing items to their docks. As of this writing it appears storm windows are opening up and bringing needed rainfall which can create severe wind and wave action.



Miscellaneous:

Deaths

Our condolences go out to two families who recently lost their loved ones, Mr. Gus Chronis and Mr. Ian Roger. Messrs. Chronis and Roger were both long term BBTA homeowners.

Birth

Congratulations to Mike and Donna Brownlee, Donna recently gave birth to a baby boy.

Garbage Cans

According to our Architectural Guidelines, dated November 2004,

“Garbage cans are to be placed out for collection for a reasonable time only, and must not be left out where they are visible from an immediately neighboring property other than during normal collection days.”

Our trash removal day is Friday. As a request, please roll back your garbage cans on Friday nights, or have a neighbor to perform the task if you are out of town. We certainly don't want to encourage uninvited guests to our neighborhood who may believe the homeowner is away.

Docks

A neighbor witnessed a stranger on the docks one afternoon on Cola Ballena. The witness claimed the person at the dock was not from BBTA and was not a boat cleaner. The owner of the boat was notified by phone. No maintenance or service work was scheduled that day. When the homeowner checked his boat, the power cord to the boat was cleanly severed by a sharp instrument. It has not been proven if the stranger was the person who cut the power cord.

As a safety measure, if anyone witnesses any suspicious activity at the docks or front yard areas, please call Alameda Police immediately.

City of Alameda

The Planning and Building Department of the City of Alameda will hold a public hearing to discuss the proposed Soft Story Seismic Retrofit Ordinance at or after 7:30 PM on Tuesday, February 17, 2009 in City Council Chambers, 2263 Santa Clara Avenue, Third Floor. All interested parties are invited to attend and participate in the hearing.

Please read the enclosed letter from the City. It appears that our community would be subject to the new Soft Story Retrofit Ordinance if it gets approved from the City. The new ordinance requires the identification of soft story buildings containing five or more residential units; adopts



code standards for voluntary retrofit, and requires property owners to complete an engineering study within 18 months.

Since the meeting is on the same date and time as our scheduled Board Meeting, we need volunteers to represent our community at the hearing.

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

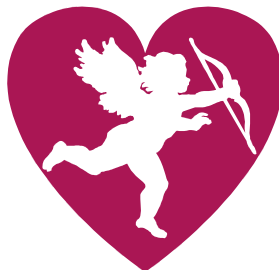
Non Business Hours (510) 780-8587

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 7:30 PM Ballena Bay Yacht Club	Third Tuesday of Each Month February 17, 2009
Community Progressive Event Party	February 21, 2009, 1 PM – 4 PM
Next month's BBTA Board Meeting	March 17, 2009



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