



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

President's Message by Jay Cherrie

Quite a bit of rain continued to fall during the last several weeks which meant a number of previously undiscovered leaks suddenly made their presence known. The most important thing to do is report them immediately so the appropriate people can be dispatched to either patch or fix the leak. Some homeowners were frustrated by the response time from the management company -- this is something the Board continues to address with Massingham. There are a few things that can help streamline the process, though. The first is to remember to use the emergency numbers when you have a leak (or any other urgent situation, for that matter). You can find these numbers in each issue of Dockside in the section 'Contact Information'. It also helps to emphasize the urgency of the call when talking to the people who answer. Although it is an emergency number, some homeowners reported this must be made explicitly clear to the operator in order to get the appropriate response. Yes, it probably sounds funny to have to tell the emergency guys it is an emergency but much like 911 they don't only receive emergency calls, it seems.

You may have noticed members of the Waterside Committee and the Association's project manager recently on the docks inspecting portions of the common area. Please remember to read the Dockside so you are not surprised by this type of activity. In order to save costs of mailing out separate communications, we use the newsletter to give advance warning to homeowners on such matters. In this case, the survey is looking at the landing railings and other portions of the common area to get an overall assessment of necessary repairs. The goal is to get the best pricing by being able to bid out a larger job so ultimately this sort of survey is expected to save Association expense.

It isn't too early to start thinking about those repairs and other work that will come back to the forefront when the spring and summer arrive. Please remember to get your Architectural Request forms in early so they can go through the Committee process. If you are contemplating work on your deck, remember also that BCDC permits are needed in addition to the City of Alameda permits (which are needed for any work, basically).

On a lighter note, many of us were able to enjoy the progressive event last month spearheaded by Carolyn Kubota, Erik Coker and Mary Gallup. The weather cooperated and when it was time to "progress" it was possible to do so without getting wet. Many thanks to the organizers and hosts for this chance to get together and enjoy some lighthearted community interaction not to mention delicious food and beverages!



Architectural Review Board by Erik Coker

There were no open architectural requests as of March 10, so there is nothing to report other than thank you for giving the committee the month off.

Emergency Preparedness Committee Report by Elise Hall, Chairperson

Members: Bryan Leyda, Arnold dosSantos, Michael Carey, Tom Bliss, and Elise Hall

The committee held our first meeting on Feb. 23 to establish the focus of the committee and our goals for the year. Our next meeting will be on Mar. 23 at 7:30 PM. If you have any information for the committee, please present it to any of the members at your convenience.

Our first goal is to encourage everyone who possibly can to take the C.E.R.T. classes offered by the Alameda Fire Dept. Disaster Preparedness. The course is taught in 6 sessions throughout the year at the Fire Dept. Training Classroom located at 431 Stardust Place, Alameda Point (on the old Navy Base.) You can sign up for the free classes by calling (510) 337-2127 or email: cert@ci.alameda.ca.us, or by going to the web site www.ci.alameda.ca.us/fire/cert.html and perusing the information yourself. Everyone can learn something by taking the class and most of the exercises can be tailored to the needs of the individual students. If you have to miss a class for some reason you can make it up the next session without penalty. The more people we can have trained in our community, the better prepared we will be if we ever have to address a real community emergency. You may also speak to any of the committee members about the courses.

Landscape Committee by Pat Faustman

Spring is here, and we are finalizing proposals for the following projects:

Trees-Safety pruning the Monterey Pines at the bridge and the eucalyptus at the end of Cola Ballena. Trimming all trees for building clearance. Deep root fertilization for all trees and a merit injection for insect control.

Water-Converting the irrigation system from 421 to 465 Cola Ballena to a drip system and putting in plants to replace the hard to water turf in the small areas.

Color-Planting the color circles and putting mulch around the base of the trees.

We are focusing on spring to complete all of our projects. If you have any questions or concerns, please contact your landscape committee: Pat Faustman, Parry Corrigan, Isabella Foster, Kathy Walker, Bev Partridge and Patti Klaus.



Land Side Committee by Jeff Frankel

The recent spate of rain caused a number of roof and siding leaks as listed below. Some of these leaks were caused by clogged gutters. Please remember that gutter cleaning is a homeowner responsibility. If anyone has roof or siding leaks not reported to Massingham, please call them right away so that we can diagnose and contract the repairs as a group.

1215 Ballena – Roof Leak Temporary fixes are holding, but both the flat and sloped portion of the roof must be replaced in this year's rotation.

401 Cola Ballena – Garage Roof Leak Problem over the garage is due to inadequate flashing at the end of the balcony. Open project.

415 Cola Ballena – Plastic downspout needs replacement. Open project.

308 Tideway – Flashing around 2 vent stacks needs repair. Open project.

310 Tideway – Repaired roof leak over living room. Need to install a gutter where window flashing is catching water. Open project.

421 Cola Ballena – Water was overflowing a clogged gutter and was leaking into a window. Project closed.

“No Trespassing” signs were put up last week.

Completion of curb painting should happen this week or next.

Neighborhood Communications by Carrolyn Kubota

The Progressive Event Party on February 21, 2009 was a huge success! Over twenty two homes attended the event and everyone had a great time. I want to thank Mary Gallup and Erik Coker for co-hosting the party, Jay Cherrie for donating wine, Audrey Ehrlich for calling homeowners and Leroy Pyle for creating the video that is posted on <http://www.youtube.com/alamedamarine>. I also posted photos of the event on the Massingham web site. After you login, click on Our Community – Ballena Bay, click on Photo Gallery, and click on the photo of the photo album. From there, you can scroll the arrows to view the pictures.

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 Carrolyn 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 kubotacarrolyn@yahoo.com. I will read the comments I receive from the suggestion box at the board meetings.



Waterside Committee by David Wiard

February finally brought our most severe winter weather of the season and we are pleased to hear of no reports of damage at this time. Should anything come to your attention, please let us know. During February our construction manager was on-site inspecting the landing railings in need of repair. While on-site any electrical safety concerns on the associated landings such as exposed wiring and rotted conduits were noted to bring them to the attention of the individual homeowners. Such problems create unwanted liability concerns in the common area and simple board denial of responsibility essentially attempts to sweep the matter under the rug and would not indemnify the association in any accident claims. As of this writing we are waiting on the written report.

A prior proposal brought forward at a prior meeting by a homeowner for the Board to develop a standard to allow homeowners to install a marine-type electrical dock-head on their slips is still under review for liability concerns since it involves homeowner-installation of electrical service into the Common Area. Waterway signage has been researched as well and we hope to have some quotes to approve at the coming meeting.

Last I believe everyone has been diligent in inspecting dock lines and securing items to their docks since we have not heard of any issues; however, we still have the possibility of strong winds as we move into spring.

Miscellaneous:

Emergency Repair Protocol

Due to the wet conditions, several phone calls have been fielded by Massingham from homeowners who were experiencing roof leaks. If you are experiencing a roofing or a siding situation, please contact Massingham. If you are calling during off hours, you can leave a message on the voicemail and Massingham will pick it up during business hours, or if it is urgent, call the non business hours emergency number at 510.780.8587. Massingham will then contact one of their roofing contractors to come out and assess the problem and do a repair. Do not contact Roger Pollard of Pollard Unlimited, he is not a repairman.

CC & R Committee

The board is seeking volunteers for a CC&R Committee. As you know, Fong and Associates have drafted an updated version of our CC&Rs. The CC&Rs hold great importance to our townhouse association because it sets the rules and regulations on how we operate. Interested parties need to contact Jay Cherrie.



Clogged Gutters

Clogged gutters have been a major problem during the rainy season. Historically, homeowners were responsible for the maintenance of the gutters however; the board recognized that not all homeowners can physically respond to clogged gutters and downspouts. Thus, the board is now seeking volunteers, and a chairperson for the committee. The committee would meet on an ad-hoc basis. Interested homeowners need to contact Jay Cherrie or Jeff Frankel.

Service and Vendor Staff

Service people and vendors are for the most part, appropriately attired and quickly identified by their shirts and identification. If you happen to notice a stranger in the neighborhood who is not wearing company outer gear and does not show proof of employment, please call 911 immediately. We don't want strangers trespassing our properties.

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 March 17, 2009

Next month's BBTA Board Meeting April 21, 2009

KFOG KaBoom at Piers 30/32 May 9, 2009

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