



At Docksider

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

Call for Volunteers for Board Service

Recently Dave and Julie Wiard sold their home on Tideway (congratulations!). As you may know, Dave was elected to the most recent Board of Directors and there is now a vacancy to be filled. The Board is asking for any homeowner who is interested in serving on the Board to provide a short written statement of interest for consideration. You may send your statement to any of the Board members or to Lori Johnson at Massingham. Contact information is on the last page of the Docksider. **Please submit your statement by the deadline of May 4, 2009.**

The Board will fill the vacancy by appointment after reviewing the candidate statements and coming to a decision by a majority of the Directors. The selectee will be seated to serve out the remainder of Dave's term. Please be aware that Dave was elected to a one year term due to our transition to the new Board size and term structure. The appointee for his seat will serve under his same term limit.

President's Message by Jay Cherrie

The rains have continued to visit Ballena Isle from time to time and there have been some more emergency leak repairs as a result. Some of the repairs are semi-permanent which means they will last until the next building maintenance cycle. Other remediation is a bit more obvious and a lot more temporary such as a large blue tarp on one of the homes which was keeping the water out until the weather allowed a more long-lasting and less colorful approach. As we may not be finished with precipitation this year, this is a reminder that the emergency number should be used when a leak appears. The faster we can stop the leak the more we can limit the water damage.

Due to Dave Wiard's resignation from the Board of Directors, we are temporarily without a Board sponsor for the Waterside Committee. Rob Larsen has graciously agreed to be the contact for Waterside issues in the interim. Rob's contact information is in the Ballena Bay directory or you may contact any of the Board members or Massingham if you have a question or concern about the dock systems or other waterside items.

Hopefully you have already seen the flier regarding the new garbage pickup day. If not, please make a note that the day of pickup has changed to **Thursday morning**. This was part of a general change by the refuse company. Again, the pickup has moved from Friday to Thursday morning so let's plan our schedules accordingly.

Architectural Review Board by Erik Coker

We received one architectural request this month for a minor change to an original request.



The committee would like to remind homeowners to make sure the proper forms are submitted to Massingham with as much detailed information as possible. The more information given helps facilitate faster approval so you can move ahead with any projects without delays.

Emergency Preparedness Committee Report by Elise Hall, Chairperson

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

BETA Block Party!

BETA celebrates Flag Day on Sunday afternoon June 14 with a fun Block Party and theme of greater awareness for emergency preparation. Great Food and Live Music is planned. Presentations will be given by a local Alameda historian, and Alameda Fire Department officials. This block party is being organized by the BETA Emergency Preparedness Committee. Mark your calendars now for this BETA community event. If you would like to assist in any way please contact Michael Carey at 510.814.9981.

Landscape Committee by Pat Faustman

We did safety pruning to several of the large trees, building clearance pruning to all trees encroaching on our homes, and removed a few dying trees. We did deep root fertilization on all trees and will follow up with a merit injection and dormant oil spray for disease and pests in the next few weeks.

We finished our spring color planting. We are waiting to see how our new plantings at the entrance will do with the spring growth and plan to fill in after we see how the plants come back after the winter months.

We are working on proposals to update some irrigation systems as recommended by EBMUD. We had another of our old irrigation timers fail. The landscape committee donated a new timer and Dick Bacigalupi and Rob Larsen donated their time to install the new controller.

If you have any questions or concerns on landscaping issues, please contact the landscaping committee: Pat Faustman, Isabella Foster, Patty Corrigan, Patti Klaus, Kathy Walker and Beverly Partridge.

Land Side Committee by Jeff Frankel

Landside Open Issues

Although California is in a drought, we've received enough rain this year to create more than a half dozen roof and siding leaks. All Seasons roofing handled most of the calls with their crews



often coming out in the middle of storms to fix or tarp leaking homes. At the moment there are two outstanding issues:

310 Tideway – Warranty siding work due to be complete as you read this.

401 Cola Ballena – A permanent repair is under way.

2009-2016 Schedules

Many of you have asked: “When’s my home scheduled for roofing or siding and paint?” We will be publishing an 8-year projected schedule for publication in next month’s Dockside.

Neighborhood Communications by Carrolyn Kubota

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 Rob Larsen

After living in our community since 1993, David & Dlje Wiard have sold their unit and moved to Oakland. Both have served on the board at one time or another, David serving a multitude of times in many different capacities. Their unselfishness to volunteer in varying forms to better this community will be missed.

Items before the board:

1. NO WAKE ZONE signs
2. Electric dock heads – legal opinion
3. Pollard’s report on Landing Survey
 - a. railings
 - b. structural
 - c. electrical

We recently experienced a tire that had worked its shackle loose from the wave maze. When this occurs we are replacing existing shackles with an improved version as needed. In the event you happen to see one of the foam filled tires floating pull it up on your dock and give me a call so it can be reattached.

Please continue to inspect your and your neighbors dock lines. Summer is coming and so is the wind.



Miscellaneous:

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 Mary Gallup, Board Liaison.

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

CALENDAR

BBTA Board of Directors Meeting Third Tuesday of Each Month
7:30 PM Ballena Bay Yacht Club April 21, 2009

KFOG KaBoom at Piers 30/32 May 9, 2009

Next month's BBTA Board Meeting May 19, 2009

Ballena Bay Block Party June 14, 2009

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