



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

President's Message by Jay Cherrie

The 2009-budgeted work for maintenance of siding and paint has begun. Inspections for the buildings that are in this year's cycle are complete. In this issue of Dockside, you can find the schedule for homes laid out over the next several years. Please remember that each Board sets the budget for that year and that the maintenance schedule is subject to change. This should give you an idea of when your particular building is scheduled for routine maintenance, though. Thanks to Jeff Frankel for putting the summary together for easy reference.

Apologies to all for the confusion regarding the garbage pickup day. We had received a note from Massingham about a change, which they in turn had received from the waste management folks. To make a long story short, the waste people had made a mistake and confused Ballena Bay Townhomes with Ballena Bay Apartments. The pickup day for our community remains on Friday -- hopefully, you found the revised notice in your mail slot in time to make the adjustment back to the real day.

The Association has new insurance coverage (more coverage for less money, which is good). For those of you who may be selling or refinancing, you will likely need the updated Certificate of Liability Insurance. This issue of Dockside has the new certificate included but if you need another please feel free to contact Massingham or myself.

Hope you enjoy the upcoming boating and deck weather!

Architectural Review Board by Erik Coker

There were no architectural requests this past month.

Emergency Preparedness Committee Report by Elise Hall, Chairperson

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

BBTA Block Party! More information to come.

BBTA 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 BBTA Emergency Preparedness Committee. Mark your calendars now for this BBTA community event. If you would like to assist in any way, please contact Michael Carey at 510.814.9981.



Landscape Committee by Pat Faustman

The landscape crew will start clearing the banks from the fence down to the water starting Wednesday, May 20th. The job should be completed by Friday, May, 22nd.

We added new plants to the planters at the entrance, as the existing plants are slowly starting to fill in. The plants were donated, and the landscape committee members volunteered their time on the planting. We also planted queen palm trees at the entrance to add some height. Isabella Foster generously donated the trees, the stakes and the cost of planting. We would also like to thank Sergio Gerin for getting out in the rain to help us stake up the newly planted trees.

We are still trying to get proposals for the update of the irrigation system recommended by EBMUD.

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

Land Side Committee by Jeff Frankel

We are happy to report that the 2009 maintenance program is well underway. Since the last Landside report we have signed contracts with Pollard Unlimited for construction management services to oversee this year's roof replacement and this year's siding repair and paint work. We have also inspected the homes that will receive siding repairs and paint this year (see below).

We have selected the following homes for these projects on the basis those most in need of repair:

Siding repair and paint: 1209 through 1237 Ballena Blvd

Flat Roofs: 441-455 Cola Ballena, 1215 Ballena Blvd

Sloped roofs: 310, 328, 344, 354, 402, 404 Tideway Drive, 1215 Ballena Blvd.

Misc. minor repairs: 352, 354 and 406 Tideway Drive

Meter Closet Doors: 8 Closet Doors will be replaced this year

We expect all siding, misc repairs and painting to be completed by late July or early August and roofs to be complete in September.

Maintenance Schedule

Many have asked, when is my roof and/or siding/painting going to be done? The Board has developed and approved the following recommended schedule. This is a recommended schedule



because the current board cannot make financial commitments for spending beyond the current year. Again, the order of repairs is based on most needy as determined by the construction manager. Funding levels, weather, and other factors can influence when and in what order homes are actually repaired.

Please refer to the Maintenance Schedule table in the package.

Neighborhood Communications by Carrolyn Kubota

Do you have any comments or observations about the community? Do you have any questions for the BBTA Board of Directors? If your answer is yes, please forward your questions, comments or observations to me or drop them off in my mailbox at 406 Tideway. I will then read them aloud at the board meetings.

Do you have any comments or observations about the community? Do you have any questions for the BBTA Board of Directors? If your answer is yes, please forward your questions, comments or observations to me. I will then read them out loud at the board meetings.

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

NO WAKE ZONE signs were ordered on 5/1/09. They should be shipped within a couple of weeks.

A request for an electric dock head by a homeowner will follow the normal procedure through the board which includes the Architectural Review Request Form being filled out and City permits and approval be submitted. This will most likely also require BCDC approval. Included in this process should be a copy of the City's signed-off Inspection Card to prove that the installation was properly done.

Pollard's report on the Landing Survey has been submitted to the board for their review. Within this report will be recommendations on the condition of the landings and their hand rails, along with notes pertaining to obvious electrical problems that need to be addressed.

Please continue to inspect you and your neighbors' dock lines.



Miscellaneous:

CC & R Committee

Calling for volunteers:

We are going to update our CC&Rs, and are looking for 4 or 5 more volunteers to work on the committee. I already have two. We anticipate this effort will take between 2 and 3 hours per month, and last for about 4 or 5 months.

If you can commit to the time and have inclination, please join. I can be reached at 510-701-5737 or at mpgallup@hanteltech.com. I would like to have a kick-off 1st week of June '09.

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	justjaye@hotmail.com /510.864.1709
VP/Communications	Carrolyn Kubota	kubotacarolyn@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 May 19, 2009

Ballena Bay Block Party June 14, 2009

Next month's BBTA Board Meeting June 16, 2009

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