



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

President's Message by Jay Cherrie

A big welcome to Mili Delbecq who will be serving out Dave Wiard's term on the Board of Directors. Mili brings us back to our full complement of seven Directors and we're happy to have her aboard. Mili will serve as the Board liaison for the Waterside committee with support from Rob Larsen and the other team members who help the community in this area. (You may have noticed the new 'No Wake' signs, which were suggested by a homeowner a while back and are now installed.)

On the subject of volunteers, here is another request for someone to step forward and become involved in a different way. The Association some years ago signed up to be members of CLASS (Citizens League for Airport Safety and Serenity). This group was formed in 1989 to address concerns about noise from aircraft operations at Oakland International. We need a volunteer to attend the meetings which help direct where CLASS spends its efforts. Gary Flanigan had participated and I also have attended meetings, but I'll admit to not being able to fit them into my schedule well. If you would like to be part of this, please let me or any Board member know.

Finally, the Parking Policy Committee, chaired by Andy Hall, completed a draft of a policy for the Board to consider for adoption. You can find the results of their work in this issue of Dockside. The Board would be interested in your comments over the next month as we consider adopting a policy which will help control vehicle issues without creating problems for residents and guests using our parking areas. Thanks very much to Andy and the team for the work involved in creating this proposed policy.

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! Be there Sunday, June 14 from 12 PM to 4 PM at the Cola Ballena cul de sac.

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 has started the bi-annual clearing of the banks in the common area, from the fence to the water. This job should be completed by the end of the month.

We are still waiting for the final bids for the update of the irrigation system recommended by EBMUD.

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

Land Side Committee by Jeff Frankel

Roger Pollard hosted a contractor walkthrough for potential bidders on this year's siding and paint work. Four construction contractors: Draeger Construction, Community Reconstruction Services, Nielsen Construction and Silicon Valley Builders Group attended and will bid on the siding work. Four painting contractors: Broocker Painting, Ekim Painting, Lupe's Painting, Draeger Painting and Empire Painting will bid on painting this year.

Bids are due back on June 17th and Roger will provide a bid comparison summary and commentary back to us on June 19.

Siding repair will be complete in August, painting in September.

Neighborhood Communications by Carolyn Kubota

If a 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 Mili Delbecq

Rob Larsen has agreed to continue as Chairman of the Waterside Committee and Mili Delbecq will act as liaison between Rob and the Board. A survey of the waterside of our homes has been completed with reference to areas that may be safety hazards and/or need maintenance work. Some of the homes need repair or replacement of railings. Jeff Frankel is working to obtain quotes for this work, but there appears to be few contractors that are interested.



During the Waterside survey it was observed that many of the homes have had electrical outlets installed on the landings/decks and that many of these outlets appear to be potential safety hazards. Courtesy letters will be sent to each of these owners describing the specific issue and requesting that they take the steps needed to remedy the problem.

In addition, railings on Tideway that were missed when the houses were painted will be included in the painting rotation for this year. It was also noted that a few landings need fascia board replacement etc. and the Board will be addressing getting these repairs made.

Miscellaneous:

Please drop off your comments of the Parking Policy Draft in Andy Hall’s mailbox at 459 Cola Ballena.

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 June 16, 2009

Ballena Bay Block Party June 14, 2009

Next month’s BBTA Board Meeting July 21, 2009

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