



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

President's Message by Jay Cherrie

CALL FOR CANDIDATES

Although it may seem far away at the moment, our annual meeting time is fast approaching which means elections for the Board of Directors as well. There will be three seats open for election this year under the new bylaws: mine, Mili's and Erik's. You may recall the bylaws specified staggered Board terms of two years. The reason Mili's term expires so soon is she was filling Dave Wiard's vacated seat -- Erik and I had already served one year under the old bylaws and so have reached the two year limit. In order to get the 'stagger' started, the first year of elections after the new bylaws was handled in a special manner so as to make sure enough seats would be open at the next election after the first.

If you are interested in serving on the BBTA Board, please submit your candidate statement to Lori Johnson of Massingham, either by email or mail, to the addresses found in the usual location on the last page of the Dockside. The eligibility requirements are simple; essentially, you must be an owner in good standing -- but please refer to the bylaws for specifics.

There will be more information coming over the course of the next few weeks regarding the election. The Board looks forward to receiving candidate statements and getting our 'election season' underway.

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

The Emergency Preparedness Committee sponsored a BBTA Block Party on Sunday afternoon June 14 that was well attended by our neighbors. Many people brought what turned into an array of wonderful food dishes that were enjoyed by all. The theme of greater awareness of emergency preparation blended perfectly with the celebration of Flag Day. The weather and food were wonderful. The live music provided by local musician Tomas Michaud was a perfect background throughout the event. There were Presentations by Alameda historian Woody Minor, and the Alameda Fire Department and CERT officials. Many enjoyed the arrival of the Big Red Fire Engine and some took advantage of the opportunity to investigate the equipment and speak with the fire fighters. Erin from CERT was very helpful to those interested in the CERT classes offered by the fire department. Several people were unaware that the classes are free, the

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Massingham & Associates Management, 2247 National Avenue Hayward, CA 94545
lorij@massingham.com



schedules are flexible and they are located on the old navy base. Leroy Pyle was kind enough to post pictures of the event. You can find the photos at the following address: www.youtube.com:alamedamarine.webloc.

It truly seemed a good time was had by all.

Landscape Committee by Pat Faustman

July is a quiet month for the landscape committee. We are trying to keep up with all of the minor irrigation repairs. If you have any problems, please contact your landscape committee: Pat Faustman, Patty Corrigan, Isabella Foster, Patti Klaus, Kathy Walker and Beverly Partridge.

Land Side Committee by Jeff Frankel

There is some small upside to the current economic woes, contractors are hungry and the bids for this year's siding repairs have come in somewhat lower than last year's work. This may enable us to do siding repair and paint on 16 rather than the planned 12 homes this year. While no commitment has been made yet, we are in the process of obtaining bids on 4 additional homes.

A contractor walk-through will be held this week. If the pricing remains favorable, we will likely go forward with this plan – subject to board approval. Stay tuned.

Neighborhood Communications by Carrolyn Kubota

For residents who lack organizational skills or have attachments to sentimental junk, here is an opportunity for you to clean your house and remove clutter. Alameda County Industries allow:

“Residents of single-family homes and multiplex buildings (4-units or less) have the opportunity to schedule, at their convenience, the discard of up to 2-cubic yards of solid waste and recyclable materials, and up to three bulky items per 12-month period (not calendar year) at no charge. You can schedule an additional pick-up for \$103.85. Contact Alameda County Industries' Customer Service by phone at (510) 483-1400 to schedule your clean up date as far in advance as possible of your preferred clean up date.

To be considered eligible for this service, customers must have paid for at least one quarter of service and have an account that is current. Also, customer must subscribe to a minimum of 20 gallons of garbage service.”

For more information, please visit the Alameda County Industries' web site at http://www.alamedacountyindustries.com/alameda/contact_us/contact_us.html.



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 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.

Miscellaneous:

Community Garage Sale! Are homeowners interested in having a community garage sale? We will need at least ten homes to participate for it to be a success. If I receive interest in a garage sale, I will put the event on the August 2009 Agenda for a possible September 2009 date. Please call me at 510.814.9981 or by email at kubotacarrolyn@yahoo.com.

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	Mili Delbecq	mdelbecq@alamedanet.net /510.769.1019

CALENDAR

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

Next month's BBTA Board Meeting August 18, 2009

Community Garage Sale Date pending due to interest

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