



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

President's Message by Jay Cherrie

Please make sure you have returned your ballots for the upcoming election! This is your opportunity to make your preferences known for leadership on the BBTA Board of Directors. Ballots are due on September 22, 2009. Some of the election materials mistakenly referred to this as Wednesday, so please make sure you note the date on your own calendars.

See you at the annual meeting!

Architectural Review Board by Erik Coker

There was one architectural request this month. The Committee will convene prior to the September 2009 board meeting.

Landscape Committee by Put Faustman

The landscape committee had two personal projects this month. We chipped in and purchased new plants and micro bark and we supplied the labor. We re-landscaped the small side yard at 302 Tideway that was looking tired and old. This was our Get Well gift to Ernie Langbein. We also put a few new plants in at the entrance, trimmed and deadheaded the plants and added the micro bark.

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

Land Side Committee by Jeff Frankel

Siding and Paint Program

On Monday September 14, we posted notices that the siding and paint program at 1209-1237 Ballena and 401-407 Cola Ballena will be getting underway on September 21st. This work should be complete in 6-8 weeks. As mentioned in previous communications, we will be doing 16 homes rather than the planned 12 and we are confident that the project will come in significantly under budget.

Roofing Program

The board will consider bids from four roofing companies for flat roofs at 441-455 Cola Ballena and sloped roofs at 308, 310, 328, 244, 354, 402 and 404 Tideway and 441 Cola Ballena plus miscellaneous repairs. All four bids are significantly under budget. The work will be done in the next 8 weeks.

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



Financial and Schedule Impact

Since the collapse of the housing bubble, contractors are looking for work and are bidding very aggressively – hence our ability to do MORE for LESS money than has been possible in recent years. Roger Pollard suggests that this kind of pricing should last at least through next year. Therefore, when we formulate next year’s budget and reserve maintenance schedule, it is likely that we can plan for similar pricing and again do siding and paint on 16 homes rather than 12 AND spend less money for this work that was budgeted for 2009. If we do 16 homes next year then a revised maintenance schedule might look like this:

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
Address	Units	Last SP	Last Flat	2009		2010		2011		2012		2013		2014		2015	
SP=Siding/Paint, Flat=Flat Roofs				SP	Flat	SP	Flat	SP	Flat	SP	Flat	SP	Flat	SP	Flat	SP	Flat
1201-07 Ballena Blvd	4							4	Flat		4						
1209-15 Ballena Blvd	4	2009		4												4	4
1223-37 Ballena Blvd	8	2009		8										8			
401-07 Cola Ballena	4	2009	2008	4		4								4			
409-15 Cola Ballena	4		2008			4											
421-35 Cola Ballena	8	2007					8							8			
441-55 Cola Ballena	8	2007			8							8					
459-65 Cola Ballena	4					4											
300-14 Tideway	8	2008											8				8
320-26 Tideway	4							4									4
328-34 Tideway	4					4											
340-54 Tideway	8					4											
400-406 Tideway	4	2006						4		4							
408-414 Tideway	4	2006						4	4								
416-22 Tideway	4	2006								4	4						
Total Count				16	8	16	8	12	8	8	8	8	8	12	8	12	8
SP = Siding & Paint																	
Flat=Flat Roofs																	

Neighborhood Communications by Carrolyn Kubota

Please remember to vote for the upcoming BBTA board. It is your duty and privilege as a homeowner to express yourself through the democratic process.

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.

Miscellaneous:

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Community Garage Sale

The garage sale will take place on Saturday, September 26, 2009. There is still time if you want to participate in the fun. Roll out your sale items in front of your garage by 8 AM on Saturday. Be sure to contact Carrolyn Kubota at 510.814.9981 or by email at kubotacarolyn@yahoo.com if you have stuff to sell. Fees will be minimal.



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	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	Mili Delbecq	mdelbecq@alamedanet.net /510.769.1019

CALENDAR

BBTA Board of Directors Meeting
7:30 PM Ballena Bay Yacht Club

Annual BOD Meeting & Elections
September 22, 2009

Community Garage Sale

September 26, 2009 at 8 AM

Next month's BBTA Board Meeting

October 20, 2009

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