



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

President's Message by Carolyn Kubota

Please welcome the new BBTA board officers and liaisons that are listed at the end of the Dockside. The board is working diligently on watching costs and trying to maintain a quality level of services for the neighborhood.

Interested parties should attend the November board meeting because the new board will be approving the fiscal budget for 2010.

The Neighborhood Communications Committee is trying something new this year. The committee is hosting Town Hall meetings in December. The meetings will be held on the different blocks of the Association, and each session is approximately 45-minutes. This is a great opportunity to spend time with your neighbors, voice your opinion about issues/matters/concerns that you feel are important to you. All of the information will be gathered and submitted back to the board. The Town Hall meetings schedule is listed in the committee report.

Architectural Review Board by Gary Flanigan

One application was submitted to the committee for a window replacement at 1203 Ballena. The committee will have a recommendation to the board at the meeting.

Landscape Committee by Pat Faustman

The landscapers will start taking out the impatiens and prepping the tree circles for the winter planting. The planting will be done by Thanksgiving.

The landscape crews will start the fall clearing of the common area banks on the water side on Monday, November 30th. They will start with 1201 Ballena and work their way around the isle. The large eucalyptus trees along Cola Ballena were trimmed and thinned to prevent breakage before the winter storms. This will also reduce leaf droppage.

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

Land Side Committee by Jeff Frankel

As you may have observed, this year's siding and roofing programs are well under way and should be complete in the next few weeks. The painting contractor will start on the Ballena Blvd. homes as soon as siding work is complete. By the time this year's program is complete,



we will have repaired siding and painted 16 homes, replaced flat roofs on 9 homes and sloped roofs on 6 homes. If current construction prices continue into next year, we should be able to complete a similar number of homes in 2010. We will keep you posted on progress as we develop plans for the 2010 program.

Neighborhood Communications by Carrolyn Kubota

The Neighborhood Communications Committee is hosting informal town hall meetings street by street to increase participation and/or information that will be relayed back to the new board. These meetings create opportunities for neighbors to gather and share thoughts and comments about the community that we all partake in. I hope homeowners will attend.

400 Tideway Block - Saturday, December 5 from 2:30 - 3:15 PM at 406 Tideway
300 - 326 Tideway Block - Saturday, December 5 from 3:30 - 4:15 PM at 300 Tideway
328 - 354 Tideway Block - Saturday, December 5 from 4:30 - 5:15 PM at 300 Tideway

1200 Ballena Blvd. Block - Sunday, December 6 from 4:00 - 4:45 PM at 1223 Ballena Blvd.

401 - 431 Cola Ballena Block - Sunday, December 13 from 3:00 - 3:45 PM at 411 Cola Ballena
433 - 465 Cola Ballena Block - Sunday, December 13 from 4:00 - 4:45 PM at 451 Cola Ballena

If you want to participate on the committee, please contact me at kubotacarrolyn@yahoo.com or by phone at (510) 814-9981. Currently, the committee is comprised of Carrolyn Kubota and Audrey Ehrlich.

Miscellaneous:

Gutter Cleaning

Autumn is here along with its falling leaves. Now is the time to have your gutters cleaned to ensure they are free of debris and allow rain water to runoff quickly. This helps prevent backups and leaks. As a convenience to our members here is a listing of three gutter cleaning companies.

All Pro Cleaning Service 925-460-0398

Commercial Gutter and Cleaning 510-979-1123

JPA Landscape and Construction 925-960-9602

Please note that gutter cleaning is the sole responsibility of the owner. Ballena Bay Townhouse Association is not recommending any company over another. Any gutter cleaning work will be a private agreement between owners and the companies involved.

Citizen's League for Airport Safety and Serentiy (CLASS)

As BBTA homeowners, each household pays \$1 per month to partake in the consortium. The intent of CLASS is to ensure that Alamedans are not disturbed by airplanes during the hours of



10 PM to 6 AM. If you happen to hear noise events that are out of the ordinary, you should call the Airport Noise Hotline at (510) 577-4194. When calling, please provide the following information: name, address, phone number, date & time of incident, description of aircraft (if possible), location or direction of aircraft, and what the problem was. Please ask for a response in the phone request. The encounter reports are extremely important to the entire monitoring process. If you do not hear back from the Oakland Airport, please contact Ms. Carmen Borg, CLASS Executive Director at (415) 552-7272 or via email at borg@smwlaw.com.

Trash Cans

The neighborhood’s scheduled trash pick-up day is Friday. Can you please roll in your bins on the same day. There have been recent thefts in the neighborhood and we don’t want to encourage uninvited individuals who may believe we are not home.

Rainy Season Soon Approaching...

If you have a leak, call David Boone of Massingham to report the matter. Massingham will then contact a contractor to come out and do the repairs.

Furthermore, please remember to check your dock lines.

BBTA Board & Property Management Contact Information:

Property Manager:

Massingham & Associates Management (Management Company)

4085 Nelson Avenue, Suite A, Concord, CA 94520

David Boone (Property Manager) davidb@massingham.com

Office (925) 405-4900

FAX (925) 405-4747

Emergencies:

Business Hours 8:30 am – 5:30 pm (925) 405-4900

Non Business Hours (925) 405-4900

Board Members:

President/Communications	Carrolyn Kubota	kubotacarrolyn@yahoo.com/510.814.9981
VP/Landscape	Pat Faustman	patriciafaustman@comcast.net/510.864.0665
Secretary	Mary Gallup	mpgallup@hanteltech.com/510.701.5737 or 510- 441-4017
Treasurer	Ann Kenyon	kenyon2@pacbell.net/510.521.6376
Architectural	Gary Flanigan	garyflanigan@gmail.com/510.523.4734
Land Side	Jeff Frankel	jfrankel@pacbell.net/510.769.6097
Waterside	Dick Bacigalupi	dickbacigalupi@hotmail.com/510.521.2426



CALENDAR

BBTA Board of Directors Meeting 7:30 PM Ballena Bay Yacht Club	Third Tuesday of Each Month November 17, 2009
Thanksgiving Holiday	November 26, 2009
400 Tideway Block Town Hall Meeting	December 5, 2009 @ 2:30 PM
300 - 326 Tideway Block Town Hall Meeting	December 5, 2009 @ 3:30 PM
328 - 354 Tideway Block Town Hall Meeting	December 5, 2009 @ 4:30 PM
1200 Ballena Blvd. Block Town Hall Meeting	December 6, 2009 @ 4:00 PM
401 - 431 Cola Ballena Block Town Hall Meeting	December 13, 2009 @ 3:00 PM
433 - 465 Cola Ballena Block Town Hall Meeting	December 13, 2009 @ 4:00 PM
Next month's BBTA Board Meeting	December 15, 2009

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