



# At Dockside

*A Monthly Publication of The Ballena Bay Townhouse Association #1*

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

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## ***President's Message by Carolyn Kubota***

It is the duty of the board to uphold the CC&Rs, By-laws and the Davis-Sterling Act. By now, all homeowners should have received the 2010 Annual Budget Disclosure Statement document via snail mail. Please review the narrative explanations as well as the budget figures for the year. If you have any questions, you may contact me, Treasurer Ann Kenyon, or any BBTA board member.

**Calling on volunteers for various committees.** The board is seeking interested individuals who can participate and make a difference. Listed below are the board liaisons and committees. Please contact the board liaison to sign up. Contact detail is located at the end of the Dockside.

Architectural – Gary Flanigan  
CC & Rs Re-Write – Mary Gallup  
Emergency Preparedness – Elise Hall  
Landscape – Pat Faustman  
Land Side – Jeff Frankel  
Neighborhood Communications – Carolyn Kubota  
Waterside – Dick Bacigalupi

For those homeowners who have not yet attended a Town Hall Meeting, be sure to attend one of the four sessions on Saturday or Sunday. Even if you do not live on Cola Ballena or 300 Tideway block, you are welcome to attend any of the remaining meetings. You should have received a notice in your mailbox about the new date for the 300 Tideway block meeting on Saturday, December 12. Looking forward in hearing from homeowners.

## ***Architectural Review Board by Gary Flanigan***

No architectural requests were submitted this month.

## ***Emergency Preparedness Committee by Elise Hall***

The city of Alameda is offering the H1N1 vaccine Saturday, December 12 and I will be volunteering along with others to give the injections. The H1N1 vaccine is being made available to the high risk population, which comprises of anyone under the age of 24, anyone who cares for or spends time around an infant under 6 months of age, or anyone who has a disease such as asthma, diabetes that could make them more vulnerable if they contracted H1N1. If you are interested in receiving the injection there is no cost.

City of Alameda H1N1 Inoculation Site, December 12, 2009  
Alameda High School- Old Gym 7:00 AM – 2:00 PM



***Landscape Committee by Pat Faustman***

The impatiens were removed just before the cold hit that would have killed them, and the new winter color has been planted around the tree circles.

The landscape crew started the winter clearing of the waterside banks on Monday, December 7<sup>th</sup>.

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

***Land Side Committee by Jeff Frankel***

Siding work on the homes is now complete. Painting, roofing and miscellaneous repairs are in progress and will continue to completion as weather permits.

***Neighborhood Communications by Carrolyn Kubota***

Last weekend 400 block of Tideway and Ballena Boulevard had their Town Hall Meetings. Homeowner participation was great and intelligent suggestions were commented. Please attend the Saturday or Sunday Town Hall meetings if you have not yet attended a meeting. Even if you do not live on Cola Ballena or 300 Tideway block, you are welcome to attend any of the remaining sessions. A summary report will be documented and submitted to the board once all of the meetings have taken place.

300 - 326 Tideway Block - Saturday, December 12 from 3:30 - 4:15 PM at 300 Tideway

328 - 354 Tideway Block - Saturday, December 12 from 4:30 - 5:15 PM at 300 Tideway

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](mailto:kubotacarrolyn@yahoo.com) or by phone at (510) 814-9981. Currently, the committee is comprised of Carrolyn Kubota and Audrey Ehrlich.

***Treasury Report by Ann Kenyon***

The report is at the end of the Dockside.

***Waterside Committee by Dick Bacigalupi***

Last month the Committee completed the repairs to the ramps. Wheels that were breaking down have been replaced, and stainless steel plates have been added to the ramps that had excessive movement during the tide changes. All of the ramp wheels should be in working order and traveling on protective plates. If you notice the rubber on the ramp wheels are coming off or they



are traveling off the plates, please let Rob Larsen or myself know. Timely repair will prevent damage to the dock surface.

The last extreme tides appear to have caused a few tires to work loose from the wave maze. Thanks to alert homeowners they have been retrieved and will be replaced. A different style shackle will be used when they are replaced to hopefully prevent this in the future. If you happen to see a tire which has escaped please pull it up on you dock and call Rob Larsen or myself. The more floatation we can keep on the wave maze the more efficient and longer it will last.

From what I have heard we appear to have avoided any major damage for the recent oil spill. One plus is that our wave maze got cleaned. Men in white jump suits were seen picking up trash and other items that were caught in the tires. While the spill should not have occurred, it is good to see the clean-up response. We are true beneficiaries of an environmentally conscious community living on the water.

***Miscellaneous:***

***Death***

Long-term homeowner, Mr. Ernie Langbein recently passed. Our condolences go out to his family.

***Break-Ins***

There were two neighborhood break-ins on 300 Tideway and 1200 Ballena. Please call the Police if you notice suspicious activity or unfamiliar individuals moving large items. In addition, if you are the homeowner on a corner parcel, can you please ensure that you lock your front gate during nighttime and vacation durations. Uninvited individuals can enter the back dock areas and have access to fellow homeowners' docks and boats.

***HOA Association Insurance Policy – Interior Coverage***

With winter coming, homeowners should be aware of the HOA insurance policy the association purchased last year. For the first time, the association has interior coverage. Listed below is what our policy states:

**Covered - Sudden and accidental**

- A homeowner is cooking, oil catches fire and burns kitchen – sheetrock appliances, etc subject to \$5,000 deduct
- A tree falls down, breaks windows, water gets in – covered subject to \$5,000 deduct



**Not covered - due to long-term wear and tear, worn out roofs, rot, deterioration, faulty construction etc.**

- Wind and rain blow water in through old caulking
- Flat roof leaks

**Deductable is \$5,000 and applies per loss**

- For example - one event, one fire, one storm, etc. (all within 72 hours)

***Address Light Boxes***

For those homeowners who have illuminated address number light boxes, please replace non-operating light bulbs. Massingham performs a monthly Property Inspection report of the association and consistently lists the non-functioning address light boxes.

***Rainy Season is here...***

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.

***Seeking Hosts for Progressive Party***

Get your party on! Due to the success of this year's Progressive Party, the Neighborhood Communications Committee is seeking volunteer homeowners to host. Date and time still pending, but scheduled for March 2010. If you want to host, please call Carrolyn Kubota at (510) 814.9981 or via email at [kubotacarrolyn@yahoo.com](mailto:kubotacarrolyn@yahoo.com).

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**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](mailto: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

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For letters to the Board or to report needed repairs, use this contact information:  
Massingham & Associates Management, 4085 Nelson Avenue, Suite A, Concord, CA 94520  
[davidb@massingham.com](mailto:davidb@massingham.com)

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**Board Members:**

President/Communications	Carrolyn Kubota	kubotacarrolyn@yahoo.com/510.814.9981
VP/Landscape	Pat Faustman	<a href="mailto:patriciafaustman@comcast.net">patriciafaustman@comcast.net/510.864.0665</a>
Secretary/CC&R Re-write	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	Third Tuesday of Each Month
7:30 PM Ballena Bay Yacht Club	December 15, 2009
300 - 326 Tideway Block Town Hall Meeting	December 12, 2009 @ 3:30 PM
328 - 354 Tideway Block Town Hall Meeting	December 12, 2009 @ 4:30 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
Christmas	December 25, 2009
New Year's Day	January 1, 2010
Next month's BBTA Board Meeting	January 19, 2010
BBTA Community Progressive Party	TBD- March 2010

**Happy Holidays and Ring in the New Year!**

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[davidb@massingham.com](mailto:davidb@massingham.com)

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**At Dockside – December 2009**

<b>Treasurer's Report by Ann Kenyon</b>				
The following is a brief summary of our operating income and expenses compared to our budgeted amounts for the year to date period ending October 31, 2009. (We do not receive the financial reports from Massingham in time to present the prior month's information as the Dockside deadline occurs before Massingham has all the information necessary to send us our reports.)				
<b>Ballena Bay Townhouse Association</b>				
<b>Operating Income and Expenses</b>				
<b>Year to Date 10/31/09</b>				
<b>Operating Income &amp; Expenses:</b>	<b>Actuals</b>	<b>Budget</b>	<b>Favorable/ (Unfavorable) Variance</b>	<b>Comments</b>
<b>Total Operating Income</b>	<b>\$530,223</b>	<b>\$541,508</b>	<b>(\$11,285)</b>	Reversal of Late Fees & other Member Fees
<b>Operating Expenses:</b>				
Administrative Expense:				
Bank Loan	\$114,500	\$114,750	\$250	
Insurance	\$35,973	\$66,667	\$30,694	Budget assumed higher insurance rates than occurred.
Legal Expenses	\$2,274	\$9,747	\$7,473	Less need for legal services
Management Contract	\$21,616	\$21,630	\$14	
All Other Administrative Expense	\$13,287	\$9,573	(\$3,714)	Addtl. Management Services (Printing & Mailings)
Total Administrative Expense	\$187,650	\$222,367	\$34,717	
Landscaping Expense	\$32,963	\$44,583	\$11,620	Timing of Irrigation and Tree Service work.
Operational Expense	\$3,131	\$583	(\$2,548)	Signage & installation of parking signs.
Repairs and Maintenance	\$7,959	\$8,000	\$41	
Utilities	\$33,201	\$37,558	\$4,357	Timing of bills for water.
Reserve Funding	\$228,417	\$228,417	\$0	
Total Operating Expense	<b>\$493,321</b>	<b>\$541,508</b>	<b>\$48,187</b>	
<b>Total Operating Income</b>	<b>\$36,902</b>	<b>\$0</b>	<b>\$36,902</b>	
<b>Cash Accounts:</b>				
Operating Funds	\$147,760			
Reserve Funds	\$251,338			
<b>Total Cash Accounts</b>	<b>\$399,098</b>			

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*Not an Official Document*

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