



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

Protecting property values and the quality of life in Ballena Bay – January 2010

President's Message by Carrolyn Kubota

Happy New Year! I hope everyone had a wonderful holiday season to kick off 2010.

By now, each homeowner should have received documents from Massingham dated December 18, 2009 on the BBTA Parking Policy and the Timing of Late Fees and Collections Policy for Regular Assessments. The Parking Policy and the Late Fees and Collections Policy have a 30-day comment period to homeowners. If Massingham or the Board does not receive comments from homeowners, the two policies will become effective once the board has conducted a formal vote of approval at time of the next board meeting, which is Tuesday, January 19.

The 2010 Coupon Books that you have already received in the mail does not reflect the new assessment schedule, so please discard them. The corrected coupon books will be re-issued by Massingham shortly. Sorry for the inconvenience.

Exterior maintenance and painting is performed all year long. Please have patience with the board and the contractors as we deliver this vital HOA service.

Architectural Review Board by Gary Flanigan

The Architectural Committee has received one application for changes, and is awaiting additional information before evaluating.

There are planned discussions at the next board meeting of:

- 1) The installation of solar panels on roofs. Economics, repair issues, government assistance, etc.
- 2) The impact of FEMA having reclassified (at least some of) our homes to be in a flood zone, which may require additional insurance from the homeowners.

Emergency Preparedness Committee by Elise Hall

After the 6.5 earthquake that just happened, the following is a list to help remind us of some things that can be done to help us prepare just in case another quake should occur.

Strategies to Plan Ahead

1. Check for Hazards in the Home

- Fasten shelves securely to walls.
- Place large or heavy objects on lower shelves.

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



- Store breakable items such as bottled foods, glass, and china in low, closed cabinets with latches.
- Hang heavy items such as pictures and mirrors away from beds, couches, and anywhere people sit.
- Brace overhead light fixtures.
- Repair defective electrical wiring and leaky gas connections. These are potential fire risks.
- Secure a water heater by strapping it to the wall studs and bolting it to the floor.
- Repair any deep cracks in ceilings or foundations. Get expert advice if there are signs of structural defects.
- Store weed killers, pesticides, and flammable products securely in closed cabinets with latches and on bottom shelves.

2. Identify Safe Places Indoors and Outdoors

- Under sturdy furniture such as a heavy desk or table.
- Against an inside wall.
- Away from where glass could shatter around windows, mirrors, pictures, or where heavy bookcases or other heavy furniture could fall over.
- In the open, away from buildings, trees, telephone and electrical lines, overpasses, or elevated expressways.

3. Educate Yourself and Family Members

- Contact your local emergency management office or American Red Cross chapter for more information on earthquakes.
- Teach children how and when to call 9-1-1, police, or fire department and which radio station to tune to for emergency information.
- Teach all family members how and when to turn off gas, electricity, and water.

4. Have Disaster Supplies on Hand

- Flashlight and extra batteries.
- Portable battery-operated radio and extra batteries.



- First aid kit and manual.
- Emergency food and water.
- Nonelectric can opener.
- Essential medicines.
- Cash and credit cards.
- Sturdy shoes.

5. Develop an Emergency Communication Plan

- In case family members are separated from one another during an earthquake (a real possibility during the day when adults are at work and children are at school), develop a plan for reuniting after the disaster.
- Ask an out-of-state relative or friend to serve as the "family contact." After a disaster, it's often easier to call long distance. Make sure everyone in the family knows the name, address, and phone number of the contact person.

Landscape Committee by Pat Faustman

January is a slow month for the landscape company, so we are taking advantage of this and doing some minor irrigation jobs to get a better price. We are putting a quick release, water soluble fertilizer on the winter flowers to give them a quick boost. If you have any questions or concerns, please call your landscape committee: Pat Faustman, Isabella Foster, Patty Corrigan, Patti Klaus, Kathy Walker & Beverly Partridge.

Land Side Committee by Jeff Frankel

With few exceptions, our homes are equipped with exterior lighting outside of the street side gates. Most of this lighting is controlled by photocells or timers. However, many homeowners may not be using these exterior lights at night because of technical or cost considerations. PG&E has from time to time subsidized the sale of compact florescent bulbs which use only 20% of the electricity of incandescent bulbs. Harbor Freight Tools now regularly sells 15W CFLs (equivalent to 75W incandescent bulbs) for \$0.17 (yes seventeen cents each). If you use a timer or photocell to control these lights (and assume they burn for 12 hours per day on average), then depending on your electric usage tier from Alameda Power and Light, cost to run a pair of them all night is between \$0.75 and \$1.60 per month. This is a small price to pay for the increased safety and security the lighting brings. If you are not running your exterior lighting for technical reasons (broken timer or whatever), I'd be glad to take a look, reset your timer, change your



bulbs or help whatever way I can to help you put this lighting in order. I've have a case of 24 15W CFL to donate to the cause.

Neighborhood Communications by Carrolyn Kubota

Thank you to Gemma and Chuck, the Faustmans, Joan Robinson and the Roths for hosting a Town Hall meeting and offering their homes to neighbors. I also want to thank the homeowners and board members for coming out and participating at the Town Hall events. A very special thank you to Audrey Ehrlich for taking notes at all of the meetings. For those of you who were unable to attend, great stories were told from original homeowners of the history and memorable encounters of the neighborhood.

Here is a short-list of comments from homeowners:

- An update of the CC&Rs needs to be addressed.
- There needs to be more neighborhood participation on committees because the same people are always running for the board and participate on committees.
- Parking problems still exist. Board needs to convey to homeowners that BBTA guest parking spots are not to be utilized as car storage by homeowners.
- Need to create a Rodent & Wildlife Control Committee to trap raccoons. Chuck Gorohoff and Dick Bacigalupi willing to volunteer.
- Alameda Real Estate Agents need to improve their sales and marketing efforts when representing BBTA properties because BBTA is an architecturally noted and awarded design community.
- Change color scheme of homes to update or modernize homes.
- Architectural study for exterior facelift to modernize buildings and improve aesthetics and value. Mitch Kusy and Michael Carey will explore no cost architectural study options.
- Re-design garden flower beds to improve curb appeal as a less expensive alternative than an exterior facelift.
- Homeowners enjoyed last June's street party sponsored by the Emergency Preparedness Committee and would like to see the Summer BBQ event continued.

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.

Treasury Report by Ann Kenyon

The report is at the end of the Dockside.



Waterside Committee by Dick Bacigalupi

With the winter storms upon us it is critical that the wave maze is functioning. Accordingly, last weekend the Waterside Committee reattached three of five tires that escaped from the outer perimeter. It has become apparent that the portion of the wave maze that grounds out on the north side of the channel has much more movement. This is causing the shackles to release and excessive wear on the metal brackets. New holes were drilled in the brackets and a better locking shackle was used to attach the tires. As we have seen, there are no guarantees so ask homeowners to be on the look out and capture any tires that may escape or call Rob Larsen, Jay Cherrie or myself. It also appears that we should have the wave maze cleaned because there is a lot of growth and silt, decreasing its effectiveness. This was anticipated and funds have been provided in the budget.

Homeowners are recommended to check their dock lines and add spring lines. With the winter storms there will be added force on old lines. Spring lines are helpful, relieving the pressure on your boat as well as the dock. It is a lot easier to do this during the day in calm conditions (as oppose to nightfall in 20+ winds as we have all done at least once).

Miscellaneous:

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.

Emergency Calls

The Association or homeowner maybe charged \$35 per emergency call to Massingham. If the emergency has to deal with an issue that is the responsibility of the HOA, the Association will pay for the fee. However, if the emergency call has to deal with a non-Association matter, the homeowner will be charged \$35. If you do not know if the problem is the responsibility of the HOA or homeowner, contact Massingham during business hours.

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.

