



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

President's Message by Carolyn Kubota

Plenty of activity going on at the March board meeting. The board will be voting on a few items: the association's insurance policy, the community parking policy and the construction management firm in charge of the roofing and siding maintenance projects for 2010. You don't want to miss out on the fun.

Be sure to attend the Progressive Party scheduled for Saturday, March 27. Who would pass up on food and drink and spending time with your neighbors! More details are listed on the Progressive Party flyer.

Architectural Review Board by Gary Flanigan

There were no architectural requests this past month.

CC&R Re-Write Committee by Mary Gallup

The committee met last month to discuss a strategy for updating the CC&Rs to a more current state. The committee thought that it would be wise to take a multi-tier approach to the overall updates. This will start by asking our legal counsel to update the CC&Rs so that they are compliant with the Dave-Sterling act. This update should happen shortly after we select a new law firm. We will be asking the board to support this activity at the upcoming board meeting. The second priority is to ask the board to support a motion to ask the membership to vote on the % of "yes" votes required to change the CC&Rs by a lower majority. Currently, in order to make a change to the CC&Rs it will take a 75% majority to pass.

We would appreciate comments, recommendations, and suggestions on this process.

Landscape Committee Report by Pat Faustman

The landscapers will be cutting back the ivy in the neighborhood this month. It will look barren for a while, but when it grows back in a month, it will look much better. If you have any questions or concerns about landscape, please contact the landscape committee: Pat Faustman, Patty Corrigan, Isabella Foster, Kathy Walker, Patti Klaus and Beverly Partridge.

Neighborhood Communications by Carolyn Kubota

Join the party! Three of your gracious neighbors are volunteering their homes and their culinary skills to feed and entertain the community. The Progressive Party will be held on Saturday, March 27 from 2:30 PM to 5:15 PM. A schedule of the homes and food items are posted on the



Progressive Party flyer in this month’s attachment. Please RSVP by March 20, 2010 and contact Carrolyn Kubota at (510) 814.9981 or via email at kubotacarrolyn@yahoo.com.

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:

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.

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/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

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



CALENDAR

BBTA Board of Directors Meeting 7:30 PM Ballena Bay Yacht Club	Third Tuesday of Each Month March 16, 2010
BBTA Progressive Party - Guest Deadline	March 20, 2010
BBTA Community Progressive Party	March 27, 2010 – 2:30 PM to 5:15 PM
Next month's BBTA Board Meeting	April 20, 2010

