



# 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 – April 2010**

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

For those of you who pay HOA fees by direct deposit, Massingham apologizes and has remedied the March 2010 fees. Massingham will reimburse the late fees, interest and credit the money back to your account.

Here is the follow up from last month's board meeting.

1. The Association is keeping our homeowners insurance policy with Greg Norris. A copy of the insurance disclosure is enclosed in this month's Dockside package; please retain the document for your records.
2. The Parking Policy that was circulated to the Association with a publish date of February 12, 2010 was passed.
3. Avelar and Associates is the new Construction Manager for the 2010 construction projects. You may have already seen them in the neighborhood inspecting homes. The construction crew is identified with company attire.

As for the Community Progressive Party held on March 27, thank you to the chefs who prepared the magnificent food at all of the households. Many homeowners participated and the weather was perfect for the event.

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

There were no architectural requests this past month.

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

If you have taken the CERT class, you can participate in this Disaster Exercise. The Joint ARES/CERT Drill is an important precursor to the City-wide Disaster Exercise in the Fall and every CERT Grad should participate. Ham Radio Operators and CERT Members will be embedded in each Team as well as the Command Post. Through this drill, you will gain a realistic operational experience of how things should work in an actual situation and, combined with the Fall Exercise, be much better prepared to effectively respond to an actual event.

On Saturday, April 24<sup>th</sup>, the drill will begin promptly at 9:00 AM and last until 12:30 PM at the latest. To register or for more information please contact Elise Hall at 510 523-8408.

## ***Landscape Committee Report by Pat Faustman***

The landscapers will begin putting in impatiens around the tree circles toward the end of the month. If you have any questions or concerns about landscaping, please contact the landscaping

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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)



committee: Pat Faustman, Isabella Foster, Patty Corrigan, Patty Klaus, Kathy Walker and Beverly Partridge.

***Neighborhood Communications by Carrolyn Kubota***

Many thanks to Eric and Rebecca for their wonderful pizzas and showcasing their beautiful kitchen. Thank you to Kent and Vincent for their delicious curry chicken, and to the dessert crew (Isabella, Wanda & Dick, Sue & Jay, Ann & Bob, Julia & Rob, and Pat & David) on Ballena Boulevard. Thank goodness for chocolate fountains!

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.

***Miscellaneous:***

***Spring is here, but rain persists...***

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.

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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)

Shauna Serdahl (Community Assistant) [sserdahl@massingham.com](mailto:sserdahl@massingham.com)/925.405.4732

Office (925) 405-4900

FAX (925) 405-4747

***Emergencies:***

Business Hours 8:30 am – 5:00 pm (925) 405-4900

Non Business Hours (925) 405-4900

***Board Members:***

President/Communications	Carrolyn Kubota	<a href="mailto:kubotacarrolyn@yahoo.com">kubotacarrolyn@yahoo.com</a> /510.814.9981
VP/Landscape	Pat Faustman	<a href="mailto:patriciafaustman@comcast.net">patriciafaustman@comcast.net</a> /510.864.0665
Secretary/CC&R Re-write	Mary Gallup	<a href="mailto:mpgallup@hanteltech.com">mpgallup@hanteltech.com</a> /510.701.5737 or 510- 441-4017

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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

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**CALENDAR**

BBTA Board of Directors Meeting 7:30 PM Ballena Bay Yacht Club	Third Tuesday of Each Month April 20, 2010
Next month's BBTA Board Meeting	May 18, 2010
2010 Construction Maintenance Begins	June 1, 2010



Jennifer, Gary & Ruth

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