



# At Dockside

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

---

**Protecting property values and the quality of life in Ballena Bay – April 2011**

---

## ***President's Message by Jay Cherrie***

If you have not yet had a chance to visit our Ballena Bay website, I'd encourage you to have a look at [www.ballena.net](http://www.ballena.net). Jeff Frankel and Gary Flanigan have given it a much needed facelift as well as filled many gaps in our documentation. Happy browsing!

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

There were no applications submitted to the committee this month.

## ***Landside Report by Jeff Frankel***

As you will see in Ann's 2010 Reserve Spending Analysis, we spent significantly more than planned in 2010 for siding, paint roofs and misc. repairs. The significant amounts spent were due primarily to:

1. A continued aggressive approach to doing siding repairs and paint work on 16 homes in 2010 to take advantage of (still) relatively low construction costs at a time when our funds could bring only minor earnings in CDs.
2. Unplanned but needed sloped and flat roofing work at 300 Tideway and sloped roof work at several locations on the 400 block of Tideway.
3. Significantly more siding work per house than was estimated at the beginning of the year due to more aggressive siding and roofing replacement decisions than were made in the past. These decisions were the result of our Construction Management Company's commitment to making sure that we are doing a quality job. They are much more aggressive than previous construction managers we have had. While this kind of stance tends to drive up costs in the short term, this will result in better long-term siding and roofing longevity going forward.

This effort and expenditure has already paid off in a very tangible reduction in the number of emergency roof repairs this winter in contrast to recent years even though this was the wettest winter in 25 years.

While the quality of the work was significantly improved this year, the cost per home for this work went up slightly. This is due to a combination of the more aggressive construction management decisions (the major influence) as well as a recovering economy (smaller influence). See the table on the next page:



Cost Per Home	2009	2010	% Increase
Siding	\$10K	\$12.4K	24%
Painting	\$2K	\$2.4K	20%
Flat Roofs*	\$15.2K	\$15.9K	5%
Sloped Roofs*	\$5K	\$5.3K	6%

\*All roofs in 2010 were constructed to a new roofing specification from our construction Manager: Avelar and Associates.

The table below summarizes the work done this year including a breakdown of construction management costs and cost for additional report that will serve us going forward.

Work Performed	Address	# Homes	Total Cost	Cost Per Home
<b>Siding Repairs</b> ⇒	328-354 Tideway and 409-415 Cola Ballena	16	\$199,084	\$12,443
<b>Flat Roofing</b> ⇒	300 Tideway and 421-435 Cola Ballena	9		
<b>Sloped Roofing</b> ⇒	300, 330, 332, 406, 408, 410, 414, 418 Tideway, 1209 Ballena	9		
<b>Total Roofing</b> ⇒		18	\$191,113	\$10,617
<b>Painting</b> ⇒	328-354 Tideway and 409-415 Cola Ballena	12	\$31,365	\$2,614
<b>Misc Repairs</b> ⇒	Large waterside wall 416 Tideway (S&P), 1201 Fascia, 1223 Window Rot, 1231 Ballena siding repairs	4	Included in above numbers	
<b>Construction Management Costs (1)</b>	CM at all above addresses	30	\$23,750	\$792
<b>Additional Reports from Construction Management Firm (2)</b> ⇒	1. Prior years roof construction conformance study 2. Reserve Study 3. Comprehensive roof and siding condition study.	80	\$9,500	\$119
<b>Total Costs:</b>			<b>\$454,812</b>	

(1) CM Cost divided by 30 homes that received roof and/or siding work

(2) Reports Cost Prorated over entire community

### *Landscape Committee by Pat Corrigan*

Spring is here, looks like the herons are back for nesting and the ducks are oblivious to cars and people with only one thing on their mind.....mating!

This month we had a lot of irrigation repairs. Please be careful about driving over sprinkler heads when driving in and out of driveways. Our dry season will soon be here. Our lawns are looking nice and green and the trees have leafed out. We will be planting impatiens around the tree circles in the beginning of May for some spring color.



We will soon do another walk through with our arborist to check the health of our trees.

To report problems with irrigation, please contact Massingham & Associates.

For other comments or questions, please direct them to a member of the Landscape Committee which includes myself, Pat Faustman, Patti Klaus, Jennifer Flanigan and Kathy Walker.

### ***Neighborhood Communications by Mili Delbecq***

Below is an invitation to all members of the Ballena Bay Townhouse Association from Ballena Bay Yacht Club.

#### ***Ballena Bay Yacht Club Open House***

*by Jeff Fuller*

*You have your house on the water. But something seems to be missing. This Friday you can learn what many of your neighbors already know. The final piece of the puzzle is membership at Ballena Bay Yacht Club!*

*As Vice Commodore of BBYC, I would like to invite you to join us at an Open House at BBYC for hors d'oeuvres and a no-host bar on Friday, April 29, from 5:30-7:00 PM.*

*Take a few minutes to come down and see how much our yacht club has to offer. A few of the benefits of membership are a racing program, monthly cruise-outs to other yacht clubs around the Bay, delicious dinners almost every Saturday night, and the use of our facility which offers a large galley, bar, dining room and cozy sitting area with a fireplace. Also, your membership card entitles you to reciprocal privileges at most of the other yacht clubs in Northern California, and even some beyond that.*

*And as if that wasn't enough, the club is only a few minutes away from our homes.*

*Besides all of the amenities that BBYC has to offer, you will find friendly, fun and like-minded people, so please come by on April 29. As a special incentive, during this membership drive we will waive the initiation fee. So please either drop by or let me know that you are coming. Email [HYPERLINK "mailto:jeffmarine@comcast.net"](mailto:jeffmarine@comcast.net) [jeffmarine@comcast.net](mailto:jeffmarine@comcast.net) or call me at 510-851-6382. We look forward to seeing you.*

#### ***Treasurer's Report by Ann Kenyon***

See Analysis of Reserve Spending Vs Budget Report on the next page:

**Ballena Bay Townhouse Association  
Analysis of Reserve Spending Vs. Budget  
For the Year Ending 12/31/10**

<b>Project Summary --&gt;</b>	<b>Siding</b>	<b>Paint</b>	<b>Roofs</b>	<b>Const. Mgmt.</b>	<b>Total</b>	<b>Comments</b>
Accepted Bid Amount	\$ 87,509	\$ 28,000	\$ 118,000	\$ 16,550	\$ 250,059	
Projected Actual	\$ 199,084	\$ 31,365	\$ 191,113	\$ 33,250	\$ 454,812	Incl.\$13,095 in unpaid bills for 2010 work.
<b>Budget</b>	<b>\$ 120,000</b>	<b>\$ 24,000</b>	<b>\$ 103,204</b>	<b>\$ 28,118</b>	<b>\$ 275,322</b>	Total = amount budgeted for 2010 Reserves.
Estimated Over (under) budg	\$ 79,084	\$ 7,365	\$ 87,909	\$ 5,132	\$ 179,490	

<b>Total LandSide:</b>		\$ 454,812	
<b>Wave Maze:</b>		\$ 23,000	
<b>Total Reserve spending:</b>		\$ 477,812	

<b>Starting 2010 Reserve Balance:</b>		\$ 243,715	
<b>To Reserves from dues in 2010:</b>		\$ 275,322	
<b>Less Projected expenditures:</b>		\$ (477,812)	
<b>Actual Reserve Balance 12/31/10:</b>		\$ 53,225	
<b>Change in reserve balance 12/31/09-10</b>		\$ (190,490)	

<b>Reserve Balance 12/31/10</b>		\$ 53,225	
<b>Reserves budgeted for 2011</b>		\$ 298,706	
<b>Less: Monies owed for 2010 work</b>		\$ (13,095)	
<b>Loan Payable to Operating Fund</b>		\$ (124,854)	
<b>Reserve Funds Available for 2011</b>		\$ 213,982	

**Note: Please see Landside Report by Jeff Frankel which summarizes 2010 work completed and reasons for increased costs.**



**HAVE YOU NOTICED?? Provided by Jeff Frankel and the Navy**



Photo credit to <http://www.theislandofalameda.com> (The Island of Alameda Blog)

The Navy is doing dredging for cleanup of toxins in the old sea plane basin. We thought our readers might be interested in learning about this project. It is located across from the Bladium at Alameda Point. Below is a fact sheet put out by the Navy.



# FACT SHEET: CLEANUP STARTS AT SEAPLANE LAGOON

## Former Naval Air Station Alameda

Alameda, California

January 2011



### PROJECT CONTACTS

*If you have any questions or concerns about environmental activities, please feel free to contact any of the project representatives:*

**Mr. Derek Robinson**  
Navy Base Realignment and Closure (BRAC) Environmental Coordinator  
BRAC Program Management Office (PMO) West  
1455 Frazee Road, Suite 900  
San Diego, CA 92108-4310  
(619) 532-0951

**Ms. Xuan-Mai Tran**  
United States Environmental Protection Agency (U.S. EPA) Region IX  
75 Hawthorne Street  
San Francisco, CA 94105-3901  
(415) 972-3002

**Mr. James Fyfe**  
California Environmental Protection Agency (Cal/EPA) Department of Toxic Substances Control (DTSC)  
700 Heinz Avenue  
Berkeley, CA 94710-2721  
(510) 540-3850

**Mr. Marcus Simpson**  
Cal/EPA DTSC – Public Participation Specialist  
8800 Cal Center Drive  
Sacramento, CA 95826-3200  
(916) 255-6683

**Mr. John West**  
San Francisco Regional Water Quality Control Board (Water Board)  
1515 Clay Street, Suite 1400  
Oakland, CA 94612  
(510) 622-2438

### INTRODUCTION

The Navy has an ongoing cleanup program at sites throughout the former Naval Air Station (NAS) Alameda, also known as Alameda Point, in Alameda, California. This Fact Sheet provides information on one of these cleanup sites, including a description of the actions that will be taken to complete the cleanup.

The Navy is proceeding with the cleanup for Installation Restoration (IR) Site 17, also known as Seaplane Lagoon (SPL). The cleanup will consist of removing sediments within SPL that contain chemicals that may be harmful to human health or the environment. The sediments will be removed by dredging, which will begin in mid-January 2011. The cleanup is being conducted in accordance with the National Oil and Hazardous Substances Pollution Contingency Plan (NCP) and the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The sediment cleanup for SPL consists of the following: 1) dredging sediments in specific areas of SPL; 2) conducting post-cleanup sampling to confirm the effectiveness of the cleanup; 3) dewatering the dredged sediments; 4) sampling the dewatered sediments to determine their waste characteristics; and 5) properly disposing of the sediments based on their waste characteristics.

### SITE HISTORY

Former NAS Alameda was an active military installation from the 1930s to 1997, and primarily provided facilities and support for fleet aviation activities. IR Site 17 is located in the south central portion of Alameda Point. The interior of SPL, which covers an area of approximately 110 acres, was historically dredged to create an area of open water for seaplanes. SPL, which is directly connected to the San Francisco Bay and tidally influenced, is currently approximately 12 to 20 feet (ft) deep on average.

From the 1940s to 1975, industrial wastewater and storm water generated at the former NAS Alameda were discharged directly into a network of sewer drains and pipes and carried, in part, into SPL via sewer outfalls.

### Regulatory Agencies Concur on Cleanup Plan for Seaplane Lagoon

The Navy and its cleanup partners, the U.S. EPA, Cal/EPA DTSC, and Water Board, concurred on the cleanup plan presented in the Record of Decision.

### INVESTIGATIONS AND PREVIOUS CLEANUPS

Results of past investigations and risk assessments conducted for SPL are documented in the Record of Decision (ROD). Certain chemicals in sediments pose a potentially unacceptable risk to human health and/or ecological receptors. Polychlorinated biphenyls (PCBs) are the only chemicals in SPL sediments that are responsible for potential human health risks (through consumption of fish).

Cadmium, chromium, lead, PCBs, and DDx (the pesticides dichlorodiphenyltrichloroethane [DDT]), dichlorodiphenyl-dichloroethane [DDD], and dichlorodiphenyl-dichloroethene [DDE]) in SPL sediments are responsible for potentially unacceptable risk to ecological receptors (fish and fish-eating birds).

### SITE CLEANUP

Two discrete areas of SPL contain chemicals in sediment at concentrations exceeding the risk-based cleanup goals. These discrete areas are the northwest (NW) and northeast (NE) corners of the lagoon. The cleanup area in the NE corner of SPL is approximately 6.5 acres in size, and will produce approximately 52,000 cubic yards (cy) of dredged sediment. The cleanup area in the NW corner of SPL is approximately 3.3 acres in size, and will produce approximately 27,000 cy of dredged sediment.

Before conducting sediment dredging, debris in both sediment cleanup areas (a small area of construction debris in the NE corner of SPL and a partially submerged barge in the NW corner) will be removed and transferred to specific debris holding pads. Sediment will then be dredged from the SPL cleanup areas and transferred to large dewatering pads.



**BBTA Board & Property Management Contact Information:**

Property Manager:

Massingham & Associates Management (Management Company)  
1855 Gateway Blvd, Suite 300, Concord, CA 94520

David Boone (Property Manager)    davidb@m            assingham.com  
Office            (925)                                    405-4900  
FAX                (925)                                    405-4747

Emergencies:

Business Hours 9:00 am – 5:00 pm            (925) 405-4900  
Non Business Hours        (925)                                    405-4900

**Board Members:**

President/Landside            Jay Cherrie            [justjayc@hotmail.com/510.864.1709](mailto:justjayc@hotmail.com/510.864.1709)  
Vice President/Waterside Dick Bacigalupi    [dickbacigalupi@hotmail.com/510.521.2426](mailto:dickbacigalupi@hotmail.com/510.521.2426)  
Treasurer        Ann                        Kenyon            [kenyon2@pacbell.net/510.521.6376](mailto:kenyon2@pacbell.net/510.521.6376)  
Secretary        Eric                        Vaernes            [eric@studiobecker.com](mailto:eric@studiobecker.com)  
Landscape        Patty                      Corrigan            [coleus@pacbell.net](mailto:coleus@pacbell.net)  
Architectural    Gary                        Flanigan            [garyflanigan@gmail.com/510.523.4734](mailto:garyflanigan@gmail.com/510.523.4734)  
Neighborhood Commun. Mili Delbecq            [mdelbecq@comcast.net/510.769.1019](mailto:mdelbecq@comcast.net/510.769.1019)

**CALENDAR**

BBTA Board of Directors Meeting    April                                    19, 2011  
7:30 PM Ballena Bay Yacht Club

Next month's BBTA Board Meeting    May                                    17, 2011 =====



## BALLENA BAY TOWNHOUSE ASSOCIATION #1

### Board of Directors Meeting

7:30 P.M. April 19, 2011

Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda, CA 94501

## AGENDA

1. **Call to Order** 7:30 p.m.
2. **Homeowner's Open Forum** 7:30 p.m.
3. **Secretary's Report** 7:45 p.m.
  - a. Associa<sup>®</sup> Massingham & Associates has attached copies of the March 15, 2011 regular meeting and Executive Session minutes for your approval. Once approved and signed by the secretary the regular meeting minutes will be available for homeowner's viewing and placed in the corporate record book.
4. **Treasurer's Report** 7:50 p.m.
  - a. The law requires the board to review and accept the reconciled financial statements at least once per quarter.
5. **Management Report** 8:00 p.m.  
**Action Items**
  - A. Approval of March 15, 2011 Regular & Executive Session Minutes
  - B. Review of Financial Statements for December 2010 - March 2011
  - C. Accept 2010 Year End Review
  - D. Write Off Bad Debt
  - E. Approve Collection Actions
  - F. Review Roofing and Siding Project
  - G. Discuss Dock Modifications
  - H. Review Parking Issues
  - I. Review CC&R Revision Committee Report
  - J. Review Architectural Committee Report
  - K. Review Landscaping Committee Report
  - L. Review Landside Committee Report
  - M. Review Waterside Committee Report
  - N. Review Neighborhood Communications Committee Report
  - O. Review Community Preparedness Committee Report
6. **Next Meeting Date & Location – May 17, 2011, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.**

**Adjourn**



# BALLENA BAY TOWNHOUSE ASSOCIATION #1

## Board of Directors Meeting

7:30 P.M. Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda, CA

### MINUTES

February 15, 2011

Jay Cherrie	President	Term expires 2012
Dick Bacigalupi*	Vice President	Term expires 2011
Ann Kenyon	Treasurer	Term expires 2011
Eric Vaernes	Secretary	Term expires 2012
Gary Flanigan	Director	Term expires 2011
Mili Delbecq	Director	Term expires 2012
Pat Corrigan	Director	Term expires 2012

**MSC** = Means a **Motion** was made, **Seconded** and **Carried** \*denotes absence

Also present was David Boone of Massingham & Associates Management, Inc. and the owner listed on the sign in sheet.

**Call to Order:** The Board of Directors Meeting was called to order at 7:30 P.M. by President Jay Cherrie.

**Homeowner Forum:** An open forum was offered but the one member present had no concerns they wanted to bring to the Board.

**Minutes:** After careful review it was **MSC** to approve the January 18, 2011 regular and Executive Session Minutes as presented.

**Financial Statements:** After careful consideration it was **MSC** to defer acceptance of the Financial Statements for December 2010 and January 2011 until after the year end review is completed.

**Abandoned Property Policy:** This policy was sent out for the 30 day review and comment period on January 15, 2011. After careful consideration it was **MSC** to adopt this policy.

**Parking Issues:** After careful consideration it was **MSC** to approve canceling the tow contract with All Day Towing if they took no action on our tow requests within 10 days.

**Adjournment/Next Meeting:** With no further business before it the Board adjourned at 8:22 p.m. The date for the next Board of Directors meeting was set for March 15, 2011 at 7:30 p.m. at the Ballena Bay Yacht Club.



Director Signature



Date