



At Dockside

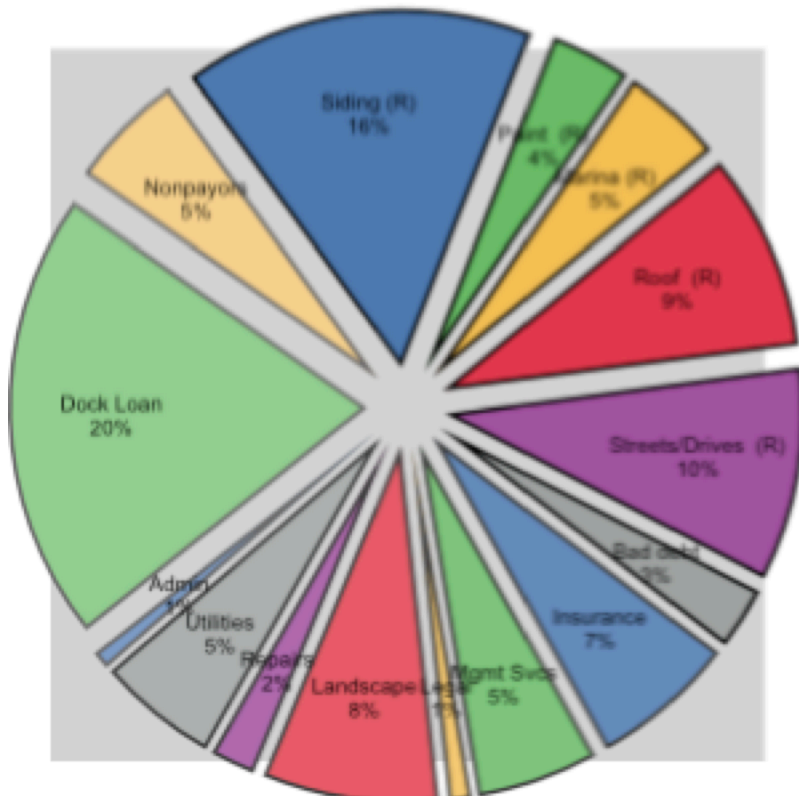
A Monthly Publication of The Ballena Bay Townhouse Association #1

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

President's Message by Jay Cherrie

From time to time, the question comes up regarding where our monthly dues go. Many of you have been on the Board so this is familiar territory but for others it may be a bit more of a mystery.

The monthly assessment is used for two purposes: operating expenses and reserve accumulation. Operating expenses are for month to month costs of running the association while reserve accumulation is about setting money aside for replacing assets with a certain lifespan. An example of an operating expense is the money we spend each month for landscape maintenance. An example of reserve accumulation would be funds set aside to pay for the periodic replacement of siding and roofs. Reserves are mandated by statute and the Association must set aside money based on an annual study. For us, our monthly assessment is split about 60/40 split with the larger amount going toward operating expenses. If we were accumulating reserves in strict accordance to the estimated lifespan of our assets, we would be paying around \$770 per month. Acceptable practice is to make reasonable deferrals in replacing assets which often have a longer lifespan that the average used in reserve studies.



Naturally this is a high level and quite simplified view of a slightly complicated matter, but here is a pie chart that illustrates the split into various categories of our monthly assessments. It isn't official, but perhaps it will help navigate the official documents you receive (monthly financials, annual budgets).

- Dock Loan – 20%
- Siding – 16% R
- Streets, Drives – 10% R
- Roofs – 9% R
- Landscape – 8%
- Insurance – 7%
- Marina R, Mgmt Svs, Utilities, Nonpayment – Each 5%
- Painting – 4% R
- Bad Debts – 3%
- Repairs – 2%, Legal – 1%



Architectural Review Board by Gary Flanigan

There were no applications for changes received this month.

Treasurer's Report by Ann Kenyon

The Treasurer's report is published on a quarterly basis. The next report will not be available until the August Dockside due to the Dockside cutoff date occurring prior to receipt of financial information from Massingham

Landscape Committee by Pat Corrigan

This month the Impatiens have been planted around the tree circles. This should give us some color into the winter months. Snails seem to be hungry for our new plants. Hopefully we can get some snail bate soon. Some trees have been fertilized along with a systemic insecticide.

I would like to give a thanks to Bruce and Sandy Smith for all their hard work cleaning up the circle at the end of Tideway. Its great to see neighbors taking pride in their neighborhood and we encourage anyone who would like to help.

To report problems with irrigation, please contact Massingham & Associates. Suggestions or problems: please direct them to me or Landscape Committee: Patti Klaus, Jennifer Flanigan, Pat Faustman and Kathy Walker.

Neighborhood Communications by Mili Delbecq

Neighborhood BBQ/Picnic:

The fall social will be held this year at the 1213-1215 area of Ballena. The date has been tentatively set at Saturday, Oct. 1. Gary Flanigan is chairing the event, and a few brave souls have volunteered to assist. More volunteers are welcome, as are contributions, since the Association no longer contributes monetarily to the event. We have yet to meet to discuss such things as a menu and theme. If you are interested in helping please contact Gary. Watch for further details next month and plan to attend. It is a wonderful way to have fun and become acquainted with new people.

Best of BBTA “Dockside” June 1999

If you lived here in June 1999 you may recall that we had a whale wash up here about 12 years ago. For those who have moved here since below is the original article written by Scoop (Jennifer) Flanigan. Unfortunately I wasn't able to include newly scanned images by Jeff Frankel, but if you are interested in seeing them, please contact Jeff.

For letters to the Board or to report needed repairs, use this contact information:
Massingham & Associates Management, 1855 Gateway Blvd,Suite 300, Concord, CA 94520
davidb@massingham.com

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NOW WE REALLY ARE “BALLENA” BAY!

By Scoop Flanigan (June 1999 Dockside)

Sometime last Thursday, a twenty-eight foot dead gray whale washed up on the rock wall near 300 Tideway Drive. The operative word here is “dead”, as that’s how its presence became known to this reporter as I left my house for work that morning. Sniffing the air as I walked out to the driveway, I thought, “Hmmm, must be a really low tide.” Those closer to the end of the block were having a little more difficulty with air quality and soon phone calls were being placed to various agencies as to how to appropriately deal with our deceased mammal.

The Navy decided there was no threat to national security, so declined to intervene. The Coast Guard decided that no waterway passage was impeded, and wished us well. Vector Control and the Health Department informed us of some potential threatening bacteria, which we believed unquestioningly and with each passing hour. There was talk of a crane to lift the carcass free, and a suggestion of utilizing a tugboat, both costly alternatives. The problem was, we were told, that the animal was dead. (As if we didn’t know it.) If it were alive, tons of agencies would have stepped in to help, but there just existed no agency to clean up and cart away dead mammals.

Enter the “Dead Whale Detail.” A plan was hatched by members of this group on Friday night in the City over cocktails (the best plans always are!) to wait for high tide (noon on Saturday), and maneuver the dead animal further out into the bay, as, by this time, someone was pricing gas masks. Saturday noon found the ETI (pronounced eee-tie) manned by Capt. John Moore and first mate Stan Brody, and the Café Bonito manned by Capt. Jeff Frankel and first mate Gary Flanigan, gunning their motors and heading for the smelly rockwall area. On shore, with perhaps the toughest assignment, was new neighbor Dick Bagicalupi, who was assigned the task of roping the whale. The plan was for one craft to secure a line around the middle of the carcass and for the other boat to secure a line around the tail to tow the animal off the rocks, with Dick guiding it and making sure it did not get further wedged in.

After a half hour of figuring out the very best direction for the boats to tow it, and after a slight hitch when the line supposedly secured around the whale’s midsection turned out to be not secured at all, the whale was freed at 12:40 PDT to a round of cheers from those on shore. It was hauled to a safe and distant area off shore, secured to an anchor attached to a buoy and a flashing light was affixed. The Alameda Police Department gave some great support in the form of three squad cars, a motorcycle policeman and their Harbor Patrol boat, in case any “Friends of Dead Gray Whales” decided to protest the haulaway. (My understanding is that members of this group suffer from severe nasal blockage.)

Coverage of the whale event was reported on KGO-TV on their Friday night news broadcast. There was also an article in the Oakland Times on Saturday morning.

