



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

Waterside Committee Report by Dick Bacigalupi

The Waterside committee has continued to replace the ramp wheels that have worn out. So far we have prevented damage to the dock surface. Most of the wheels have already been replaced with the new bright red plastic wheels. Additional wheels have been purchased and will be used to replace the remaining wheels on an as needed basis. The metal plates on the Brock system docks have been moved so that the wheels run on the metal. If you notice this is not occurring please let Rob Larsen or me know.

Keeping the perimeter tires on the wave maze continues to be a challenge. It was discovered that the metal added to the bracket to extend its life has caused the shackles holding the perimeter tires in place to loosen. As a result we have lost some perimeter tires but more importantly, the missing tires have caused a couple portions of the outside wave maze to sink. A meeting with a diver has been scheduled this week to discuss ideas on how to raise these parts. The problem with the shackles appears to have been solved with the use of a new style of fastener. The goal will be to replace all the shackles along with the perimeter chain. The waterside committee is looking at doing the work to save money. It will take some time to complete the work with the committee's personal schedules and weather. In the interim everyone is asked to catch any tires they see that have escaped and/or call Rob Larsen or me. I also want to thank the homeowners who have already been calling. It has been appreciated.

I hope that everyone can enjoy what is left of our summer. If and when we get warmer weather we will also get the higher winds. Everyone is reminded to check your mooring lines for chafe and tighten the lines that have come loose. An ounce of prevention is well worth the time when looking at repairing damage to your boat. Look forward to seeing you on the water.

Architectural Review Board by Gary Flanigan

There were no applications for changes received this month.

Treasurer's Report by Ann Kenyon

Please see last page of this issue of the Dockside.



Landside Committee Report by Jeff Frankel

The 2011 maintenance program has been under way for some time now. The contract for the siding work at 300-306, 320 and 402 Tideway was signed on July 29. ML Nielson Construction and Richard Avelar our Construction Management Company were on site last week to do preconstruction inspections. Construction started on Wednesday, August 10 and is expected to last 3-5 weeks. Painting will follow.

The roofing program this year will replace the flat roof on the 1201-1207 Ballena. The contract for this work was signed on August 11 and work should be complete by mid-September 7.

Neighborhood Communications by Mili Delbecq

SAVE THIS DATE: SATURDAY, OCTOBER 1 for the annual BBQ/Picnic. The committee has not met yet so if you would like to help plan the event, or cook, clean up, etc please call Gary Flannigan or Ann Kenyon. Watch for further details next month and plan to attend. It is a wonderful way to have fun and become acquainted with new people.

New Neighbors: Speaking of new neighbors, Ruth Masonek (our local realtor) has brought some lovely new folks to our community. Joan Alspach will soon be moving into 412 Tideway and Lynne Robertson and John Finston will be residing at 421 Cola Ballena. They are looking forward to meeting the neighbors and to the new lifestyle of living on the water. Although we will miss Jim and Audrey Ehrlich and Phyllis McGrew, please welcome our new neighbors.

Meet Your Neighbors by Beverly Partridge: Diane Nelson and Luther (Lou) Abel are the new owners of 443 Cola Ballena. Diane moved from Mt. View where she had her own marketing business with a history of editing books. Lou moved from San Jose, a silicone valley escapee. Lou is a computer engineer with a PhD from the University of Illinois, but would rather talk about his boat a 1980 Canadian Sailcraft (CS) which he had berthed at the Alameda Marina for the past 15 years. His only knowledge of the island of Alameda was the route to Pagano's Hardware store! Diane changed all that when she researched real estate in our town and found Ballena Bay. They came, they saw, and they fell in love with their new home and are looking forward to a marriage ceremony on the deck in October. They are enthusiastic about their new community, have joined BBYC and are looking forward to meeting everyone at our neighborhood party in October.



Property Management Contact Information:

Property Manager:

Massingham & Associates Management (Management Company)

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Emergencies:

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

Non Business Hours (925) 405-4900

Board Members:

President/Landside	Jay Cherrie	justjayc@hotmail.com/510.864.1709
Vice President/Waterside	Dick Bacigalupi	dickbacigalupi@hotmail.com/510.521.2426
Treasurer	Ann Kenyon	kenyon2@pacbell.net/510.521.6376
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Landscape	Patty Corrigan	coleus@pacbell.net
Architectural	Gary Flanigan	garyflanigan@gmail.com/510.523.4734
Neighborhood Commun.	Mili Delbecq	mdelbecq@comcast.net/510.769.1019

CALENDAR

BBTA Board of Directors Meeting August 16, 2011
7:30 PM Ballena Bay Yacht Club

Next month's BBTA Board Meeting September 20, 2011



BALLENA BAY TOWNHOUSE ASSOCIATION #1

Board of Directors Meeting

7:30 P.M. August 16, 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[®] Massingham & Associates has attached copies of the July 19, 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 July 19, 2011 Regular & Executive Session Minutes
 - B. Review of Financial Statements for May, June & July 2011
 - C. Write Off Bad Debt
 - D. Approve Collection Actions
 - E. Approve Year End CPA Proposal
 - F. Review Election Timeline
 - G. Review Roofing and Siding Project
 - H. Discuss Dock Modifications
 - I. Review Parking Issues
 - J. Review CC&R Revision Committee Report
 - K. Review Architectural Committee Report
 - L. Review Landscaping Committee Report
 - M. Review Landside Committee Report
 - N. Review Waterside Committee Report
 - O. Review Neighborhood Communications Committee Report
 - P. Review Community Preparedness Committee Report
6. **Next Meeting Date & Location – September 20, 2011, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.**
7. **Adjourn** 8:50 p.m.

For letters to the Board or to report needed repairs, use this contact information:
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