



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

CC&R Revision Status by Dick Bacigalupi

The CC&R Committee is happy to announce that the revision of our CC&R's is essentially completed. This has been an on going project for many years. As many of you are aware the association's CC&R's have not been updated since the beginning of the association and are not in compliance with the governmental regulations and laws that have been implemented over the years. The Committee also took this opportunity to address and clarify the many ambiguities that were in the current provisions. After multiple committee meetings and many hours of reading by the committee members, our legal consul is in the process of making the final edits. Minor changes were also made to the By-Laws to ensure that they will be in conformity with the revised CC&R's.

In accordance with the governing documents homeowners will need to approve the revised CC&R's and By-Laws. Following the boards approval, the revised CC&R's and By-laws will be distributed to homeowners with a ballot to vote to approve or disapprove. Accompanying the documents will be a letter from our attorney identifying and explaining the major changes. So that everyone's questions can be addressed a meeting with our attorney in attendance will be scheduled. With the recent election of directors the project has been handed off to the new board and they will set the exact plan and calendar. Everyone is encouraged to read the revised CC&R's and By-laws and cast their vote. The revised documents reflect governing documents comparable to current homeowner associations and address our unique requirements of a waterside community.

I also want to reintroduce and thank my fellow CC&R Committee members; Ann Kenyon, Mili Delbecq, Jay Cherrie, Dave Faustman, Gary Flanigan and Jeff Frankel. They have spent much time and effort in bringing a rather tedious and time consuming project to a close. Please show your appreciation by becoming familiar with the revised documents and participating in the voting process.

New Board Members by Mili Delbecq

As was announced recently in a letter from our management association, only two applications were received for the three open Board positions so no formal election was necessary. Those two brave souls were Jennifer Flanigan of 342 Tideway Drive and Rob Larsen of 1225 Ballena Blvd. Although I am sure most of you know Jennifer below is a brief bio for those of you who have not had that pleasure.

My name is Jennifer Flanigan and my husband and I reside at 342 Tideway. We have lived here 18 years and the experience can be summed up in a comment my late mother-in-law made



years ago, “I don’t know why you kids go on vacation, when you live in a resort.” The unique beauty of our bayside community has not diminished, and I truly treasure living here. My involvement in our association in years past was as a contributor to the neighborhood Dockside (my nom de plume as “scoop” Flanigan) and I currently serve on the Landscape committee. I am running for the board this year, and bring to the table the above background, as well as thirty-plus years working in the business world in an accounting capacity. I would appreciate your vote, and I will work hard to look out for the best interests of our association. Thank you, and I attach a photo of me with my campaign manager, grandson Max.

Unfortunately I was unable to reproduce the photo. Rob did not submit a bio, but I am hoping he will submit to an interview for the next issue of Dockside so that new members of our community will have the opportunity of getting to know him.

As one of their last acts, the sitting Board appointed David Twiss, a very recent new member of our community to fill the vacant position on the Board and he too will be interviewed for the next issue of the Dockside. The incumbents are Jay Cherrie of 1205 Ballena Blvd, Patricia Corrigan of 352 Tideway, Eric Vaernes of 431 Cola Ballena, and Mili Delbecq of 427 Cola Ballena.

Officers of the Board are chosen by the Board at their first meeting which will be held Tuesday, October 18th. The open meeting starts at 7:30 p.m. Please come and welcome the new Board members. Don’t be intimidated by the long Agenda – the meeting only lasts 60 to 90 minutes.

Ballena Bay Neighborhood Annual Barbecue by Scoop Flanigan

Picture perfect is how I would describe the afternoon chosen for the 2011 Ballena Bay annual barbecue. It was Indian summer at its very best – sunny, with a nice enough breeze to cool us off, yet not blow away the tablecloths. Friends and neighbors of long-standing were in attendance, as well as many of those new to our little community. It was a nice mix.

The Hawaiian theme played out in both food and attire, and aloha shirts and island prints were the dress code of the day. Isabella Foster passed out colorful leis for the ladies and puka shell chains for the men – and anyone who can get my husband to wear a necklace could probably get my vote for Congress.

The Food – the barbecued chicken and pineapple was universally hailed. And there was so much demand for the Kahlua pork sliders that guests were making up names of relatives to try to get seconds, thirds, and more. The sides and desserts were all homemade and wonderful. No one went hungry at this event, nor thirsty. The wine and beer flowed.

All said it was a hugely successful barbeque and a Big Ten on the Fun-O-Meter. Many thanks to go around, and keep in mind, this was entirely funded by your neighbors and not by the association. Thanks, first, to the Kenyons and to the Bacigalupis for graciously opening their



homes for facilities. To Jeff Frankel, with assistance from Jay Cherrie, for the execution of the chicken kabobs (and no, they didn't line them up and take aim or anything). To Gary Flanigan for the delicious pork sliders. To Wanda Bacigalupi and Kathy Walker for the rice pilaf. Table decorations, floral centerpieces and limoncello squares were provided courtesy of Isabella Foster. Pat Corrigan ably assisted Isabella with the creative process. Ann and Bob Kenyon arranged for tables and chairs, and provided the delicious cole slaw. Terry Klaus gets kudos for the Welcome Table duty, and Jon Walker is just the best bartender ever. It was, quite simply, tons of fun. (Photos by Stan Brody, Pat Corrigan and Isabella Foster can be viewed at www.ballena.net)

Architectural Committee Report by Gary Flanigan

An application was approved for the replacement of the garage door at 340 Tideway, subject to the standard paint being used.

Treasurer's Report

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

Waterside Committee Report by Rob Larsen

The Waterside Committee had identified sections of the outside wave maze that had sunk and needed to be raised before the winter months. The sunken sections decrease the effectiveness of the wave maze, and adds stress that will cause damage. The Waterside Committee was given approval to make the repairs. This included divers to clean and raise the sunken sections, replacement rusted shackles and chain and rental of equipment (trash pump) for cleaning. The divers finished their work last week and most of the sunken sections are now visible. They also replaced 30 ft. of chain and added more perimeter float tires. The tires were raised with only cleaning off the marine growth and mud from inside the tires. The next steps are to clean off as much of the growth and mud from the top with use of a trash pump, and then if warranted, have divers clean off the bottom of the tires. To save money the committee has planned to do the topside cleaning. Once the wave maze is cleaned an assessment will be made of the additional repairs required.

From the work this last year it has become evident that we should clean the marine growth and mud off the wave maze annually. Doing such will maintain the wave suppression (reducing damage to docks and boats) and prolong its replacement. The association has the floats from which the work can be done.

As always please contact me or Dick Bacigalupi if you find any issue with the docks, ramps or loose floating tires.

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



Landside Committee Report by Jeff Frankel

As of this writing, siding and paint work on 300-306, 320 and 402 Tideway are complete. Replacement flat roofing at 1201-1207 Ballena is nearly complete. The sloped roof replacement at 412 Tideway is underway and the flat roof replacements at 348 Tideway and 422 Tideway will start within a couple of weeks as soon as materials are received.

Property Management Contact Information:

Property Manager:

Massingham & Associates Management (Management Company)
1855 Gateway Blvd, Suite 300, 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:

- Jay Cherrie justjaye@hotmail.com/510.864.1709
- Eric Vaernes eric@studiobecker.com
- Patty Corrigan coleus@pacbell.net
- Mili Delbecq mdelbecq@comcast.net/510.769.1019
- Jennifer Flanigan
- Rob Larsen
- David Twiss

CALENDAR

BBTA Board of Directors Meeting October 18, 2011
7:30 PM Ballena Bay Yacht Club

Next month's BBTA Board Meeting November 15, 2011

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BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Meeting

7:30 P.M. October 18, 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 September 20, 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. Election of Directors
 - B. Approval of September 20, 2011 Regular & Executive Session Minutes
 - C. Review of Financial Statements for September 2011
 - D. Write Off Bad Debt
 - E. Approve Collection Actions
 - F. Approve Reserve Study
 - G. Approve Budget
 - H. Review Roofing and Siding Project
 - 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 – November 15, 2011, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.**
7. **Adjourn** 8:50 p.m.