



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

President's Message by Jay Cherrie

There are two mailings everyone should have received recently: an update to the parking policy and the budget material for 2012. The parking policy has minor changes, one of which is to change the typo regarding the limit on cars from 'two per resident' to 'two per residence' in the common area, correcting a mistake that has been in there for a while unnoticed. This has raised questions again about the policy itself and whether it is effective in preventing parking area problems for BBTA. The Board will be discussing the policy again over the next couple of months with the hope the policy can continue to be fine tuned and improved. Please feel free to offer your views to any Board member for inclusion in our deliberations.

The budget is also interesting reading (no, really...!) and is the result of a lot of hard work by both the previous Board and the new Board. The careful management of funds means we are able to keep the dues flat compared to 2011 and still pursue a reasonable program of maintenance on our buildings. We are still challenged with the prevailing economic climate and the resulting revenue shortfall for homes which are not providing dues to the Association. It is a testament to the hard work and attention to expense efficiency on the part of the budget team as well as Landside, Waterside and Landscape that we are able to continue to protect the integrity of the buildings and the presentability of the neighborhood while not increasing dues to cover our shortfalls.

On behalf of the Board, may you enjoy the blessings of the season and best wishes for a happy and prosperous New Year.

ALERT: Theft in Ballena Bay by Jennifer Flanigan

Sometime during the weekend of December 3-4 the motor was stolen from a Zodiac belonging to one of our neighbors here in Ballena Bay. A police report was made, during which the officer urged that the event be made public so that we can all secure our property and try to preclude any future thefts. He indicated that such activity has an uptick during the holidays. We should all take appropriate precautions.

SAILING THE ITALIAN COAST – A SUBLIME SUMMER CRUISE by Scoop Flanigan

A marvelous way to experience romantic, faraway places is to hear of them through friends. This past June Ann and Bob Kenyon had a unique and wonderful trip to some of the scenic Italian and French ports. Theirs was a sailing trip, on a cruising sailboat named Le Ponant, which was 300 feet in length, had 14,000 square feet of canvas and averaged twelve knots. So let's transport ourselves, shall we, to a sun-drenched, blue-skied, white-beached Mediterranean summer.



First port of call was the island of Malta, which was virtually destroyed in WWII (it was bombed 154 straight days due to its strategic location). Much has been restored, including 365 churches (all Catholic). Both described it as a beautiful place and in addition to enjoying the sights they made mention of their two favorite dishes – pizza and mussels.

Next stop was the resort town of Taormina in Sicily, which sits above the Ionian Sea. They took a tour of Old Town, maneuvering to and from shore via Zodiacs. They next visited Lipari, another strategic port dating back to early Greek, then Roman rule. Many archeological sights are here. At Stromboli they enjoyed an evening cruise. At Amalfi, which is on the west coast of Italy, they sipped granitas, a refreshing lemonade ice. The hillsides go straight up here and one can see the terraced crops from the town. They toured a famous cathedral, then went on to Ravello where they visited the Rufolo Estate. They described a delicious lunch here, looking out over the estate gardens to the ocean beyond. Bonifacio (it's French!) is a city in Corsica, which is like a fjord. They described Bonifacio as a textbook medieval city. Counter-balance that impression by the fact that it was a submarine depot during WWII. Next was Elba and both said that if they had to be exiled anywhere, Elba would do nicely (this is where Napoleon was exiled). The town was lovely, as were all the towns on this cruise, and here they took a day trip to a winery. I gather the spring flowers blooming made it an even more special excursion. In Nice they took a stroll past the Hotel Negresco on the Promenade de Inglese. It was this area they described as having their favorite scenery and restaurants. They traveled by bus from Nice to Monte Carlo and on the way stopped in St. Paul de Vence, which is in France. It is a walled city on a hill and is where Marc Chagall is buried. In Monte Carlo they stayed at a Hotel next door to Casino Royale and, tipping their hats to Agent 007, they ordered two martinis. Ann had read about a restaurant recommendation for a place called Pulcinella. She and Bob liked it so much they went back twice. Bob was stationed at a place in this same area called Ville France (between Nice and Monte Carlo) when he was in the Navy and said that now boutiques are where all the bars used to be.

The entire cruise was arranged through a tour company; both said it was possibly the best vacation they ever had. We appreciate their sharing this experience, and I personally feel like dusting the sand off my feet, wandering into the hotel bar and ordering a shaken-not-stirred myself.

Communications Committee by Mili Delbecq

Once again a new year is about to begin. I would like to urge you to attend the Board meetings next week and during the coming year even if you do not have a complaint, especially if you do not have a complaint! Come and express your views, or just come and listen, be informed and support the Board or let us know what you want changed. It is going to be an important year in the life of our homeowners association. We are going to ask you to vote on new By-Laws and CC&R's . There will be further work on the Parking Regulations. Come and hear the discussions. Consider becoming a Board member. Say hello to a neighbor!

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



BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Meeting

7:30 P.M. November 15, 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 October 18, 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 October 18, 2011 Regular & Executive Session Minutes
 - B. Review of Financial Statements for October 2011
 - C. Write Off Bad Debt
 - D. Approve Collection Actions
 - E. Approve Reserve Study
 - F. Approve Budget
 - G. Approve ATC Blanket Notification Proposal
 - 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 – December 20, 2011, Ballena Bay Yacht Club**
1150 Ballena Blvd., Alameda
7. **Adjourn** 8:50 p.m.

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