



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

Protecting property values and the quality of life in Ballena Bay – January 2012

Waterside Committee Report by Rob Larsen

Two “5 MPH NO WAKE” signs have arrived and will replace the existing ones on the Ballena Blvd bridge.

The Waterside Committee had their first work party using the new dredging pump on the wave maze. I am happy to report that it has done what we hoped it would do, and that is, it helped raise the perimeter clusters of tires that were worked on. There are a lot more tires to be washed and scraped of mud and marine growth.

We will still need the divers to clean the bottom of the tires and raise the sunken clusters of the interior of the maze. The new pump will supplement the divers and offset some of the maintenance cost.

I am looking for volunteers for work parties, weather permitting, for the January 21, 22, 28 and 29th. The work day usually lasts 3 to 4 hours. We can use all the help we can get.

There are a few dock issues that are ongoing and will need attention. Ramp wheels are replaced as needed and wheel plates relocated as required. We also have a dock that will need new splice plates installed to prevent excessive flexing at a construction joint.

If you see anything regarding the waterside that needs some attention, please call me or email. Please continue to inspect your and your neighbors dock lines.

If you can spare some time for the community, please call Rob at 522-4020

Landscape Committee Report by Pat Corrigan

This month the banks in our common areas have had ivy and ice plant cut back two feet from structures and fences. Wild fennel, blackberry vines and miscellaneous weeds have been removed. Our next bank clean up will be in the spring.

Irrigation is always a challenge due to changes in rainfall, temperature and individual plant needs. We have had a number of broken and clogged sprinkler heads. To report problems with irrigation please contact Massingham & Associates.

Our annual primroses around the tree wells have been slow to get established. Our head gardener, Marcos, has been attentively adding fertilizer to give them a boost. Hopefully the rains will come soon and all will be happy.

Suggestions or problems, please contact me or a member of the Landscape Committee which includes: Pat Faustman, Patti Klaus, Jennifer Flanigan and Kathy Walker.



Christmas in Denmark

By Scoop Flanigan

I have never spent a Christmas holiday outside the U.S. but have often wondered what it would be like. Our neighbor Aase Roger, a native of Denmark, spent this holiday season visiting her relatives there. She shares some of the highlights of a Danish Christmas. It begins with the advent calendar, a centerpiece with four candles, each lit starting with the fourth Sunday before Christmas Day. Next, the interior of the house is decorated in elf motif -- small, charming little sculptures sitting on shelves, knitting in corners, and generally helping out Santa. A small wreath is placed on the door to each room in the house. Things start to get serious on December 22nd, which is when Danes bring home their Christmas trees. Little cloth cones are filled with candies and hung on the tree. Real candles are attached to the branches and are lit. (A water bucket and spray bottle are handy in case of fire.) Everyone munches on the cookies, such as “brown cookies” made crisp with ammonia carbonate. “Klejner” cookies are made, rolling the dough in a rectangular shape, slitting the middle, then taking one corner and sliding it through the slit. These are then cooked in palm oil. Marzipan covered in chocolate is also a traditional Christmas treat.

On the 24th a Christmas Eve dinner is served, consisting of duckling stuffed with prunes and apples. Red cabbage and potatoes round out this course, the potatoes covered in a gravy, which Aase simply describes as “unforgettable.” For dessert – a rice pudding-type concoction into which is folded whipped cream, almonds and vanilla, all this topped with a cherry sauce. This is an interesting dish as; somewhere in the middle is one whole almond. The one who eats the almond stays mum. Aase said this year her niece made a huge bowl and they had to eat it all before the almond-eater fessed-up. She said many long pauses were needed to finish this course. After cleanup the candles are lit, Christmas songs and hymns are sung while the family holds hands and circles the tree. Then the gifts are opened to the great delight of the children.

Christmas Day there is another big feast starting at 1:00. Herring, smoked eel and smoked salmon comprise the first course, followed by pastry shells filled with a mixture of chicken, asparagus and mushrooms. Next comes liver pate, fried meatballs, ham, and pork tenderloin topped with sautéed onion. Then there is a cheese course followed by the final course, a delicious fruit salad.

December 26th? People rest, and I am not surprised. They may be invited to the neighbor’s for some tasty leftovers. If Danes decide to go out for a walk in the 31-degree cold, they may duck into a little café and order some glogg (pronounced “gloog”) to warm up. Glogg is a wonderful



combination of red wine, port and aquavit (a vodka-like spirit) filled with raisins and seasoned with cinnamon sticks, cloves and other spices.

Strangely, I'm hungry. I had always thought Christmas in London, a sort of Dickensian, snow-flurry holiday, would be ideal. But the above menu beats bangers and mash hands down. My stomach says, let's do Denmark.

Communications Committee by Mili Delbecq

Once again I would like to urge everyone to attend the Board meetings, especially if you are thinking about being a candidate for the Board. And I would like all of you to think about becoming a Board member. If you haven't done so already, it surely must be your turn. I know you are thinking that it is only January, but we will be asking for candidates in the summer which will be here before you know it.

I know in the distant past, some Board meetings turned into shouting matches and were not very pleasant, but that hasn't been true for some time. Everyone is pleasant and respectful, even when we sometimes have different opinions. Come and let us hear your views.

BALLENA BAY TOWNHOUSE ASSOCIATION # 1

Board of Directors Executive Session

7:00 P.M. January 17, 2012

Ballena Bay Yacht Club

1150 Ballena Blvd, Alameda, CA 94501

AGENDA

- I. Call to Order
- II. Items Requiring Board Action
 - A. Discuss New 2012 Laws Affecting HOAs
 - B. Discuss Board Portal Agreement
 - C. Discuss and Approve Collection Actions
 - D. Discuss Parking Rule Violators
 - E. Discuss New Business
- III. Adjournment 7:30 pm



BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Meeting

7:30 P.M. January 17, 2012

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. Massingham & Associates has attached copies of the December 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. Approval of December 20, 2011 Regular & Executive Session Minutes
 - B. Review of Financial Statements for December 2011
 - C. Approve Collection Actions
 - D. Write Off Bad Debt
 - E. Appoint and Authorize Landside Committee Chairman
 - F. Approve Homeowner Responsibility Letter for 2012 Maintenance Projects
 - G. Review 2012 New Laws
 - H. Review Roofing and Siding Project
 - I. Review Parking Issues and Policy
 - 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** – February 21, 2012, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.

7. **Adjourn** 8:50 p.m.

CALENDAR

BBTA Board of Directors Meeting January 17, 2012
7:30 PM Ballena Bay Yacht Club

BBTA Board of Directors Meeting February 21, 2012

Board Members:

President	Jay Cherrie	justjayc@hotmail.com 510..864.1709
Vice-President/ Communications	Mili Delbecq	mdelbecq@comcast.net (510) 769 1019
Secretary	Eric Vaernes	eric@studiobecker.com
Treasurer	David Twiss	djtcalusa@msn.com
Landscape	Patty Corrigan	coleus@pacbell.net
Architectural	Jennifer Flanigan	jgflanigan@yahoo.com
Waterside	Rob Larsen	relarsen@comcast.net

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
Kathleen Carr (Community Assistant)	(925) 405-4716
Office	(925) 405-4900
FAX	(925) 405-4747

Emergencies:

Business Hours 9:00 am – 5:00 pm	(925) 405-4900
Non Business Hours	(925) 405-490

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
