



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

President's Message by Jay Cherrie

Hopefully you have received a ballot, several reminder emails and information about the upcoming voting on revised CC&Rs for the association. This is an important vote for many reasons, one of which is our governing documents are out of date and not in conformance with prevailing statute in many cases. There is an **informational meeting on February 21** where our attorney, members of the Board, members of the CC&R committee and Massingham will all be on hand to answer questions. I want to encourage you to attend if you still have any concerns or need something clarified. It is an important vote and every vote counts.

Waterside Committee by Rob Larsen

Your waterside committee has been busy with changing out a few old ramp wheels with new ones. This will be ongoing until all 42 ramps will wear the new red wheels. A metal curb was installed for the access ramp at 465 Cola Ballena. This curb will stop the ramp wheels from working their way off of the protective plates and resting directly on the Brock surface.

Two "5 MPH NO WAKE" signs have been installed at the Ballena Blvd bridge.

Two divers have been dispatched to the wave maze for the general maintenance. They will be cleaning and scraping the tires to help them float higher in the water. Once they have refloated the sunken portions of both sections of the maze, the volunteers will be notified for pump and scraping duty on the perimeter tires.

Our next task will be fabricating and installing new splice plates to prevent excessive flexing at a construction joint on a Brock dock.

As always if you see anything regarding the waterside that needs some attention, please call or email.

Please call Rob at 522-4020 if you can spare some time for the community. We need volunteers for our work committee, no experience necessary.

Please continue to inspect your and your neighbors dock lines.



Landscape committee by Pat Corrigan

You may have noticed some activity at the triangle where Ballena Blvd. and Cola Ballena meet. The landscape committee is renovating this plot that was formerly colonized by old Junipers and wine bottles. The project will include new soil, several boulders, irrigation and a variety of colorful plantings.

We have Isabella Fahrney-Foster of 1201 Ballena Blvd. to thank for this beautiful addition to our neighborhood. It is being underwritten in its entirety by Isabella in memory of her late husband Ed Foster who loved flowers and this community. Eduardo's memory will live on in this soon to be beautified space.

Landside committee Report by Jeff Frankel

Preparations for the 2012 Landside program is underway. As of this writing – candidate siding, painting and roofing contractors have received the 2012 bid packages and have made inspections in preparation for bidding. Bid are due back on February 16th. and we expect to award contracts for the 2012 program by the end of February. Work will commence as soon as April or May. This is much earlier than in previous years and will ensure that all work will be complete long before the threat of autumn rains.

Communications Committee by Mili Delbecq

If you have not mailed your ballot on the proposed By-Laws and CC&R's, please do so soon. The ballot needs to be received in the office of Massingham & Associates by 5 pm on February 28th. If by chance you have misplaced the ballot, or need the whole package, please call me at 769 1019 or David Boone at Massingham or any of the following Committee members: Gary Flannigan, Dick Bacigalupi, or Jeff Frandel (Ann Kenyon and Terry Klaus are out of town).

Changes occurring – Shep Gallop passed away in January. She and her husband, Dr. Gallop were original owners at Ballena Bay in the days before Tideway. Although Shep hasn't been in residence for several years many on Cola Ballena remember her with fondness.

Shep's son David and his wife Mary have bought a home in Brentwood and they are in the process of moving out of 415 Cola Ballena. Their home here will either be leased or up for sale soon. Also the home of Pat Chronis at 461 Cola Ballena is going on the market. If you know of others moving in or out, please let me know so that we have the opportunity to say good-bye to those leaving and hello and welcome to new members of our community.

Not all the news is of people leaving, some of the news is of events returning, such as the community garage sale:



Return of the Community Garage Sale by Sue Cherrie

I would like to plan a community garage sale for one Saturday in May. My plan is to involve our neighboring Ballena townhouses as well. I could use your help. If anyone lives, or knows anyone who lives, in the neighboring townhouses, especially if they are a part of a HOA, please pass along info to me by phone or email. I plan to advertise in the paper and online and post signs around town with ample notice.

I would love a good turnout, so if anyone has ideas or would like to help, I would love to hear from you. 864 1709 suecherrie@hotmail.com

Stay tuned for updates and Happy Spring!

Return of the Around the Island on New Year's Day??????

There was a tradition for a number of years of a fabulous moving party with Bloody Mary's, fizzes, etc. at the first house and ending with dessert four or five houses later with memorable clam chowder somewhere in between. Everyone at Ballena was invited and encouraged to come by dinghy, small boat or on foot. I would like to see this event return and will be exploring the possibility in the months to come.

Another change: One of the new laws governing HOA's is that the Agendas of all Executive Committee meetings must be published prior to the meeting, so you will notice those in the Dockside.



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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CALENDAR

- Board of Directors Executive Session February 21, 2012
7:00 PM, Ballena Bay Yacht Club
- Town Hall Informational Meeting February 21, 2012
7:30 PM, Ballena Bay Yacht Club
- Board of Directors Executive Session February 28, 2012
7:00 PM, Ballena Bay Yacht Club
- BBTA Board of Directors Meeting February 28, 2012
7:30 PM Ballena Bay Yacht Club
- BBTA Board of Directors Meeting March 20, 2012
7:30 PM Ballena Bay Yacht Club

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 | djtcalsa@msn.com |
| Landscape | Patty Corrigan | coleus@pacbell.net |
| Architectural | Jennifer Flanigan | jgflanigan@yahoo.com |
| Waterside | Rob Larsen | relarsen@comcast.net |

Property Management Contact Information:

- 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) 405-4900

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BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Executive Session

7:00 P.M. February 21, 2012
Ballena Bay Yacht Club
1150 Ballena Blvd, Alameda, CA 94501

AGENDA

- 1. **Call to Order**
- 2. **Items Requiring Board Action**
 - A. **Discuss Governing Document Revision Legal Details**
- 3. **Adjournment**

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Meeting

Governing Document Revision Town Hall Meeting

7:30 P.M. February 21, 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. **Management Report** 7:45 p.m.
Action Items
 - A. **Governing Document Revision Town Hall Meeting With Association Counsel Michael Hardy For Owners Questions And Comments**
 - B. **Review Voting Deadline For Governing Document Ballots**

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4. **Next Meeting Date & Location** – February 28, 2012, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.

5. **Adjourn** 9:00 p.m.

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BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Executive Session

7:00 P.M. February 28, 2012
Ballena Bay Yacht Club
1150 Ballena Blvd, Alameda, CA 94501

AGENDA

1. Call to Order

2. Items Requiring Board Action

- A. Discuss New 2012 Laws Affecting HOAs
- B. Discuss Roofing, Siding and Painting Project Contracts
- C. Discuss Board Portal Agreement
- D. Discuss and Approve Collection Actions
- E. Discuss Parking Rule Violations
- F. Discuss New Business

3. Adjournment