



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

President's Message by Jay Cherrie

A giant **Thank You to all** for your participation in the recent governing documents election process. The CC&R Committee worked very hard for a long time to get a solid set of current documents before you. Of course they aren't perfect, but one of the key provisions is the ability to amend the documents with a more realistic majority vote. We also now have the capability to better manage our income and expenses by moving to a monthly dues assessment as well as an improved situation for initiating collection actions in a more timely fashion. Most important, we now have a modernized set of bylaws and covenants that are in line with prevailing statute. Our former 40-year-old rules had ambiguities and in some cases conflicted with the law. At best, that caused confusion; at worst, it exposed us to unnecessary legal costs if issues arose related to those conflicts and ambiguities.

The Committee and the Board are grateful for the time and effort you all took to review the documents, ask questions, attend the town hall meeting and most importantly vote. This is "community" in the truest sense of the word.

Waterside Committee by Rob Larsen

Two divers are in the process of cleaning and scrapping the wave maze tires to help them float higher in the water. They also have assisted in reattaching tires that have become separated due to strapping that has broken or shackles that have failed. I am in the process of getting prices for fabricating new splice plates.

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

Thanks to the Waterside committee and all the other BBTA committees and the countless hours put in by these volunteers for the betterment of this community.

Communications Committee by Mili Delbecq

Please mark your calendars for the Garage Sale in May (see below). It was so nice to see so many people at the informational Town Hall meeting. I want to emphasize that everyone is welcome at the monthly Board meetings and I would like to encourage you to attend. Also I would like for you to consider serving on the Board. Elections will be in September with nominations due in the summer. Please do not hesitate to volunteer.

If you would like to submit something for the Dockside, please let me know. Contributions are welcome!



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Waterside	Rob Larsen	relarsen@comcast.net

CALENDAR

BBTA Board of Directors Meeting 7:30 PM Ballena Bay Yacht Club	March 20, 2012
BBTA Board of Directors Meeting 7:30 PM Ballena Bay Yacht Club	April 17, 2012
BBTA Board of Directors Meeting 7:30 PM Ballena Bay Yacht Club	May 15, 2012
Community Garage Sale	May 19, 2012