



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

Greetings from your Treasurer,

As your Treasurer I am committed to reviewing our budget line item by line item to ensure we are receiving the best service / product for our money. Most recently the passage of our new CC&R's will significantly smooth out our cash flow and allow for swifter collection action to help minimize our exposure to future write offs and for that I thank each of you that voted yes. Given this change I will begin to report our financials on a monthly basis rather than quarterly as we've historically done.

This past month's actions include a thorough review of our office supply, copy and postage expense with the intent of reducing this cost by 25%. The Board has decided to trial the elimination of hard copies of our monthly Director packets historically printed and delivered to each of us prior to the upcoming meeting. Also we are exploring our garbage refuse pick up to discover how our senior homeowners can qualify for the 15% discount Alameda Industries extends to homeowners 65 years of age and older.

Each month I will dissect another line item and present to the Board and Homeowners during our monthly meeting to ensure we are as resourceful with your dues as humanly possible without sacrificing any service we've been accustomed to over the years.

In next month's Dockside I will report the findings to the association members with a detailed analysis to reduce our cost and take advantage of discounts available for our garbage and refuse services.

Regards,
David J Twiss
Treasurer
djtcalusa@msn.com

Return of the Community Garage Sale-Update: SATURDAY MAY 19

Neighboring Townhouses have been notified and have been enthusiastic.
We will begin putting flyers in mailboxes in the next couple of weeks.

IF YOU PLAN ON PARTICIPATING, I WOULD LOVE TO KNOW. PLEASE SEND ME AN EMAIL OR GIVE ME A CALL SO I CAN KEEP TRACK OF LIKELY PARTICIPANTS.

Stay tuned for updates.
Happy Spring.
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Landside Report by Jeff Frankel

Street Lights

This winter has seen a number of our streetlights become intermittent or fail completely due to aging bulbs and other equipment. In February and March we made repairs to 11 of these streetlights. We share these facilities with various HOAs and apartment complexes on Tideway Drive and Cola Ballena who will be billed for their share of the costs.

2012 Construction Program

Planning for the 2012 construction program is well underway. The following 11 homes will have siding renovation and painting:

The 4 homes at 1201-1207 Ballena

The 7 homes at 308-326 Tideway (excluding 320 Tideway done in 2011)

12 Homes will receive new sloped roofs

We have selected the following contractors for the 2012 construction program through competitive bidding:

Sykes Construction – Siding and other Carpentry

Lupi's Panting - Painting

Fiala Roofing - Roofing

Please call or email with questions or comment – Jeff Frankel 510-769-6097, jfrankel@pacbell.net

Waterside by Rob Larsen

It may look and sound the same, it will be forever ongoing.

Two divers are in the process of cleaning and scrapping the wave maze tires to help them float higher in the water.

I am in the process of getting prices for fabricating new splice plates. Anyone have a stainless steel fabrication connection?

For the new home owners and to remind our seasoned residents, the Association has three work floats the are available for your use, I would be happy to help move them for you.

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

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



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.

Landscape Report by Pat Corrigan

This month we have sprayed the existing myoporum and toyon trees on Cola Ballena for thrip infestations. We will also be giving the Holly Oaks on Cola Ballena a systemic injection to control aphids and fertilize the trees at the same time.

You may have noticed some activity at the triangle where Ballena and Cola Ballena meet. Soil and mulch were delivered the first week in April in anticipation of the coming work that will begin as soon as we get some dry weather. We'll keep you posted.

To report problems with irrigation please contact Massingham & Associates. Suggestions or problems please contact me or a member of the Landscape Committee which includes: Pat Faustman, Patti Klaus, Jennifer Flanigan and Kathy Walker.

Pat Corrigan

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Prague – Early Spring

By Scoop Flanigan

Thoughts of this historic European city brought visions of cloudy skies and looming Gothic buildings of granite gray. I was so wrong! Our neighbors Mili and Andre Delbecq have just returned and the pictures of the flowing, Baroque architecture are filled with color. After the breakup of the USSR the people of Prague became entrepreneurs. Their houses and buildings reflect this change and have been painted pastel colors – pale blue, yellow, pink – with red-tiled roofs. Why it's a veritable Eastern European San Diego! Mili described the overall effect as one of prosperity. The beautiful parks are filled with young mothers strolling baby carriages, the elderly taking daily constitutionals, and dutiful pet owners giving their dogs a run. Everybody's eating ice cream. Apparently this confection rivals Italy's gelato.

The Delbecqs stayed at a hotel in the Lesser ("Little") Town, overlooking the river which runs through the city. Small tour boats, similar to the bateaux-mouches in Paris, ferry tourists through the town. This narrow strip of Prague west of the river abuts a high bluff. They took a trolley up

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the steep hill. I gather the public transportation is good and affords an excellent alternative to navigating the narrow cobblestone streets.

Leaving Prague, they set out by car for Kutna Hora, a small town north of Prague. The castles are closed at this time of year, but the scenery they enjoyed was one of green, rolling hills – likely alfalfa – however few livestock were seen. They were fortunate to have a friend with a chateau which has been beautifully restored, and enjoyed their visit there.

Cesky Krumlov is another small town they visited, this one noted for its summer theatre. In the summers the townsfolk dress in 15th century costume. Here they stayed in a hotel which was one of the first monasteries. Mili mentioned that many churches hold evening concerts. Another example of adaptation -- the town of Trebic boasts a summer jazz festival held in the large town square.

The food is a bit heavy. Mili described meals which included baseball-sized dumplings made of bread, potato or liver. These are cooked then sliced and covered with thick gravy. There is little ethnic food other than bad Italian. And don't look for any Russian restaurants in the Czech Republic given the Cold War history.

For most of their trip, the weather was like ours is now – mostly sunny, about 60 degrees daytime with cool nights. It seemed as though the most enjoyable sights were strolling down the cobblestone streets, then turning a corner to gaze at a lovely vista of architecture. Prague is all about architecture, as it was one of the few cities in Europe which was spared relentless bombing during WWII. Allow five or six days to immerse yourself in one of the best examples of European “old world” charm.

Property Manager Contact Information

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Emergencies:

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

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Waterside	Rob Larsen	relarsen@comcast.net

CALENDAR

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