



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

Sometimes Change is Good

We currently have an annual budget for garbage and refuse collection of \$29,925 or \$374.06 per homeowner. Recently I conducted a detailed analysis of our garbage disposal service with Alameda County Industries and the key findings include:

1. Homeowners 65 years of age and older are not getting their deserved 15% discount
2. 4 Homeowners have been paying directly for their garbage pickup for many years and will receive refunds in excess of \$14,000 as this expense has been paid for by the HOA
3. Homeowners paying their dues are also paying for the refuse disposal of homeowners not paying their dues
4. Most homeowners are receiving 32 gallon garbage disposal service and only producing less than 20 gallons of garbage each week

Based on these findings I have recommended and the Board has unanimously approved a change from HOA paid garbage service to homeowner paid garbage service and a reduction of monthly HOA dues in the amount of \$30.00 per home. Effective July 1st 2012 our monthly dues will reduce from the current \$700 per month to \$670 per month and paying for garbage disposal will become the responsibility of the homeowner.

What we need to know as a homeowner:

1. The quarterly price of garbage disposal is dictated by the size garbage (grey) can you utilize and does not change the size of the recyclables (blue) or yard waste (green) cans. Currently all homeowners with the exception of two are utilizing a 32 gallon garbage (grey) can
2. If you stay with your current 32 gallon (grey) can your quarterly charges will be \$94.35 and will not impact the size of your recyclables or lawn waste cans. If you or your spouse are 65 or older this quarterly charge will be \$80.19
3. If you can change from a 32 gallon garbage (grey) can to a 20 gallon garbage (grey) can your quarterly charges will be \$68.00 and will not impact the size of your recyclables or lawn waste cans. If you or your spouse are 65 or older this quarterly charge will be \$57.80

Basic Service Menu for Residents of Single-Family Homes

Basic Weekly Collection Service* - Integrated Quarterly Rate

Container Size	Curbside Quarterly Rate**
20-gallon Garbage Cart	\$68.00
32-gallon Garbage Cart	\$94.35
64-gallon Garbage Cart	\$155.01
96-gallon Garbage Cart	\$216.50

* The integrated rate covers the cost of garbage, recyclables, and organics collection, as well as the used oil filter collection program and the On-Call Clean Up program. Carts for recyclables and organics are available in 3 sizes: 32gal, 64gal, and 96gal. The rate charged, however, is based only on the size of the garbage cart selected.

** Backyard/sideyard service is available as are LIRA & senior rates. Forms are required.



What actions we as homeowners need to take before July 1st 2012:

1. Complete the attached "Start Service" document and return it to Alameda County Industries at 2307 Blanding Avenue, Suite B, Alameda, CA 94501
2. If you chose a form of automatic payment complete the attached "Authorization for Recurring Credit Card Payment" should you wish to use a credit card and accumulate the mileage or points many credit card companies offer or attach a voided check should you prefer direct payments from a savings or checking account and send this document in with your "Start Service" document
3. If you or your spouse are 65 or older complete the attached "Senior Residents Discount Program" document and send it in with your "Start Service" and "Authorization for Recurring Credit Card Payment" document
4. If you need any assistance please contact me directly and I will assist you in any way I can
5. Enjoy the savings

Regards,

David J Twiss

Treasurer

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303-495-1252



Landscape Committee by Pat Corrigan

We have finally completed the newly planted triangle at the corner of Ballena Blvd. and Cola Ballena. It looks great. We have Isabella Fahrney- Foster and our landscapers to thank for this beautiful sight. I'm sure Ed would approve.

We just completed our irrigation check with Tree Sculpture finding many broken and clogged sprinkler heads. Please try not to drive over these heads. They are expensive to fix and cause our lawns to brown out and die.

Turf areas will be aerated and fertilized this month.

Expect to see our arborist this week pruning dead wood and thinning tree canopies to allow light and air circulation for better tree health.

To report problems with irrigation please contact Massingham & Associates.

Landside Committee by Jeff Frankel

2012 Construction Program:

All contracts for siding repair, paint and roof replacements have been signed for the 2012 construction program. This year's contractors are Sykes General Contractors for siding repair, Lupe's Painting and Frank Fiala Roofing. Siding repair and painting will take place on these homes: 308-314 and 322-326 Tideway Drive and 1201-1207 Ballena Blvd. More than a dozen sloped roofs will be replaced mostly on the 400 and 300 blocks of Tideway Drive and one on Cola Ballena. Sykes was on site this week with our Construction Manager from Avelar and Associates to mark siding to be replaced. Work should commence within 2 weeks and should take 6-8 weeks. Roofing repairs should begin within 5 weeks.

Solar Panel Rules:

A draft set of rules for the installation of solar panels has been submitted to the Board for consideration at the next meeting.

Communitons Committee by Mili Delbecq

GARAGE SALE, MAY 19TH, BE SURE TO PARTICIPATE, EITHER AS A SELLER OR A BUYER OR BOTH!

I also want to encourage you to attend the upcoming Board meetings. There are some very interesting subjects on the table and now the discussions are much more informative since decisions can no longer be made by email. If you do not attend the meetings, you miss the discussions on subjects important to you. The discussions are not included in the Minutes.

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



Also I would like for you to consider serving on the Board. Ideally the Board should be a mix of new homeowners who bring “new eyes” to our HOA issues and long term people who have a historical perspective of our HOA and experience so that we do not repeat old unsuccessful ventures. 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!

COMMUNITY GARAGE SALE: SATURDAY MAY 19. 8:00 AM TO 1:00 PM

I have gotten many, many responses to the upcoming garage sale. I have spent money on new signs to post at the intersections the day of the event and to advertise in the paper. On the day of the garage sale, I will go around to all of the participants to collect everyone's share. It is likely to be between \$5.00 and \$10.00

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.

Thank you for the great response.

Happy Spring.

Sue Cherrie
864-1709
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suecherrie@hotmail.com



Port of Call – Avila Beach

By Scoop Flanigan

At the recommendation of some friends, my husband and I decided to do a road trip to Avila Beach. We needed a short spring getaway and so headed south. Our route was 880 South (truck-filled and crowded) then south on 101 near San Jose, and at last the traffic eased up, at least mid-week. It was here we began to see long, rolling green hillsides, made so by the March rains. We feed the world, and the drive through the Salinas Valley points that up. Miles and miles of verdant acreage – strawberries, romaine, iceberg lettuce and alfalfa (I guess) rolled past. It's my opinion that farmers/agribiz should be required by law to post signs identifying the crop being grown in a particular field, this to minimize arguments – er, discussions -- between couples of what they're rolling past.

We checked into our hotel – the San Luis Bay Inn – which is a beautiful place near the shoreline. It's large, sprawling, located on a hillside, but, alas, it has no bar and no restaurant. In addition to the “Welcome” on their marquee, it should read “Stay here and lose five pounds.” Places this size should at least have continental breakfast. We had a comfortable Oceanside room with the world's smallest triangular balcony. “Darling, can I get you another glass of wine” meant one of us rising up and squeezing into the far corner so the other could open the slider. No matter, who goes on vacation to stay in the room.

They have good food in this area. I had saved a Jon Carroll article from the Chronicle for a year for a restaurant called the Olde Port Inn. Seafood is caught that day. I had the sole and my husband had the rock cod – both delicious. This place is at the end of a pier overlooking the bay and as we were leaving he caught a glimpse of a porpoise coming up for a breath of air. You can only savor such moments.

Our hotel had a heated pool and Jacuzzi, and we sat chatting with fellow vacationers who used to live in the Central Coast area and talked about what a great place it was to grow up. They were speaking of the 1970s and 80s. My upbringing happened quite a bit before then, as I am gently reminded by my spouse, vis a vis this conversation. School-age son to husband: We're studying the Gettysburg Address. Response: Go ask your mother. She was there.

The beach towns are all in a row, so going south – San Luis Obispo is the largest. We spent a day or two trying to find their downtown. It's on Chorro Street and has all the quaint shopping, coffee bars and other bars you could ever want to find. Next is Avila Beach, down a long road following the shoreline and ending with the pier. Then Pismo Beach – there's a shop on the main drag with excellent cinnamon rolls, but don't mention Cinnabon here. Then there's Oceano. Imagine the city founding fathers who named this place. “Hey, Herb, what shall we call it?” “Well, there's the ocean, let's just add an “O.”

Don't miss the wineries in this area – there are tons. Local tidbit for those of you who remember John and Nancy Moore on Tideway. Their friend Jean-Pierre Wolff who left to establish his Wolff Winery is still going strong. His son runs the tasting room and we had a nice chat about old Tideway times.

Property Manager Contact Information

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



Massingham & Associates Management (Management Company)

1855 Gateway Blvd, Suite 300, Concord, CA 94520

David Boone (Property Manager)	davidb@massingham.com
Kathleen Car (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

Board Members:

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

CALENDAR

BBTA Board of Directors Meeting 7:30 PM Ballena Bay Yacht Club	May 15, 2012
COMMUNITY GARAGE SALE	MAY 19, 2012
BBTA Board of Directors Meeting 7:30 PM Ballena Bay Yacht Club	June 19, 2012

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