



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

Waterside Committee Report by Rob Larsen

I was recently notified that we have a couple of docks that have had some damage to the wood framing and to the floatation cells. This damage occurred from boats being tied incorrectly or not checked on during a storm. We are getting quotes for repairs.

We will have an ongoing project with the cleaning and repairing of the wave maze. Thanks to all that helped on the last tire cleaning session. More sessions to come.

If any homeowner needs a piling repaired or replaced, this would be a great time to get a quote for the work. Our neighbors at 500 Tideway sent the following notification. There is no date or contractor named; we will pass on this information when it is received.

Tideway 500 Townhouse Association

June 21, 2012

TO: BBTA Board Members: Jay Cherrie, Patricia Corrigan, Mili Delbecq, Jennifer Flanigan, Rob Larsen, David Twiss, Eric Vaernes

RE: Upcoming Piling Replacement for 500 Tideway Marina

Dear BBTA Board,

Tideway 500 HOA is planning to replace all of the pilings in our marina this coming fall. The exact dates of the work have not been finalized, but we will notify you as soon as we have them. We estimate that all work will be completed within a single week. As with any project of this scope, the work will require bringing in a large barge and some shuffling of our vessels from slip to slip. We regret any inconvenience this may cause your members. Please feel free to contact us with any questions regarding the work.

We thank you in advance for your patience and cooperation.

Sincerely,

Anne

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.

Please continue to inspect your and your neighbors dock lines.



Landside Report by Jeff Frankel

Please excuse the abbreviated report this month as I am traveling this week. Sykes Building Contractors will be finishing up siding work this week and next. Lupe's Painting has walked the property and may be pressure washing buildings in preparation for painting as you read this or may start next week. Roofing work will begin before the end of July.

Landscape Report by Pat Corrigan

This past month we trimmed the ivy, ice plant, and blackberry away from our homes on the banks. We added new color around most of the tree circles.

We have had many irrigation issues which tend to be magnified when we have lack of rain and constant wind.

Two Ornamental Plums and one Dracena Palm will be removed. Ornamental Pears on Tideway and Ballena will be correctively pruned and thinned for fire blight infected tissue. Japanese Maple, Myoporum and Holly Oak trees on Cola Ballena will also have their canopies thinned for weight, light and air.

All this will take place Jul. 17-19th. Some homeowners may be asked to move their cars.

Travelling Spain and Normandy by Scoop Flanigan

Okay. Sit on the edge of your chairs, we're being airlifted again – this time to the scenic shores of Spain. Close your eyes and picture an endless horizon with sunny skies, granite blue surf and lots of red, red wine. Rob and Julia Larsen didn't have to imagine it -- they were fortunate enough to make this very trip last April aboard a beautiful cruising ship, Windstar. Windstar is a 535-foot, five-masted sailing vessel tooting along at 10 -12 knots. The ship's capacity is 312, but on the Larsen's cruise (just after the very public Italian cruise ship mishap) the guests -- 205 -- almost outnumbered the crew -- 191. Talk about individual attention. This is the kind of one-on-one I could get used to.

Who doesn't get jet lag? Only androids. So after the long haul to Madrid they booked the overnight hotel train to Lisbon, their point of embarkation. Both describe the train trip as a welcome respite, with a lovely dinner, hot shower and hearty breakfast. Arriving in Lisbon next morning, they boarded the hop-on/hop-off tour bus, highlights of which were two bridges, one resembling our own Golden Gate and one the San Mateo Bridge. Let's hope the tolls for these didn't mimic ours.

After a day of sightseeing in Lisbon they boarded ship at 5:00 in the evening to begin the voyage. The first day was the longest transit -- they were at sea for a day then stopped at Cadiz, where they walked into town to sightsee. Of note here was the "camera obscura" which was a prism reflected



onto a large disc. This was an invention of da Vinci and its purpose was to enable the local tax man to monitor ships sailing into port and collect duty from them. The night following Cadiz was spent sailing through the Straits of Gibraltar. Seeing the lights of Morocco was a thrill for both. I will note here that the Windstar was under sail about 20% of the trip – the balance was under motor-sail. Side note: on board, the captain maintained an open bridge – guests could go in and talk with the crew at any time. Rob was able to be close at hand to see the ship's operations while bringing the ship into a new port – a great pleasure and one of the highlights of the trip.

Malaga was their next destination, from which they journeyed to Granada, the city in which the incredible Alhambra stands. The Alhambra is a great citadel, fortress and palace built in the 13th century by a Moorish king and is surrounded by intricately-detailed mosaic outer buildings and lush gardens. They spent all day here and at the end of the day were treated to a surprise – a very elegant meal on the way back to Malaga!

In Cartagena they visited the Roman Coliseum with towering, impregnable walls. In Valencia Rob celebrated his birthday. Valencia showed traces of having hosted the prior America's Cup – obviously this entire trip had many sailing references for this waterside duo.

Next stop was the island of Palma where the English gather to get their Mediterranean "fix." Palma is home to a fabulous marina with expensive yachts and both described it as beautiful, picturesque and a place they could have spent an entire week. It was time to move on to Barcelona, where they were struck by the absence of single-family homes – it was all apartments and Vespas. They toured several of the very distinctive buildings designed by Gaudi – a fellow who had his own unique twist on the marriage of Spanish and Moorish architecture. Barcelona was the final stop of the Windstar voyage.

But this fabulous trip was by no means over.

They decided that historic Normandy needed to be added to the itinerary, so they took the evening flight to Paris and headed north. Both describe the roads connecting the various Normandy towns as picturesque, with striking fields of flowering rapeseed.

Their first stop was the island of Mont St. Michelle. It used to be that you could only get to it at high tide (don't you love those kinds of places? Oops, out of milk, guess we'll have to wait twelve hours!). These days, however, there is a full-time working bridge. At Mont St. Michelle they encountered their favorite directions to their hotel: take a short walk to the drawbridge and turn left. You don't hear that one in Des Moines. All wonderful trips are punctuated by a storm and they got one that night. Next day the clear air afforded a fantastic view.

They spent two nights at Caen, home of William the Conqueror and took day trips to villages like Sainte Mere Eglise. Now who doesn't remember the movie The Longest Day? The Larsens confirmed that the town still has a replica of the American parachutist hanging from the steeple of the church. They visited an authentic German bunker at Ouistreham and of course



toured the beaches. Both describe the tour of this area as very moving – especially the visit to one of the cemeteries near Omaha Beach where more than 9000 American soldiers are buried – and how could it not be so.

Last stop of the trip was Giverny, home of Claude Monet and both say it was a perfect antidote to the solemnity of the Normandy beaches and memorials. Yes, being surrounded by soft colors and dreamy water lilies is a perfect ending to a great vacation and our heartfelt thanks to them for taking us stowaways along.

Communications Report by Mili Delbecq

There were several homeowners at the June meeting. HOORAY! I want to thank you for your attendance. I know I have said this before, but I want to encourage all members, new and long standing, to attend the upcoming Board meetings. Although the Executive Committee which meets prior to the Board meeting is a closed meeting, the Board meeting which starts at 7:30 p.m. is open to all members and it is a good way to get to know your neighbors better. 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.

Very Soon you will receive an invitation to volunteer to serve on the Board. Four members of the Board will be termed out of office (Jay Cherrie, Eric Vaernes, Pat Corrigan and Mili Delbecq). I urge you to seriously 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. In addition we need representation from each street because the decisions the Board makes sometimes impact the three streets differently. Elections will be held in September with nominations due in the summer. Please do not hesitate to volunteer.

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

Property Manager Contact Information

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

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



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	djtca1usa@msn.com
Landscape	Patty Corrigan	coleus@pacbell.net
Architectural	Jennifer Flanigan	jgflanigan@yahoo.com
Waterside	Rob Larsen	relarsen@comcast.net

CALENDAR

BBTA Special Executive Committee Meeting, 6:30 PM. 342 Tideway	July 12, 2012
BBTA Executive Committee 6:30 PM Ballena Bay Yacht Club	July 17, 2012
BBTA Board of Directors Meeting 7:30 PM Ballena Bay Yacht Club	July 17, 2012
BBTA Executive Committee 6:30 PM Ballena Bay Yacht Club	August 21, 2012
BBTA Board of Directors 7:30 PM Ballena Bay Yacht Club	August 21, 2012

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Meeting

7:30 P.M. Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda, CA

MINUTES May 15, 2012

Jay Cherrie	President	Term expires 2012
Mili Delbecq	Vice President	Term expires 2012
David Twiss	Treasurer	Term expires 2013
Eric Vaernes	Secretary	Term expires 2012
Pat Corrigan	Director	Term expires 2012
Jennifer Flanigan*	Director	Term expires 2013
Rob Larsen	Director	Term expires 2013

MSC = Means a **Motion was made, Seconded and Carried** *denotes absence

Also present was David Boone of Massingham & Associates Management, Inc. and the owners listed on the sign in sheet.

Call to Order: The Board of Directors Meeting was called to order at 7:41 P.M. by President Jay Cherrie.

Homeowner Forum: An open forum was held and eight owners were present. One owner brought an issue about incorrect account information on his statement going back to the purchase of his home. Other owners brought concerns about owners still occupying their homes after foreclosure, proper use of the docks and a slowly sinking derelict boat.

Minutes: After careful review it was **MSC** to approve the April 17, 2012 regular and Executive Session Minutes as presented.

Financial Statements: The March and April financial statements were not yet ready for review so this was tabled until next month. The Board did discuss various ways to reduce costs.

Proposed Solar Policy: It was **MSC** to approve sending out the proposed Solar panel Installation Rules to all members for the mandatory 30 day comment period and send to Association Counsel Mike Hardy for review. Unless determined otherwise the Board will adopt these rules at the June 19, 2012 Board of Directors meeting.

Insurance Proposals: New insurance quotes were not yet ready so this was tabled until next month.

LED Streetlight Proposals: This was tabled until a future meeting.

Architectural Application: The Architectural Application from 1207 Ballena Boulevard to replace their windows was **approved**.

Landside Committee: After careful consideration of past determinations and examination of the governing documents it was **MSC** to change the responsibility of replacing irreparable gates from individual owners to the association. The scheduling of these gate replacements will be handled as part of the association's usual and customary yearly siding maintenance reserve project.

Ballena Bay Townhouse Association No. 1

Board of Directors Meeting Minutes

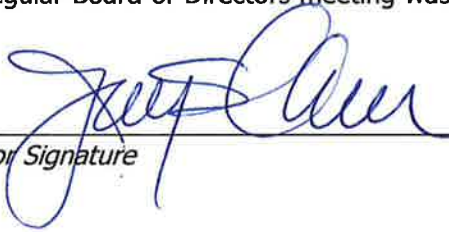
May 15, 2012

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Because of this change it was **MSC** to reimburse owners who paid for replacement of their gates as far back as 2006. Determination of eligible reimbursement will be determined by the Board in concert with the Landside Committee based on the costs of the usual and customary gates used throughout Ballena Bay.

Adjournment/Next Meeting: With no further business before it the Board adjourned at 9:51 p.m. The next regular Board of Directors meeting was set for June 19, 2012 at 7:30 p.m. at the Ballena Bay Yacht Club.

Director Signature



Date

6-19-12

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BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Meeting

7:30 P.M. July 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 June 19, 2012 regular meeting and Executive Session minutes and July 12, 2012 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 June 19, 2012 Regular & Executive Session Minutes
 - B. Review of Financial Statements for June 2012
 - C. Approve Collection Actions
 - D. Write Off Bad Debt
 - E. Review Insurance Proposals
 - F. Review Solar Panel Installation Rules
 - G. Review Roofing and Siding Project
 - H. Review Parking Issues and Policy
 - I. Review Architectural Committee Report
 - J. Review Landscaping Committee Report
 - K. Review Landside Committee Report
 - L. Review Waterside Committee Report
 - M. Review Neighborhood Communications Committee Report
 - N. Review Community Preparedness Committee Report
6. **Next Meeting Date & Location** – August 21, 2012, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.
7. **Adjourn** 8:50 p.m.

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Executive Session

6:30 P.M. July 17, 2012

Ballena Bay Yacht Club

1150 Ballena Blvd, Alameda, CA 94501

AGENDA

1. **Call to Order**

2. **Items Requiring Board Action**
 - A. Discuss and Approve Collection Actions
 - B. Discuss Property Management
 - C. Discuss Parking Issues
 - D. Discuss Homeowner Construction Responsibility
 - E. Discuss New Business

3. **Adjournment**

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