



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

President's Message by Jay Cherrie

In addition to the national election season it is once again election season in Ballena Bay. By now you will have received your ballots and voting instructions for electing directors to fill the seats of the four directors who are at the end of their terms. I am one of them, so I'd just like to say thank you for the privilege of serving as President the past two years and for the trust and support the community has given the Board. Reflecting on the building maintenance progress, the lowering of the monthly assessment, and the continued upkeep of our landscape and waterside it is truly remarkable what dedicated volunteers can do for our unique neighborhood on the water. I wish the new Board members luck and success as they carry on the important work of maintaining our homes and assets.

There will be four new Board members coming on as a result of the election but you will also notice that Dick Bacigalupi is on the Board again as well. Dick was appointed to the position vacated when David Twiss resigned recently and Dick will serve out the remainder of David's term. I know I speak for the Board and the community in offering David sincere thanks and appreciation for his energy and contributions as Treasurer during his time of Board service. His passionate pursuit of the best possible use and tracking of our community funds was a true benefit to BBTA.

One final note: the original meeting date for September has been moved to October 2nd. This rescheduling was done to allow the Board elections to proceed as there is a legally mandated notice period that the original meeting date did not support. The annual meeting and election will therefore be on October 2nd and you are invited to come and participate in our local democratic process. We'll see you there!

Treasurer's Report by Richard Bacigalupi

I would like to introduce myself as the association's new Treasurer. With the resignation of David Twiss at the last meeting the board accepted my offer to fill his remaining term. I appreciate everyone's patience in my getting up to speed.

In reviewing the July financials the association's revenue and operating expenses are essentially on budget after seven months. While there is a favorable (or under spending) variance it will be offset in the coming months by the timing of some of our recurring costs and the recording of bad debt expense from unpaid dues. The expenditures for the scheduled repair and painting and roof replacements are currently projected to be at or under that forecasted.

I also want to take this opportunity to thank David for all his time and effort he gave to the association. We have all benefited from his diligence and cost saving ideas.



Landside Report by Jeff Frankel

This year's landside contraction work is just about complete. This year we resided and painted 11 homes and replaced the sloped roofs on 13 homes. While we still have a ways to go on the roofing program, siding work is becoming fairly predictable with few surprises. The over budget amount in siding reflect the fact that we included work on 3 landings found to be in need of significant repair. The table below shows how we did vs. the landside budget.

2012 Scope/Budget/Actual

Item	Scope	Budget	Actual	% Budget
Siding(1)	11 Homes Siding	\$80,000	\$91,961	115%
Painting	11 Homes Painting	\$30,000	\$18,350	62%
Roofs	13 Sloped	\$105,000	\$65,068	62%
Const. Management:	Entire Project	\$20,000	\$20,600	103%
Total:		\$235,000	\$195,976	83%

(1) Includes landings not originally scoped

In the next few weeks we will begin roof and siding inspections in preparation for the 2013 program. Thanks to everyone for their cooperation this year and for putting up with all of the dust from the roofing and siding work.

Landscape Committee by Pat Corrigan

The onset of autumn is approaching. For gardeners, fall stirs the thoughts of chores ahead to prepare the garden for winter. Fall is the perfect season to replenish your containers and to experiment with new color combinations. There are an abundance of plants that will thrive in pots throughout the fall and into the winter. Here are a few that will make your containers sing: Ornamental cabbage and kale (Brassica), coral bells (Heuchera), zinnias, purple fountain grass (Pennisetumsetaceum 'Rubrum'), blue fescue(Festuca glauca). Winter growing flowers such as violas, cyclamen, paludosum, daisies, primroses and calendulas can breathe new life into barren winter gardens.

Happy fall gardening!



Waterside by Rob Larsen

We have the divers out cleaning the wave maze once again. The divers are utilizing the work float and water pump the Association purchased. They report that it is very much a time saver for cleaning the mud deposits out of the inside of the tires. They do have to use hand tools for removing the marine growth and vegetation. Once the tires regain their buoyancy we will reattach the cluster together and replenish the perimeter chain.

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.

Communications by Mili Delbecq

As was noted earlier in this issue, the September meeting has been postponed to October 2nd. The agendas for the Executive Committee and the Annual Board meeting are attached. There will not be another Dockside between now and October 2nd, however I want to take this opportunity to encourage you to attend this meeting. The ballots for the new Board members will be counted and there will be reports of the Board's activities during the past year. Come and enjoy the evening of suspense, ask questions and meet the new Board members. Cookies and coffee will also be provided.

If you haven't voted, please do so. Your ballot needs to be received by Massingham by 5 pm on October 2 or you can turn it in at the Annual meeting. If you did not receive a ballot or it has been lost, please contact the Massingham office. I want to thank all five candidates for being willing to serve: Jeff Frankel, Pat Faustman, Ann Kenyon, Lu Abel, and David MacAfee. It is an important and necessary function.

This is my last issue as editor and chief delivery person. I want to thank all of the individuals who have contributed to Dockside and who have helped me so much during the past two years to get it produced and delivered to you.

**Queen Elizabeth's Diamond Jubilee Flotilla on River Thames
Sunday, 3 June, 2012**

By Sheila Tuft, in collaboration with Scoop Flanigan

I was fortunate enough to be among those celebrating this historic occasion as a guest aboard a boat owned by some friends in London. As our vessel was positioned at the very end, I was able to view all of the flotilla, one thousand boats strong. The sight was thrilling, and reminded me of Canaletto's magnificent oil painting "London: the Thames on Lord Mayor's Day" in 1752, which

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depicts a vast armada of boats, all shapes and sizes, progressing down the river. This event and spectacle was as lasting and permanent to future generations as was the panoramic view afforded the Venetians in the painting itself.

I was to experience a magnitude of emotions this day, beginning with excitement as I descended the steep, rain-sodden, slippery steps of Westminster Pier to board the chartered boat onto which I had been invited many months ago. Union Jacks and bunting were everywhere, as was impromptu singing of “God Save the Queen” and “Rule Britannia.” In Battersea Park a team of bakers made a portrait of the Queen on cakes, one for each day of her reign. Beneath the battleship-grey sky, the Queen and Duke of Edinburgh arrived at Chelsea Pier and passed a guard of honour of Chelsea Pensioners in their all-too-familiar Scarlet Coats and Tricorn hats.

Leading the pageant of a thousand craft, a reminder of maritime history, was the Ursula Katherine, an 8-bell floating belfrey which began the rousing peal of bells which was the cue for all the churches in the City of London to join in. In honour of Her Majesty, the bascules of Tower Bridge were raised. Gloriana, a 94-foot rowing barge, came into view as 18 oarsmen battled one of the worst days of torrential rain and wind in memory. Among the 260 man-powered boats were long boats, gondolas, skiffs, kayaks and a Maori war canoe. And then silently the Spirit of Chartwell, with H.M. the Queen, Duke of Edinburgh, Prince of Wales and the Duchess of Cornwall, the Duke and Duchess of Cambridge, Prince Harry and honoured guests, came into view. It is the Queen’s Day, but everyone wanted the first sight of what Kate was wearing! One BBC presenter covering the event avowed that Kate’s hat was made by the same firm of milliners who supplied Lord Nelson’s headgear at the Battle of Waterloo.

As the rain continued to lash down we remembered the WWII slogan: “Keep calm and carry on.” We were all shivering, but help in “carrying on” was provided by the bubbles in our champagne.

Present were historic vessels, working boats, ten music barges, leisure craft -- each with a story to tell. On the forty-foot Thames was Harry Kidney, aged 92, a member of the British Expeditionary Forces, who had been rescued from Dunkirk. Despite being soaking wet, the Royal College of Music Choir (the ladies with hair like strands of soggy seaweed) sang “Land of Hope and Glory,” and sang it heartily, with smiles on every face.

There were other memorable events over the four days of celebrations, such as the Lighting of the Beacons. The Queen lit the first beacon at Windsor, followed by beacons lit on high points all over Great Britain and subsequently in all the worldwide Commonwealth countries.

But the flotilla was the signature event. Winston Churchill described the River Thames as “the golden thread of our nation’s history.” What better way to celebrate the momentous occasion of the Queen’s Diamond Jubilee than on this golden thread.

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Waterside	Rob Larsen	relarsen@comcast.net

CALENDAR

BBTA Executive Committee
6:30 PM Ballena Bay Yacht Club October 2, 2012

BBTA Annual Board of Directors Meeting
7:30 PM Ballena Bay Yacht Club October 2, 2012

Deadline for receipt of ballots October 2, 2012

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