



At Docksider

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

Communications Report by Lu Abel

I missed the election meeting and was “gifted” with the job of BBTA’s Communications person, also known as At Docksider editor. For the first and likely the last time, I’m going to go first on these pages. Why? Simply to remind everyone that At Docksider is *your* newsletter. Not mine, not the Board’s, but yours. Yes, the Board uses it to communicate what’s going on in our community, but it can be more than that, bringing news of new, current, and former residents and events (remember the dead whale story?) to all of us. So if you have news of our neighborhood, please send it to me. People, places, events, reminisces. Thanks in advance and we now return you to your regular programming.

President’s Message by Dick Bacigalupi

The board had a fairly lengthy and productive meeting last month. The meeting was attended by past directors who shared many matters that were carried over from the past year. Their insight and history on the issues was appreciated and enabled the new directors to get quickly up to speed.

The financial health of our association is one of the primary responsibilities of the board. The first step in meeting this responsibility is to prepare and approve the 2013 Operating Budget. During the meeting Ann Kenyon presented a preliminary draft of the 2013 Operating Budget which was discussed by each expense item. Except for bad debts and capital expenditures, the bulk of our operating costs are fairly unchanged. Some may increase slightly for inflation. Our bad debt is the lost income from unpaid dues resulting from foreclosures, delinquencies and bankruptcies. Like many other homeowner associations in these economic times, our association has lost significant dollars the past couple of years due to nonpayment of dues. Capital expenditures are the monies budgeted for the maintenance of our homes, replacement of roofs and maintenance of the docks and wave maze. Unfortunately, the money available for the capital expenditures is reduced by the amount of bad debts. We have been able to offset the lost income from bad debts without a dues increase the last two years by controlling operating costs, negotiating lower construction costs for repairs and using reserve funds. Unfortunately this year we are faced with continued bad debts and need to build our capital expenditure reserves. Reducing the number of homes scheduled for repair and/or roof replacement is one alternative but that may result in even higher repair cost in the future. Nor would it be fair to those homeowners on the future maintenance schedule. The board is exploring alternatives how to best address the situation while having the minimum financial impact on individual homeowners.

On a separate note the Alameda Times reported that there has been an increase in thefts of outboard motors and equipment from boats on the island. Everyone is urged to make sure their vessels and dinks are secure. The police encourage everyone to immediately report any suspicious activity.



If I don't see you at the upcoming meeting I want to wish everyone a safe and happy Thanksgiving. Looking at the damage from Hurricane Sandy and other events throughout the world, we have a lot to be thankful for on our little island.

Treasurer's Report by Ann Kenyon

Attached are the Year-to-Date financials for BBTA through the end of September. As Dick Bacigalupi notes in his report, unpaid HOA dues are a significant financial drain on our community's financial health, with a cost to each dues-paying homeowner of over \$1400.

Landside Report by Jeff Frankel

No report this month.

Landscape Committee by Pat Corrigan

No report this month. The plants and I have gone dormant for the winter.

Waterside by Rob Larsen

Our diver worked with Dick and me to reattach the perimeter chain with the help of a new 30 foot section of chain. We still have to reattach a few interior clusters of tires together and reinstall three or so perimeter floatation tires to the chain to make the Tideway portion whole. There will still be more mud and growth to remove from this portion of the wave maze before we move on and start cleaning the Ballena portion. Work has slowed down due to both divers being ill. We are hoping to get them back out before our good weather window turns to storms.

A large minus tide last Monday helped Dick and I in removing and adjusting the ramp wheel plates for 308 and 310 Tideway. The ramp attachment to the landing was rebuilt by the construction crew because of wood rot. The new angle for the ramp was slightly off from the original and the wheels did not line up on the plates.

I want to thank Alan Levy and Dick Bacigalupi for assisting me in moving the work float and equipment back and forth for the diver and for the manual labor given.

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.



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Waterside	Rob Larsen	relarsen@comcast.net	

CALENDAR

BBTA Executive Committee 6:30 PM Ballena Bay Yacht Club	November 20, 2012
BBTA Board of Directors Meeting 7:30 PM Ballena Bay Yacht Club	November 20, 2012
BBTA Executive Committee 6:30 PM Ballena Bay Yacht Club	December 18, 2012
BBTA Board of Directors Meeting 7:30 PM Ballena Bay Yacht Club	December 18, 2012

For letters to the Board or to report needed repairs, use this contact information:
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