



At Dockside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

President's Message by Dick Bacigalupi

The board met the Tuesday of Thanksgiving week for another productive meeting. The 2013 Budget and Reserve Study was approved and was distributed to you as part of the 2013 disclosure package shortly after Thanksgiving. Action was taken on the Parking Policy and the proposed Fine Policy was discussed in detail.

Following a brief discussion the Operating Budget for 2013 was unanimously approved. Unfortunately, to meet our financial commitments it was necessary to increase the monthly dues from \$670.00 to \$690.00, a \$20.00 or 3% increase from 2012. The coupon book you recently received from Massingham reflects the new dues amount. If your dues are paid through your bank they should be notified to change the amount before the January payment. The increase was necessary to fund the Capital Reserve so that we can continue to maintain the home repair and roof replacement schedule and fund future capital projects. We have not had a dues increase for the last two years. The savings and efficiencies we have enjoyed no longer offset the increased costs and inflation projected for 2013. The total 2013 Operating Budget for monthly expenses is essentially the same amount projected for 2012. While losses from delinquent or unpaid dues are budgeted, it is anticipated that they will be offset by savings in other areas. The board was reluctant to increase the dues but it also recognized that it is critical that our homes are timely and properly maintained if they are to retain their value.

One task of the board is to establish the necessary policies for the association. During the meeting the board approved the Parking Policy that had been distributed for comments last month. The only comment received was from a homeowner who attended the meeting. A plan of implementation will be developed and communicated before the policy becomes effective. A draft of the Fine Policy was discussed in detail and will be revised to incorporate the comments. This is a new policy and is required under our governing documents. As was done with the Parking Policy, once it is approved by the board it will be distributed to the homeowners for comment before it is finalized.

In closing I want to wish everyone a Happy Holiday and the best for the New Year. I also want to thank my fellow board members for their attendance at the last meeting and the upcoming one on December 18th. Everyone's time is booked with many fun events during the holiday season and their time given to the BBTA homeowners is appreciated.

Communications Report by Lu Abel

As Dick Bacigalupi noted last month, thefts of motors and boats are increasing. Sure enough, the marina got hit just after last month's At Dockside went out. An outboard motor was stolen from a boat on B-dock. Please check if your outboard is properly locked and fastened to your boat.



As a relative newcomer to BBTA, I loved last year's reminiscences about the whale that washed up on our shores. Well, we're in good company – a 20 ton "juvenile" blue whale, very dead, washed up on the exclusive shores of Malibu earlier this month. They, like we, discovered that nobody wants to take responsibility for a dead whale, so it appears that it is rotting away on their beach.

Happy holidays to everyone and may the seas be calm and the wind at your back in the New Year.

Treasurer's Report by Ann Kenyon

Attached are the Year-to-Date financials for BBTA through the end of October.

Landside Report by Jeff Frankel

Our construction program for 2012 has been substantially complete for 90 days. We had two homes in the 300 block of Tideway that had homeowner repairs that prevented painting and a few last minute fence and door repairs. These will be painted as soon as we have a suitably long weather window.

The recent rains brought a few new roof leaks but considering the intensity of some of the downpours fewer leaks than we saw last year at the beginning of the rainy season. They are a priority for us.

Looking forward to 2013, we completed a siding condition study in November and have identified the 400 block of Tideway as the target for 2013. We will go out to bid after the first of the year and get on the selected bidder's calendar for work in the spring or early summer.

Late this year roofs were inspected and we expect a report in January when we will decide on roofing priorities for 2013. Over the last 5 years or so, we have been doing individual roof replacements when leaks or other problems occurred even when this meant skipping around from building to building. Depending on how many "orphaned" roof segments are left to do in 2013, this may be the year in which we can switch (or partially switch) to doing repairs/replacement on entire buildings. Again, we will have to see what the winter rains bring. At our current rate, we should have all the roofing done within 5 years.

Reminder: If you have a leak, call it into Massingham at 925-405-4900 during business hours, 510-780-8587 after hours and weekends. This is the fastest and most direct way to get a repair underway.

Have a happy and dry holiday!



Landscape Committee by Pat Faustman

Our landscapers have finished doing the winter clearing of the banks on the waterside. We have also turned off the irrigation for the season, so if you see a sprinkler running please let us know. We are taking out the impatiens around the trees but are not putting in any winter planting. We have put in different winter plantings over the past few years and have not had much luck for a variety of reasons. So this year we are saving the money and will just keep the areas cleared and kept. The tree crew will be here on Dec 28th to trip the large eucalyptus trees on Cola Ballena.

Happy Holidays from the Landscape Committee: Pat Faustman, Patty Corrigan, Jennifer Flanigan, Isabella Foster, Patti Klaus, and Kathy Walker.

Waterside by Rob Larsen

The Waterside committee has just done a survey of the docks, landings and ramps at 11:00 AM today (12/13/12). There was almost an 8'-0" plus tide with a total tide change of 9'-6". Other than one ramp missing a retaining plate, all looks good. There is a great amount of debris in the water. If you end up with anything that you can't manage up against your dock please call for assistance.

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.

Disposing of Expired Marine Flares by Lu Abel

If you live in our community, you are almost certainly a boater. Although technically not required inside the Golden Gate, most of us carry marine flares (or, as the bureaucrats call them, Visual Distress Signals).

Ballena Bay Yacht Club recently hosted a well-attended meeting of the California Clean Boating Network that I attended. The big draw was a presentation by Antonia Becker of the CA Dept of Toxic Substances (DTS) on collecting expired marine flares. It is estimated that over 200,000 marine flares reach their expiration date every year in just California alone.

Marine flares, whether hand-held or aerial, are classified as explosives by the US government. That places all sort of restrictions on their handling and disposal. Hand-held marine flares are for some reason classified as even more hazardous than road flares (and aerial flares even worse). Federal law requires that explosives be disposed of in a licensed facility. There are just three of these in the entire US, all in the Midwest!



Just to transport flares to these sites is a hassle. Forget containers, trucks, and escorts -- you need a hazmat/explosives permit to do anything. Federal law requires that if the original “manufacturer’s lot ID” for an explosive material is lost, then an extremely complex permitting process be gone through, costing \$5000 and taking three months. How many of us save the “manufacturer’s lot ID” off our flare packages??

Alameda County is one of only three counties in California that accept marine flares for disposal; we can take them HazMat facility near the Oakland side of the Park Street Bridge.

Realizing that disposal of out-of-date flares is a real problem for boaters, DTS is working on both short and long term solutions. The short term solution is to convince local bomb squads to accept (and blow up) flares at their training ranges. Law enforcement also has a problem disposing of outdated road flares, so there is reason for law enforcement itself to want this program. DTS hopes to have a program starting next year.

Long term solutions would involve changes in federal law and transportation rules.

Several people at the meeting pointed out that flares work far past their official expiration dates. There was unanimity that boaters should keep expired flares as backups to the in-date, legally required flares.

One audience member wondered where the rule that flares must expire 42 months after date of manufacture came from, given that flares seem to be effective far beyond that. Just doubling the expiration date would halve the number of flares that need disposal. The challenge is how recreational boaters could ask the Coast Guard to review the rule. It was noted that manufacturers likely have no interest in longer expiration dates since it would cut their revenues!

All in all, flare disposal is a significant problem for boaters. Fortunately we have some action at the local and state level; the challenge is to get more action at the national level.



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| Communications | Lu Abel | luabel@ymail.com | |
| Waterside | Rob Larsen | relarsen@comcast.net | |

CALENDAR

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| 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 |
| BBTA Executive Committee 6:30 PM Ballena Bay Yacht Club | January 15, 2013 |
| BBTA Board of Directors Meeting 7:30 PM Ballena Bay Yacht Club | January 15, 2013 |

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