



# At Dockside

*A Monthly Publication of The Ballena Bay Townhouse Association #1*

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**Protecting property values and the quality of life in Ballena Bay – July 2017**

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## **Disaster Preparedness at Your Fingertips, by Jill MacAfee**

Did you know your smart phone can be an important tool to help you prepare?

Take the first step toward emergency preparedness by downloading the FEMA (Federal Emergency Management Agency) phone app.

Many people use mobile applications to receive updates on severe weather, help plan for emergencies, and stay informed of community activities.

The Disaster Information Management Research Center compiled apps from various organizations to help you find appropriate and trustworthy apps including those from FEMA and the American Red Cross

Red Cross Apps include: Family Reunification; Chemical, biological, radiological, nuclear and hazardous substances; Medical information; Responder support; Psychological health tools and Safety training.

US Federal agencies, and surveillance and Alerts such as disease outbreaks and severe weather warnings.

Having preparedness information and planning tools literally at your fingertips is an easy way to take action now.

## **No Wake Means No Wake, by Jeff Frankel**

The last few years have seen a dramatic increase in swimmer, small boat, personal watercraft and paddleboard traffic in the Ballena Isle channel. This is a reminder that the law and common-sense dictate that the 5 MPH **AND** No Wake restrictions are to be observed at all times.

The law says in part: "The maximum speed for motorboats within 100 feet of a bather and within 200 feet of a bathing beach, swimming float, diving platform or lifeline, passenger landing being used, or landing where boats are tied up is 5 miles per hour."

Want to learn more about safe and legal boating in California? Click the link below:

[http://dbw.parks.ca.gov/?page\\_id=28731](http://dbw.parks.ca.gov/?page_id=28731)



**Ballena Bay Townhouse Association  
Income and Expenses Compared to Operating Budget  
For the Period Ending 06-30-17**

Income & Expenses:	Actuals	Budget	Favorable/ (Unfavorable) Variance
<b>Total Income</b>	<b>\$58,894</b>	<b>\$58,800</b>	<b>\$94</b>
<b>Expenses:</b>			
Administrative Expense:			
Bad Debt Expense	\$833	\$833	\$0
All Other Administrative Expense	\$134	\$727	\$594
<b>Total Administrative Expense</b>	<b>\$967</b>	<b>\$1,561</b>	<b>\$594</b>
Community Events	\$0	\$100	\$100
Insurance	(\$1,523)	\$3,333	\$4,856
Utilities (Electric and Water)	\$3,633	\$1,375	(\$2,258)
Landscaping & Irrigation	\$1,200	\$5,894	\$4,694
Repair & Maintenance	\$1,647	\$3,667	\$2,020
Professional Services:			
Audit & Tax Services	\$0	\$125	\$125
Legal Services	\$0	\$1,333	\$1,333
Reimbursable Expenses	\$100	\$0	(\$100)
Management Fees & Misc. Services	\$2,713	\$2,775	\$63
Taxes	\$0	\$21	\$21
Reserve Funding	\$36,802	\$38,616	\$1,814
<b>Total Expense</b>	<b>\$45,539</b>	<b>\$58,801</b>	<b>\$13,262</b>
<b>Total Net Income</b>	<b>\$13,356</b>	<b>(\$1)</b>	<b>\$13,357</b>
<b>Cash Accounts:</b>			
Operating Funds	\$195,196		
Reserve Funds	\$710,543		
<b>Total Cash Accounts</b>	<b>\$905,740</b>		
<b>Other Noteworthy Items:</b>			
Delinquent Members Receivable	\$5,929	Account 00151-0939 \$4203.49	
<b>Year to date</b>			
Expenses	\$313,881		
Budget	\$355,721		
	\$41,840		



## At Dockside – July 2017

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### Management

**Associa Community Management**, 8000 Jarvis Avenue, Newark, CA 94560  
**Community Manager**, LeeAnn Sinesio, [Leeann.sinesio@associa.us](mailto:Leeann.sinesio@associa.us), 510-896-2674

### Board of Directors

Member	Office	Committee	E-Mail	Phone
Wanda Bacigalupi		Waterside	<a href="mailto:wbacigalupi@hotmail.com">wbacigalupi@hotmail.com</a>	510.521.2426
Jay Cherrie	Treasurer		<a href="mailto:justjayc@hotmail.com">justjayc@hotmail.com</a>	864.1709
Jaye Eldridge	Vice President		<a href="mailto:Jaye.eldridge@gmail.com">Jaye.eldridge@gmail.com</a>	213.0868
Pat Faustman		Landscape	<a href="mailto:pgfaustman@gmail.com">pgfaustman@gmail.com</a>	864.0665
Jeff Frankel	President	Landside	<a href="mailto:jfrankel@pacbell.net">jfrankel@pacbell.net</a>	510.769.6097
Jill MacAfee	Secretary	Communications, Community Preparedness	<a href="mailto:jillalyson.macafee@gmail.com">jillalyson.macafee@gmail.com</a>	510.814.1849
Lynne Robertson		Architectural	<a href="mailto:lynne.c.robertson@gmail.com">lynne.c.robertson@gmail.com</a>	384.5094

### 2017 Calendar of Events

All meetings are held at the Ballena Bay Yacht Club:  
Executive sessions are at 7:00pm. Regular Board meetings at 7:30pm – unless otherwise noticed.

<del><b>July Meetings</b></del>	<del><b>July 18</b></del>
August Meetings	August 15
September Meetings	September 19
October Meetings	October 17
November Meetings	November 21
December Meetings	December 19