



# At Docksideside

*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 – March 2018**

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## **President's Message, by Jay Cherrie**

By now everyone should have received their first statement and an introductory letter from Christison Company, our new management partners. We'd like to thank you for your patience as the transition is taking place and we get everything transferred over. One item where we are working to get a better understanding is around our March HOA dues assessment. As we work through the bank account transfers be assured that no late fees will be assessed. The general case is that if payments were processed prior to March 1st they would have been transferred over to the new company. From March 1st onward, automated payments may have been rejected or a refund issued from Massingham/Associa. In these two cases, the payment should be sent in care of Christison as soon as convenient. If you have any questions our new association manager, Farzana Ayub, is on board and ready to help. Her contact information can be found in the Management section of this Docksideside.

In the Good Neighbor category, please take care that you and your guests are aware of the private property of our neighboring associations and apartments. Just as we want to have others respect our boundaries we should ensure that we keep within our own. Children should especially be aware that they should not climb trees or run through the private lawn and garden areas of our neighbors. If you are in doubt about what is in our common area and what is in some other association's common area please don't hesitate to contact a Board member for help.

Finally, a reminder that the contractors who work on our common area, including landscaping and buildings, are doing so at the direction of the Board and the committee chairs. If you have questions or issues about the work being done please do not approach the workers directly. The people working on site are not necessarily aware of the overall scope of work and are not allowed to take instructions from individual homeowners. If you have questions or concerns, please refer them to the relevant committee person as noted in the back of each Docksideside.

## **Earthquake Preparedness Reminder, by David and Jill MacAfee**

Do you have drinking water on hand in case of an Earthquake? You should have a minimum of three gallons per person in your household, per day. It is recommended that the minimum is three days but many experts recommend having enough water for seven days. Extra water not only will keep you safe and feeling better, it can be used to flush toilets even when the plumbing system isn't providing water.

## **Waterside, by Wanda Bacigalupi**

The waterside committee is in the process of reviewing and evaluating the most recent information from CLE, our marine consultants. This is in regards to our deteriorating wave maze. Without a functioning wave suppression system, there is potential risk for major damage to our boats, docks and ramps. The committee has been studying various types of wave suppression systems for over a year. We now have three alternatives that we are exploring. If anyone is interested in joining the committee on this project please call Wanda – (510) 521-2426. With the condition of our current wave maze, we need to move on this project as quickly as possible.



**Landscape Report, By Pat Faustman**

We finally got the late winter rain and are expecting some early spring rain next week. In anticipation of the rain, we mowed the lawns last week and will not mow this week. Instead we will fertilize and aerate the lawns this week.

We have a delivery of nice small bark coming this week that we will spread around the tree wells and flower beds. This will help keep down the spring weeds and keep in the moisture.

The rain brings many benefits for our landscaping, but makes the soil soft. So, please be careful when pulling in to driveways to avoid driving on the lawns. Thank you.

Our landscape crew does a good job for our HOA, and they really care about the work they do for our community. If you have a question or concern about their work, please contact a member of the landscape committee and do not confront the landscape worker.

Happy Spring, your landscape committee: Pat Faustman, Patty Corrigan, Isabella Foster and Kathy Walker.

**Management**

Christison Company 7901 Stoneridge Drive #222, Pleasanton, CA 94588  
Farzana Ayub, Community Association Manager, 925-371-5730, [fayub@christisoncompany.com](mailto:fayub@christisoncompany.com)

**Board of Directors**

Member	Office	Committee	E-Mail	Phone
Wanda Bacigalupi		Waterside	<a href="mailto:wbacigalupi@hotmail.com">wbacigalupi@hotmail.com</a>	521.2426
Jay Cherrie	President		<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
John Finston	Treasurer	Landside	<a href="mailto:jfrinston@icloud.com">jfrinston@icloud.com</a>	428.1368
Jennifer Flanigan	Secretary	Architecture	<a href="mailto:jgflanigan@gmail.com">jgflanigan@gmail.com</a>	523.4734
David MacAfee		Community Preparidness	<a href="mailto:david.macafee@gmail.com">david.macafee@gmail.com</a>	814.1849

**2018 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.

March Meetings	March 20, 2018
April Meetings	April 17, 2018
May Meetings	May 15, 2018

# BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

## Board of Directors Meeting

7:30 pm March 20, 2018

Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda, CA 94501

## AGENDA

1. **Call to Order** 7:30 p.m.
2. **Homeowner's Open Forum**
3. **Secretary's Report**  
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.
  - A. Approval of Minutes
    1. February 20, 2017 – Regular & Executive
4. **Treasurer's Report**
  - A. Review Financial Statements – February 2018
  - B. Review Collection Actions
5. **Management Report/Action Items**
6. **Committee Reports**
  - A. Landside Committee Report
  - B. Architectural Committee Report – Architectural Applications
  - C. Landscaping Committee Report
  - D. Waterside Committee Report
  - E. Neighborhood Communications Committee Report
  - F. Community Preparedness Committee Report
7. **Other Business**
  - A. None
8. **Adjourn** 8:30 p.m.
9. **Next Meeting Date & Location** – April 17, 2018, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.

# BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

## Board of Directors Executive Session

7:00 P.M. March 20, 2018

Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda, CA 94501

## AGENDA

1. **Call to Order**
2. **Items Requiring Board Action**
  - A. Review Contracts
  - B. Review and Approve Collection, Delinquency and Foreclosure Actions
  - C. Review Legal Issues
  - D. Review Disciplinary Matters
  - E. Personnel Issues
3. **Adjournment**

Executive sessions of the board of directors are provided by statute so boards can address issues involving privileged information and matters of a private nature. As a result, members do not have a right to attend executive sessions. As provided for in [Civil Code §4935](#), boards may go into executive session for the following matters:

1. Legal Issues. This preserves [attorney-client privilege](#), litigation strategy and settlement strategies for current and potential litigation matters. The association's attorney does not need to be present either in person or by phone for the board to meet in executive session to discuss legal issues.
2. Formation of Contracts. Boards may consider matters relating to the [formation of contracts](#) with third parties.
3. Disciplinary Hearings. Boards should meet in executive session for all [disciplinary hearings](#). The accused member is entitled to attend the executive session for that portion of the meeting dealing with member's hearing.
4. Personnel Issues. Personnel matters which include, but are not limited to, hiring, firing, raises, disciplinary matters and performance reviews.
5. Payment of Assessments. Board may meet with members in executive session to discuss requests by delinquent members for [payment plans](#).
6. Foreclosure. The decision to initiate foreclosure shall be made only by the board of directors of the association and may not be delegated to an agent of the association. The board must approve the decision by a majority vote of the directors in executive session. [Civ. Code §5705\(c\)](#).

**BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1**  
**Board of Directors Meeting**  
Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda, CA 94501

**BOARD MINUTES**

**January 16, 2018**

**Board Members**

Jay Cherrie*	President	Term expires 2018
Jaye Eldridge	Vice President	Term expires 2018
John Finston*	Treasurer	Term expires 2019
Jennifer Flanigan	Secretary	Term expires 2019
David MacAfee*	Director	Term expires 2019
Wanda Bacigalupi	Director	Term expires 2018
Pat Faustman	Director	Term expires 2018

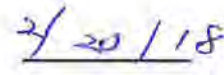
**MSC** = Motion made, seconded and carried

\*denotes absence

Also present: Yesenia Alcantar of Associa Northern California

1. **Call to order:** The session was called to order at 7:32 pm.
2. **Homeowner's Open Forum** – No owners present.
3. **Secretary's Report**
  - a. **MSC** to approve Dec. 19<sup>th</sup>, 2017 Regular and Executive minutes.
- Treasurer's Report**
  - b. November and December 2017 Financials approval was tabled.
  - c. No collections reviewed.
4. **Management Report** – Levy, Erlanger & Company engagement letter was tabled.
5. **Committee Reports** –
  - a. Landside – Gutter cleaning & roofs were completed by Commercial Gutter & Sequoia roofing.
  - b. Architectural – **MSC** was made to approve 404 Tideway request to install endless pool.
  - c. Landscaping – Request to trim 340 Tideway hedges for better view and safety.
  - d. Waterside – CLE working on final draft of wavemaze.
  - e. Neighborhood Communications – No report.
  - f. Community Preparedness – No report.
6. Board instructed Yesenia to look further into who approved Commercial Gutter cleaning.
7. **Adjourn** – Meeting adjourned at 8:02 pm

  
Director Signature

  
Date