



At Docksideside

A Monthly Publication of The Ballena Bay Townhouse Association #1

Protecting property values and the quality of life in Ballena Bay – November 2018

Waterside Committee, by Richard Bacigalupi

From the recent notices I am sure you are aware we will be installing a new wave suppression system this month. The Waterside Committee has been working toward this goal for many years and is excited to see its completion. Since its development, the association has had a wave attenuator system (“wave maze”) protecting the channel entrance between Ballena Blvd and Tideway. This wave suppression system dampens the waves entering the channel preventing damage to the docks and boats and minimizes shore erosion throughout the waterway. Without a functioning wave suppression system the association would be faced with significant damage and repair costs to docks and boats. The high wave action also creates a safety issue for homeowners and increased erosion of the channel banks. The current wave maze tire floats and piles have reached the end of their service life and should be replaced as soon as possible.

SITUATION: Our current tire wave maze is composed of two-sections comprised of tires anchored in place by seven steel piles. It was installed in October 2004 with a major waterside project, which included dredging the waterway and replacing the docks. We have learned that the tire design had a built in failure caused from the loss of floatation due to foam water absorption and silt filling tires. As a result the association has spent over \$69,000 between 2007 and 2011 to add floatation and remove silt from the tires. To save costs, beginning 2011 members of the Waterside Committee took a hands-on approach for the maintenance; hiring divers, providing equipment and their personal boats and labor. Today the wave maze requires diver cleaning every 2 months (approximately \$5,000) plus time and costs to reattach tires and periodically replace the perimeter chain. The current system has lost so much floatation that its efficiency has been drastically reduced. In addition, large holes were discovered in the metal piles from the wear of the perimeter chain putting the system at risk of a major failure.

RESOLUTION: In 2011 the Waterside Committee began searching for wave attenuator alternatives that would meet our unique situation. The goal of the project was to install the most effective system with the longest life and least maintenance at the lowest overall cost. It is critical that the system selected have minimal water flow restriction to avoid silt and mud deposit in the channel. A further challenge was to select a design strong enough where a float can ground out in a low tide.

Given the nature and magnitude of this project, we solicited the help of a marine engineering firm who had extensive marine experience. With the board’s approval the committee engaged Foth/CLE Engineering in November 2016. Their initial work was a hydrographic survey and a dredge analysis to determine if dredging was necessary along with the wave maze replacement. The analysis found that dredging was not required. They also provided a report on Wave Attenuator Alternatives and a Wave Attenuator Design Study.

Based on the Foth/CLE Engineering studies and recommendation the board approved the construction and installation of a concrete float design wave attenuator system with new piles. While a departure from a tire system, the concrete system will be more efficient, have an estimated 3.3 times longer life (50 years vs. 15 years) and will require minimal maintenance. Float design has improved; they can be built to meet our unique situation. The new system is also much more environmentally friendly, eliminating toxins from the tires and their foam floatation. Not having to look at floating tires, the new system will also have a more esthetic appearance reflective of our homes.

FUNDING: A detailed financial analysis of quotes from a number of vendors was performed to identify the lowest cost without jeopardizing our performance and longevity requirements. The cost of the new attenuator is offset by a much longer life and low maintenance cost. Planning for this project over the last three years has enabled us to pay for this expenditure from our capital reserve. A special assessment from

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

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the homeowners is not required. Over the time it has taken to study, construct and install the best replacement wave suppression system, our capital reserve has grown to pay for this important capital expenditure.

In closing, I want to thank Rob Larson, Art Stiers, Jay Cherry, Wanda Bacigalupi and all other past members of the Waterside Committee. They have given their personal time, sometimes under very adverse conditions, repairing and giving a longer life to our current wave maze. Without their effort and use of their personal equipment we would not be able to make such an improvement to our waterway. I also want to thank homeowners for their patience for any inconvenience as we stretched the life of our current wave maze. Those years has enabled us to install a more efficient wave suppression system that will last many years.

Noah Berger – News Photographer by *Jeff Frankel*

While most of us have enjoyed relative comfort during the last couple of weeks, our friend and neighbor Noah Berger of 310 Tideway Drive has been on the northern California fire lines documenting the ongoing tragedy of the Camp and other fires. His beautiful and frightening work came to my attention while reading the Washington Post's coverage of the fires last Saturday. Noah has been kind enough to allow the reproduction of one of his photos in this month's Dockside.



More of Noah's work can be seen at <http://noahbergerphoto.com/album/79769g>.

Help the Fire Victims

If you would like to quickly help the victims of the California wildfires, you can donate \$10 to the Red Cross by texting the word CAWILDFIRES to 90999.



BALLENA BAY PICNIC, By Ann Kenyon

The picnic committee organized a wonderful neighborhood get together which was held on Saturday, October 20, 2018. The committee consisted of Wanda Bacigalupi, Jaye Eldredge, Pat Corrigan and Kathy Walker. Tables were set up with centerpieces based on an Autumn theme and looked very festive. The picnic was comprised of hot dogs, brats, and hamburgers (complete with all the trimmings) for the main course and was accompanied with salads, side dishes and desserts provided by the homeowners. Beverages were also provided. Wine and beer were donated by homeowners and served by John Walker. The chefs at the grill all afternoon were Dick Bacigalupi and Rob Larsen and they did a fine job handling all requests.

The weather was perfect, we had over 50 people in attendance; a wonderful variety of food and a very convivial neighborhood get together. It was a lovely afternoon and thanks to all those who participated in making it such an enjoyable event.

Management

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

Board of Directors

Member	Office	Committee	E-Mail	Phone
Dick Bacigalupi	Vice President	Waterside	dickbacigalupi@hotmail.com	521.2426
Sebastien Belanger		Landscape	sebastienbelanger@me.com	610-0648
Mili Delbecq			mdelbecq@comcast.net	295-5256
John Finston	Treasurer		jfrinston@icloud.com	428.1368
Jeff Frankel	President	Landside	jfrankel@pacbell.net	769-6097
David MacAfee		Community Preparedness	david.macafee@gmail.com	473.2838
Lauren Picciani	Secretary			227-5435

Upcoming Calendar

Meetings are held at the Ballena Bay Yacht Club with executive sessions at 7:00pm and regular Board meetings at 7:30pm

November Meetings	November 20, 2018
December Meetings	December 18, 2018
January Meetings	January 15, 2019

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Executive Session

7:00 P.M. (November, 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

7:30 pm (November 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. (October, 2018) – Regular & Executive
 2. (November, 2018) – Special Meeting
4. **Budget 2019**
5. **Treasurer's Report**
The law requires the board to review and accept the reconciled financial statements at least once per quarter.
6. **Committee Reports**
 - B. Landside Committee Report
 - C. Architectural Committee Report – Architectural Applications
 - D. Landscaping Committee Report
 - E. Waterside Committee Report
 - F. Neighborhood Communications Committee Report
 - G. Community Preparedness Committee Report
7. **Other Business**
8. **Adjourn** 8:30 p.m.

Next Meeting Date & Location – (December 20, 2018), Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.