



At Docksideside

A Monthly Publication of The Ballena Bay Townhouse Association #1

Protecting property values and the quality of life in Ballena Bay – March 2019

Grab & Go, From AARP by Jeff Rosen

Recent natural catastrophes, from hurricanes to western wildfires, are a fresh reminder that disaster can strike at any time. And no area of the country is immune, when you factor in the threat of tornadoes, earthquakes and human disasters like toxic spills. While the circumstances may differ, there's one tip that every person needs to take from all these situations: how to pack a "go bag."

A go bag is a packed case that you grab on your way out the door, and that will help keep you safe and comfortable in the coming hours and days. Stopping to hunt for your medications or other important needs can cost you critical seconds in an evacuation. Pack a separate go bag for yourself and every member of your household, and keep them stored in the same location.

A "go-bag" can make all the difference in an emergency. Here's how to be ready to run at a moment's notice.

Basic electronics -

Pack an extra phone charger in case you're fortunate enough to have electricity, and a portable battery pack in case you're not. Also stash a long-lasting LED flashlight. Pack a small hand-cranked or battery-operated AM/FM radio (with extra batteries).

Personal needs - While getting ready for a typical day, list every toiletry you use, then buy a travel-size version of each. Pack backup eyeglasses, as well as a first-aid kit, baby wipes and a multipurpose tool with a knife and can opener.

Clothing - Pack a few days' worth. Include layers you can add or remove, plus lightweight rain gear and waterproof boots.

Meds - Pack about three days' worth of each of your prescriptions, which should last until you can get to a pharmacy that's open. If you need larger items, such as an oxygen tank, make sure you have a portable version.



The perfect bag - Think small and portable. A backpack is ideal, but a lightweight suitcase with wheels will also do. Just remember, you may literally be running with it.

Paperwork - Fill a zip-top waterproof bag with photocopies of your birth certificate; driver's license; Social Security and Medicare cards; power of attorney and will; any marriage, adoption or naturalization certificates; proof of address; insurance, medical and immunization records; and information about your credit and ATM cards.

Food and drink - Bottled water is essential. Granola or energy bars are great because they are small and filling, and they come in a variety of flavors.

Cash - In addition to enough money for a few days, include small bills and a roll of quarters. If you need to buy something out of a vending machine, you don't want to start asking equally desperate strangers for change.

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

Christison Company 7901 Stoneridge Drive #222, Pleasanton, CA 94588

Farzana Ayub, Community Association Manager, 925-371-5730, fayub@christisoncompany.com



Save the Date: Saturday, June 8

The return of the community garage sale is now scheduled for Saturday, June 8. Sue Cherrie will be coordinating all the advertising and the event. If you would like to help, please contact Sue at suecherrie@hotmail.com or 415-215-2441.

Waterside Committee, by Richard Bacigalupi

I am happy to announce that the Wave Maze Replacement project is on schedule for June. During a meeting this week with Foth, our marine consultant, and Bellingham Marine, the marine construction company, it was confirmed that the permits from all four regulatory agencies have been obtained. The wave attenuator floats have been built and the pile driving company has been scheduled. The project will begin the week of June 10th with a crane off-loading the floats from shore on Ballena Blvd. The removal of the tires and existing piles will begin the week of June 17th, two days following the opening of the environmental window. Driving the new piles and installation of the new floats will begin immediately after. As a result the waterway will be closed from June 10th to possibility July 2nd. Homeowners who plan to use their boats during this period need to find a temporary berth outside the area as the exit/entrance to the waterway will be closed.

We have weathered the recent storms well. While many of the tires are underwater, the wave maze is still providing some protection. There was one incident where a ramp lifted out of the hinge on the landing. Thanks to a quick witted homeowner the ramp was tied off and we were able to get the ramp reattached. Due to the high tides there were a couple of incidents where the ramp rollers broke through the head float decking. The Waterside Committee made temporary repairs and materials for a more permanent repair are being sourced. Thanks to all the homeowners who contact the Waterside Committee members about these situations. With prompt notice we are able prevent more damage and avoid higher repairs costs.

If you have or see problems with the docks or ramps be sure to notify Rob Larsen (522-4020), Art Stiers (213-0868) or me (521-2426).

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		jfinston@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		laurens128@yahoo.com	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

March Meetings	March 19, 2019
April Meetings	April 16, 2019
May Meetings	May 21, 2019

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Executive Session

7:00 P.M. (March 19, 2019)

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 (March 19, 2019)

Location: 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) – Regular & Executive
4. **Treasurer's Report**
The law requires the board to review and accept the reconciled financial statements at least once per quarter.
5. **Management Report**
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 – (April 16, 2019), Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.