



At Docksideside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

Waterside Committee, By Dick Bacigalupi

As we were moving work floats around the association I noticed that many homeowners are using the docks for storage of their small sailboats, paddleboards, kayaks and other water toys. It is great to see this space being fully utilized. That said, it is important that there is a clear understanding of the rules for storage. This will avoid any confusion in storing these items and to ensure this space is being used fairly between all the homeowners on a dock cluster. Under the association's policies the Rules for Storage in the Common Area (https://ballena.net/?page_id=220) specifically outlines the rules for this space.

The homeowner's exclusive use is only the mooring slip assigned to that home. It does not extend to storage on the dock or alongside the dock outside their assigned mooring, including the backside of the head float. This space is Common Area and for the use and enjoyment for all the residences on that dock cluster. Storage of any item is to be mutually agreed upon by the homeowners of the dock cluster. The space includes the docks, including storage of floats and small watercraft alongside the floats. Nothing is to be placed or stored on the landings or ramps. In the event a dispute arises with the use of this space it shall be mediated by the Board, whose decision will be final. In the 20 years I have lived in the association disputes of this kind are rare. I assume disputes that may have arisen have been resolved with cooperation and fairness between neighbors.

Out of Sight, Out of Mind – Sewer pipes!, By Sebastien Belanger

Sewer pipes are not exactly the most interesting topic when talking about our residences or real estate in general. When we purchased our unit 1 year ago, we were very aware of the new EBMUD ordinance for the inspection and certification of the sewer lateral – that piece of pipe connecting our unit to the City's sewer system. Our unit (1231 Ballena) was built in 1969 and the original sewer lateral is made of clay pipe, which are inherently loosely fitted and thus difficult to properly seal. A camera inspection revealed that many tree roots had penetrated the pipes over the years so our sewer system would not pass the EBMUD integrity test. The pipes had to be sealed using a PVC lining which they fortunately were able to install without digging a trench. This resolved the problem!

- Sewer lateral: \$12,000 including the cement repairs.

What we did not factor in our purchase and remodel was the state of the house's sewer lines under the house. A more detailed inspection of our cast iron pipes revealed significant corrosion coming both from the inside and the outside of the pipes. The corrosion was so bad in places that entire sections of pipes were reduced to rusted iron flakes, pretty much letting sewer escape into the ground directly under the house. I'd say that 80% of the pipes were beyond their serviceable life, 30% were rusted through (one can actually see inside the pipes) and 10% were completely disintegrated. Our house is about 50 years old, which is the expected lifespan of cast iron pipes when installed inside a home. It is much shorter when installed outdoors and exposed to salty air and moisture as we observed.

Our homes all of similar vintage so other homes at BBTA are likely suffering from faulty sewers. we'd encourage those of you with homes with original sewer pipes to have your pipes inspected. If you have vegetation growing under your house, this may be a sign of leaky sewers (water + fertilizer)!

Should you consider similar repairs to your property, I've included budgetary amounts for the various repairs:

- Sewer pipes under the house: \$7,000 including materials (part of a large scope).



New Meeting Night, By Jeff Frankel

Please note that starting with the November meeting, the Board will now meet on the second Tuesday of each month rather than the third Tuesday.

Vote – Vote – Vote, By Jeff Frankel

By now our homeowners have received their ballots for the current Board election. Vote for up to 3 candidates and your preference with regards to the IRS election. Use the ballot and envelope provided. Please make sure that your ballot is received by Common Interest Management by 4:30pm on November 25, 2019

Boat Insurance, By Jaye Eldridge

Do you have insurance on your boat? If not, you might want to consider it. If your boat has a fuel tank, there is always the possibility of a spill. Fines for a spill can run to a million dollars or more. Liability insurance on your boat will cover this risk. Likewise, if your boat causes damage to the docks, to another homeowner's boat or other property, or if it injures or kills someone, insurance will normally cover that damage. In the event that the association becomes liable for damages caused by a homeowner or their boat, the board can and will impose an individual assessment on that homeowner for the amount the HOA had to pay, either for fines or for repairs. Liability only coverage on most boats is quite inexpensive, so it's something worth considering.

Disclaimer: The author of this article is not an insurance agent. Please consult with a licensed agent or broker if you need information about what coverage you do, could, or should have.

Management

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Board of Directors

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Lauren Picciani	Secretary		laurens128@yahoo.com	227-5435

Upcoming Calendar

Meetings are held at the Ballena Bay Yacht Club with Executive sessions generally at 7:00pm and Regular Board meetings at 7:30pm

November Meetings	November 12, 2019
December Meetings	December 10, 2019
January Meetings	January 14, 2020

For letters to the Board or to report needed repairs, use this contact information:
Theresa Steel, Customer Service Representative, (925) 743-3080 ext. 178, tsteel@commoninterest.com
Common Interest Management Services
315 Diablo Road Suite 221, Danville, Ca 94526, (925) 743-3080 ext. 255, (925) 743-3084 fax

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Meeting

November 12, 2019 at 7:30 PM

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

AGENDA

Executive Session (Board Members Only) 7:00 PM:

- Third Party Contracts, Collections, & Homeowner Discipline

Regular Board of Directors Meeting (All Homeowners) 7:30 PM:

Call to Order

Homeowner's Open Forum (This is time set aside for homeowners to provide input to the Board concerning matters of policy that they would like to consider in the future (ex. "I would like it if the Board would consider adding seasonal color to the landscaping"). In most cases, the member will be simply thanked for their input as action cannot be taken under California Law if not already on the agenda. Typically, this is not a time for questions to management as questions should be brought directly to management by phone or email outside of the Board meeting.)

Consent Agenda

1. Minutes of Previous Meeting 10/15/19

Financials

1. Review Financial Statements
2. Delinquent Accounts

Action / Discussion Items

1. Approve 2020 Budget
2. CPA Engagement Letter
3. Float Agreements

Committee Reports

1. Landside Committee Report
2. Architectural Committee Report – Architectural Applications
3. Landscaping Committee Report
4. Waterside Committee Report
5. Neighborhood Communications Committee Report
6. Community Preparedness Committee Report

REVIEW ITEMS

1. Annual Calendar
2. Arc App Log
3. Violation Log
4. Work Order Log
5. Site Map

ADJOURN MEETING