

Welcome

Brittany Landing the Bay 2025-2026

If you are new to our community—Welcome! To the rest of you--Greetings! To all of you, this letter is full of helpful tips about living at Brittany Landing the Bay (BLB) and an invitation to become involved in your community.

Know Your Neighborhood

Property

BLB is a 142-unit planned development built in 1985 with 104 townhouses and 38 condominiums.

HB and BLB Websites

Visit Harbor Bay's website www.harborbay.org for up-to-date community information. Homeowners may register under 'Members Only' to access confidential BLB information and documents online. Contact the manager for registration questions.

Property Management

Like 19 other Harbor Bay Communities, BLB is part of and managed by the *Community of Harbor Bay Isle Owners' Association*. (CHBIOA). Our property manager is Nicelle Delos Reyes at (510) 865-3363 x354 or BLB@harborbay.org.

Homeowners' Association Board of Directors

BLB's Homeowners' Association (HOA) is governed by five elected volunteers who serve as directors for a two-year term. A Call for Candidates goes out in October, followed by elections with results announced at the Annual March Meeting. Current board members include Marian Breitbart President, Keith Epstein VP, Connie Concannon Secretary, Michael Tideman Treasurer and Carl Fricke Director at Large.

Who to call

Harbor Bay Security
510-865-0417

Alameda Police

Emergency: 911

Other: 510-337-8340

Property Management

3195 Mecartney Road
Alameda, CA 94502

Ph.: 510-865-3363

Fax: 510-522-1436

Hours: M–F, 8am to 5pm

Stay Safe

Harbor Bay Security

Harbor Bay Security provides a number of services: security checks of your home while you are on vacation, jumping dead car batteries, dealing with vehicles parked in fire lanes/reserved spaces and responding to incidents at BLB. Be sure to notify Security if vehicles are parked for extended periods in the fire lanes or if you notice any suspicious activity in the neighborhood and keep your garage door closed unless attended. For suspicious and/or emergency situations, contact Security as well as APD and/or the Fire Department. The APD wants to stay informed.

Fix a Problem

Repairs

If you see a problem at BLB such as clogged gutters, dying trees or plants, a problem with the siding, a fence or gate, the drip irrigation, or a maintenance issue at the pool, please contact the property manager asap. We do not have an on-site manager, so we rely on residents to bring problems to the manager's attention.

Security Issues

If you suffer any loss or damage such as due to a break-in, report the problem to Harbor Bay Security and the Alameda Police Department, so both agencies can stay informed and work together to address security problems in our community. Alert the USPS in the case of suspected mail theft. Locking mailbox inserts that will fit inside BLB mailboxes are recommended and available from www.mailboxnet.com.

Alameda Click Fix

If you see a repair needed outside BLB, (such as street lights, malfunctioning sprinklers, or graffiti) go online to *City of Alameda, Click Fix* <https://alamedaca.gov/submit-request> to request a repair. You should receive a response within 48 hours.

Get Involved

Attend HOA Board of Directors Meetings

Last Tuesday of each month, 6:30pm / Harbor Bay Property Management Offices / Virtual
These meetings give you a great opportunity to meet board members, learn about BLB business, and speak directly to the Board during a designated period set aside for homeowners at the beginning of each meeting. If you would like a specific topic addressed, contact the property manager in person, by email or phone. Meetings are currently hybrid; online with Ring Central or at the Management Offices. See the agenda, posted just inside the front gate, for details on how to join the meeting by phone or computer. If you'd like the agenda emailed to you each month, make that request to the manager.

Attend Annual HOA Meeting

Last Tuesday in March, 5:45 social hour/6:30 pm meeting at the Harbor Bay Property Management Offices. Socialize with your neighbors, learn board election results and see presentations on timely topics that affect our community.

Join or start a Volunteer Committee or Task Force

These groups provide valuable services and assist the Board of Directors with research on issues and projects. Contact a board member or the property manager to express your desire to serve. These groups are now active and invite your participation:

Emergency Preparedness Committee	Pool/Social Committee
Project Architectural Committee (PAC)	Maintenance Committee
Electronic Communication Committee	Pool Chemical Readers
Landscape Committee	Architectural Committee

Stay informed

Homeowners, sign up to Receive Communications by Email.

Homeowners: Go to www.harborbay.org and click on 'Email Consent Form' in upper right corner to electronically receive documents and mailing from CHBIOA including emergency notifications, annual documents, meeting agendas and minutes. Your enrollment will save BLB thousands in mailing costs each year! Please note: Individual owners of a single property are required to sign up separately and most of you have done so—Thank you!

Read (or at least skim) BLB Documents:

By law, buyers must receive a number of documents from sellers:

- Articles of Incorporation
- By-laws
- Covenants, Conditions & Restrictions (CC&Rs)
- Annual Financial Review/Audit
- Board Meeting Minutes
- Association Policies
- Rules & Regulations and Architectural Guidelines

Before you think about making any changes to the area outside your home, please read BLB's Architectural Rules and Standards. Both Harbor Bay and BLB have very specific guidelines. In case of a conflict between the Community and BLB, the more restrictive document applies. All documents are available online at www.harborbay.org.

Read the Gull's Call

Homeowners receive this quarterly community-wide magazine which includes an article specifically on BLB with current information. The online archives contain back issues with useful BLB information. <http://www.harborbay.org/about/the-gulls-call-archives/>.

Party with your Homies

Join the Pool/Social Committee to help organize events such as Potlucks at the Pool, where all residents are invited to gather with family and get to know their neighbors. Look for information posted at BLB.

Use, Enjoy, and Respect our Shared Assets

Pool and Spa

The pool is open 8am-10pm from April through the end of October; the spa is open all year. Please follow the pool and spa rules, which are posted in the pool area and on the HB website. If you lose your key, contact the property manager for a replacement. Please call Security if you see people that you know are not residents, or guests of a resident, using the pool or spa.

Front and Side Gates

The front gate is operated with a key code. Contact the property manager to purchase a new gate opener or a key for the three pedestrian side gates located at the ends of Bay Park Terrace, Damon Court and Parfait Lane.

Parking

In general, residents should park in their garage or reserved space and leave guest spaces open for visitors. Current parking rules, updated in 2019, allow residents to park in guest spaces Sunday 6pm to Friday 6pm, except on holidays. See the HB website or contact the property manager for a copy of the current Parking Rules.

Common Area Landscaping

Maintenance of the Common Area is the sole responsibility of the Association. The Association alone can apply to improve, modify or do landscaping work in the Common Area. A landscape contractor hired by the Board of Directors performs the work. Homeowners are not to interfere with the work of contractors. The crew is not allowed to take direction from residents. To avoid putting them in an awkward spot, please make all requests through the property manager.

The Landscape Committee works with the Landscape Company to bring recommendations to the Board for annual landscape renovations in the fall, as well as for irrigation, and tree care.

Drip Irrigation

In 2016, BLB made a considerable investment in a surface drip system. To avoid costly repairs or water shut-offs, please don't walk or place anything on the common area dirt and/or drip lines and report any problems—breaks, leaks, or dying plants—to the property manager asap. If you see a large break after hours, contact Security who can turn off the water. If you are lucky to live near new plantings, give them some extra water when the weather is hot and let management know if they are struggling!

Welcome to BLB! We hope you'll get involved in keeping our neighborhood in top shape and making our community stronger.

The Pool/Social Committee

4/2025