



From the Board of Directors

April 2025

*Informing the community, addressing homeowner forum topics, and responding to member questions**

This update contains information on 15 topics.

1. Monthly Board Meeting: April 14, 2025

The next monthly board meeting is scheduled for April 14, 2025, at the Rancho. The General Session begins at 6:30 PM. Management will e-blast the agenda with the Zoom link for verified members to participate. Joining by Zoom or walking to the clubhouse is encouraged because parking is limited.

2. Security Updates

Allied Security Post Commander, Irwin Soerink, along with guards Le Roy and Jeffrey, deserve thanks for helping minimize damage and injury during our recent devastating flood. Along with our own, Andrea Thrower from Seabreeze Management.

After the flood subsided, the Committee arranged for LBPD to provide extra patrols along Studebaker near the breached wall.

Along with Irwin, Christian, and Allied Supervisor Enrique, we have instituted a streamlined method of communication between them and the Committee/Board/Management Company. Communication is of utmost importance.

There have been no security breaches over the last 2 months, but there have been difficulties with Proptia since its "upgrade" to Proptia 2.0. Several Garden Homes owners had their transponders rendered inoperable, and there have been some very long lines on the Visitor side due to problems with data and passes. Please be patient as we and Proptia trouble-shoot.

Finally, please contact, Claude Friedman at tortooga2@yahoo.com with any criticisms, suggestions, or concerns about access to our neighborhood.

3. Allied Security Report

- An Amazon-delivered package was taken from an alleyway in Bixby Gardens.
- New guard staff Nathan Perez and Jose Hernandez were recently added to the Allied team for our community.



4. Common Area Maintenance and Improvement

- The semiannual trimming of the trees in the Palo Verde median has been completed, and one diseased tree has been removed.
- A security equipment update and maintenance project has been completed. All cameras are fully functional.



5. Save the Dates for Upcoming Community Events

Although the board does not directly plan, organize, or hold social gatherings and events, a dedicated committee of resident volunteers generously contributes their time and effort to organize these community-building activities. These events play a crucial role in enhancing community engagement and fostering a sense of belonging among neighbors. A strong community positively impacts safety by encouraging neighbors to look out for one another, promoting vigilance and cooperation.

Ice Cream Social

Sunday, July 28 — 3:00-5:00 PM

Annual Community Gathering at the Rancho Sunday, September 8 — 5:00-7:00 PM Halloween and Chili Cook-off

Sunday, October 27 — 4:00-6:00 PM

Santa Visit and Toy Drive

Sunday, December 8 — 4:00-6:00 PM



6. Upcoming Property Inspections

As defined in the BHCA governing documents, homeowners are expected to maintain the exterior of their homes, and the association is expected to regularly inspect properties for compliance. Homeowner property inspections include the *exterior and front yards* visible from the common area. Therefore, now is a good time to review your property and plan any necessary maintenance or compliance issues.

The following addresses are scheduled for inspection in the next two months:

May:

Lariat Circle, Peppertree Lane, Rochelle Lane All homes

Rancho Drive 701 to 706

Hillside Drive
721 to 751

June:

Sheri Lane, Bridle Circle All homes

Hillside Drive
801 to 850

7. Coyote Awareness

Typically, coyotes are more active in the spring and early summer when caring for their young and searching for food and water. Coyotes are naturally fearful of humans but may become less apprehensive if given easy access to human food and garbage. Visit BixbyHillHOA.com for more information about coyotes and responsibly managing wildlife.



8. City of Long Beach Trash Collection

Due to staffing shortages, illness, and injuries, the City of Long Beach Department of Public Works is experiencing challenges with trash collection services. Residents are advised to leave their refuse carts or bins out for service if they are not collected on the regularly scheduled day. Every effort will be made to collect carts on the following service day. If collection does not occur the following day, residents may call 562.570.2876, and a collection will be scheduled. These occasional delays may conflict with our regularly scheduled street sweeping. Your patience and cooperation during this time are greatly appreciated as the city works to address these challenges and maintain essential services.

9. Safe Driving Habits

As members of a community, we all share the responsibility of ensuring the safety and well-being of our neighbors. This includes practicing safe driving habits within our neighborhood. It is crucial to remember that driving through residential areas requires extra caution and care, as children, pets, and other hazards may be present. Intersections are one of the most common places where accidents occur, making it essential to come to a complete stop at all STOP signs, even when there is no traffic present. By doing so, we ensure our safety and the safety of pedestrians and other drivers.



Additionally, it is essential to observe the 25-mile-per-hour speed limit that applies to all streets in the community. Driving slower reduces the risk of accidents and gives drivers more time to react to unexpected situations.

10. Storage, Project, or Trash Containers

Using storage or trash containers outside approved projects is prohibited. Only one container is allowed and must not be on the street. Homeowners must receive project approval before any deliveries can take place. Gate staff will be notified and will only provide access to pre-approved deliveries. Under no circumstances should large bins or containers be left at the site longer than necessary during renovation or remodeling.



11. Navigating Home Improvements

Homeowners are reminded that any remodeling or exterior alterations affecting the appearance of their homes, including but not limited to repainting in the same color, changes in color, roofing, or landscaping, require approval from the Architectural Committee before commencing any work. This includes projects requiring City building permits, which must also obtain approval from the Architectural Committee before submission of plans to the City of Long Beach Building and Safety Department. The Bixby Hill Architectural and Landscaping Guidelines and the Approval Application Request Form are available on our www.BixbyHillHOA.com website under the Resources tab.

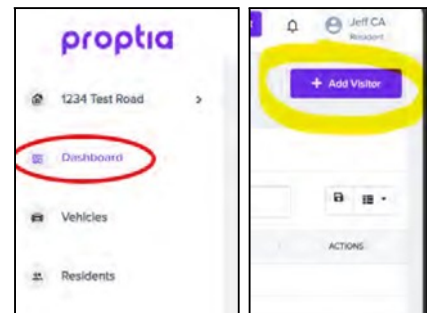
An important component of any home improvement proposal is neighbor awareness. The applicant is responsible for informing their immediate neighbors and acquiring their signatures indicating they have been informed. The signature is not an indication of approval. When submitting the application, ensure it includes detailed information such as samples, material specifications, manufacturer details, color descriptions, and paint brand and name/number. Completed applications and copies of proposed improvement plans should be submitted at least 30 days in advance to the Bixby Hill Community Association's Architectural Committee via Seabreeze Management Company.

For electronic submissions, merge all pages into a single PDF file and email to chantal.lara@seabreezemgmt.com. Providing clear and comprehensive details is crucial to ensure the application review process is completed on time. Complete applications will be processed within 30 days of receipt, while incomplete applications will be returned.

12. Adding Visitors in Proptia

Follow these steps:

1. Sign in.
2. Click on the "Dashboard" tab in the left column.
3. Click on the purple "+ Add Visitor" button.
4. Click on the "Temporary" or "Permanent" circle.
5. Select Registration Type: Individual or Event.



6. Individual: choose Guest or Vendor.
Event: see [video tutorial](#) for importing an Excel template with names.
7. Guest/Vendor: Select Pass type.
8. Enter the guest/vendor name.
9. Optional: enter the guest's email address to send a mobile e-Pass (see [video tutorial](#)). Residents can send a QR code to visitors for expedited processing upon arrival.

More information is available under the "Help" menu at the top of the screen or in the online [video tutorial](#). Residents are encouraged to use the Event option for large groups.

13. Contractor Work Hours

Work hours are Monday through Saturday, 8:30 AM to 5:30 PM. No work is allowed on your home or property before 8:30 AM or after 5:30 PM Monday through Saturday, or anytime on Sundays or holidays. If you need emergency service, such as for roof leaks, notify the guardhouse in advance.



14. Steps for Safety - Emergency Response Support

1. If you have an emergency, call 911.
2. If you have a non-emergency, call the City of Long Beach non-emergency number at (562) 435-6711 or file a report online at www.longbeach.gov/police.
3. For awareness only, notify the guardhouse and Seabreeze Management. The guard staff is not trained or authorized as police officers or emergency response personnel.

More information on [the responsibilities of a security guard](#) can be found on the Internet.

15. Share the Newsletter

The board reminds everyone that the best source for truthful and complete information is from the board or Seabreeze Management. Help us spread the word by sharing the newsletter with your neighbors. They can sign up for our monthly newsletters by submitting their email address on the [Homeowner Feedback Form](#).

Please email us at andrea.thrower@seabreezemgmt.com, call 949-672-9020, or use the [Homeowner Feedback Form](#) if you have any concerns, suggestions, or comments.

Thank you for your support as we volunteer with you to improve the quality of life in Bixby Hill.

The Bixby Hill Community Association Board of Directors

Melinda Frizzell • John Kleinpeter • Becky Omel • Joe Souza • Tim Catlin • Gregory Judd • Dan Slater President Vice President Secretary Treasurer Members at Large

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