

From the Board of Directors

June 2025

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

1. Monthly Board Meeting: June 9, 2025- 6:30 PM

Board meetings are held on the second Monday of each month 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.

The next monthly board meeting is scheduled for June 9, 2025, at 6:30 PM, at the Rancho.

2. Guard House Committee Update

We are excited to share that we are finally moving ahead with the much-anticipated repairs to the Guard House. It's been quite a journey, but we are optimistic that we will bring this project to a successful conclusion within the next few months.

For those who have been attending the board meetings, you'll recall the various plans and proposals that were discussed. It seemed none of them garnered a consensus among our neighbors. After much deliberation, we have two options which we are deciding between. We will show everyone at the next scheduled meeting (June 9 at 6:30pm) and then the board will decide which option to proceed with. We encourage everyone interested in the future of the Guard House to attend.

We promised to be financially responsible as we undertook this project, and I'm happy to report some good news in that regard. One of our first actions was to review all expenses incurred since the unfortunate collision in February of 2022. During this review, we discovered six outstanding invoices for extra security guard coverage in 2022 that were never submitted to our insurance company for reimbursement. We quickly brought these invoices to the attention of our insurance adjuster, and they generously provided us with an additional \$46,000 in reimbursements even though they easily could have fought the request since the deadline to submit for reimbursements had passed. This amount will certainly help offset the cost of the repairs.

We understand that the Guard House has become a polarizing issue in the neighborhood. Some of you want to spend millions on building a grand plaza entry, while others prefer to simply give the current guard house a fresh coat of paint and call it a day. We value both perspectives, but we believe

that our plan of fixing and beautifying the existing guard house and surrounding landscape is the most prudent choice at this time.

We look forward to seeing this project finally completed!

3. Security Updates

Over the past month we had two motor vehicle incidents: On April 13, an elderly woman took the drive to the apartment lot too fast and hit the fence by the canal. Fortunately, there were no injuries. The County owns this fencing area, and their maintenance team repaired it immediately.

On May 5, 2025, a driver on the way to the Rancho was entering the visitor side of the main entrance when lost their rear wheel, thereby blocking the entrance. Again, fortunately, there were no injuries. Allied Guard staff Irwin Soerink and Christian Corona were able to redirect traffic until the vehicle was moved. Allied guard staff did a commendable job making sure all entrants were carefully vetted while the entrance was closed.

On April 23, 2025, an elderly trespasser was spotted walking up Surrey. He then proceeded along Rancho onto Hillside and then Bixby Hill Rd. The guards were notified by several homeowners, and phone calls were placed to Allied Patrol and LBPD for assistance, but no one arrived. Allied is investigating their response times for their patrol team.

Evidence points to the Surrey wall breech from the flood as his point of entry, as the bike path lock was open and the security fence tampered with.

On a positive note, Long Beach Utilities has begun the process leading to the repair of the flood-damaged retaining wall.

4. 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. Please note an architectural application must be completed and provided to management prior to the start of any construction work. If you have questions about the process, or need a copy of the form please contact associate manager Angela McBride at angela.mcbride@seabreezemgmt.com

The following addresses are scheduled for inspection in June:

<u>June:</u>

Hillside Drive

Sheri Lane, Bridle Circle All homes

Hillside Drive

5. Violations

The violations committee met earlier in the month. There were several parking issues including parked cars on the curb on Wednesday morning before the arrival of the street sweeper. Citations will be given by the guards in the future. Houses affected by the flood continue to be exempt from enforcement.

Speeding and the running of stop signs continue. The committee is looking to private traffic engineering firms to alleviate the problem. Please, follow the traffic laws in the community.



6. 2025-26 Annual Assessment/Budget Mailer

By the time you receive this newsletter, the annual budget mailing should be on its way to you via postal mail. Please watch for information on the annual assessment and payment options. The Budget Mailer precedes a separate annual assessment billing statement that is also sent via postal mail. Payments for the annual assessment are due on July 1, 2025, and are considered late if not received by July 31, 2025.

Payment by Mail

You may mail your check, made out to Bixby Hill Community Association to the Santa Ana address below. Please be sure to write your 12-digit account number in the memo line on your check. Please do not mail your payments to the Seabreeze corporate office or leave payment with the guardhouse staff. Your account number will be on the assessment statement mailed separately from Seabreeze Management.

Mail payments to:
Bixby Hill Community Association
P.O. Box 25189
Santa Ana, CA 92799-5189

Payment Online

You may access your Seabreeze owner account portal via this link: cincwebaxis.com. If you have never accessed the site, you will need your 12-digit account number. If you have any issues with accessing the website, please contact Seabreeze Customer Care at 949.855.1800.

7. Share the Newsletter

The board reminds everyone that the best source for truthful and complete information is from the board and/or Seabreeze Management. Help us spread the word by sharing the newsletter with your neighbors. The newsletter is also saved to the association website www.bixbyhillhoa.com Association governing documents and community rules can also be found on the website!

The Bixby Hill Community Association Board of Directors

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

Sam Nguyen- President • Becky Omel – Vice President • Joe Souza - Treasurer • Judy Brakin – Secretary • Greg Judd- Member at Large • John Ingram- Member at Large • Claude Friedmann- Member at Large

Seabreeze Management Team

- Customer Care and After-hours Property Threatening Emergency Line 949.855.1800
- ➤ Andrea Thrower Sr. Community Manager 949.672.9020 Andrea.thrower@seabreezemgmt.com
- Angela McBride Associate Manager 310.494.2699 angela.mcbride@seabreezemgmt.com

*Disclaimer:

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