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Bixby Hill Community Association

From the Board of Directors

November / December 2024

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

This update contains information on 10 topics.



1. CC&R Amendment Ballot Count

At the December 9, 2024, special meeting, the Inspector of Elections counted 251.5 votes that were received during the balloting period. Of these, 225.75 (89.76%) approved the proposed CC&R amendment to Article 3, Section 2 (a)(3). This was three more than the 222.75 votes needed (75% of the 297 total votes) to pass the amendment. The vote triggers a new recording of the CC&Rs and service to the membership. Support for the amendment was high and even included a surprise visit from someone in a Lorax costume (a Dr Seuss character) holding a sign near the entry plaza encouraging members to vote.

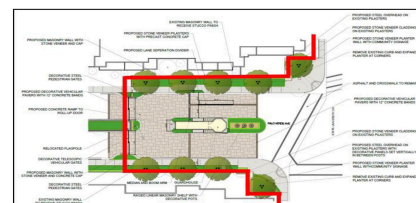


2. Bixby Hill Entrance Upgrade Plan

Two in-person events were held at Rancho Los Alamitos in early December: an open house on Wednesday, December 4, and a formal presentation on Saturday, December 7. About 20 members attended on Wednesday, and about 35 attended the formal presentation on Saturday. For the benefit of those who could not attend either event, the audio portion of the event was recorded and integrated with an enhanced copy of the visual presentation. Members may access the [recording on YouTube](#). The video is 47 minutes and includes a history of the entry plaza (10 minutes), a progress list since the February 2022 collision (8.5 minutes), and an overview of the current upgrade proposal (26 minutes).

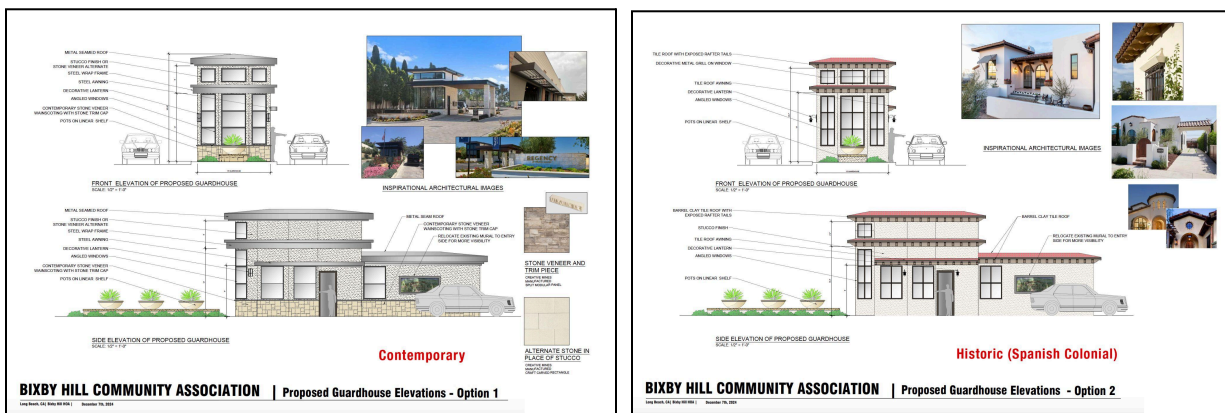
The proposed project provides a significant number of community benefits, including but not limited to a fully enclosed entry plaza with separate gates across exit and entry lanes. These new entry gates are designed to work in tandem with traffic control arms next to the guard station, creating a two-layer security enhancement for incoming vehicles in both entry lanes. The proposed telescoping

Benefits to the Community



gates are faster than our current exit gates, will open fully across the entire width of the roadway, and will begin opening when a resident approaches the traffic arm prior to reaching the gate. A third-party video explaining how [telescoping gates](#) function at a faster speed is available on YouTube.com. The location of the existing traffic arms will be moved further from the intersection, increasing the stacking distance and reducing the risks of traffic jams or back-ups into the intersection. This double-layered approach to vehicular access control is the latest in security design and has been found to be effective in other communities. Also proposed in the design is a block wall along the canal at Bixby Hill Apartments in place of the low chain link fence that is easily breached. This location has previously been identified as a repeated point of entry for trespassers in the community and the block wall is designed to seal this vulnerable location.

The presentation included two architectural style options: *Contemporary* and *Historic*. Both styles include the exact same components and improvements, only with different architectural appearances. The *Contemporary* style is for those members who are looking forward and may want to update the styling. The *Historic* style is directly inspired by the Spanish Colonial features of the Bixby Hill Rancho Los Alamitos and the area's architectural history for those who prefer a retrospective approach to the appearance. Watch for an upcoming survey on this style preference so your voice can be heard.



The existing guardhouse *will not* be torn down or moved from its current location. It will be refaced, and a new roof will be added. The new roof is less than 5 feet taller than the existing guardhouse and does not increase the number of stories. The guardhouse will remain a one-story structure. Shortly after the collision in February 2022, the board was advised that the demolition of the guardhouse canopy and its utility well necessitated the future removal of the existing roof. In other words, a “patch” approach to the roof would not work because of the structural design and damage. According to the professional contractors who inspected the damage, the entire roof must be removed and replaced with a new structural design without a utility well. *There are no plans to build a new guardhouse from scratch.* Poster boards with images of the two style options will be available to view at the January 13, 2025 board meeting. All concept images are available on the community website at [BixbyHillHOA.com](#).

Funding alternatives for the upgrade plan are under investigation and no decision has been made with regard to strategies for paying project costs. A designer's probable opinion of the cost has been provided for general discussion; however, no budget for the project has been established. Construction drawings are needed to request contractor bids before the membership can vote on the proposal and its funding strategy. Although there are no plans for a special assessment, one cannot be imposed for this project without approval from a majority of the membership quorum. No construction contracts for the project will be signed without community approval of the project and funding strategy.

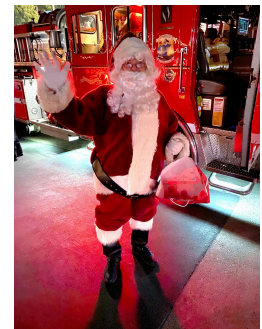
The all-at-once approach to the project is one, but not the only, implementation strategy. We can also move forward with only guardhouse enhancements as Phase 1, allowing us to prioritize critical elements while ensuring the community remains engaged in future phases. Completing the project in phases may be more costly. This disclosure of the upgrade proposal with an estimated cost is only a first step toward sharing a completed proposal that includes bids. We are exploring multiple avenues to achieve these goals.

The estimated cost of \$1.1M for the proposed upgrade plan has been carefully prepared by the Project Manager and Landscape Architects based on costs for similar projects they have completed. If the costs were to be paid from dues increases, the estimated cost for the entire proposal breaks down to roughly \$25 per month per member vote over 15 years. This equates to less than a 1% monthly increase in association dues based on the 2024-2025 assessment amount of \$2540. \$550,00 has already been allocated for the guardhouse repair and is available to begin the work. Many may consider this a reasonable investment for a comprehensive upgrade to our community's tired, 30-year-old security design plan and entry plaza—a space that represents the first impression of Bixby Hill to visitors and residents alike. Additionally, our reserves will continue to be used responsibly, ensuring funds are available for upcoming repairs and potential emergencies while we advance necessary repairs and enhancements.

Questions and comments from members were collected at both events. A [Frequently Asked Questions](#) page is available on our website. Please note that the design and funding strategies are still in development, and updates will be provided as the project progresses. For more details, photos, and supporting documents, please visit our website at www.bixbyhillhoa.com. The board encourages members to rely solely on the information provided by the board and management to avoid any confusion arising from inaccurate information circulating in the community.

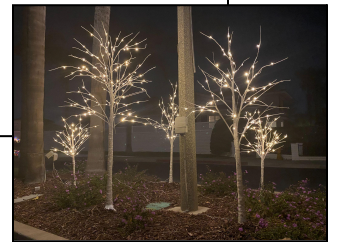
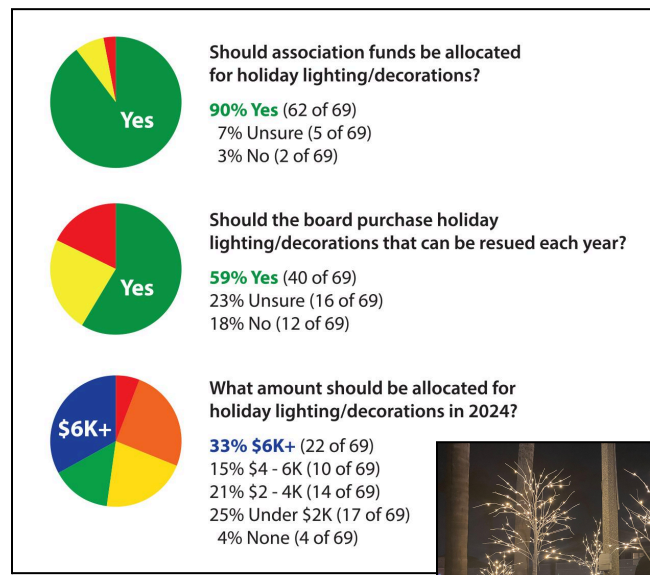
3. Annual Holiday Gathering and Spark of Love Toy Drive

On December 8, 2024, community members gathered to celebrate the holidays in the seasonally decorated Bixby Hill Road cul-de-sac near Hillside Drive. The festivities included a bounce house, hot cocoa, and cookies, an opportunity to take a photo with Santa, and a toy drive. Two large containers of toys were collected. Instead of his usual sleigh, Santa arrived on a fire truck from a local Long Beach station. A good time was had by all. Special thanks to our Social Committee and all the volunteers who organized this fun event for our community.



4. Holiday Lights Survey Outcomes

The community was asked to respond to a survey regarding installing holiday lights in the common area. We received 69 responses representing approximately 27% of the single-family homes, sufficient to generally reflect the community's preferences. The outcomes are shown in the graph. Ninety percent of the respondents supported the allocation of funds. Less than \$2K was spent on the reusable lighted birch trees displayed in the Palo Verde median. The trees collapse into a cylinder shape and can be easily stored in the storage room at the guardhouse.



5. Unsolicited Emails and Text Messages

While our HOA is committed to protecting the privacy of our community and safeguards "association records" by sharing them only with authorized individuals for HOA business purposes, we are aware that some known and unknown members are using an unsanctioned email distribution list from an unknown source. If you receive unsolicited emails or text messages and prefer not to, please contact the sender directly to request removal from their distribution list.

We respect and value each member's right to free speech and encourage open communication among residents. However, we emphasize that we utilize multiple channels to ensure the accurate and complete dissemination of information regarding HOA matters. The board has no authority or mechanism to prevent the circulation of emails between members or from undisclosed sources, even when the information contained in them is inaccurate or incomplete.

6. Allied Security Report

We're pleased to report no significant security incidents for November. However, four cameras on Bixby Hill and Palo Verde experienced downtime. A technician assessed the issue, and repairs are underway. A refresher training for security officers on gate and patrol procedures is planned for early next year to maintain high standards.



7. Street Drain Cleaning

The regular drain cleaning has been completed. All drains have been checked and cleared. If you know of an issue with a drain, please use the [Homeowner Feedback Form](#) and provide an address.

8. 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 inspect properties regularly 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:

January:

Palo Verde

Even numbers 870 to 896

Shire Way

All homes

Bixby Hill Road

6401 to 6431

February:

Bixby Hill Road

6441 to 6499

Rancho Drive

Odd numbers 825 to 845

860 to 881

9. 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.

10. 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](#).

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

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 • Gregory Judd
President Vice President Secretary Treasurer Member at Large

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