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Bixby Hill Community Association

From the Board of Directors

Summer 2024

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

This update contains information on 15 topics.

1. August 12 Board Meeting

The August 12 Board Meeting will be held at Rancho Los Alamitos, with a general session beginning at 6:30 PM. Management will provide a Zoom link for verified members who wish to participate remotely.



2. Guardhouse Progress

In late July, a member of the board met with the project manager and a senior principal from SMP Environmental Design firm for a site visit. SMP is tasked with developing a Plan B concept for board consideration in the next several weeks. The project manager is tasked with providing cost estimates for Plan B. When the design concept and an estimated budget for Plan B is completed, the board will set up opportunities to share Plan A and Plan B with the community for feedback.

3. Allied Security Report

- We're pleased to share that there were no security incidents in the latest report.
- Some vendors and guests of Bixby Hill Gardens' residents have been entering through the townhomes' Anaheim gate. Allied is in communication with their management and board with a recommendation for all non-residents to enter at Palo Verde for proper documentation.



4. Board Service Opportunity

There are currently four (4) total positions on the Board of Directors that can be filled in the upcoming election cycle. Notice of the nomination procedure and a call for candidates for the board of directors was distributed by postal mail in June. The process of receiving nominations and handling the upcoming election is organized and implemented by a third-party vendor, [The HOA Election Guys](#). Please review their instructions and timelines if you are interested in serving on the Board.

Board service requires a time commitment and availability for regular meetings and occasional emergency meetings. Director responsibilities include a variety of efforts such as complying with governing documents and state law (including the Davis-Stirling Common

Interest Development Act), committee participation, maintaining the common areas, managing budgets and assessments, fiduciary duties, adoption and enforcement of rules, keeping records, handling HOA-related emergencies, human rights and accommodations, and representing the homeowners as a whole. The [business judgment rule](#) assists directors in their decision making by acknowledging that some decisions or actions involve risks and providing some protection as long as a court believes that directors are acting in the community's best interests, with reasonable inquiry, and in good faith. Any qualified members interested in selfless service to the community are encouraged to consider the opportunity.

5. Real Estate Signage

A recent increase in home sales has prompted complaints from residents regarding the number and placement of real estate signs in the community. Homeowners selling their properties are responsible for the compliance of their realtors, who must abide by the approved and published governing documents at all times. Our [Rules and Regulations document](#) defines the parameters for real estate signage in the community in part as follows:

- a. Only one (1) sign is permitted per residence and must be displayed in the area directly in front of the residence.
- b. All "Open House" signs are to be placed across the street from the guard station, NOT in front of the guard station or surrounding planters or sidewalks.
- c. No real estate signage is allowed in common areas within Bixby Hill.

Members contemplating a home sale should direct their agents to these limitations.



6. E-bike Safety

Now that school is out for summer, there is a visible increase in the activity of children and youth using e-bikes on community streets. Residents are reminded that our community's private streets are designed for automobile traffic and should not be considered safe play spaces. Our [Rules and Regulations](#) prohibit the use of small bicycles, tricycles, mini-motorcycles, and other wheeled devices. When looking for a place to ride, a list of "[Top 10 Best Bike Trails Near Long Beach](#)" can be found on Yelp.

A 2023 [Consumer Product Safety Commission report](#) indicated a 21% increase in injuries associated with e-bikes and that children are especially vulnerable to injuries in e-bike accidents. A recent accident in the community involving an e-bike resulted in an emergency response and hospitalization for two children. A [National Transportation Safety Board report](#) concluded that "fatalities associated with e-bike ridership have also increased exponentially."



7. Emergency Preparedness

Several agencies provide guidance on disaster readiness. All members of the community are encouraged to evaluate their circumstances, research readiness guidelines, and make plans. Some of the basics for emergency preparation include consideration of the specific needs of your household, discussing plans with your family, saving money for a rainy day, safeguarding your important documents, talking with your neighbors, making your home safer, and assembling or updating supplies like food, water, and first aid kits. Taking action to get ready can benefit your household and your community.



8. 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 naturally fear 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.



9. 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:

August:

Hillside Drive

871 to 891

Vera Crest Drive

All homes

September:

Hillside Drive

895 to 931

Holly Glen Drive

911 to 960

10. Special Collection of Oversized Items

The City of Long Beach provides four free pick-ups per year for oversized items that will not fit into a trash cart or cannot be donated or resold for use by others. Residents may fill out an [online request](#) or call (562) 570-2876 for a “Special Collection” of furniture, appliances, computers, televisions, tires, large yard debris, and other bulky items. More information is available on their [website](#).



11. SLOW and STOP!

The board has received several complaints about drivers in the community who do not come to a complete stop at STOP signs or who drive too fast. 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.

12. 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 contributed their time and effort to organize these community-building activities. These events are crucial 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, August 11 — 3:00-5:00 PM

Casual Hawaiian Attire

Rancho cul-de-sac

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



13. New Mailbox Surprise

The US Postal Service recently replaced its mail collection box near the community exit with a newer model to phase out older units that are subject to mail theft. The new boxes are designed to thwart crime and lack an extended receiver that supports a “drive-thru” point of access near the curb. This new design has frustrated users nationwide, and some of our residents have expressed similar displeasure. Instead of an easy access opening that can be reached from a vehicle window, the new box features a tamper-proof slot that requires precise effort away



from the curb. The placement of the new box in our community may require drivers to exit their vehicles to deposit mail. Approaching drivers are asked to show courtesy when a car is stopped at the collection box and avoid attempting to pass a vehicle on the right side, even if you think it is safe. The person depositing the mail may be an unseen passenger. At this point in time, there is no indication or guarantee that the collection box can or will be relocated closer to the curb or, if doing so, will facilitate the preferred “drive-thru” experience.

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](#).

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

****Disclaimer:** This newsletter is provided as a courtesy to BHCA members for general informational purposes only and does not constitute legal, financial, or professional advice. The content is intended to provide community updates and highlight various matters of interest and does not supersede our community's governing documents, local laws, or other applicable regulations.*