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## *Bixby Hill Community Association*

From the Board of Directors

### **September 2024**

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

This update contains information on 11 topics.

#### **1. October 14 Board Meeting**

The October 14 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. Repair and Enhancement Plan Preview**

Vehicles have hit the guardhouse multiple times. In reviewing these repeated destructive collisions, the board chose to redesign the overhang and move the support columns out of the path of vehicular travel. The location of the columns was also a concern of the insurance provider. A site analysis further identified over fifty unaddressed needs and concerns. These concerns resulted in what we have referred to as "[Plan A](#)." Unfortunately, the estimated cost for Plan A was unfeasible at about \$1.4M to \$1.6M and would have required a special assessment. Therefore, Plan A was discontinued.

In response to the high cost of Plan A, the board chose to pursue a less expensive alternative solution that we are calling "Plan B." Plan B prioritizes repairs and concerns such as safety, security, access control, stacking distance, visibility, lighting, and first impressions among others. The project manager at [Design Build Associates](#) is currently developing a cost estimate and rough timeline for Plan B. The board's goal is to repair the guardhouse and complete enhancements sensitive to the community's needs and budget. The most crucial enhancement in Plan B is the full enclosure of the entry plaza and the addition of vehicular gates across entry and exit lanes south of the guardhouse. To further enhance security, Plan B also includes efforts to secure the vulnerable entry points along the canal by extending fencing adjacent to Bixby Hill Apartments. This alternate approach provides significant security benefits that address many of the issues the community has experienced.

After many months of research, meetings, planning, and design, the board of directors is excited to announce the receipt of preliminary conceptual plans for the guardhouse repair and enhancement process. Plan B is the working concept, and preliminary drawings are shown below. We invite members of the community to submit questions via the [online feedback form](#). We are most interested in your thoughts on the initial design of Plan B.

Your feedback will be forwarded to the project manager and design firm. More drawings and images are provided at [www.BixbyHillHOA.com](http://www.BixbyHillHOA.com) for your review.

Additional information and drawings will be presented at two community awareness events in early December held at the Rancho Los Alamitos. An open house has been scheduled for Wednesday, December 4, from 5:30 - 7:30 PM. This allows members to preview a static presentation of more detailed and up-to-date information and submit written questions and comments. A formal presentation is scheduled for Saturday, December 7, from 10:00 AM - 12:00 PM, with another opportunity for questions and comments. We encourage you to attend one or both of these events. Until December, when more of the project information is available, we ask that you rely solely on the disclosures provided by the board, with the awareness that the project is still in development. The final design may not appear as presented in the preliminary conceptual images below or on our community website.



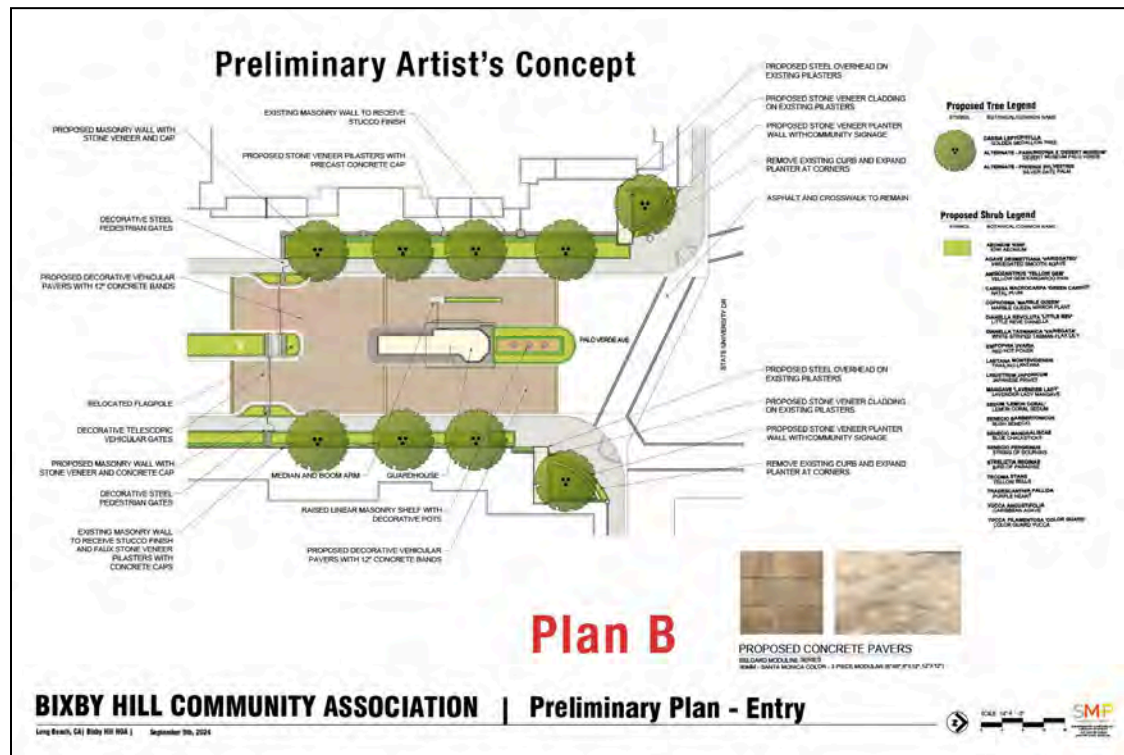
1. View from Palo Verde.
2. East monument sign and planter area.
3. West monument sign and planter area.

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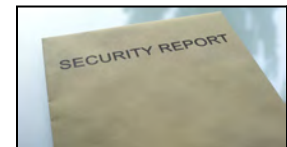
4. Telescoping retractable gates behind the U-turn/guardhouse with pedestrian gates on each sidewalk.
5. Guest lane view.
6. Resident lane view.

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### 3. Allied Security Report

- We're pleased to share that there were no security incidents in the latest report.
- On September 23, a resident encountered a boy who appeared to be lost. The police were notified and arrived onsite to assist the boy.
- Management held an on-site training for our guards in September and will continue to conduct these regularly.
- [Allied Universal](#) is responsible for staffing the guardhouse and routinely places new guards when vacancies occur. If you experience an issue with a guard, please contact [Andrea Thrower](#) for urgent concerns or use the [Homeowner Feedback Form](#) for other comments.



### 4. Upcoming Special Meeting and CC&R Amendment Ballot

The Association will soon hold a Special Meeting of Members at a date to be announced. The purpose of the Special Meeting is to vote on a proposed amendment to Article Three, Section 2(a)(3) of the Bixby Hills Community Association Declaration of Protective Restrictions Containing Covenants, Conditions, Reservations, Easements, Liens and Charges ("CC&RS") recorded on March 28, 1966, as Document No. M2165-522 in the Recorder's Office of Los Angeles County, California. In accordance with the Association's Bylaws, at least 50% of the voting power must be represented for the quorum requirement to be met. That said, in order for the proposed amendment to pass, at least seventy-five percent (75%) of the total voting power must approve the measure. The board has retained [The HOA Election Guys](#) to serve as the Inspector of Elections and handle all notices, instructions, distribution,

collection, and counting of ballots. The board encourages all members to participate in this ballot process.

The proposed amendment would retain protections against unreasonable view obstructions, as determined by the Architectural Committee, but remove the eight-foot (8') height limit on trees, shrubs, and other landscaping. The current height restriction and language are ambiguous and unreasonable when applied uniformly to all trees and plant material throughout the entire community. Therefore, the Association proposes eliminating this restriction while continuing to protect against unreasonable view obstructions. Watch for more information from The HOA Election Guys in your postal mail.

## 5. 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:*

### **September:**

#### **Hillside Drive**

895 to 931

#### **Holly Glen Drive**

911 to 960

### **October:**

#### **Holly Glen Drive**

865 to 910

#### **Palo Verde**

Odd numbers 865 to 901

## 6. Mark Your Calendars 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.

### **Booxby Hill Halloween Event**

Sunday, October 27— 4:00-6:00 PM, Peppertree Lane

What do birds hand out on Halloween? *Tweets!*

Chili Cookoff, Monster Mash, Candy, Costume Parade.

All ages welcome. Watch for an Evite coming soon.





## 7. New Green Collection Bins

The City of Long Beach has announced its plan for separating and collecting food waste and yard trimmings. The distribution of new green bins is expected to occur between September 23 and October 20, 2024. More information is available at [www.longbeach.gov/lborganics](http://www.longbeach.gov/lborganics).



## 8. Free Fixit Clinics

The City of Long Beach is hosting a free Fixit Clinic on October 5 at the Burnett Library, 560 E. Hill Street, 12:00 - 3:00 PM (entry closes at 2:30 PM). Residents are invited to bring one item (per person) that is small enough to carry into the event. Common items brought in for repair include electronics, small appliances, clothes, and bikes. Registration for the event is recommended. For more information and to register, visit [www.lbcity.info/fixitclinics](http://www.lbcity.info/fixitclinics).

## 9. Runners and Walkers Nearby

The 40th Annual Long Beach Marathon and the Aquarium of the Pacific 5K will pass near our neighborhood on Saturday and Sunday, October 5 and 6. Additional information can be found online at [www.runlongbeach.com/community-relations](http://www.runlongbeach.com/community-relations).

## 10. 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](http://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.

## 11. 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](mailto: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.