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## *Bixby Hill Community Association*

From the Board of Directors

### **February 2024**

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

This update contains information on 17 topics.

#### **1. March 11 Board Meeting**

The March 11 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 to participate.

#### **2. Guardhouse Update**

The Guardhouse Committee met on January 31 to review a second set of plans from the architect. The Committee generated guidance on the drawings and answered questions about the Site Analysis for the architect. A board member met with the project manager (DBA) to review the Site Analysis notes and the project manager met with the architect. DBA then completed a site visit on February 16 to survey existing exterior equipment and fixture locations for incorporation into design plans. The survey was submitted to the architect (KPI). KPI is working on updated conceptual plans for Committee review. An additional site survey of outlets, cabling related to access control, cameras, and security systems is anticipated.

#### **3. Improvements to Palo Verde Median**

The temporary flowering plant material added to the planter area has yet to perform as expected in some areas. In response, purple lantana will soon be installed as a replacement. As weather permits, turf areas are scheduled to receive treatments to address weeds and pests. Adjustments to sprinklers have been requested to address areas that brown during dry periods. After multiple efforts to correct issues with the fountain, the fountain continues to soak the area, causing unsuitable soil conditions nearby. The fountain maintenance vendor has been instructed to drain the fountain.

#### **4. Concrete Repairs**

Concrete Hazard Solutions has been contracted to repair sidewalks and curbs in the community. The focus of the work is the mitigation of potential trip hazards. The work will be scheduled later in the year to avoid rainy conditions. When scheduled, the community will be notified.

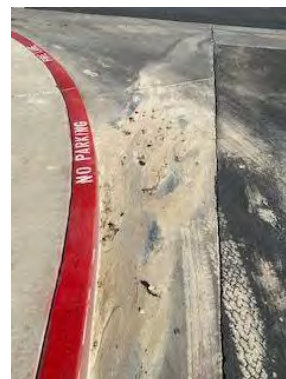


## 5. Security Camera Antenna Upgrades

Security antennas in the community that provide signals for remote cameras have become obsolete with intermittent performance issues. Replacement antennas with newer, more reliable technology have been ordered.

## 6. Proper Pool Maintenance

Homeowners with swimming pools are expected to comply with the environmental policies of state and local jurisdictions to [help prevent ocean pollution](#). One common error that homeowners make is the discharge of chlorinated pool water or filter media into the street. The City of Long Beach prohibits this, and homeowners are responsible for complying with their pool service providers. According to the City, chemically treated water and filter media from swimming pools containing polluting chemicals “aren’t allowed to enter the street, where they can flow into the storm drains and waterways. Unlike water in sanitary sewers (from sinks and toilets), water in storm drawings is not treated before entering our waterways. You would never dump pool chemicals into the ocean, so don’t let them enter the storm drains.” Storm drains in Bixby Hill empty to the ocean. Filter media discharged into the street stains community gutters and ends up in the ocean. To report a spill, call the Long Beach Dump Line at 562-570-3867.



## 7. Proper Disposal of Yard Waste

Residents have observed some gardeners blowing clippings down the street instead of properly disposing of them. This practice leaves debris in front of other neighbors’ homes and is both discourteous and inappropriate. We kindly ask all residents to remind their gardeners to sweep up clippings and dispose of them in their trash receptacles. As homeowners, we must ensure that our vendors follow community rules and are courteous to our neighbors. Let’s work together to maintain the cleanliness and appearance of our neighborhood.

## 8. Keep Sidewalks Clear for Pedestrians

A friendly reminder about the importance of pulling all the way forward when parking in your driveway. This simple action ensures the common area sidewalk remains completely clear, promoting pedestrian safety. Blocking the sidewalk poses a hazard and does not comply with [California vehicle code section 22500 \(f\)](#). It forces pedestrians onto the road, increasing the risk of accidents. If your vehicle does not fit entirely in your driveway, consider utilizing your garage or street parking. Remember that cars parked on the street must be moved within 72 hours and always removed for street sweeping on Wednesdays. Your cooperation in maintaining a safe and accessible community is greatly appreciated.



## 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 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:*

### **March:**

#### **Rancho Drive**

800, 805 to 815, 820, 830, 840

#### **Saddle Drive**

All homes

#### **Surrey Drive**

Odd numbers 6461 to 6489,  
6488, 6490

### **April:**

#### **Rancho Drive**

711 to 771 and 801

#### **Double Tree Lane**

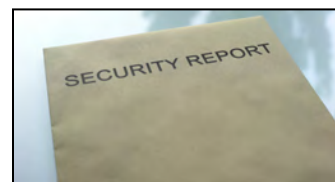
All homes

#### **Surrey Drive**

Even numbers 6450 to 6484

## 10. Allied Security Report

- A power outage on February 2 triggered emergency generator procedures. When power outages occur, residents are asked to be patient while the guard staff takes the necessary steps to adapt access control and egress from the community. Patience is critical if an outage occurs when only one guard is on duty, after dark, or in the rain.
- More than 40% of the parking violations that occurred in January and February during street sweeping on Wednesdays were in front of the apartments on Palo Verde.
- The transition to Proptia is now fully operational, and the old system has been removed.
- Guards have observed residents with mobility challenges having difficulty entering through the pedestrian gate on the west side of the guardhouse. Access improvements to the gate are under review.
- If a suspected trespasser is observed in the community, residents are encouraged to call the guardhouse so that a patrol officer can be notified. For your safety, residents are not expected to intervene, follow, or contact a suspect.



## 11. New HOA Laws

In 2024, California passed nine new statutes and new case law on existing statutes [affecting homeowners associations](#). The new statutes address various areas, such as lower quorum requirements, virtual meetings, and director qualifications.

## 12. 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.

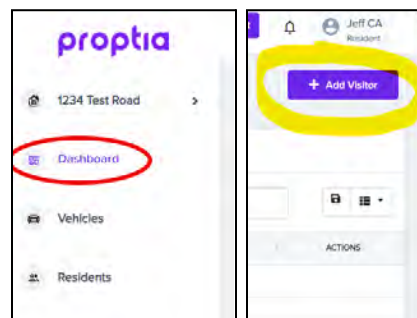
## 13. Respect for Guards

Our guard staff work diligently to serve the community and are sometimes underappreciated. Residents and their guests are encouraged to be polite and patient when entering the community. Under no circumstances should residents or guests attempt to intimidate guards or use inappropriate language to gain or hasten community access. Guards are required to follow protocols before granting access to the community. All vehicles must be documented appropriately upon entry. Guest vehicles must be issued a printed pass before access is granted. The pass must be displayed on the vehicle's dashboard at all times.

## 14. 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.

## 15. Real Estate Signs

Homeowners are reminded that signage is restricted in the community. No signs may be placed in the common area. The only location where real estate signage may be placed is on the private property for sale. For more information, please refer to the "Real Estate Sales" section of the BHCA [Rules & Regulations](#) document at [www.BixbyHillHOA.com](http://www.BixbyHillHOA.com). Homeowners are responsible for agent compliance.

## 16. Trash Containers

Regular collection of trash and recycling is on Tuesdays. As a courtesy to visitors and neighbors, homeowners are asked to place their containers near their driveways to reduce the impact on available street parking. According to the BHCA [Rules & Regulations](#), "Trash cans and recycle bins should not be placed on the street earlier than 3 PM on the afternoon preceding the day of pick up. Empty trash cans and recycle bins must be stored where they are not visible from the street."

## 17. 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 contact us via [andrea.thrower@seabreezemgmt.com](mailto:andrea.thrower@seabreezemgmt.com) or, 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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