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Bixby Hill Community Association

From the Board of Directors

June 2024

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

This update contains information on 20 topics.

1. July 8 Board Meeting

The July 8 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. Board Service Opportunity

At the June 10 Board meeting, two director resignations were announced. The Board is grateful to Tim Caitlin and Dan Slater for their service as directors and wishes them well in their future endeavors. In accordance with the community's [governing documents](#), these two director positions will remain unfilled until an election is held. 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 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.

3. Guardhouse Progress

Since a drunk driver plowed their vehicle into the support columns of the overhang at the guardhouse in February 2022, the community has shown great patience and support as Board members have worked diligently to provide the community with solutions. The

complicated task of maintaining operations at the gate while working toward a feasible solution has been confounded by many factors, including the pandemic, that continues to cause lengthy delays in almost every step of the process. The board has repeatedly been asked such questions as “What is taking so long?” or “How hard is it to rebuild the overhang?” These are fair questions, and we want members to be informed. In an effort to maintain transparency with members, our step-by-step efforts have been disclosed at monthly board meetings and distributed in monthly newsletters. Some members do not attend board meetings, and others do not read the newsletter. For anyone interested in reading about the progress of the guardhouse redevelopment, prior newsletters are available on our website at bixbhillhoa.com.

A partial list of more than 30 post-collision activities has been prepared and is available [online](#). The list intends to remind and inform everyone of the steps already taken. Each item on the list can account for weeks or months of time. The sequence of activities is generally chronological, although some of the actions overlap and may be out of sequence. Although an effort has been made to create a comprehensive list, there may also be unintentional omissions.

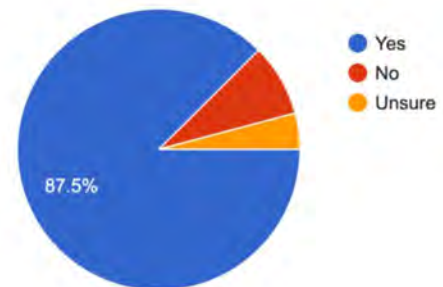
After the June 10 board meeting, other steps have been taken. The most recent action was a search for a design team to develop concepts for a *Plan B* option due to the lack of availability for the previously selected architect who developed the *Plan A* option. Our project manager has solicited proposals from providers, and the Board will review any available proposals during the next executive session on July 8. When renderings and cost estimates for both options are completed, the information will be shared with the community.

4. Concrete Maintenance

Community vendor *Concrete Hazard Solutions* has made significant progress on repairs to our sidewalks. Almost all grinding and replacements have been completed. A few areas that need special attention, such as those waiting for box components from utility providers, are in progress and will continue until completed. A walkthrough inspection of the completed work has been conducted, and one area on the north side of Bixby Hill Road has been identified for a redo because of cracks from inadequate water in the mix. A large section of sidewalk on the east side of Palo Verde adjacent to Bixby Hill Gardens may need replacement due to the impact of overgrown tree roots. The volume, scope, and potential costs associated with this section suggest a separate project to be addressed in the future.

5. Estate Sales Poll Results

Thank you to everyone who participated in the poll. The poll received 24 responses, with 87.5% (21) in favor of allowing estate sales in our community (see pie chart). The results were split regarding the frequency of sales, with a small number indicating they should never be allowed. Overwhelmingly, 83.3% of respondents claimed no negative impact on the overall quality of life in the community. Among those



who had concerns (87.6%), the primary concern was “Security” at 62.5% (15). The open-ended responses were consistent with the numerical outcomes and represented a range of differing opinions. For example, one comment suggested that increased interest in the neighborhood from visibility and awareness is “better for property values.” In contrast, another comment suggested that estate sales “attract thieves” and should not be allowed. The low number of respondents compared to the membership size may not accurately reflect the preferences of the entire community.

6. Allied Security Report

- We’re pleased to share that there were no security incidents in the latest report. This is a testament to our community’s proactive approach to safety.
- A recent false alarm at a residence on Bixby Hill Road resulted in several LBPd vehicles entering the community.



7. Upcoming Asphalt Seal

Vendor *City Paving* has been retained to install a seal coat on community streets. The work is scheduled for three days *if weather permits*: July 15 (Monday), 18 (Thursday), and 19 (Friday), 2024. Each day, approximately one-third of the community will be inaccessible by vehicles using the streets (pedestrian access is limited to sidewalks only). On July 15, traffic entering the community will flow southbound (uphill) on the east side of Palo Verde Ave. On July 15 and 19, the emergency gate on Pepper Tree Lane will be used to exit the community to 7th Street. The board has asked management to make arrangements to temporarily install a steel plate at the exit ramp to reduce bumper impact upon approach. The high peak at the midpoint of the exit may be too pronounced for some vehicles to exit without dragging. See the project [notice](#) and [map](#) on our website at www.bixbyhillhoa.com.

Applying a slurry seal to community streets requires that no vehicles be parked in each zone on the installation day and prohibits driving over the seal between 7:00 AM and 5:00 PM. Residents are asked to temporarily relocate their vehicles outside their maintenance zone before 7:00 AM on installation day. Vehicles left on the street on an installation day are subject to towing at the owner’s expense. Residents are asked to notify their vendors (such as gardeners and contractors), personal delivery services (such as DoorDash), and potential guests to reschedule services, deliveries, or visits to other days. When an address is not in a maintenance zone, residents are asked to park their vehicles in their garages and driveways and leave the street parking open for neighbors who cannot park in their driveway or garage. Many vehicles will need access to street parking on installation days. Residents and pets should not walk on the new seal coat until after 5:00 PM.



Watch for a postal mailing from Seabreeze and temporary notices posted in each zone. This large and complex project requires patience, cooperation, and courtesy for the benefit of every resident. Please use caution when entering and exiting the community.

8. Street Repair on Pepper Tree Lane

A section of deteriorating asphalt has been identified on Pepper Tree Lane. *City Paving* has been asked to repair this area as part of the upcoming asphalt seal project.

9. City Water Leak Repaired

The City of Long Beach has completed repairing a water line beneath Hillside Drive, and no additional signs of a leak have been observed or reported. The City is responsible for maintaining certain utilities buried beneath our community streets. Please contact management if you observe a suspected water leak in the community common area.

10. 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.



11. 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.”



12. Budget Development Process

One of the essential responsibilities of the board is to create a budget each year for planning purposes. To generate the annual budget, the board reviews input from several separate recommendations, including the Finance Committee, the property manager, the financial manager and department at Seabreeze, the reserve study analyst, and the President of Education at Seabreeze. All of these voices are considered when making budget decisions. A combination of voices may establish the final budget and not align with any particular source of recommendation. This comprehensive approach helps the board make informed decisions that benefit our entire community. The board expresses gratitude for our Finance Committee members' hard work and dedication, who bring their insights to our budget planning process. Their commitment to our HOA's financial well-being is invaluable, and we genuinely appreciate their contributions.

13. Annual Assessment Mailing

Please watch for information on the annual assessment and payment options. The annual assessment payment is due on July 1, 2024, and is considered late if not received by July 31, 2024.

Payment by Mail

You may mail your check, made out to Bixby Hill Community Association to the Santa Ana address below. Please 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.

If you do not have your account number or want to pay early, please contact Seabreeze Customer Care at 949.855.1800. A live representative can provide your account number Monday through Friday from 8:00 a.m. to 5:00 p.m.

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 need help accessing the website, please contact Seabreeze Customer Care at 949.855.1800.

14. 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.

15. 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:

July:

Hillside Drive

851 to 870

Bixby Hill Road

6300 to 6391

August:

Hillside Drive

871 to 891

Vera Crest Drive

All homes

16. 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 contributes 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



17. 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](#).

18. 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.



19. 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.

20. 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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