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Bixby Hill Community Association

From the Board of Directors

May 2024

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

This update contains information on 21 topics.

1. June 10 Board Meeting

The June 10 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

We have received a preliminary cost estimate based on a partial set of drawings for a modified overhang and other improvements at the guardhouse. The estimate is significantly higher than anticipated and suggests that an alternative solution should be considered. The project manager has been asked to request bids for a less costly second option and assemble a project estimate. Due to an unprecedented high volume of construction work, vendors are not responding to requests for cost estimates or taking months to respond when they do. Estimates from several vendors are needed and some have been received. After a comprehensive estimate for the second option becomes available, and a set of conceptual renderings is ready to share with the membership, the board is planning to host at least one community meeting dedicated to the project. The project manager suggests that a meeting could be scheduled in late summer but a definitive date has not been identified. The board is also considering other methods of sharing project options with members such as postal mailings. The board wants the membership to be adequately informed before any final decisions are made. This is an important project that requires thoughtful planning and consideration.

3. Upcoming Concrete Maintenance

Vendor *Concrete Hazard Solutions* has been retained to address potential trip hazards in the community sidewalks. This project is expected to begin on June 10, 2024 and continue for approximately two weeks. Areas have been identified for two general types of remediation such as grinding and replacement. Smaller raised areas can be ground down and larger areas that are significantly sunken or raised can be replaced. The vendor is expected to place notices around work areas, however, there is no planned impact to vehicular driveway access.



4. Estate Sales Poll

The board would like to hear from the community on their preferences for estate sales in our community. Please participate in the [online poll](#).



5. Allied Security Report

We have one important update this month regarding our community's security efforts.

- **Coordinating with Rancho for Future Events:** We are in the process of coordinating with The Rancho to discuss future large events, such as their recent prom photo event. Our goal is to explore options where The Rancho may provide support to better manage or alternatives to alleviate the heavy, temporary traffic at our community gate during these events. Ensuring smooth traffic flow and maintaining security on such occasions is a priority for us, and we are committed to finding effective solutions.



6. 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. On each of these days, 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. See the project [notice](#) and [map](#) on our website at www.bixbyhillhoa.com.

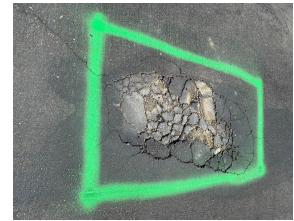
Applying a slurry seal to community streets requires that no vehicles be parked in each zone on the day of installation and prohibits driving over the seal between 7:00 AM and 5:00 PM. Residents are asked to temporarily relocate their vehicles outside their maintenance zone prior to 7:00 AM on installation 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. On the days when an address is not in a maintenance zone, residents are asked to park their vehicles in their garages and driveways to leave the street parking open for their neighbors who cannot park in their own driveway or garage. A large number of vehicles will need access to street parking on installation days. Residents and their 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 is a large and complex project that requires patience, cooperation, and courtesy for the benefit of every resident. Please use caution when entering and exiting the community.

7. 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.



8. City Water Leak Suspected on Hillside Drive

Water was seen seeping through the pavement on the north side of Hillside Drive near Lariet Circle. The City of Long Beach was notified and sent staff to investigate. Utility markings remain visible in the area from their assessments. The suspected source of the leak was a 24-inch water main buried below the street. The necessary repairs are underway.



9. Brightview Landscape Maintenance

Management has been working with Brightview Landscaping for several months on weeding and new planting issues and some observable progress has been made. Much of the weed growth in the Palo Verde median has been reduced and the recently planted purple lantana has started to take root. Brightview has also been asked to remove the weeds in the sidewalk area on the bridge over Bouton Creek channel on a regular basis.

10. Homeowner Plants Impacting the Common Area

Homeowners are responsible for maintaining their landscaping and preventing negative impacts on the common area. Plant growth and debris from homeowner property must always be kept clear of sidewalks and roadways. Bushes, shrubs, and branches must be cut back to avoid interfering with pathways. Tree trash as small as leaves can be a trip hazard and should be regularly removed from the sidewalks and gutters. Plants with sharp points can injure pedestrians and should be trimmed or relocated away from sidewalks.



11. Responsible Pet Ownership

When walking your pet through the community, please remember that other people's property and the common area are not toilets for your pet. Be respectful of your neighbors, clean up after your pet, and dispose of waste in your own trash bins.



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. The final budget may be established by a combination of voices and not exactly align with

any particular single source of recommendation. This comprehensive approach helps the board make informed decisions that benefit our entire community. The board expresses their gratitude for the hard work and dedication of our Finance Committee members 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. 2024-2025 Budget Mailer

By the time you receive this newsletter, the annual budget mailing should be on its way to you via postal mail. Please watch for information on the annual assessment and payment options and note that the Budget Mailer precedes a separate annual assessment billing statement that is also sent via postal mail. Payments for the annual assessment are due on July 1, 2024, and are 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 be sure to 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-Friday from 8:00 am to 5:00 pm.

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 have any issues with 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 are naturally fearful of 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 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:

June:

Sheri Lane, Bridle Circle

All homes

Hillside Drive

801 to 850

July:

Hillside Drive

851 to 870

Bixby Hill Road

6300 to 6391

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 play a crucial role 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

Summer - TBA

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. Safe Driving Habits

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. 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. It is also essential to observe the posted 25-mile-per-hour speed limit in the community. Driving slower reduces the risk of accidents and gives drivers more time to react to unexpected situations.



18. Storage, Project, or Trash Containers

Using storage or trash containers outside approved projects is prohibited. Only one container is allowed and must not be on the street. Homeowners must receive project approval before any deliveries can take place. Gate staff will be notified and will only provide access to pre-approved deliveries. Under no circumstances should large bins or containers be left at the site longer than necessary during renovation or remodeling.



19. Contractor Work Hours

Work hours are Monday through Saturday, 8:30 AM to 5:30 PM. No work is allowed on your home or property before 8:30 AM or after 5:30 PM Monday through Saturday, or anytime on Sundays or holidays. The homeowner is responsible for all contractor activities. Under no circumstances should a contractor block a street. If you need emergency service, such as for unexpected roof leaks, notify the guardhouse prior to contractor arrival.



20. 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.

21. 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 email us at andrea.thrower@seabreezemgmt.com, 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

***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.