



[bvhoa.org](http://bvhoa.org)

# *Sea Breeze* Newsletter

## Bayside Village **Art After Dark**



Uncork your creativity! Join your neighbors for a fun-filled Art After Dark evening right here at Bayside Village. Sip on a glass of wine while our instructor guides you step-by-step in painting your own canvas masterpiece. No experience needed – just bring your imagination, and we'll provide the rest.

Thursday, October 16, 2025  
5:00 PM  
North Clubhouse

Community News and Events



# BAYSIDE VILLAGE

## HOMEOWNERS ASSOCIATION

### Committees

#### BIC COMMITTEE CHAIR

Richard Hoagland #31

949.285.2069

saccgolfer@aol.com

#### CERT COMMITTEE CHAIR

Volunteer Needed

### Sea Breeze Staff

#### COORDINATOR

Jayne Armstrong #248

818.588.5291

jaynearmstrong@me.com

#### PHOTOGRAPHER(S)

Bayside Village!

### Board of Directors

#### PRESIDENT

Heath Clarke #58

949.664.0077

heathbc888@gmail.com

#### FIRST VICE PRESIDENT

Matt Vandermeer #214

714.932.2037

vandermeer9@gmail.com

#### SECOND VICE PRESIDENT

Lynn Hackman #23

310.968.4678

lynnhackman@att.net

#### SECRETARY

Judy Kane #40

949.422.8132

judy@ocagm.com

#### TREASURER

Julie Ellmore Jones #74

408.688.7379

julieellmore92@gmail.com

Keep These Numbers Handy!  
NB Police Department 949.644.3681 24/7  
Bayside MHP Mgt. 949.673.1331 24/7



DISCLAIMER: Bayside Village Homeowners Association assumes no responsibility for errors, omissions or misinformation in the advertisements, nor do we recommend, endorse or guarantee products or professional services offered by advertisers. Bayside Village Homeowners Association, Inc. is unaffiliated with Bayside Village MHP, LLC.





## HEATH CLARKE

### *HOA President*



#### **Dear Neighbor,**

We chose Bayside Village for its ocean breezes, warm neighbors, and safe streets. Yet in recent months, break-ins, porch thefts, and unsettling activity have reminded us that keeping our neighborhood safe is a team effort.

While the HOA appreciates the work of Management and will continue to work with them to represent HOA Members' concerns, the reality is that Bayside's safety is ultimately the responsibility of residents – and we shouldn't wait for someone else to step in. Together, we have the power to protect and preserve what we love.

We're proud to have many long-time residents in Bayside, and we've seen an exciting rise in new neighbors. By combining our experience and energy, we can strengthen the safety of Bayside for everyone.

That's why it's time for us to start an overdue Neighborhood Watch Program - officially partnered with the Newport Beach Police Department. This is a proven, community-led way to deter crime, protect our homes, and keep Bayside the welcoming place we all love. The NBPD makes it easy for us by providing:

- Patrol sign-offs
- Free window decals
- Clear, step-by-step reporting tools

What we need now: just ONE resident volunteer to lead this as liaison-captain. S/he'll need about five hours each month (one Saturday walk, one brief NBPD call, a few quick check-ins with block captains).

This is our opportunity for Bayside to step up, watch out for each other, and show that we take care of our own. Let's stop waiting for Management to take care of our safety – IT'S UP TO US!

If you're willing to be our Neighborhood Watch captain, email [bvhoa.org@gmail.com](mailto:bvhoa.org@gmail.com) with "I'm in!" You'll receive the NBPD activation packet and all the guidance you need.

Together, with every generation pitching in, we can keep Bayside the safe, friendly, and thriving village we call home – for all of us.

Warmly,

*Heath Clarke*



# SEPTEMBER CELEBRATIONS

## birthdays

09/01 Annie Quinn #225  
09/03 Enrico Csepanyi #63  
09/06 Shannon Saathoff #250  
09/12 Karrie Selvaggi #344  
09/13 Oscar Moreno #327  
09/19 Justine Dell #267  
09/22 Dick Hoagland #31  
Charles Walker #37  
09/24 Don Grilli #52  
09/27 Melissa Varraveto #96  
09/28 Cynthia Lopez #337

*Happy  
Birthday*



## anniversaries

09/03 Anne & Guy Danner  
09/04 Joanne & Michael Hawkins #247  
09/08 Allison & Daniel Fedrick #56  
09/10 Erica & Chad Merrihew #237  
09/13 Melissa & Joe Varraveto #96  
09/14 Fran & Bob Krause #269  
09/16 Darlene & Larry Ewles #243  
09/22 Melissa & Ron Field #90

*Congratulations*

HOA Members: Add your birthday and anniversary dates on your profile page at [bvhoa.org](http://bvhoa.org)  
Non-members: Please email [bvhoa.org@gmail.com](mailto:bvhoa.org@gmail.com)





# JUST ASKING - JUST SAYING

SEPTEMBER EDITION

*with Dick Hoagland*

It's been a constant theme of mine that Bayside Village is one of the safest communities in all of Newport Beach for two reasons. Firstly, our secluded location on a dead-end street is a significant factor. Secondly, we are, after all, a trailer park.

Our location is still helpful, but Bayside Village is anything but a trailer park. Our home values, lease rents, and family income level are probably higher than most mobile home parks in California. I mentioned this because recently, Bayside Village has experienced a higher level of vandalism and criminal activity similar to other wealthy Newport Communities. The difference, however, is that those communities have been victimized for years, and they have established security methods and protections that Bayside Village does not have.

During 2025, Bayside Village has become a target for car break-ins and vandalism in both our residential homes and common areas. Bayside Management is not used to dealing with this threat and has virtually no security other than the nightly closing of the two clubhouses and the pool areas. Bayside Village streets are private, so the police department does not patrol them as is done in other communities. Our community streets are wide open to anyone wishing to invade, use the amenities, or cause criminal activities. The park owner and executive manager live elsewhere, and the employees who do live here are not trained or responsible for the general security duties required for 270 homesites, the various park amenities, and the 220 slip marina. Non-residents frequently invade the pool areas and billiard room and there is no organized security program to restrict or control such non-resident invasions.

It is incredible to me that so many residents have had incidents of a criminal nature and not even bothered to report these to either the police department or Management. Bayside Village has become a target on the radar screen of many bad actors.

Your HOA has been working with Management about these problems to get their full attention. As you know, I have discussed the potential security risks that will occur if our Marina walkway is made available to the general public. The HOA needs residents' assistance to bolster our community's security issues, so please consider stepping up. Stay vigilant!



**BAYSIDE VILLAGE HOA  
PRESENTS:**

# **ART AFTER DARK**

**THURSDAY, OCTOBER 16, 2025**  
**NORTHSIDE CLUBHOUSE**  
**5:00 PM**

UNCORK YOUR CREATIVITY! JOIN YOUR NEIGHBORS FOR A FUN-FILLED ART AFTER DARK EVENING RIGHT HERE AT BAYSIDE VILLAGE. SIP ON A GLASS OF WINE WHILE OUR INSTRUCTOR GUIDES YOU STEP-BY-STEP IN PAINTING YOUR OWN CANVAS MASTERPIECE. NO EXPERIENCE NEEDED — JUST BRING YOUR IMAGINATION, AND WE'LL PROVIDE THE REST.

**TICKET: \$15 PER PERSON**  
**COMPLIMENTARY WINE**

**[www.bvhoa.org](http://www.bvhoa.org)**



-----  
\$15.00 PER GUEST TICKET

Please make reservations by 5:00 PM Wednesday, October 1, 2025  
Complete reservation card below and place in Mailbox at 58 Saratoga

**Name:** \_\_\_\_\_ **Space:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**# of Tickets\*:** \_\_\_\_\_ **Amount Enclosed:\$** \_\_\_\_\_

**\*No tickets sold at the door.**

Make checks payable to Bayside HOA





# ROCK THE DOCK





# ROCK THE DOCK







# ROCK THE DOCK





# ROCK THE DOCK







# ROCK THE DOCK







# BINGO NIGHT



1st photo: (left to right) Mila, Bob (caller), Emi, Dori, Tripp, Patrik, Steele x2, Judy and Marshall.  
2nd photo: Andrea and Christine.

**NEXT BINGO EVENT:**

**Wednesday, September 10th @ 6:00 pm**

**Where: North Clubhouse**

**Refreshments Available at Intermission**

**No Experience Necessary**

**\$5 for 4 cards**

**JACKPOT**  
**\$300**



## **FROM TEWINKLE TO BAYSIDE: A FULL-CIRCLE MOMENT FOR THREE LOCAL EDUCATORS BY SUE LINDSEY**

Twenty-nine years ago, Judy Gibson (Unit #278), Happy Parks (Unit #288), and I, Sue Lindsey (Unit #134), were colleagues at TeWinkle Junior High School—part of the Newport-Mesa Unified School District. Judy was a beloved Girls PE teacher and coach, Happy taught Home Economics, Art, and even a little PE alongside Judy, and I proudly served as the Nutrition Services Supervisor and Cafeteria Manager.

That same year, the TeWinkle PTA honored us with Lifetime Membership Awards—two teachers and one classified staff member—recognizing our dedication to students, the school, and the community. We had no idea how special that moment would become in hindsight.

Fast forward nearly three decades, and life has brought us together once again—not in a school hallway, but here in Bayside Village, where we now all reside! (Well, Happy splits her time between here and her second home in Kauai—because of course she does!

We feel truly blessed to have left our mark on a generation of Newport-Mesa students. And even now, we often run into former students who share heartfelt stories about how we impacted their lives. It's the kind of full-circle moment you can't plan—but that makes you smile in wonder at how small and meaningful the world really is.

After all, one thing remains true: It takes a Village.







# culinary corner

Enter the enchanting world of our kitchens here at Bayside Village. Whether you have a treasured family recipe or a unique twist on a classic dish, we want to share it! Send your recipes to [bvhoa.org@gmail.com](mailto:bvhoa.org@gmail.com)

## Apple Dump Cake

### Ingredients:

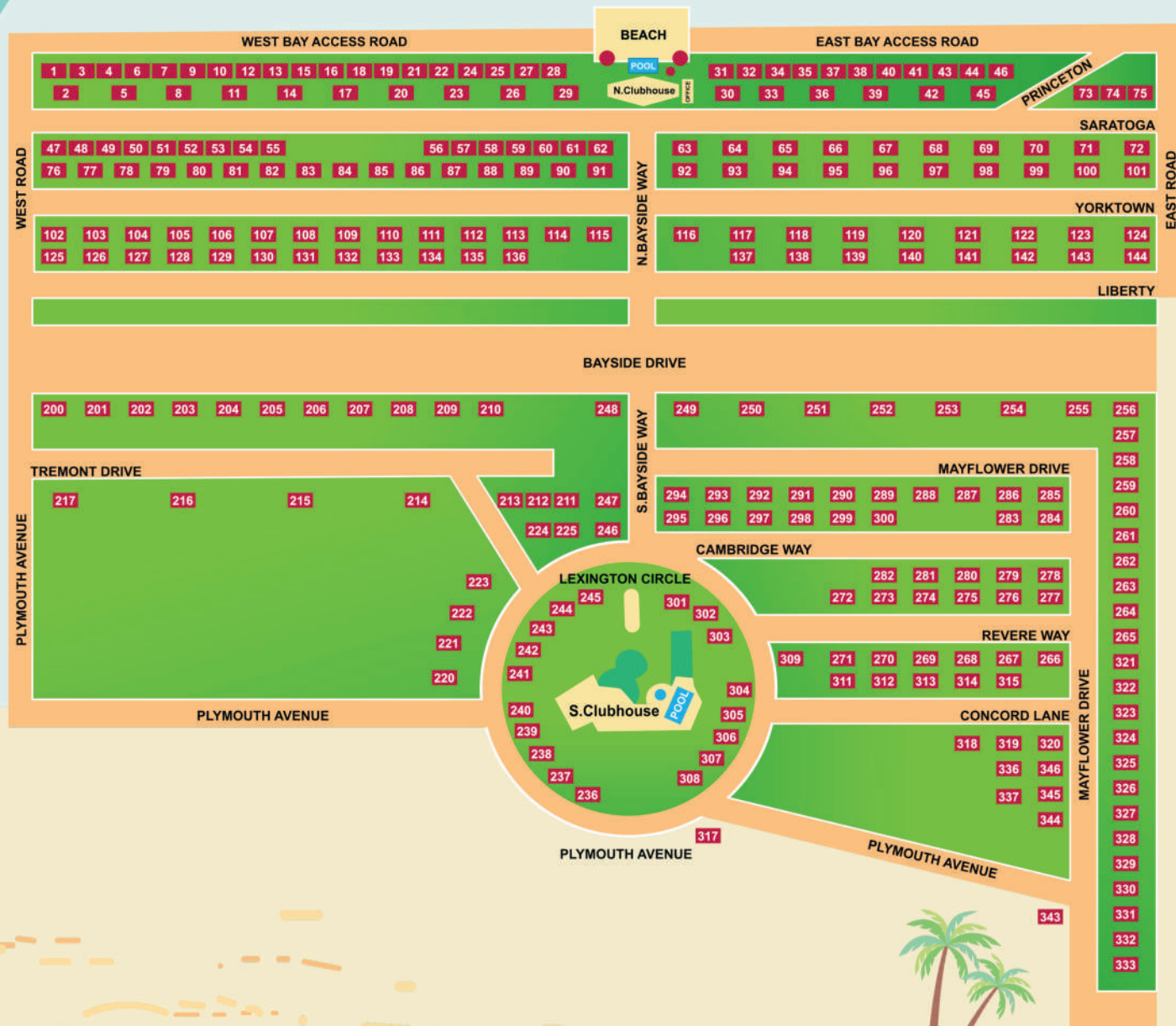
- 3/4 cup (1 ½ sticks) salted butter, cut into slices, plus more for the baking dish
- 2 (21-oz.) cans apple pie filling
- 1 tsp. apple pie spice
- 1 (15.25-oz.) box yellow cake mix
- Jarred caramel sauce, for serving (optional)
- Vanilla ice cream or whipped cream, for serving (optional)

### Directions:

- Preheat the oven to 350°F. Butter a 9-by-13-inch baking dish.
- Dump the apple pie filling into the prepared baking dish. Sprinkle with the apple pie spice. Sprinkle the cake mix over the top of the fruit. Distribute the butter slices evenly over the cake mix.
- Bake until the top is brown and bubbly, 50 minutes to 1 hour.
- Serve drizzled with caramel sauce and topped with ice cream, if you like.







# Bayside Village MAP

## How to Read the New Bayside Village Map

The new Bayside Village map is designed to make navigating our community easier and more intuitive. Streets are arranged in a simplified, grid-like format—no curves or confusion—so you can easily locate residences, amenities, and common areas.



**BAYSIDE VILLAGE**  
HOMEOWNERS ASSOCIATION



# LOCALBUZZ

## Shop Local

Discounts Available with HOA Membership Card. Enjoy a discount at select establishments when you present your HOA Membership card at the time of purchase.

### **BAYSHORE CAFE & LOUNGE**

10% Off

100 W. West Coast Hwy, NB

### **THE PIZZA BAKERY**

10% Off

1741 Westcliff Drive, NB

### **SUBWAY**

10% Off

301 E. Coast Hwy, NB

### **THE CHICKEN COOP**

10% Off

414 Old Newport Beach, NB

### **HARBORSIDE RESTAURANT**

15% Off

400 Main Street, NB

## VOLUNTEERS NEEDED

**Neighborhood Watch**  
Captain

**Community Emergency  
Response Team (CERT)**  
Zone Captains Needed

Please visit [bvhoa.org](http://bvhoa.org) to volunteer today!





# 20TH ART IN THE PARK

A COMMUNITY EVENT FOR THE ENTIRE FAMILY



**SATURDAY, SEPTEMBER 20TH, 2025**

**10AM - 5PM**

**CIVIC CENTER GREEN**

**100 CIVIC CENTER DR NEWPORT BEACH, CA**

**FREE ADMISSION & PARKING**

**120 ARTISTS & ARTISANS**

**300+ ARTWORKS**

FOOD & WINE PAVILION | LIVEMUSIC

PAINTINGS | MIXED MEDIA | PHOTOGRAPHY

SCULPTURE | CERAMICS | WOODCRAFT

GLASS ART | JEWELRY | KIDS ACTIVITY



**ARTISTS AND ARTISANS!  
PLEASE REGISTER BY**

**AUGUST 25, 2025**

**NEWPORTBEACHARTSFUNDATION.ORG**



**SCAN ME**

**ARTINTHEPARKNB**

**NEWPORT BEACH ART IN THE PARK**



# Why Join the HOA?

Your HOA membership fees directly support Bayside's enhanced social calendar, allowing us to upgrade the quality and frequency of social events within Bayside. Even if you don't plan to attend these awesome events, our community is facing eight consecutive years of property development around us, and these are all well underway:

- The OC Sanitation District Pump Station
- The Bayside Marina Expansion
- The Seawall Replacement
- The Back Bay Landing Development

Through your HOA membership we demonstrate that we're a united group of homeowners, and this empowers your HOA to provide meaningful input and guidance on these developments to ensure a better outcome for our community. We offer three convenient membership\* options, from as low as \$8.33 per month!

- Villager - \$50/year per adult (annual payment)
- Patriot - \$100/year or \$8.33/month per adult
- Patron - \$500/year or \$41.67/month per homesite



Visit [bvhoa.org](http://bvhoa.org)

	Non-Member	Villager	Patriot	Patron
Sea Breeze	✓	✓	✓	✓
General Meetings	✓	✓	✓	✓
Advocacy Input		✓	✓	✓
Community Standards Input		✓	✓	✓
Attend Open Board Meetings		✓	✓	✓
Discounted Social Events		✓	✓	✓
Membership Card Discounts		✓	✓	✓
Community Emails		✓	✓	✓
Suggestions Tracking via BVHOA.org		✓	✓	✓
Bayside HOA-Members' Ball		✓	✓	✓
Membership Lawn Sign			✓	✓
Bayside T-shirt			✓	✓
Two Complimentary Tickets/Event				✓
Two Complimentary Drinks/Event				✓
Reserved Event Seating				✓
Priority Event Food Service				✓

\* Memberships run for one year, from the date you join