



Bayside Village
bvhoa.org

Sea Breeze Newsletter



Bayside Village Christmas Party!!!

**Saturday, December 6th • From 4:00 PM
North Clubhouse**

Enjoy live music from a holiday band, a full bar with seasonal sips, holiday photo booth, a Christmas dessert table loaded with sweet treats, and gourmet hors d'oeuvres.

See inside for details!!!

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



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HEATH CLARKE

HOA President



Dear Neighbor,

Over the past several months, the HOA board has reviewed and discussed the possibility of re-establishing a Neighborhood Watch (“NW”) program. We have engaged with a volunteer to lead this effort (thank you Quentin!), gathered input, and analyzed what would be required for an effective and sustainable effort.

At this time, the crime data reported for our neighborhood shows very low activity. Based on what is officially documented, there is not a demonstrated need for a Neighborhood Watch. I recognize this may not reflect residents’ actual experiences, and do not assume the picture is complete. However, the only information the police rely on is what is formally reported to them.

Therefore, before asking residents to commit their time and energy to re-forming a Neighborhood Watch, I believe it’s reasonable to expect that incidents be reported to the Newport Beach Police Department so they can first establish a factual pattern. Without documented police reports, the HOA cannot justify a structured NW program.

Once residents consistently report incidents and a pattern becomes visible in NBPD’s system, we will request that NBPD assign a dedicated officer to engage directly with our community on crime and safety concerns. That is the appropriate next step.

Accordingly, I ask all residents to report any suspicious activity or crime directly to NBPD as it occurs. Once reporting reflects ongoing issues and an officer is assigned to our area, the Board will revisit the Neighborhood Watch discussion with clearer data and a stronger foundation.

Thank you for your cooperation and attention to the safety of our community.

Warmly,

Heath Clarke

DECEMBER CELEBRATIONS

birthdays

12/04 William Frey #107
12/05 Peter Noris #118
12/11 Sharon Seal #215
12/14 Joseph Varraveto #96
12/15 Tim Mang #43
12/22 Dori Beattie #30
12/23 Julia Salisbury #237
12/26 Thomas Evans #51
12/29 Pam Morgan #63

*Happy
Birthday*



anniversaries

12/17 Doretta & Jim Ensign #17
12/29 Cathy & James Sellers #35

Congratulations



HOA Members: Add your birthday and anniversary dates on your profile page at bvhoa.org
Non-members: Please email bvhoa.org@gmail.com



JUST ASKING - JUST SAYING

DECEMBER EDITION

with Dick Hoagland

I was shocked to find out how much activity is going on in the Back Bay right now. The outer Newport Harbor, Back Bay and the Ecological Reserve all have more work planned or in process since Lido Balboa, Dover Shores and Bayside Village were originally dredged up many decades ago.

As you're reading this article, the Big Canyon Habitat Restoration Project is well underway with 60+ acres of plant growth removed, tons of dredge material removed and a canal widened to allow additional seawater into the area. When complete it will be a great addition to the Reserve. In the main Newport Harbor area, a very large dredging project will begin this month to deepen the main harbor by removing 900,000 cubic yards of dredge material. The OCSD pump station is also currently constructing a replacement sewer line under the Bay and will be building a new pump station complex with completion in 2030.

Sometime in early 2027 the new Seawall Project will begin starting at the east end of Bayside Village and extending around the Back Bay Landing ending at the PCH bridge. As part of the Seawall Project, the Marina walkway will be torn up, adding substantial soil improvement, and a new surface. During the same time frame, the entire west side of the Bayside Marina will be dredged with tons of dredge material and hundreds of thousands of square feet of precious eel grass removed. This project also calls for the filling in of the gap between the islands in front of Bayside Village (known as the De Anza Marsh Peninsula).

The Marina Expansion Project also calls for the addition of 67 new boat slips in the west marina, causing additional burden on our parking plus loss of home site views. As all the above construction projects are being completed, the major building project called the Back Bay Landing will start, with site construction lasting several years. The Back Bay will be under constant construction 'here or there' for 4-7 years.

Just imagine yourself as one of the 35,000 migrating birds each year trying to enjoy a peaceful winter in the Back Bay, flying into many years of major environmental disruption. You might end up making different travel plans and never come back.

Have a happy holiday season and be thankful that turkeys don't need to migrate... Or do they? Just Asking.

bvhoa.org

Bayside Village Christmas Party

Saturday, December 6th

Starts at 4:00 PM

North Clubhouse

Enjoy an evening filled with festive fun, including:

- A live band bringing holiday cheer and good vibes
- Full bar with seasonal sips and merry mixers
- Gourmet hors d'oeuvres to keep you fueled and festive
- A Christmas dessert table packed with sweet surprises
- A holiday photo booth to capture the magic

It's the perfect way to kick off the holiday season — Bayside-style! So grab your Santa hat, dust off your dancing shoes, and get ready to jingle and mingle all evening long!



Please make reservations by 5:00 PM Monday, December 1, 2025

Complete reservation card below and place in Mailbox at 58 Saratoga or email your ticket request to bvhoa@gmail.com

Name: _____ Space: _____

Phone: _____ Email: _____

of Tickets*: _____

***No tickets at the door.**



ART AFTER DARK



ART AFTER DARK



ART AFTER DARK



BINGO NIGHT



THE WINNERS ARE FROM LEFT TO RIGHT:
QUINTEN, JENNIFER, JOE, BLAKE, SHARON, JUDY, KATHY, EITO,
BOB (CALLER), SUE, MARSHALL, AND DITA.

NEXT BINGO EVENT:

Wednesday, January 14th @ 6:00 pm

Where: North Clubhouse

Refreshments Available at Intermission

No Experience Necessary

\$5 for 4 cards

JACKPOT
\$120

PLEASE NOTE:
NO BINGO IN DECEMBER



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

Christmas Sugar Cookies

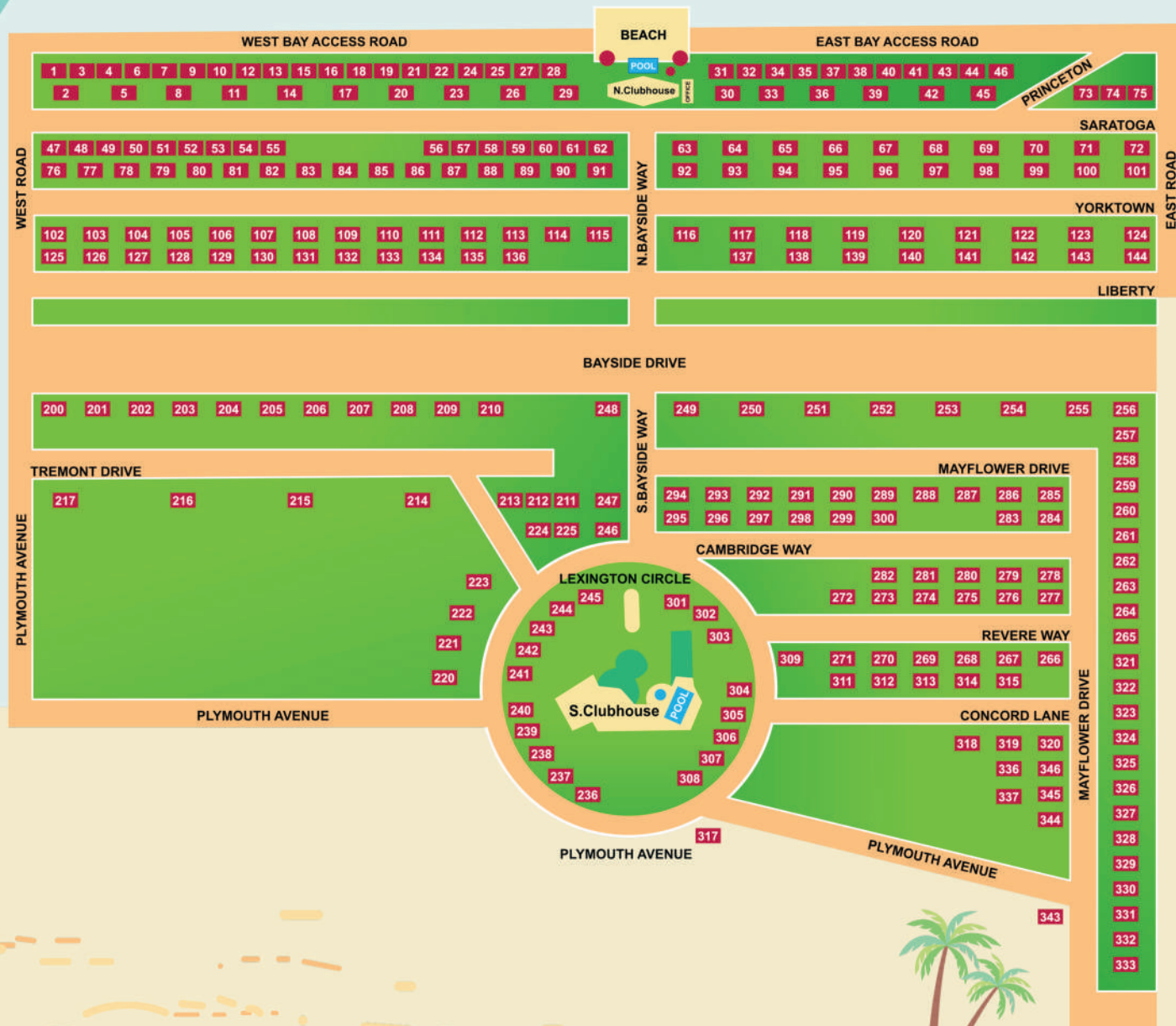
Ingredients:

- 1 cup unsalted butter , softened (or use salted, skip salt)
- 1 cup caster/superfine sugar (granulated/ordinary white sugar ok too)
- 1 1/2 tsp vanilla extract
- 1 large egg
- 3 cups flour, plain/all purpose
- 3/4 tsp baking powder
- 3/4 tsp salt

Directions:

- Preheat Oven to 350°F (160°C fan). Line 2 baking sheets with parchment paper.
- Beat butter and sugar in a large bowl until creamy (1 minute on speed 5)
- Add egg and vanilla, beat until completely combined.
- Add flour, baking powder, and salt.
- Start mixing slowly, then beat until the flour is incorporated – it will be clumpy.
- Dust work surface with flour, scrape dough out of bowl. Pat together then cut in half, then shape into 2 discs.
- Roll out to 0.3cm / 1/8" (for thinner, crispier cookies) or 0.6cm / 1/4" (for thicker, softer cookies), sprinkling with flour under and over the dough so it doesn't stick.
- Use cookie cutters to press out shapes and use a knife or spatula to transfer shapes to prepared baking sheets. (Keep dough that doesn't fit in the oven in the fridge).
- Bake for 10 minutes.





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

Sea Breeze

Editor

Community Emergency

Response Team (CERT)

Zone Captains Needed

Please visit bvhoa.org to volunteer today!

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

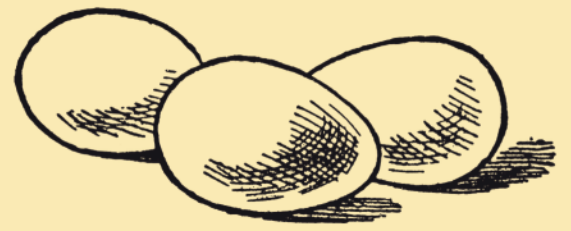


Visit bvhoa.org

	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

EMPTY EGG CARTONS NEEDED



TOGETHER WE CAN MAKE A DIFFERENCE!

FUN FACT

- *Bayside Village has collected over 530 egg cartons this past year for the Laguna Food Pantry!*

WE NEED YOUR SUPPORT

Empty egg cartons help the Laguna Food Pantry distribute fresh eggs to families in need. Your simple donation makes a big difference in fighting hunger in our community

ABOUT THE LAGUNA FOOD PANTRY

- The Pantry receives donated eggs in bulk and uses the cartons to distribute to families each day
- In 2024, 2.3 million pounds of donated groceries reached 242,017 people!



DROP OFF LOCATION:

Mary Lewis at 212 Tremont Dr.
There is a plastic bin in our carport

Please no plastic cartons and only cartons that will hold one dozen eggs