



Bayside Village
bvhoa.org

Sea Breeze Newsletter



Happy New Year!

Wishing all our wonderful neighbors a bright, joyful, and peaceful year ahead.

May 2026 bring you new memories on the docks, laughter with friends, quiet moments by the water, and plenty of community fun along the way.

Cheers to a fresh start and a fantastic year together!

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,

I'd like to address some of the misinformation and factually incorrect information that has been circulating within our community regarding the process for rent increases. It's important to remember that the mobile home park industry is highly regulated. As a consequence, many of the rumors being shared do not reflect the reality of how lease adjustments are considered and implemented.

To ensure everyone has accurate information, at our next community meeting I will be presenting a history of space rental increases here in Bayside, along with a summary of the most important regulations regarding future space rental increases. This is intended to provide you with context and clarity so that residents can understand how lease adjustments are actually handled, and to give you a solid grounding on what annual space rentals to realistically expect over the next decade and beyond.

Please mark your calendars for January 24th and plan to attend the meeting. Your participation is important, and this session will be an opportunity to separate fact from fiction with regards to rental increases.

Thank you for your attention, and for helping maintain a more informed and engaged community.

Warmly,
Heath Clarke

JANUARY CELEBRATIONS

birthdays

01/04 Bob Krause #269
Greg Cook #272
01/06 John Simmons #242
01/07 Claire Sweetland #36
01/09 Alison Norris #139
01/10 Linda Armendariz #105
01/12 Peggy Domasin #42
01/15 Jerry Plumlee #203
01/16 Diana Ensley #18
01/17 Leanne Woodall #119
John Mansey #143
Janice Kriss #57
01/20 Alice Vayner #372
01/23 Gayle Murray #7
01/24 Maureen Uchizono #29
01/28 Gail Ream #325
Jim Ensign #17
01/30 Bruce Hunt #68
Pat Sampson #88
01/31 Christine Troutman #220

*Happy
Birthday*



anniversaries

01/03 Megan & Adam Hutchenson #142
01/04 Erin & Ron Gilmore #264
01/18 Nancy & Dick Hoagland #31

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

JANUARY EDITION

with Dick Hoagland

Happy New Year!

I'm thinking back to 1996 when the 58 brave souls of the Bayside Land Company had to give up their ownership of this community and signed a new 30 year lease with the DeAnza Company. We should all take a moment to thank those Bayside land Company (BLC) individuals who pioneered the acquisition of Bayside Village from the Irvine Company.

They were not real estate developers or active entrepreneurs. They were simply senior citizens with a dream to own their own land and hoped that their 200+ neighbors would join them. They would have then had HOA dues to cover the expenses of the common areas. In reality, the Marina income alone could have paid most, if not all of the expenses, leaving the homeowners to take care of their privately owned homesite.

Imagine what a beautiful landscape would have been possible under those conditions. Dreams are dreams, but we must live in today's reality. I just wanted to give you a brief history lesson. So please don't pay attention to words such as "Golden Lease". Without those visionary families, who knows what would have become of Bayside Village.

That being said, let's look at several probable lease scenarios going forward. Some say a one year lease is the Owner preparing to sell the Mobile Home Park so the new owner can introduce their own new lease. Others, including myself, believe the Gelfand Family is immensely happy to own all of the Bayside Real Estate Complex. It would be very hard to give up the "Goose" that perpetually lays the "golden eggs."

The Back Bay Landing is a mystery to date and might be a sale when the seawall and other permits are complete. This brings up the discussion of a longer term lease. We will probably know soon what lies ahead concerning a long term lease. The HOA will have already started preliminary discussions on this subject by the time you read this and will lead the effort in this regard. A long-term lease, on reasonable terms, is good for both parties. In the meantime enjoy your special lifestyle here in Bayside Village.

Say a Prayer and pass the ammunition. Just Saying!

Bayside Village Christmas Party



Bayside Village Christmas Party



Bayside Village Christmas Party



Bayside Village Christmas Party



Bayside Village Christmas Party



Bayside Village Christmas Party



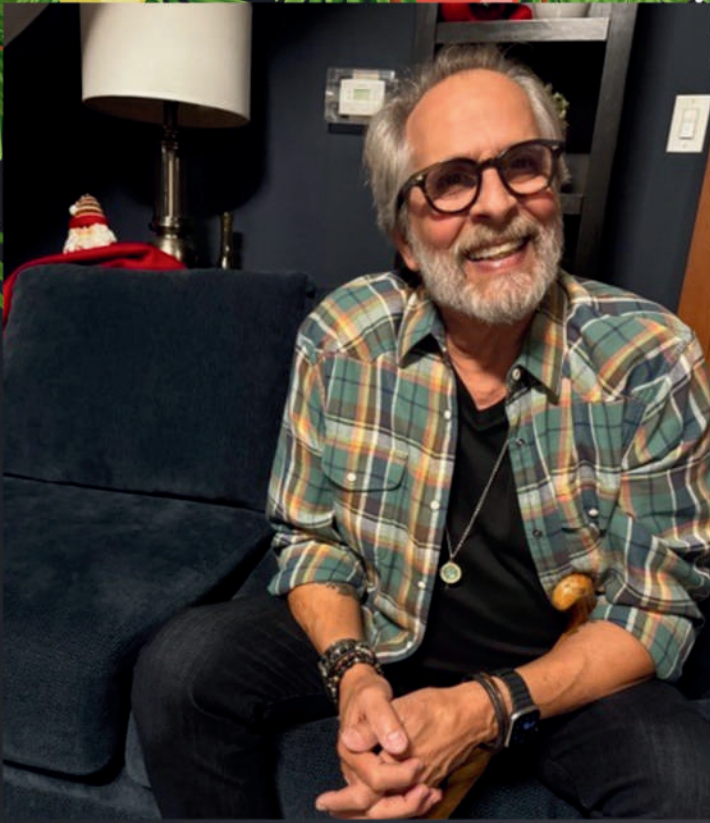
Bayside Village Christmas Party



Bayside Village Christmas Party



Bayside Village Christmas Party





BINGO NIGHT



NEXT BINGO EVENT:

Wednesday, February 11th @ 6:00 pm

Where: North Clubhouse

Refreshments Available at Intermission

No Experience Necessary

\$5 for 4 cards

JACKPOT

\$120



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

Roasted Red Pepper and Tomato Soup

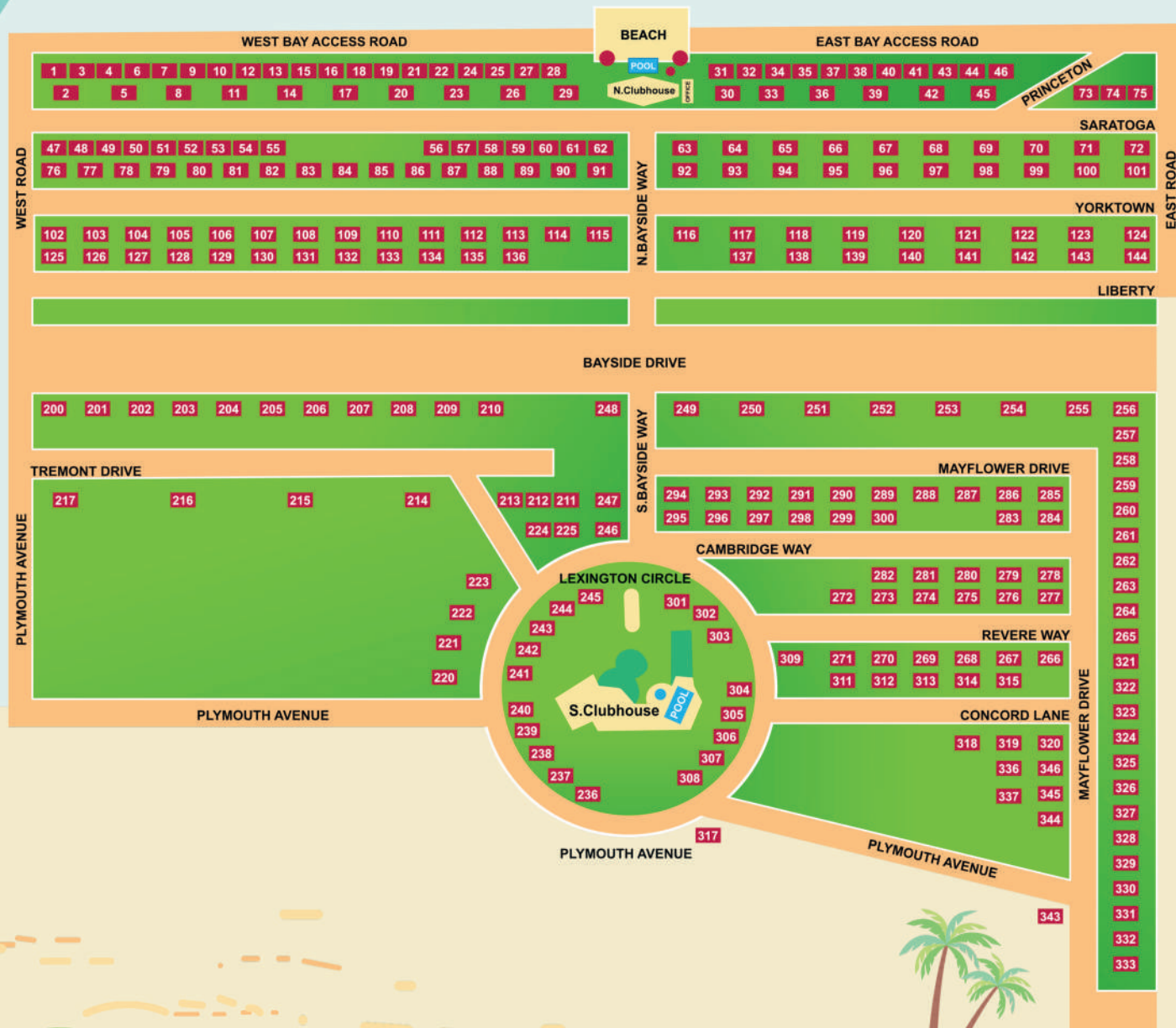
Ingredients:

- 2 tbsp salted butter
- 1 yellow onion, diced
- 4 cloves garlic, minced
- 1/2 tsp fresh thyme (and more to garnish if desired)
- 12 oz jar roasted red peppers, drained and rinsed
- 28 oz can San marzano tomatoes
- 4 cups vegetable broth (can sub chicken broth)
- 1 cup half and half
- splash of heavy cream to garnish along with fresh bread to serve!
- salt and pepper to taste

Directions:

- Dice yellow onion into bite size pieces and mince the garlic.
- Add butter to large pot on medium heat and let melt. Add the onions along with a pinch of salt and cook for 5 minutes, stirring frequently. Add in garlic and fresh thyme leaves, cooking for 1 minute.
- Grab the jar of roasted red peppers. Drain and rinse them. Then, roughly dice the roasted red peppers and add to pot. Let cook for 3-4 min.
- Add the can of tomatoes and let come to a low boil. Reduce heat to medium low and then add the 4 cups of veggie broth. Stir together, cover the pot and let simmer for 20 min. Once done, use an immersion blender to blend the soup until creamy.
- Once the soup is creamy and smooth, add the half and half along with a large pinch of salt and pepper. TASTE and adjust seasoning here. If you need more salt, add it! More pepper? Add it! Be sure to serve WARM - aka let the soup heat up if the half and half cooled it down.
- Serve warm in bowls with a splash of heavy cream and warm bread. Enjoy!





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

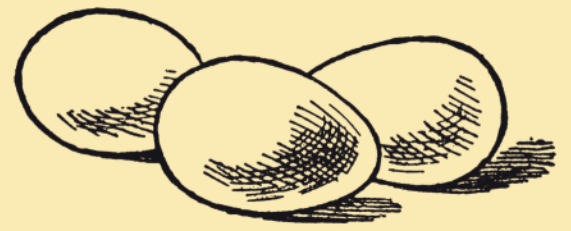


Visit bvhoa.org

	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