

FEBRUARY



BAYSIDE VILLAGE
HOMEOWNERS ASSOCIATION

2026



Bayside Village
bvhoa.org

Sea Breeze Newsletter



Saddle Up, Partners!

Boot-scoot your way into a rip-roarin' line dancing night led by professional instructor Kerry Kick. Learn the moves, enjoy complimentary beer & wine, and dance the night away Western-style.

March 18, 2026

5:30 PM

North Clubhouse

**More details inside. Now grab your boots –
let's boot-scoot!**

Community News and Events



BAYSIDE VILLAGE

HOME OWNERS ASSOCIATION

Committees

BIC COMMITTEE CHAIR
Richard Hoagland #31
949.285.2069
saccgolfer@aol.com

CERT COMMITTEE CHAIR
Volunteer Needed

Sea Breeze Staff

COORDINATOR
Shannon Vandermeer #214

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

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

Happy
Valentine's
Day

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,

As many of you know, our HOA bylaws have not been substantially revised for several decades. Over time, our community's operations and practices have evolved, while many sections of the bylaws remain written for how things worked back in the 1980s and 1990s. The Board has been working diligently to modernize these bylaws so they accurately reflect our current practices and better position the HOA for the future.

Because of how the existing bylaws are written, we are required to follow a detailed and somewhat old-fashioned process to make amendments. In the spirit of transparency and in full adherence to the current rules, the Board will be conducting this process exactly as prescribed - even though it involves some very manual steps.

As a result, portions of the upcoming General and Special Meetings will include required formalities such as reading the proposed changes aloud. While this may feel tedious, it is an important step to ensure legality, integrity, and respect for our governing procedures.

We appreciate your patience as we move through these formal requirements. Once completed, our bylaws will be up to date, practical, and aligned with the way our community actually operates today. Most importantly, these improvements will help set the HOA up for a strong future.

Thank you all for your understanding, support, and engagement as we make this long-overdue update together.

Warmly,

Heath Clarke



JUST ASKING - JUST SAYING

FEBRUARY EDITION

with Dick Hoagland

You've heard a lot lately that "no one is above the law", although it depends on which political party is interpreting the law. It's confusing at best. The Mobile Home Residency Law (MRL) was enacted to govern the relationship between residents and Management and is intended to protect residents while balancing landowners' rights. However, there is no MRL protection regarding rent increases. In a commercial/industrial lease or an apartment building, if the lease is too high or above market rate, the lessee can simply move out when the lease expires. However, this is different for manufactured homeowners, as their homes are difficult to relocate. If the homeowner can't afford rent, they're left with the choices of either selling the home, depleting their savings, or abandoning the home altogether. Any of these options can cause a material financial loss.

Most of the above information you probably already know, and if you're looking for a magic wand, I don't have one! While many counties and cities in California have rent stabilization ordinances for mobile home parks, neither Orange County nor Newport Beach does. While the State talks incessantly about affordable housing, they're not protecting the most affordable housing of all.

You're lucky that the BVHOA is stronger now than ever before and will be your voice going forward as all long-term leases expire in December 2026, and discussions for new long-term leases begin in earnest.

As a former three-term president of the HOA, I've been amazed at how Heath Clarke has grabbed hold of the reins and guided the HOA to the strong position it enjoys today. With the HOA Board team, they've developed a solid website, introduced an inexpensive newsletter, and put the HOA on a strong financial footing through increased membership and cost-cutting. Heath has worked with Management to beautify Bayside by documenting (with hundreds of photos) areas with much-needed maintenance, and he and his wife, Stephanie, have initiated a new and exciting annual social calendar. Heath has also met and communicated with City officials to ensure Bayside Village is respected and represented on all the construction projects going forward.

I can't think of anyone, or any group I would trust more to represent our interests for a new lease than Heath and his Board.

Keep the Faith and give all the support you can to your dedicated HOA. Just Saying!

FEBRUARY CELEBRATIONS

birthdays

- 02/01 Jennifer Brown #204
- 02/02 Kristen Chandler #302
- 02/03 Tom Beattie #30
- 02/05 Diane Starnes #116
- 02/06 Dalton Woodall #119
Lilly Woodall #119
- 02/08 Kelly Neiger #71
- 02/10 Lee Bowyer #62
- 02/16 Mary Butler #224
- 02/18 Gina Lopez #337
- 02/23 Adam Hutchinson #142
- 02/25 Larry Kirkham #314
Jeff Stafford #220
- 02/28 Frann Krause #269

Happy
Birthday



anniversaries

- 02/21 Brandi & Mike Koenke #254
- 02/23 Kiffee & Chris Robbins #255
- 02/25 Alice & Michael Vayner #72
- 02/26 Linda & Paul Armendariz #105

Congratulations



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

Valentine's Day Edition

ART AFTER DARK

THURSDAY, FEB. 12, 2026
NORTHSIDE CLUBHOUSE
5:00 PM

Uncork your creativity — Valentine's Day Edition!

Join your neighbors for Art After Dark at Bayside Village. Sip wine, paint your own canvas masterpiece, and enjoy a fun, relaxed evening. No experience needed — we provide everything.

**TICKET: \$15 PER PERSON
FREE ENTRY DRINK**

www.bvhoa.org

\$15.00 PER GUEST TICKET

Please make reservations by 5:00 PM Sunday, February 8, 2026
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

BAYSIDE VILLAGE HOA PRESENTS

BAYSIDE BOOT-SCOOT

MARCH 18, 2026
TIME: 5:30 PM

NORTHSIDE
CLUBHOUSE

Saddle up, partners! Join us for a rip-roarin' line dancing night with professional instructor Kerry Kick. She'll have you two-steppin' and boot-scootin' like a true cowboy or cowgirl in no time!

- Enjoy complimentary beer & wine
- Learn to line-dance

Cost:

- HOA Members: FREE
- Non-Members: \$15

Grab your boots—let's boot-scoot!

\$15.00 PER NON-MEMBER TICKET

Please make reservations by 5:00 PM, MARCH 13, 2026

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

BINGO NIGHT



Winners from left to right: Scotia x2, Diana, Karrie x3, Bob(caller), Tammi x2, Sue and Julie. Not pictured Rozie.

NEXT BINGO EVENT:

Wednesday, March 11th @ 6:00 pm

Where: North Clubhouse

Refreshments Available at Intermission

No Experience Necessary

\$5 for 4 cards

JACKPOT
\$140

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

Cowboy Margarita

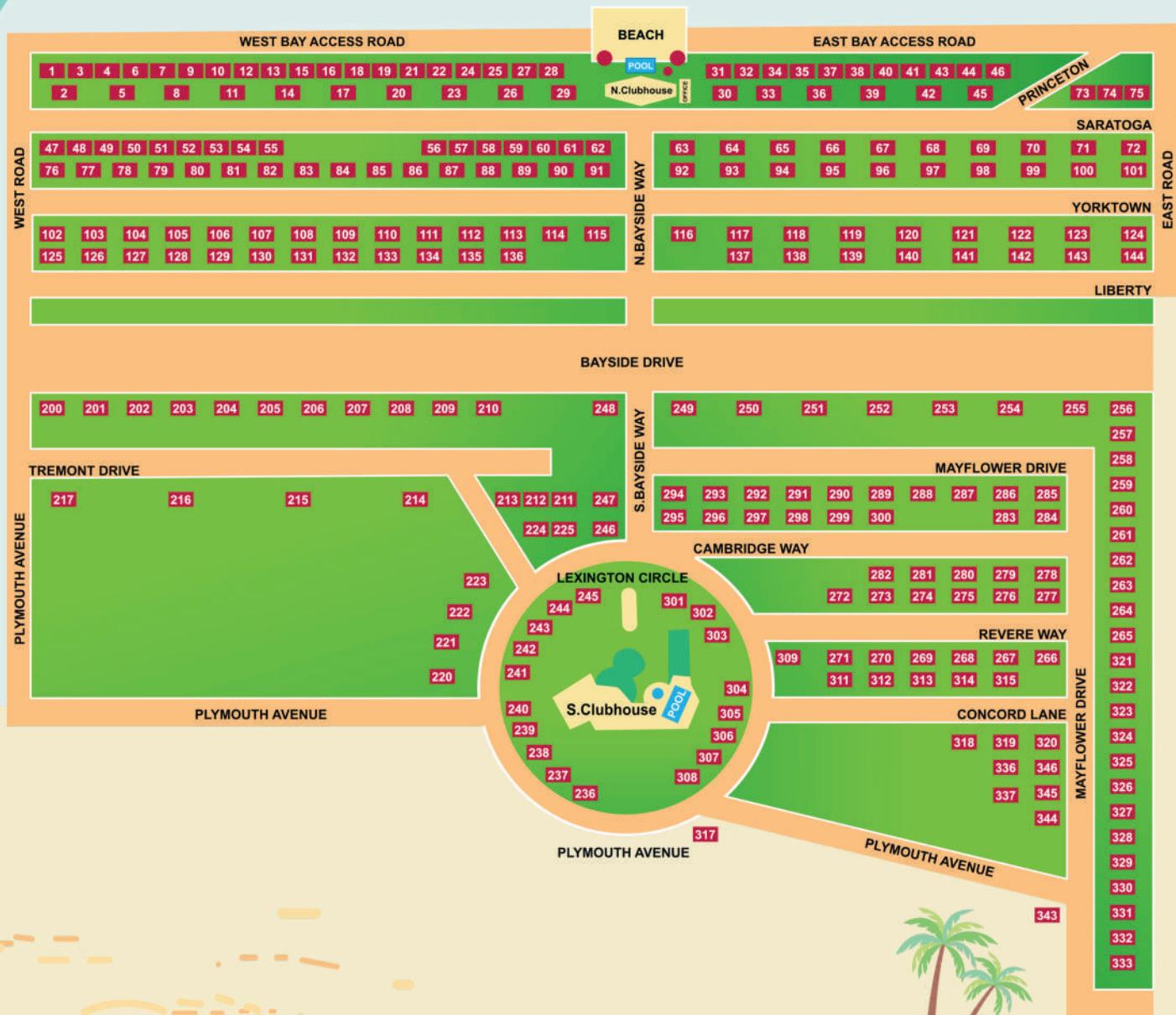
Ingredients:

- 2 teaspoons Diamond Crystal kosher salt
- 1/2 medium orange
- Ice
- 1/2 medium jalapeño pepper (optional)
- 1/2 medium lime
- 1 1/2 ounces blanco or silver tequila
- 1/2 ounces agave nectar or simple syrup
- Beer

Directions:

- Spread 2 teaspoons Diamond Crystal kosher salt in an even layer on a small flat plate. Cut 1 thin half-moon orange slice from 1/2 medium orange. Run the orange slice over the rim of an old-fashioned or margarita glass to moisten; reserve the slice for garnish. Invert the glass into the salt, turning it as needed, to coat the rim. Fill the glass with ice.
- Cut 4 (1/4-inch-thick) rounds from 1/2 medium jalapeño if using. Juice the remaining orange until you have 1 1/2 ounces. Juice 1/2 medium lime until you have 1/2 ounce.
- Place 2 of the jalapeño rounds, lime juice, orange juice, 1 1/2 ounces blanco tequila, and 1/2 ounce agave nectar or simple syrup in a cocktail shaker. Fill the shaker halfway with ice, seal, and shake until the outside of the shaker is very frosty, about 20 seconds.
- Pour through a strainer into the glass. Top with a splash of beer. Garnish with the orange slice and remaining jalapeño rounds if using.

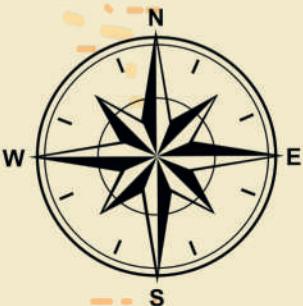




Bayside Village MAP

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