

Bayside Village
bvhoa.org

Sea Breeze Newsletter



Spring is in the air!

Hello March! The first day of spring arrives Friday, March 20th! Don't forget to mark your calendars for the line dancing event this month, led by professional instructor Kerry Kick. Enjoy easy to follow steps, complimentary beer & wine, and a Western-style night of fun and dancing.

**March 18, 2026
5:30 PM
North Clubhouse**

More details inside. Grab your cowboy boots, or dancing shoes, and get ready to shake off winter!

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

Matt & Shannon VanderMeer

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



HAPPY
ST. PATRICK'S
DAY

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,

We're thrilled to announce that starting with this edition, the Sea Breeze Newsletter will be led by Shannon and Matt VanderMeer. Their enthusiasm, creativity, and commitment to community are exactly what make Bayside such a special place. Please join us in thanking Shannon and Matt for stepping up to take on this important project - their leadership and volunteer spirit ensure that our newsletter continues to connect everyone who reads our Sea Breeze. We can't wait to see their fresh ideas come to life in the months ahead!

We also want to sincere and heartfelt gratitude to Stephanie Hamilton, who guided the Sea Breeze with skill and dedication over the past two years. Stephanie stepped in when the community needed publishing continuity, and through her hard work and eye for design she elevated the newsletter into the vibrant, informative publication we all enjoy today. Her time and effort provide the strong foundation that Shannon and Matt will now build upon.

Finally, a big thankyou to all of the contributors and neighbors who share their stories and pictures for each issue. Your participation is what makes Sea Breeze a true community publication. With your continuing support and the VanderMeers' leadership, the future of our newsletter looks brighter than ever!

Warmly,
Heath Clarke

march celebrations

birthdays

03/02 Ron Field #90
03/07 Jan Schwenger #249
03/07 Marianne Cole #299
03/08 Tom Oswald #223, Rich
Perez #64
03/09 Nancy Callahan #61
03/22 Kevin Wick #201
03/25 Steve Bryen #279
03/26 Janice McIntyre #239
03/27 Diane Oswald #223
03/29 Judy Gibson #278
03/30 Joe Stafford #329
03/31 Michael Hawkins #247

HAPPY
BIRTHDAY!



anniversaries

03/09 Nora & Rich Neal #273
03/18 Lynn & Jerry Plumlee #203

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

MARCH EDITION

with Dick Hoagland

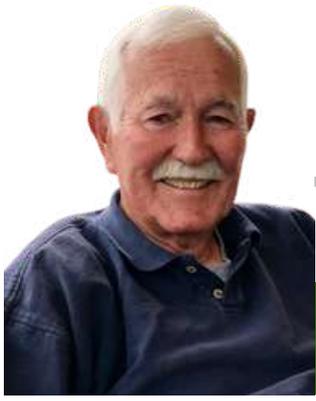
“Times, they are a changing”

Mobile homes on the waterfront at Bayside Village are now being marketed at over \$1 million, which means homes on the Southside will likely be marketed at over \$700-800k. Just a few years ago, these prices were half of that and now to qualify for a waterfront home, a buyer would be required to have at least \$18,000 per month income. How many of us could qualify to buy our own home ?

So where is Bayside Village heading ? Is this an anomaly caused by the expiration of our long-term leases or is it just a function of our location finally becoming recognized. I don't have an answer other than Bayside Village will no longer be an affordable option for everyday working families.

Mobile home parks have been a hot marketing commodity for many years because buyers could convert parks to more profitable uses and during the conversion process could raise rents with no free market restrictions (remember the Treasure Island mobile home park in Laguna, which was converted to the current Montage Resort). Relocation laws have been enacted to give mobile home owners compensation so it's not so easy to convert Parks.

The Mobile Home Residency Law (MRL) protects mobile home owners by ensuring that park owners must renew their lease, be it monthly or long-term. Unfortunately, the MRL does not consider the amount of rent that can be charged upon renewal of that lease. If a rent increase is too high in an apartment building you can simply move out and look for a lower price unit elsewhere. This is not practical or even feasible in mobile home parks since most manufactured homes are not movable economically.



JUST ASKING - JUST SAYING

MARCH EDITION

with Dick Hoagland

I am personally against rent control, as I believe it has failed in nearly all situations. However, as explained above, the free market is not fully in play since mobile homeowners have no choice against high rent increases other than to deplete their savings or try to sell their home.

In my opinion, while the MRL requires park owners to renew leases, it should also require reasonable ceilings on how much that new lease could possibly exceed their existing lease. This would allow mobilehome owners to continue to improve their homes and eventually sell their homes for a fair price, since the buyer would know the future cost of owning that home.

There is some potentially positive light at the end of this tunnel called (Assembly Bill) AB 1543, which provides the exact protection to homeowners mentioned above, with a legal ceiling of about 5% on lease increases. This Bill is just going through the legislative process with no certainty it will become law.

Keep your fingers crossed & say a few prayers and just maybe this bill will become law. Just Saying..

www.bvhoa.org

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

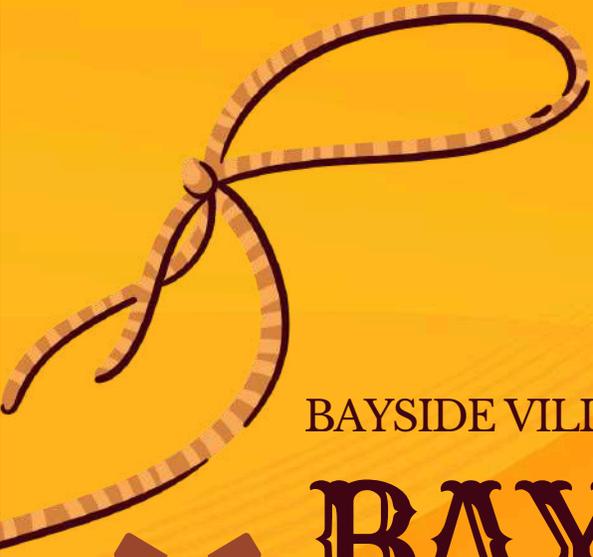
Name: _____ Space: _____

Phone: _____ Email: _____

of Tickets*: _____ Amount Enclosed:\$ _____

*No tickets sold at the door.

Make checks payable to Bayside HOA



ART



BAYSIDE VILLAGE HOA:

AFTER DARK



FEBRUARY 12, 2026



Another beautiful night in the village, complete with an amazing sunset and creating art together with friends and neighbors. Look for upcoming community events like this on the Bayside Village HOA website!

www.bvhoa.org





ART AFTER DARK



BINGO NIGHT



February 11th Winners from left to right: Diana x 2, Rozie x 2, Helen, Bob (Caller), Sue, Eito, Hiroki, and Shelly.

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

Pesto Puff Pastry Shamrocks

Ingredients:

- 1 Sheet Puff Pastry (Thawed)
- 1 Jar Basil Pesto (Use amount to preferred taste)
- 1 Egg for egg wash glue (& Or egg wash for shine)
- 1 Sprig of fresh thyme (Optional)
- Sea salt flakes (Optional)

Directions:

- Roll out a sheet of puff pastry into a 12 by 14 inch rectangle on a floured surface.
- Cut a ½ inch thick strip from one long side for the stems.
- Spread pesto on the rectangle (to taste), then roll both long sides toward the middle until they meet (refer to the image shown).
- Cut the log into ½ inch thick slices and pinch the bottom of each slice to form a heart shape.
- Arrange three hearts together on a parchment lined baking sheet and create the shamrock shape.
- Use an egg wash to “glue” the sides together.
- Use the reserved stem dough and add the stems (use egg wash as glue).
- Egg wash tops (Optional).
- Bake at 400 degrees F for about 15 minutes.
- Add fresh sprigs of thyme (Optional).



NEW AND NOTABLE

PET OF THE MONTH

Say Hello to Charlie!

Charlie lives on the South Side of Bayside Village. He is a rescue Golden Retriever all the way from Turkey and arrived in CA during Covid. Charlie is approximately 7 years old.

Likes:

- Long walks with Kristen
- His big brothers: Austin & Luke
- Visits to Nonni & Poppi's house (aka Diane & Tom Oswald)
- Treats & Being close to his humans

Dislikes:

- Squirrels and Cats!
- Other Dog DRAMA! (He prefers humans to other dogs)

**Little known fact: His original name was Marty*



FRIENDLY REMINDERS

No Sunday Construction:

Just a friendly reminder that Bayside Village (and the city of Newport Beach) does not permit residential construction work on Sundays.



UPCOMING EVENTS

March/April 2026:

- Wed., March 11, 6:00 pm | Bingo, NCH
- Wed., March 18, 5:30 PM | Bayside Line Dancing, NCH
- Sat., March 21, 9:30 am - 11:00 am | General Meeting, SCH
- Wed., April 8, 6:00 pm | Bingo, NCH
- Sat., April 11, Time TBD | Community Garage Sale

**Dates/Times/Locations are subject to change. Please refer to baysidevillagehoa.org for updates.*



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

Resident Photos Incl.:
Events, Residents,
Etc.

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!

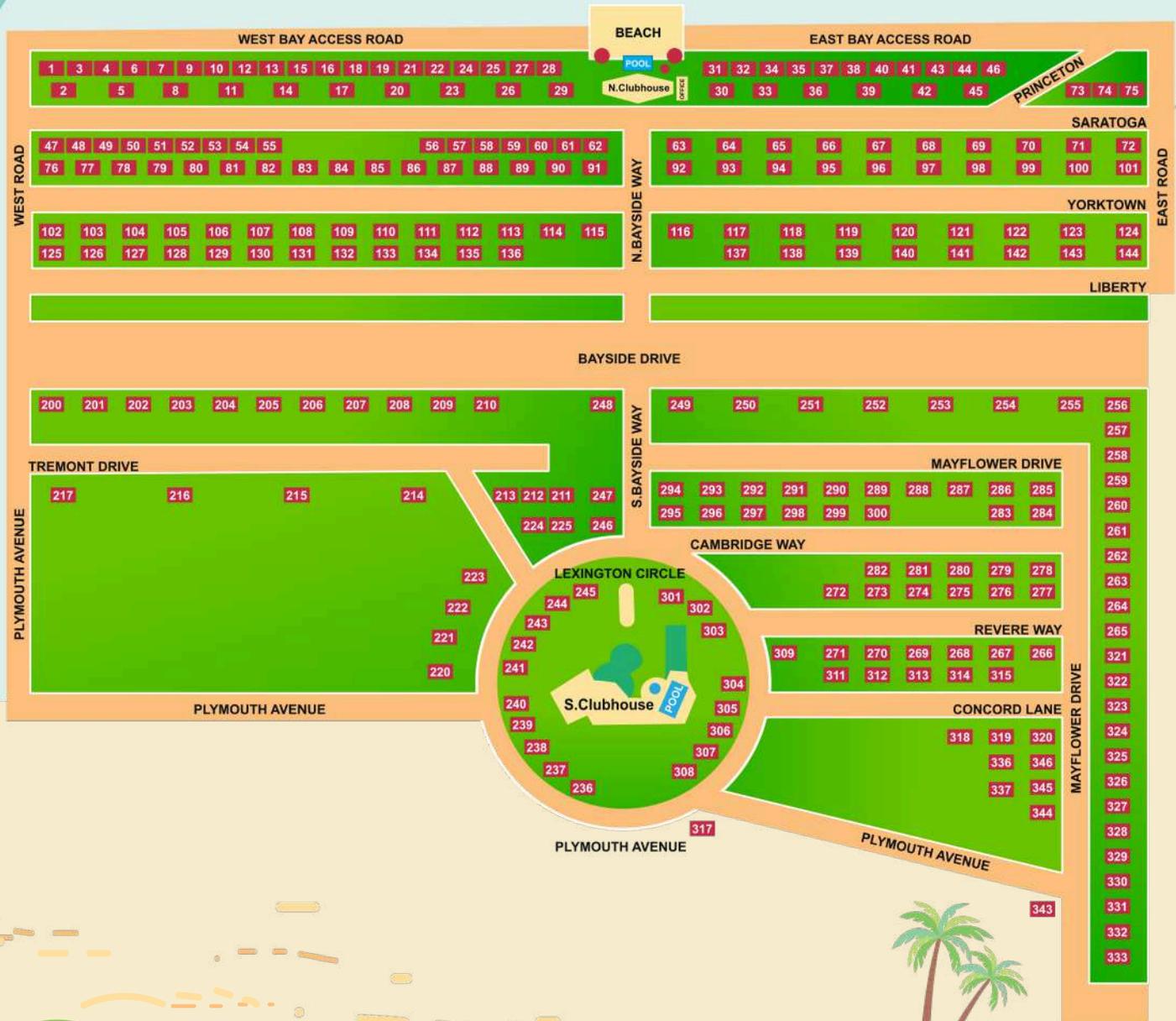
- Villager – \$50/year per adult (annual payment)
- Patriot – \$100/year or \$8.33/month per adult
- Patron – \$500/year or \$41.67/month per homesite



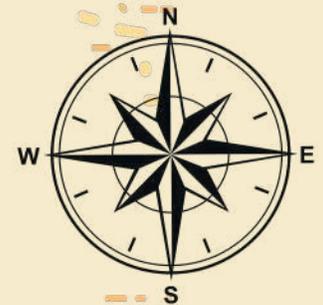
Visit bvhoa.org

	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



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

