

AUGUST



BAYSIDE VILLAGE
HOMEOWNERS ASSOCIATION

2026



Bayside Village
bvhoa.org

Sea Breeze Newsletter

Hello, Residents of Bayside Village!



We extend our heartfelt gratitude to everyone who volunteered and participated in the Bayside Village July 4th Parade and Party. It was yet another memorable celebration, featuring a delightful array of mimosas, burritos, and donuts. This was followed by a spectacular parade hosted by Bayside's own, Shelly and Matt, showcasing beautifully decorated bikes, golf carts, cars, and pets. The excitement continued with children's games led by Vicki, and a delicious lunch featuring hot dogs, burgers, and pulled pork! We hope you had a fantastic day! Be sure to check out the event photos inside!

Mark your calendars for the upcoming August Rock the Dock events. You can find all the details inside and on our website.

Community News and Events



BAYSIDE VILLAGE

HOMEOWNERS ASSOCIATION

Committees

BIC COMMITTEE CHAIR
Richard Hoagland #31
949.285.2069
dickhoagland@gmail.com

CERT COMMITTEE CHAIR
Volunteer Needed

Sea Breeze Staff

COORDINATOR(S)
Resident Volunteers

PHOTOGRAPHER(S)
Resident Volunteers



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

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



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HEATH CLARKE

HOA President



Dear Neighbor,

As many of you know, my time as HOA president is coming to a close, and I want to take a moment to mark the passing of the torch.

I'm pleased to share that Quentin Burchel (#321) has stepped forward to lead our board through the remainder of this transitional year, serving until our community election in November (and hopefully well beyond!). Volunteering to take the helm is never a small commitment - and doing so mid-year, during a period of real change for Bayside, speaks volumes about his dedication to this community.

I want to especially thank Quentin for his willingness to work constructively with Management to keep residents' interests moving forward - including the pursuit of longer-term leases, an issue that matters deeply to so many of us. Steady, engaged leadership on these fronts has never been more important, and I'm confident Bayside is in good hands.

It has been my great privilege to serving our wonderful community. Thank you for your trust, your participation, and your neighborly spirit - they're what make Bayside Village so special.

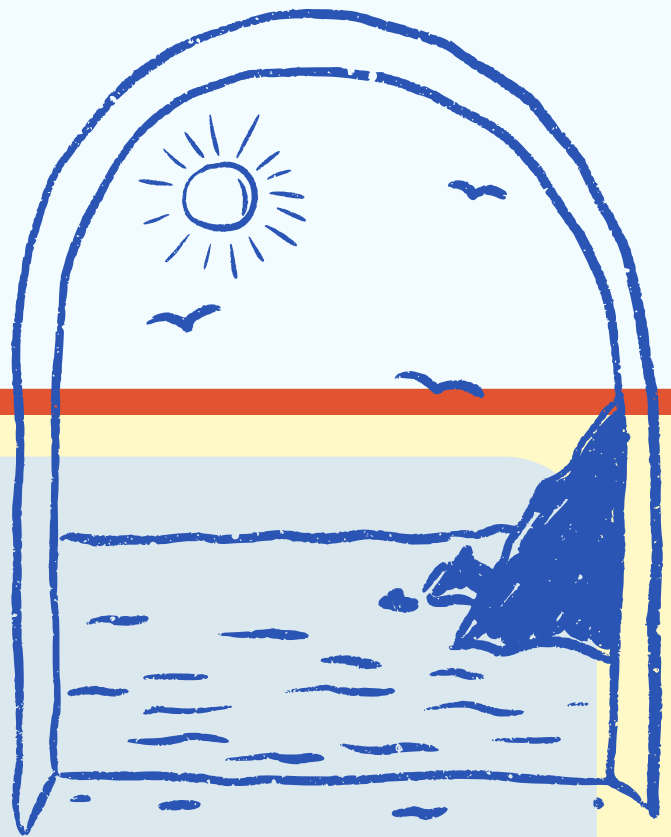
Please join me in welcoming Quentin and offering him your support. I look forward to seeing you all around the park through September.

Warmly,

Heath Clarke

AUGUST

Celebrations



BIRTHDAYS:

08/02 Dita Vaughn #128, Carol Basile #307

08/03 Kathy Selvaggi #3

08/05 Kathy Bryen #279

08/06 Barbara Lane #24, Marilyn Williams #22, Gloria Hirson #82

08/07 Marty Falcone #276

08/11 Elaine Rood #114, Rob Gilmore #264

08/13 Taylor McConnaughy #106

08/17 Vicki McGinnis #201,

08/25 Judy Long #62

08/31 Cindy Whitaker #287

ANNIVERSARIES:

08/05 Claire & David Sweetland #36

08/07 Patricia & Oscar Moreno #327

08/09 Barbara & Peter Norris #118

08/10 Lisa & Jay Taylor #213

08/12 Karen & Bruce Hunt #68

08/21 Carmen & Steve Mardigian #5

08/25 Judy & Mike Kane #40



Congrats!



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

AUGUST EDITION

with Dick Hoagland

Have you ever been frustrated by a political decision - a court case, a government ruling, or something similar? Well, Heath Clarke and I were blindsided on Jun 30th, when Assembly Bill 1128, the bill we've been reporting to you, was defeated without even a fair vote.

This bill would have significantly benefited the 600,000+ mobilehome owners in California by simply putting a 5% ceiling on rent increases. A review of rent increases charged by park owners over the last few years shows they rarely exceeded 4%; the only exceptions were cases of clear rent gouging, usually by large corporations following a park purchase.

Watching the Senate hearing live, it became apparent that the Chairman of the Committee, Senator Tom Umberg, would not allow the bill to go to a vote unless it was restricted to one single city: Torrance, California. We don't know what considerations Senator Umberg may have been weighing, and no explanation was offered. But it is hard to understand how one legislator, whatever his position, can carry that much weight over a bill affecting the entire state. And restricting the bill to a single city is difficult to justify: if a rent ceiling is good for the City of Torrance, why would it not be good for cities across the State of California?

Mobilehomes represent a large segment of affordable housing in California, yet they are rarely recognized with supportive legislation. This bill would have preserved that affordability while protecting one of the largest groups of working families in the state. Whatever the reasoning, the outcome leaves the very people this legislation was meant to serve without its protection.

Decisions like this one also do little to help California's reputation as a difficult state in which to live and do business. I feel for the volunteers who worked so hard on this Bill, and for the many mobilehome owners who remain exposed to excessive rent increases. Mobilehome park owners enjoy a near-monopoly when it comes to rent increases, and they will always lobby hard to protect that imbalance.

We do have a "Bill of Rights," so maybe next year will be the year to right this wrong. I hope so.

And Please Keep Asking & I'll Keep Saying....

BINGO NIGHT



Another full house at Bingo Night with over 41 people in attendance!. No one won the jackpot, so it has rolled over to \$260! July 2026 winners from left to right: Paul, Scottia x2, Judy, Sue Carrie, Marshall x 2, Bob (Caller), and April. Congrats to all! Bingo takes place every 2nd Wed. of the month. See you next month!

NEXT BINGO EVENT:

Wednesday, August 12th @ 6:00 pm

Where: Southside Clubhouse

Refreshments Available at Intermission

Bring a Snack to Share!

\$5 for 4 cards

Jackpot is \$260!

BINGO!
JACKPOT

\$260!

Culinary Corner Ft. Tana Dugan

Three Cheese Tomato Bruschetta Dip & Limoncello Gin Spritz

For more than four years, Tana Dugan (#70) has enjoyed life in Bayside Village, recently settling into her second home in the park. Outside her real estate work with Keller Williams, she loves bringing people together. Here's one of her go-to pairings...



Cocktail Pairing: Limoncello Gin Spritz

Ingredients:

1. 1.5 oz. Gin
2. 1 oz. Limoncello
3. ½ oz. Lemon Juice
4. ½ oz. Simple Syrup
5. Top with Simple Syrup
6. Garnish with a Lemon Wheel

Place your ice in a glass and combine all ingredients. Give it a stir and garnish with a lemon wheel. Enjoy!



Recipe : Three Cheese Tomato Bruschetta Dip

Ingredients:

- 1 Cup Cherry Tomatoes, Halved
- 1 Tbsp Olive Oil
- ½ Tsp Salt
- ¼ Tsp Black Pepper
- 1 Tsp Oregano
- ½ Cup Cream Cheese, Softened
- ½ Cup Ricotta Cheese
- ½ Cup Mozzarella Cheese
- Fresh Garlic & Fresh Basil (To Taste)
- Crusty Bread for Serving

Instructions:

1. Preheat oven to 375.
2. Mix together all ingredients except the fresh basil.
3. Bake for 20-25 minutes, or until tomatoes begin to char. Remove from oven, sprinkle with fresh basil.
4. Serve with crusty bread or crackers and enjoy!



BAYSIDE VILLAGE

4th of July













NEW AND NOTABLE

PET OF THE MONTH

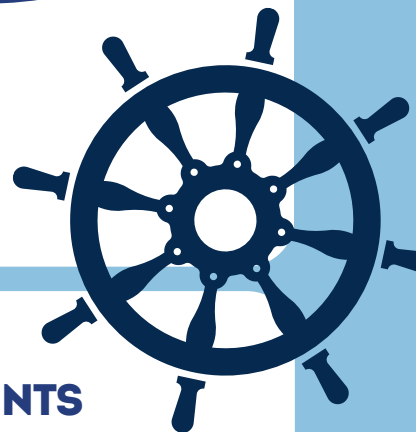
Meet Amber!

Amber believes that everyone is her friend, whether they're furry or not. Her favorite treat is whatever her Concord Lane buddies, Dixie and Maggie, happen to be sharing.

Weekend Adventures:

Amber has countless options for fun at our wonderful home in Bayside Village, but her absolute favorite activity is cruising around in the golf cart!

She looks forward to seeing all of you on her walks with Patrice and her many friends!



FRIENDLY REMINDERS

Fishing on the Docks and Spit:

There have been reports from neighbors regarding an increase in non-residents fishing off the docks and the spit. Please note that fishing is prohibited in both of these areas, as is parking on the spit without a Bayside Marina Parking Permit. Residents have expressed concerns about certain fishing groups being unruly, loud, and leaving behind trash and fishing hooks. If you witness any troubling behavior, please reach out to the Bayside office or contact the NB Police if the situation warrants it.



UPCOMING EVENTS

August 2026:

- Sat., August 1, 9:30-11 am | General Meeting, SCH, HOA
- Sun., August 2, 6:00-7:30 pm | Rock the Dock, NCH, front of dog park, HOA
- Sun., August 9, 6:00 -7:30 pm | Rock the Dock, NCH, front of dog park, HOA
- Wed., August 12, 6:00 pm | Bingo, NCH, Sue Lindsey
- Sun., August 16, 6:00 pm to 7:30 pm | Rock the Dock, NCH, front of dog park, HOA
- Sun., August 23, 6:00 pm to 7:30 pm | Rock the Dock, NCH, front of dog park, HOA

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



ROCK THE DOCK

AUGUST PERFORMANCE DATES:



AUGUST DATES:

- Sunday, 8/02/26 @ 6:00-7:30: Performer: Brandon Wildish
- Sunday, 8/09/26 @ 6:00-7:30: Performer: Brandon Wildish
- Sunday, 8/16/26 @ 6:00-7:30: Performer: Don Covell
- Sunday, 8/23/26 @ 6:00-7:30: Performer: Don Covell



**LIVE
MUSIC**

**Tell your Neighbors
& Friends, Bring
your: Chairs, Drinks,
Booze, and Bites!*



"SMOOTH
HARMONIES,
GOOD
FRIENDS, AND
SAILING AWAY
ON MUSIC
MELODIES
DEFINE THE
BAYSIDE ROCK
THE DOCK
EXPERIENCE!"

*MATT, BAYSIDE RESIDENT
EXPERT

BVHOA.ORG

In Loving Memory of Gertrude "Trudy" Maxine Amthor DeLawter

July 13, 1953 – July 7, 2026

Our Bayside Village community has lost one of its brightest lights with the passing of Gertrude "Trudy" Maxine Amthor DeLawter.

Born on July 13, 1953, Trudy was the fifth of six children born to the Amthor family. All six siblings shared the initials "GMA," and according to both her younger brother, Gil, and Trudy herself, she was affectionately known as "the chosen one" Mom and Dad's favorite. Raised in Pasadena, the family eventually made Orange County their home in the late 1980s.

For many years, Trudy poured her heart into Bayside Village. She didn't simply live here, she helped build the sense of community that makes this neighborhood so special. A true connector of people, Trudy had a remarkable gift for making everyone feel welcome. Whether you had lived here for decades or had just moved in, chances are Trudy introduced herself, made you feel at home, and connected you with new friends.

In the days since her passing we have been sharing our stories of Trudy with one another. To no one's surprise, we discovered that it was through Trudy that we were all introduced to one another. She had the true and rare gift of bringing people together in ways which have made a real difference in each of our lives.

She was one of Bayside Village's most dedicated volunteers, generously giving her time to nearly every community event. Her enthusiasm, energy, and willingness to serve helped create countless memories for neighbors throughout the years.

And for those of you fortunate to have known Trudy, which we suspect was most everyone, you know that it was simply impossible to be around Trudy and not laugh so hard your belly ached by the end of the evening. Her zest for life and incredible sense of humor will be imprinted on us all.

Trudy also had a special love for Bayside Village itself, having remodeled and lived in seven or eight homes within the community over the years. She believed deeply in this neighborhood and took great pride in helping others discover what made it such a wonderful place to call home.

Above all, Trudy was fiercely loyal. She treasured her friendships, especially with her BBs (Bayside Babes). She showed up when people needed her: whether it be driving her dear friend to chemo infusions or bringing meals to residents unable to get to community events. Her kindness, generosity, and servant's heart touched countless lives.

The absence of Trudy will be deeply felt throughout Bayside Village. Her legacy lives on in the friendships she nurtured, the traditions she helped create, and the welcoming spirit she instilled in our community.

Written in love,

By Her Bayside Babes



Trudy De Lawter
July 13, 1953 - July 7, 2026



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!

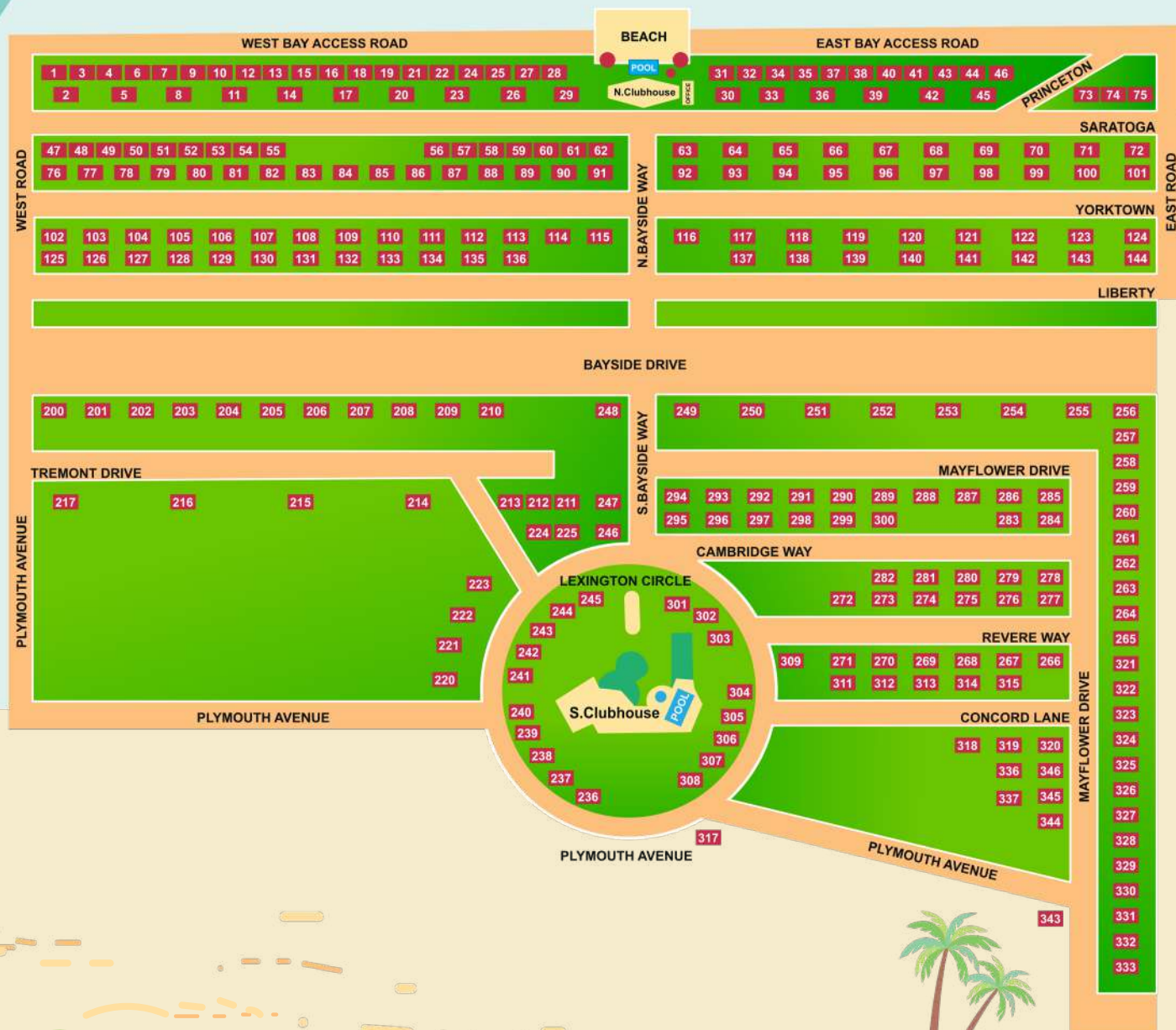
- Villager - \$50/year per adult (annual payment)
- Patriot - \$100/year or \$8.33/month per adult
- Patron - \$500/year or \$41.67/month per homesite



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