



Bayside Village
bvhoa.org

Sea Breeze Newsletter



Hello, Bayside Village Residents!

As we enter the fall season, we are also entering a season of change within our Bayside Village Homeowners Association. We will be losing two wonderful neighbors and dedicated community volunteers. Heath Clarke and Stephanie Hamilton (#58) will be moving to their new home in Texas soon. We are thankful to have Quentin Burchell (#321) step up to the Bayside Village HOA President Seat. Look for Quentin's introduction letter next month.

September's Bingo Jackpot is \$280! Come join the fun and try for a big win. Bayside Bingo will be at the Southside Clubhouse on September 9th at 6:00 pm. See you there!

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

Board of Directors

PRESIDENT
Quentin Burchell #321
949.394.0704
bvhoa.org@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



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HEATH CLARKE

HOA President



Dear Neighbor,

As you may know, our time at Bayside is coming to an end, and this will be my last letter to you in the Sea Breeze. It's one of sincere gratitude.

It has been an honor for Stephanie and I to be of service to our community. Leading the HOA as President has been a rewarding experience, and we hope we've managed to leave things in better shape than when we arrived!

We've made many friends and enjoyed spending time with you at Rock the Dock, the Bayside Boot Scoot, Art After Dark, and our wonderful July 4th and Cinco traditions – all events that make Bayside Village so special. We'll carry those memories with us always.

I'd also like to give special thanks to Dick and Nancy Hoagland, who have been wise guides to us – and to Bayside – throughout this journey.

To my fellow board members: thank you for your dedication, and for the countless hours you've given to keep our community running. Bayside Village is fortunate to have you!

Thank you to Shannon Vandermeer for taking the Sea Breeze reins, and to the rest of our neighbors: I encourage you to step up and contribute your time and talents. This community thrives when residents get involved, and there's always room for more hands and fresh ideas.

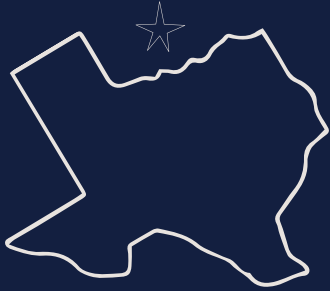
You are now in the very capable hands of the new HOA President, Quentin Burchell. I believe he's the right person at the right time for Bayside, and ready to navigate us through the many interesting developments to come.

Thank you for your trust, your friendship, and for the wonderful moments that made this home!

Warmly,

Heath Clarke

THANK



YOU!



HEATH &
STEPHANIE



HEATH AND STEPHANIE, BAYSIDE IS ETERNALLY GRATEFUL FOR YOUR YEARS OF SERVICE AND AS THE ARCHITECT TO THE HOA'S DIGITAL FUTURE AND GIANT LEAP INTO THE COMPUTER AGE. YOU'VE GIVEN US A SOLID INFRASTRUCTURE AND OPPORTUNITY TO CONTINUE DOING GREAT THINGS HERE AS OUR COMMUNITY GROWS AND THRIVES. WE WILL ALSO CONTINUE ON WITH STEPHANIE'S AMAZING EVENTS AND TRY TO BUILD FROM THERE AND EXPAND TO MORE GOOD TIMES. WE WISH YOU THE BEST OF LUCK WITH YOUR MOVE. YOU WILL TRULY BE MISSED!



JUST ASKING - JUST SAYING

SEPTEMBER EDITION

with Dick Hoagland

By now you should have received your monthly rent notification for 2027. Some may take it in stride, and others may be shocked. BLC leaseholders received increases ranging from \$1,000 to over \$4,000 monthly.

Although these adjustments were long-anticipated, it's still difficult to wrap one's head around that increase. While many of us will absorb these higher rates in the short term, they can still take a meaningful toll on personal savings and long-term financial planning.

Bayside's waterfront homes have seen a total increase of 13.3% over the last two years- illustrative of the increases that recent assembly legislation aimed to address. This trend places Bayside Village among the higher-priced mobile home communities both in California and nationally.

Naturally, space rent directly impacts home resale values across our neighborhood. It seems fair to expect that a premium rent structure like ours would be paired with a corresponding standard of groundskeeping, community aesthetics, and resident services.

Each resident can judge for themselves whether the current amenities reflect value for their rent. When I moved here 25 years ago, a lower rent had more modest maintenance expectations. Today, much of the original landscaping remains - it's just 25 years older. Given that staffing levels have remained static over that same period, it's reasonable to hope for visible enhancements as community rents grow. We currently operate without dedicated physical security, relying primarily on security cameras to monitor incoming traffic. This is not a criticism of our on-site team, who work hard within the parameters and schedules set for them. However, the limited coverage - especially after 4:00 PM each day and on Sundays - leaves gaps during peak hours when non-resident visits are most frequent.

First impressions matter, and while many individual homeowners keep their properties impeccably maintained, our shared common areas could benefit from greater attention. With the expiration of the BLC leases in January, community rental revenue is projected to increase by over \$2 million per year, without any apparent rise in community benefits. My hope is that our HOA leadership, resident volunteers, and Management can collaborate constructively to reinvest a portion of the increased rental income back into Bayside Village.

Working together, we can ensure our grounds and amenities match the high quality of our neighborhood, making this a community we are all proud to call home.

Just Asking - Just Saying, and JUST HOPING!

SEPTEMBER

Celebrations

BIRTHDAYS:

09/01 Annie Quinn #225
09/06 Shannon Saathoff #250
09/12 Karrie Selvaggi #344
09/13 Oscar Moreno #327
09/22 Dick Hoagland #31,
Charles Walker #37
09/24 Don Grilli #52
09/27 Melissa Varraveto #96
09/28 Cynthia Lopez #337

Happy Birthday!

ANNIVERSARIES:

09/03 Anne & Guy Danner
09/04 Joanne & Michael Hawkins #247
09/08 Alison & Daniel Fedrick #56
09/13 Melissa & Joe Varraveto #96
09/14 Fran & Bob Krause #269

Congrats!



Culinary Corner Ft. Tana Dugan

Cheesy Sausage & Hash Brown Breakfast Casarole & Sunrise Strawberry Mimosa

For over four years, Tana Dugan (#70) has embraced life in Bayside Village, she is currently in her second home within the park. In addition to her real estate career at Keller Williams, she has a passion for connecting people. Here's one of her favorite pairings...



Cocktail Pairing: Sunrise Strawberry Mimosa

Ingredients:

1. 2 Cups Fresh Strawberries
2. 2 Slices of Lemon Peel
3. 1/2 Cup White Sugar
4. 1/4 Cup Water
5. 1/3 Cup Grand Marnier Liqueur
6. 1 Bottle of Champagne or Prosecco

Combine strawberries, orange peel, sugar and water; bring to simmer and mash. Let cool 30 min.. Strain and stir. Mix 2 Tblsp. of strawberry mix in champagne flute with 3 Tblsp. of OJ. & fill flute with champagne.. Garnish w/mini. strawberry, or orange slice and enjoy!



Recipe : Cheesy Sausage & Hash Brown Casarole

Ingredients:

- 1 Lb. Breakfast Sausage
- 1 Bag Frozen Shredded Hash Browns (Thawed)
- 10 Large Eggs
- 2 Cups Shredded Sharp Cheddar Cheese
- 1/2 Cup Whole Milk or Half/Half
- 1/2 Cup Diced Onion, Optional
- 1/2 Cup Diced Red/Green Bell Peppers, Optional
- 1 Tsp. Garlic Powder
- 1/2 Tsp. Salt and Freshly Ground Black Pepper (To Taste)
- Butter or Cooking Spray for the Baking Dish
- Sliced Green Onions for the top (For Serving)

Instructions:

Preheat oven to 350F.

Brown the sausage in skillet and drain grease, Grease a 9x13 baking dish, then spread the Hash Browns evenly over the bottom. Sprinkle on the cooked sausage, followed by 1 1/2 cup cheese.

Wisk together the eggs, milk or half/half, garlic powder, salt & pepper. Pour evenly over everything, then sprinkle the remaining cheese on top.

Cover and refrigerate overnight if you like. The next morning, take it out while the oven heats up. Bake uncovered for 45-55 min., until center is set and top is golden and bubbly. Let sit 10 min. before cutting.

BINGO NIGHT



Thank you to all who participated in the August Bingo Night! The jackpot rolled over to \$280! Winners for August from left to right: Quentin x2, Joe, Tammi, April x3, Kathy x2, Bob (Caller), Carrie, Diana, Brett, Elizabeth. In front: Eito x 2, and Maiko. Not pictured Handyman Chris.

NEXT BINGO EVENT:

Wednesday, September 9th @ 6:00 pm

Where: Southside Clubhouse

Refreshments Available at Intermission

No Experience Necessary

\$5 for 4 cards

Jackpot is \$280!

BINGO!

JACKPOT

\$280



NEW AND NOTABLE

PET OF THE MONTH

Meet Cooper!

Cooper is an Australian Labradoodle. Otherwise known as "CoopDood." He has been a blessing to his family for over 9 years. They did not plan on rearranging their whole life around his existence, but his humans would not have it any other way!

Likes:

- Cruising in the Duffy.
- Treats from the office cookie jar, or the UPS driver..
- Special impromptu walks w/Alison.

Dislikes:

- Noticing a suitcase on the bed.
- Watching the Duffy leave without him.
- Kibble dinner without human food on top!



FRIENDLY REMINDERS

Neighborhood Coyote Warning!!!

A Coyote was seen roaming the Northside near Bob and Sue's home on Liberty Drive recently around 5:45 am. They said that "it scaled the big wall like it was a foot tall." Sue believes there might be a young pack nearby. Please be alert, inform your neighbors, and let's keep our fur babies safe!



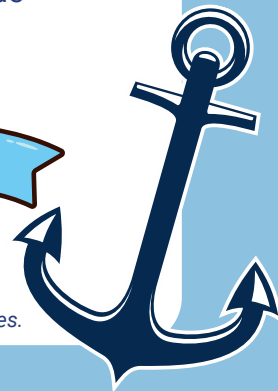
UPCOMING EVENTS

September/Early October 2026:

- Wed., Sept. 9, 6:00 pm | Bingo, SCH, Sue Lindsey
- Sat., Sept. 26, 9:30 am -11:00 am | General Resident Meeting, SCH, HOA
- Wed., Oct 14, 6:00 pm | Bingo, SCH, Sue Lindsey
- Sat., Oct. 3, Time TBD | Bayside Village Octoberfest, HOA



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





BAYSIDE VILLAGE
HOMEOWNERS ASSOCIATION

THE VILLAGE VOICE...

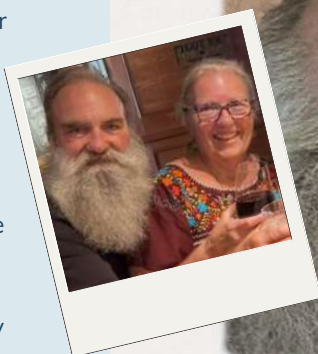
Hello Bayside!

Here's your latest round of Shout Outs and Updates from friends and neighbors...

Neighbor Spotlight:

We would like to take a moment to extend our sincere gratitude to Bob and Sue Lindsey for generously volunteering their time each month for Bayside Bingo! After Chris and Lynn moved away, Bob and Sue stepped in to take over Bingo. Sue was inspired to volunteer for the village after Joe left our community. Additionally, Sue manages the check-in and raffle table at community events. We truly appreciate all that you do, Sue and Bob! Visit them every 2nd Wednesday of the month for Bingo Night!

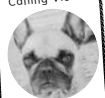
THANK YOU!



Shout Outs:

Vicki McGinnis (#201) is providing her exceptional Vacation House Cleaning Services. She'll make your home sparkle! If you're interested, please reach out to Vicki at:
(951)840-7230

Calling Vicki...



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!

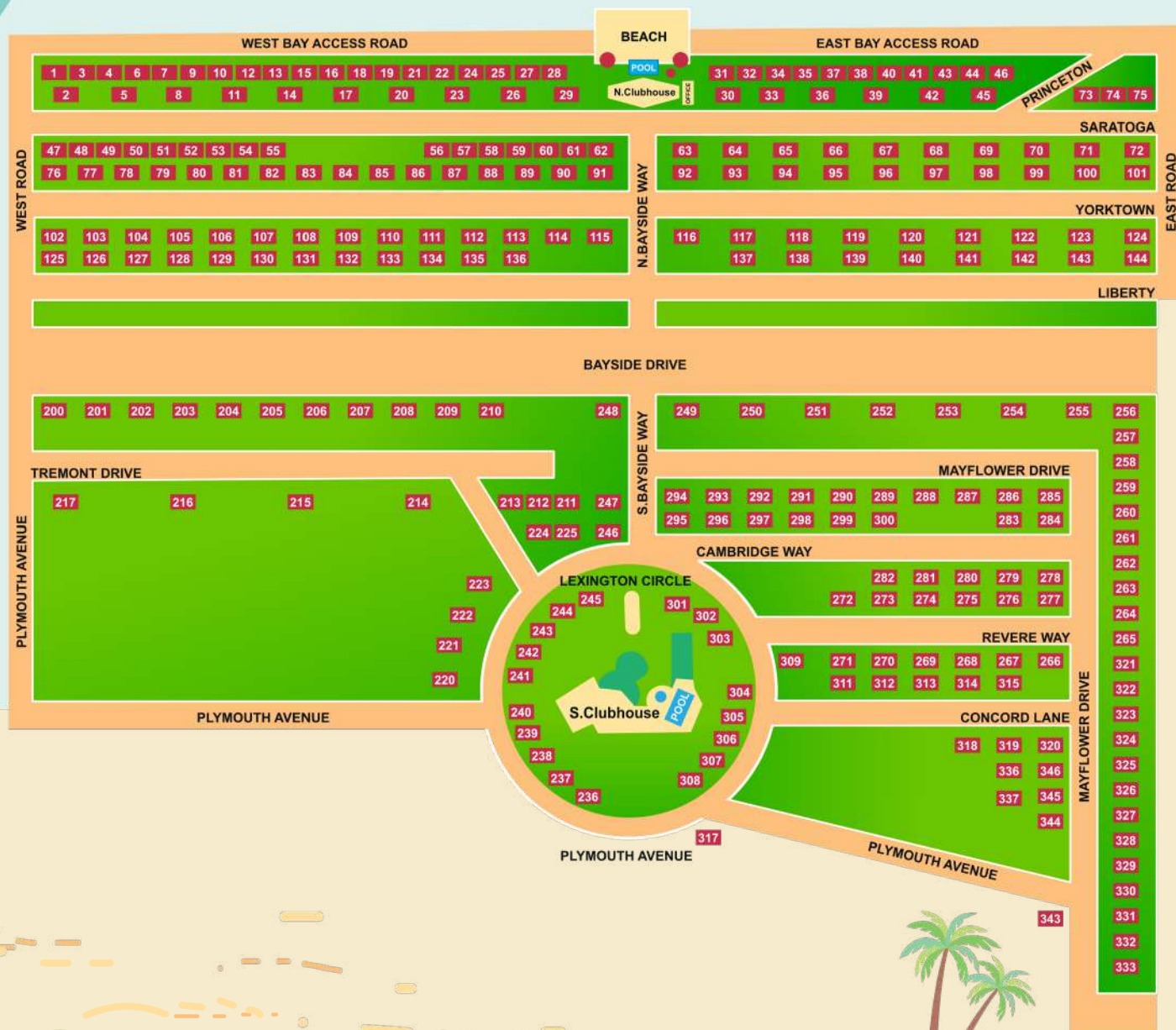
- Villager - \$50/year per adult (annual payment)
- Patriot - \$100/year or \$8.33/month per adult
- Patron - \$500/year or \$41.67/month per homesite



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