



Bixby Hill Community Association
 c/o The HOA Election Guys, Inc
 27472 Portola Pkwy #205-412
 Foothill Ranch, CA 92610

DO NOT DISCARD THIS PAGE

The perforated stub at the bottom will need to be signed and returned with your ballot.

In addition to this notice, this package contains the following:

1. One Official Ballot
2. One double-window envelope
3. One smaller Secret Ballot envelope
4. Three sheets of candidate statements

Please note: The candidates are solely responsible for the content in their statements, neither the Association, nor the Inspector of Elections have redacted or edited any of the content in the statements enclosed in this election package

Seabreeze Management
 Andrea Thrower
 6200 Playa Vista Drive
 Playa Vista, CA 90094

December 9, 2024

A Meeting of the Members will be held as follows:

Date: January 13, 2025
 Time: 6:30 PM
 Location: The Rancho – 6400 E. Bixby Hill, Long Beach, CA 90815
 All mailed ballots should be received by us by January 12, 2025.

This Meeting of the Members is being held to vote on the election of FOUR (4) directors. A vote on IRS Revenue Ruling 70-604 will also take place to address potential excess funds and reduce tax liabilities.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Bixby Hill Community Association bylaws define a quorum as “50%” of the voting power of the association. The voting power of the members is unequal as defined in the Articles and Bylaws. 297 total votes can be cast; thus, quorum is 149 votes.

This quorum requirement is lowered to 20% of the total votes that can be cast (or 60 votes) at a reconvened meeting. If quorum is not reached at any meeting, the members in attendance at the meeting may vote to either (a) reconvene the meeting to a later date, or (b) close the meeting without reconvening, meaning no election will take place (this is done via a voice vote of the homeowners present at the meeting). If a meeting is reconvened the deadline for receiving ballots will be extended as well. Please return your ballot so that we can meet quorum!

If you have any questions, please do not hesitate to contact your association’s Inspector of Elections. The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at info@thehoaelectionguys.com

Detach along perforated line and place this stub in the provided window envelope.
 Please make sure that the addresses are showing through the windows.

OWNER SIGN ABOVE (only one owner’s signature is required) **Signature must show through window or ballot will not be counted!**

Seabreeze Management
 Andrea Thrower
 6200 Playa Vista Drive
 Playa Vista, CA 90094

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Instructions:

- 1) Cast your vote(s) on the enclosed ballot.
- 2) Insert ballot into the smaller Secret Ballot envelope.
- 3) Insert the sealed Secret Ballot envelope into the window envelope.
- 4) Sign this stub in the left corner (**your ballot will not be counted if you do not sign this stub**)
- 5) Detach and insert this stub into the window envelope, making sure your signature and the addresses are showing through the windows.
- 6) Mail your ballot
 (if not provided, make sure you apply postage!)

CANDIDATE STATEMENTS
(Additional statements on reverse)

C. Judy Brakin

Judy Brakin
733 N Double Tree Lane

September 1, 2024

Dear Bixby Hill Community Association Residents,

My name is Judy Brakin, and I have been a proud resident of Bixby Hill for the past 40 years. Over this time, I have come to deeply appreciate the sense of community and shared responsibility that defines our neighborhood. It is with this in mind that I am excited to announce my candidacy for the Homeowners Association board.

With 39 years of experience as a business manager of a Medical Practice and 15 years of being a president of a Medical Condominium Association, I have developed strong skills in budgeting, strategic planning, and conflict resolution relevant to HOA responsibilities. I believe these skills will be invaluable in helping our HOA manage resources effectively, address concerns promptly, and ensure that our community remains a safe, welcoming, and well-maintained environment for all residents.

If elected, my primary goals will be to get the guard house fixed, review security protocols, improve transparency in HOA decisions, enhance communication between the board and residents, and work on initiatives that promote sustainability and cost savings. I am particularly interested in beautifying the median entrance using drought resistant plants.

I am committed to listening to your concerns and ideas, and to working collaboratively with all members of our community to make Bixby Hill an even better place to live. I encourage you to reach out to me with any questions or suggestions you may have, and I would be honored to have your support in this election.

Thank you for considering my candidacy. Together, we can ensure that our neighborhood remains a wonderful place to call home.

Sincerely,

Judy Brakin

CANDIDATE STATEMENTS
(Additional statements on reverse)

Claude T.H. Friedmann, M.D.

My platform: Fix guardhouse NOW!
Improve security. Re-design PV median.
Humanely enforce violations.

Michael Hebermehl

Moving to Bixby Hills from Orange County in late 2019, I am currently not a board member, but I have served on various boards and 1 association in the past 20 years.

Professionally, I am the President/CEO of Material Specialist in Los Alamitos where our company specializes in complex cosmetic repairs on residential and commercial properties throughout Southern California. Please see our website at www.materialspecialist.com for more detail.

If elected, I would bring a high level of attention, detail and efficiency needed for my company and our projects to fine tune areas of our beautiful neighborhood where needed.

John Ingram

I have been a member of the Association since 1983. I am a retired urologist who was in private practice in the Greater Long Beach area. I believe I could facilitate the repair of the guard house. I have attended 5 board meetings in 41 years. I have been a board member of Memorial Health services.



Owner's Name: Melinda Frizzell

Daytime Phone: 714-749-7975

Address: 6485 E Surrey Drive

E-mail: frizfam4@gmail.com

Dear Neighbors,

My name is Melinda Frizzell, and I am thrilled to announce my candidacy for re-election to the Bixby Hill Community Association Board of Directors. Over the past term, I have had the privilege of working alongside dedicated board members, volunteers, and the property management team to help make Bixby Hill an even better place to live. There are still important projects underway, such as completing the guardhouse renovations and updating our governing documents, and I am committed to seeing these through to completion.

For those who don't know me, I have been a proud resident of Bixby Hill for 34 years. My husband, who grew up here, and I chose this community to raise our twin boys, who are now young adults. As our family has flourished in Bixby Hill, I now find myself in a position to give back even more to this neighborhood that has given us so much.

Through my background as a business owner, early childhood educator, and advocate, I have gained valuable experience working with a wide range of people and organizations. I also bring previous board and committee experience at various levels, including city, county, and state, which has honed my ability to contribute meaningfully to community initiatives.

I am proud of the progress we have made together, such as improving communication within the community, increasing transparency in decision-making, improving our budget and financial health, and strengthening relationships with key local organizations like The Rancho, California State University Long Beach, the City of Long Beach, and the Long Beach Police Department. These partnerships have enhanced our community connections and helped foster a greater sense of unity and safety.

Bixby Hill must continue to stay ahead of the curve in addressing new legislation and other developments that could impact our community. If re-elected, I will continue to advocate for proactive measures, transparent communication, responsible fiscal management, and respectful, productive discussions on behalf of all residents.

I would be honored to have your support to continue serving our community, and I welcome any questions you may have.

I appreciate your consideration,
Melinda Frizzell

JOHN R. KLEINPETER 956 N Holly Glen Dr

My wife and I purchased a Bixby Hill home in 2014 and greatly enjoyed the process of transforming it from its original condition into a warm and inviting home, inside and out. We love living in Bixby Hill and are committed to serving the community. One of the first neighbors we met encouraged me to run for the board. Since I was first elected to the Bixby Hill Community Association Board of Directors in 2021, the board membership has repeatedly changed, each time with directors who cared deeply about our community. Each new board meets a need and makes contributions that benefit members.



The most significant challenge that recent boards have faced has been the renovation of the entry plaza after the guardhouse was severely damaged by a drunk driver. Progress on this project has been slow but steady. The unforeseen need poses a rare opportunity to make substantial improvements that bring new life and security enhancements for the future.

I am pursuing re-election to maintain consistency of leadership while the board completes the renovation and updates its governing documents. These are major undertakings that require significant planning and commitment and I am personally dedicated to help the community complete these important tasks.

Thank you for your vote.

A few of the BHCA Board Achievements and Improvements Since 2021:

1. New management company
2. New legal counsel
3. New street lighting
4. New drain covers and regular cleaning schedule
5. New security cameras
6. New access control system
7. New hybrid board meeting format and technology
8. New landscape and maintenance provider
9. New security staffing strategy, protocols, and technology
10. Improved community engagement
11. Improved communication and transparency, including a frequent newsletter
12. Improved opportunities for community input
13. New community website
14. Improved relationships with community partners such as the City of Long Beach, The Rancho Los Alamitos, and CSULB
15. Increased interest earnings on reserve funds
16. New cost reduction strategies

Sam Nguyen

My name is Sam Nguyen and I have lived in Bixby Hill for three years. I previously lived in Belmont Shore for 10 years before moving here with my family. We are raising our twin 5-year-old daughters here and I am running for the board to keep our neighborhood a safe and family friendly environment while also making sure we are fiscally responsible. Some of my goals for Bixby Hill include the following:

1) Getting the guard house repaired. The guard house is the introduction to our neighborhood for the outside world and it's currently a bit embarrassing to see it in its current state. Whether we wind up building a new portico to easily allow for large trucks to enter in either lane or have a contingency plan to just shore up the existing structure and move on, we just need to decide. Having extensively renovated multiple homes over the last twenty years I'm confident we can get this project finally moving along and put it behind us. For my house, I was able to complete the replacement of the roof, add solar panels, completely re-stucco as well as a total gut job of multiple rooms and renovate the entire house in 3 months during the pandemic. This involved managing multiple construction teams, coordinating with the city regarding permits and inspections, and sticking to a budget. I'm sure, working together, we can find a way to restore the guard house on an expedited it.

2. Increasing neighborhood security. It seems over the past few years that non-residents can access our neighborhood much easier than they used to. I appreciated in the past when I would receive calls from the guard house letting me know I had a visitor at the gate that wasn't on my list. That doesn't seem to be the case any longer. I've had unexpected vendors and guests just show up at my front door which defeats the purpose of living in a gated community. I will work with the board and security staff to implement common sense security procedures.

3. Improve the aesthetics along Palo Verde median. This includes restoring the decorative lights and adding more impressive landscaping which will add to the overall look and feel of the neighborhood.

4. Making sure we have healthy financial reserves and invest wisely in projects. It's my understanding that there hadn't been an increase in the annual homeowner dues until recently and we've now had back-to-back increases over the last two years. They have been minimal increases but my experience with HOA dues is once they start increasing it can open the floodgates to annual increases year over year. I understand we are in challenging financial times but I will work to make sure we stay fiscally responsible and operate within our financial means so that we do not continually see an increase in the HOA dues.

We have met some wonderful people over the last few years living here and I appreciate being able to raise our kids in such a terrific neighborhood. If elected, I look forward to working with you and for you as a member of the board.

Sam Nguyen