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## MBCA Official Announcement

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Wed, Oct 8, 2025 at 6:16 PM



The MBCA Ballot for our upcoming vote at the Clubhouse on November 18th is now available on the website at <https://mbcaweb.org/2025Updates>.

It is important that everyone take the time to vote for important changes to our Bylaws, Budget and SCBD tax assessment. From the link you can also download the new and existing Bylaws for reference, a "Review of Changes" document that details all changes of significance, and of course our fiscal year 2027 Budget.

We hope you will agree that a \$50 per year increase to the SCBD tax is very reasonable when you consider that Manhattan Beach is considered an upscale, water-privileged community with 3 beaches and a clubhouse. We need these funds to not only restore our sandy beaches and overgrown paper roads, but to ensure we have the legal funds to protect and challenge residents who wish to take community property away from you for their exclusive use.

NEW SUBSCRIBERS! We have added over 50 new subscribers in the past week. Welcome! Below you will find the most recent notification sent last week. In the near future you will be able to opt-in to sub-groups for things like "Social Events", "Volunteering", specific committees, etc. This will reduce the number of emails we send to everyone (only important updates) but also allow you to choose if you receive additional communications about topics you are interested in.

\*\*\*\* Previous Email \*\*\*\*

### UPCOMING COMMUNITY EVENTS

**1) HALLOWEEN PARTY** Afternoon of October 25th at the Clubhouse

**2) BREAKFAST WITH SANTA** Morning of December 20th at the Clubhouse

### 3) THURSDAY NIGHTS, SUMMER HAPPY HOUR

Community members have organized a happy hour for every 4th Thursday of the month. There will be a new host/location every month. Typically starts around 5:30pm - BYOB. Check the private Manhattan Beach FB page for time and location each month.

### 4) BOARD & GENERAL MEETINGS

October 7 & November 18 at the Clubhouse

General Meeting starts at 8:pm and the Board meeting starts at 7:pm

### 5) ENVIRONMENTAL COMMITTEE MEETING

October 16 at 7:00pm at the clubhouse.

## ANNOUNCEMENTS & UPDATES

### 1) MBCA BEACH MAINTENANCE

We have received 2 bids so far to replenish the sand and reduce erosion at Dividing and Oak Grove beaches. Estimates are in the range of \$25,000 - \$40,000 This will be an ongoing process as we review permit requirements with the County and determine exactly what we can and can't do. We will share more details over the winter and hopefully will have a solution to propose at the General meeting in March.

### 2) PROPOSED CHANGES TO BY-LAWS

As mentioned in the August Announcement email, the Board has reach the conclusion that we must increase the SCBD tax assessment to ensure we have the operating capital needed to both maintain, improve and protect our community properties. The tax assessment has been \$150/year per tax account and we are proposing an increase to \$200 for FY2027 (July 1, 2026 - June 30, 2027)

In order to raise the tax assessment above \$150, we must amend the Bylaws. Since our Bylaws have not been amended for 17 years, we are taking the opportunity to overhaul and improve them. Please take the time to view them on the website and if you have any questions or suggestions, attend the Oct 7 meeting or email [MBCASevernaPark@gmail.com](mailto:MBCASevernaPark@gmail.com).

### 4) UPDATE ON GORDON PAPER ROAD LAWSUIT

A trial date has been set for December 10-12 at the courthouse in Annapolis. Key witnesses who can speak to their personal experiences in utilizing the Gordon ave paper road will be testifying on behalf of the MBCA. If there is anyone else who we have not spoken to, who has specific knowledge of the use of the Gordon ave paper road, and who would like to testify, please reach out to the MBCA Officers at [MBCAOfficers@gmail.com](mailto:MBCAOfficers@gmail.com).

We look forward to seeing you at an upcoming meeting or event. Together, we keep our community strong.

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