

# **State of the Association**

**2021**



**Mike Seiler**

**BHHA Board of Directors President**

# Coming Home

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## ~ Bonita Highlands ~

- \* City-close and County-spacious.
- \* Miles of hiking and horseback trails with acres of open space.
- \* Residential architecture designed for a spacious, open feeling.



# Enviably Open Spaces

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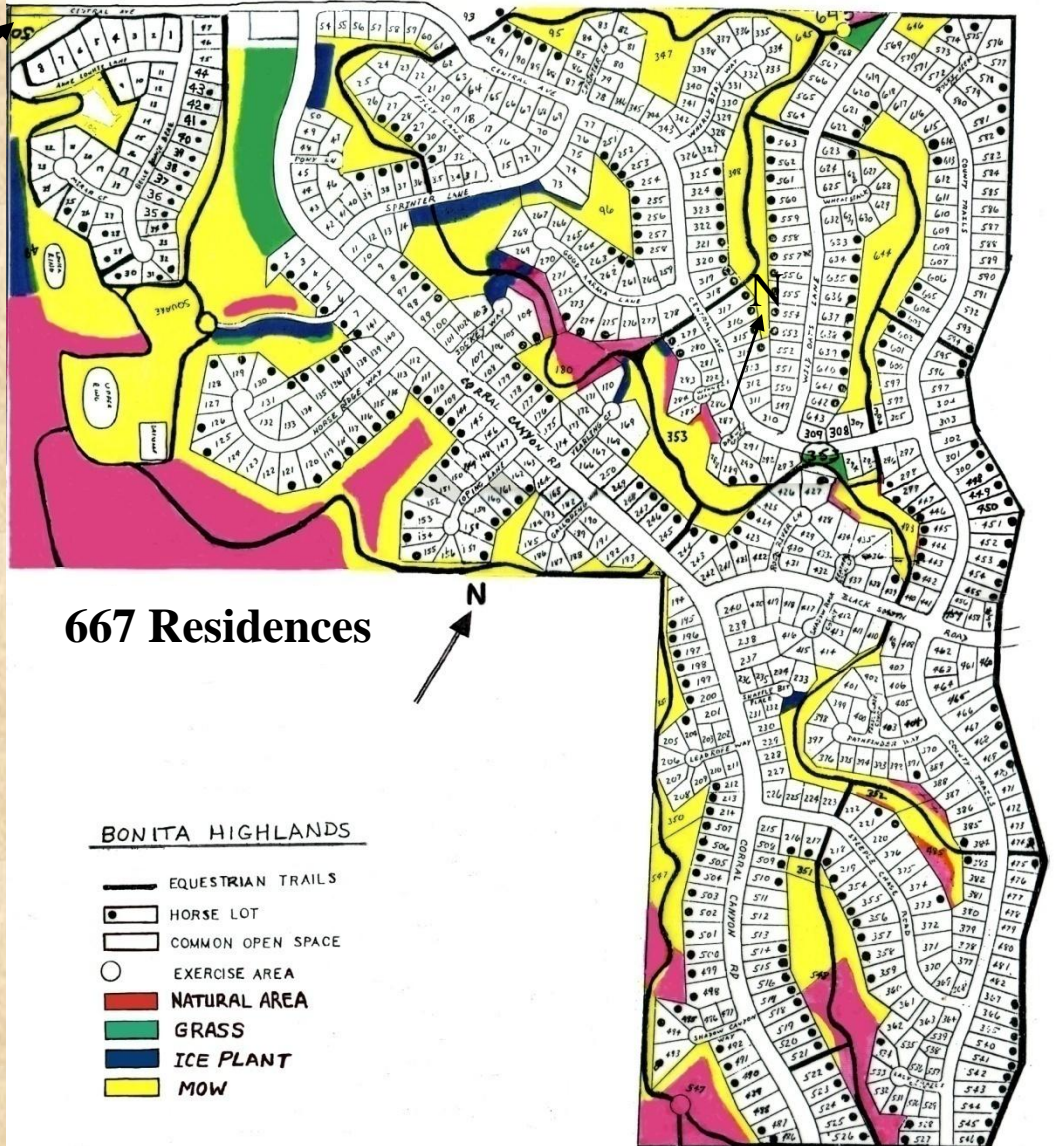
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# The Bonita Highlands Map

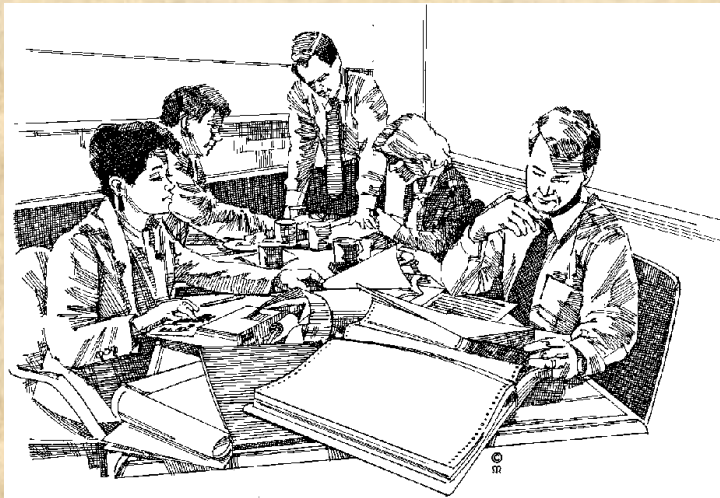
Lot 50



# BHHA Board of Directors

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## Five Elected, Volunteer Director Positions



**President/ CEO**

**Vice President**

**Treasurer**

**Secretary**

**Member-At-Large**

**Directors are volunteer homeowners who serve without pay.**



# BHHA Staff

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## Seven Salaried Staff Members

**Financial Officer**

**Recording Secretary**

**Open Space Committee (Chairwoman)**

**Architectural Control Committee - Architecture (Team of 2)**

**Architectural Control Committee - Conformance (Chairwoman)**

**Welcoming Committee (Team of 2)**



**~ All are Bonita Highland Homeowners. ~**

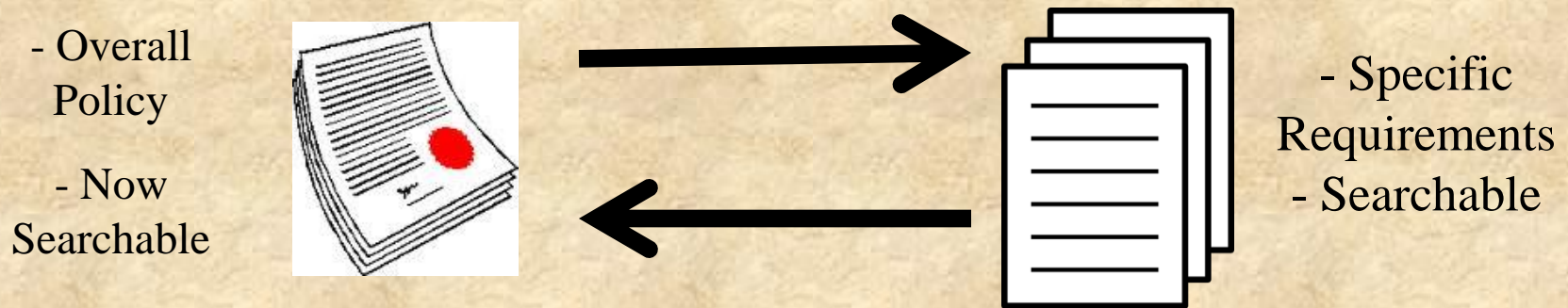
# CC&Rs and R&Rs

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## Covenants, Conditions & Restrictions (CC&Rs).

Restated & Recorded in 2019 per Davis-Stirling Act.



## Rules & Regulations (R&Rs) & Architectural Guidelines

Revised as required by changes in State Law,  
County Ordinances, or as needs are recognized within our community.

# CC&R Restatement

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- Amended and restated to correct code references to the CA Davis-Stirling Act/CA Civil Law.
- Some paragraph renumbering for consistency.
- Association's Corporate Legal Counsel and BHHA Board President affirmed "no changes to substance."
- Formally recorded with County 10/26/18.



# Rules & Regulations

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- Revised per changes to state law, County Ordinances, or as needs recognized within community.
- Updated by Board, with inputs from homeowners.

# Conformance Inspections

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## Architectural Control Committee (Conformance)

- 2-week inspection schedule
- 4-step process for new violations



Board seeks homeowner conformance with CC&Rs and R&Rs.

The Board is not out to make money from fines...  
but some people only respond to monetary fines.

**“Your” BHHA Web Site *bonitahighlands.org***

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# **Bonita Highlands Homeowners' Association**

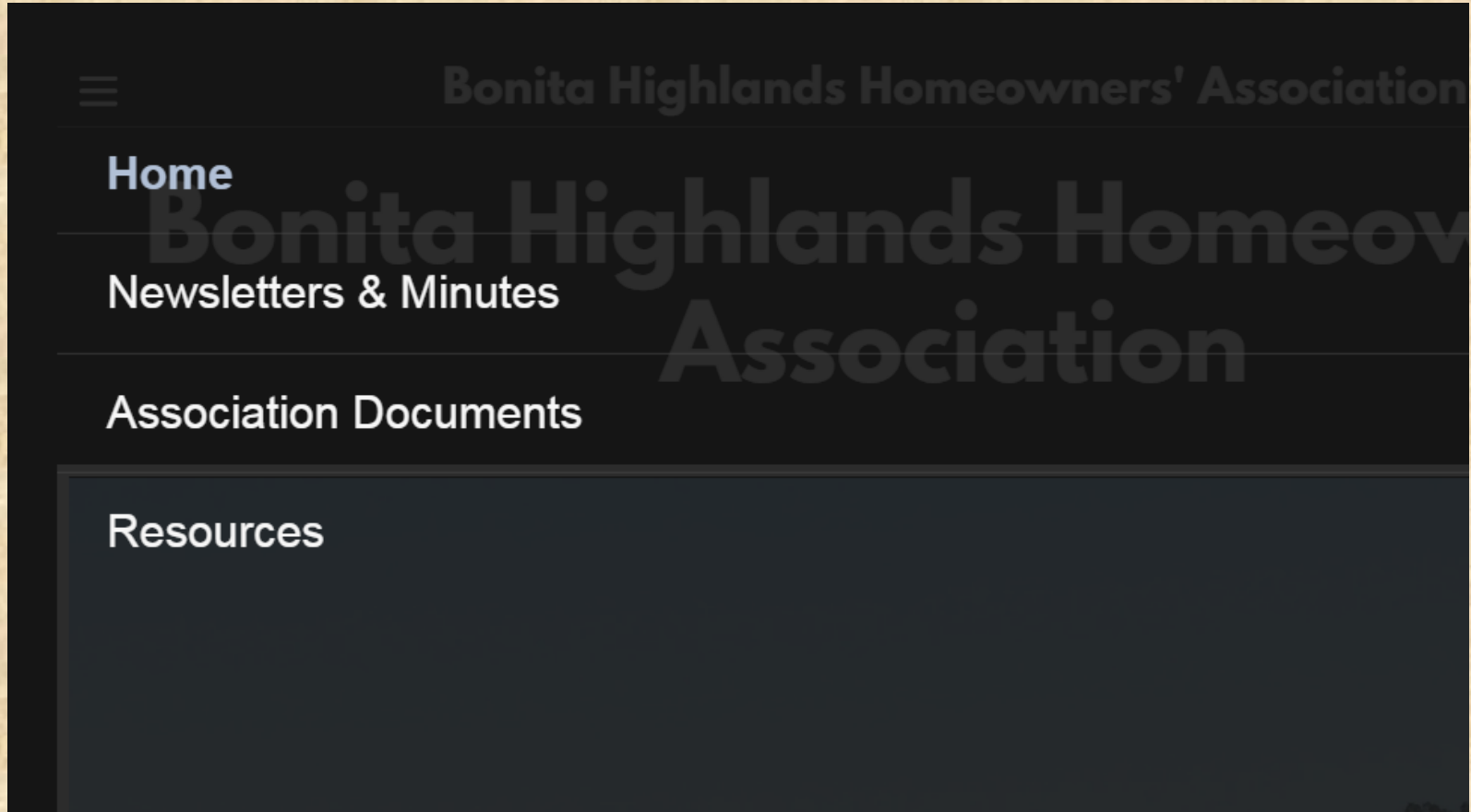




# Special Notices

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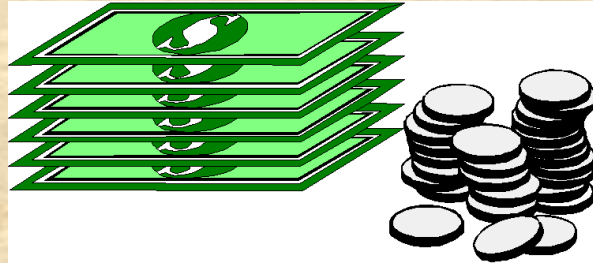
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# 2020-21 Positive Results & Actions

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**Association remains fiscally sound.**



Continued low annual homeowner fee:

\$435



# 2021-22 Challenges

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## Open Space “Catch-up”



## Aircraft flyover noise.





# 2021-22 Challenges *(cont. 1)*

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## Ignored CC&R's and R&R's.



**Barking Dogs, Loud Parties, Unapproved Major Construction, Too Many Outbuildings, Weeds & Unkempt Lawns, etc.**



# 2021-22 Challenges *(cont. 2)*

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- Our District 5 director is **Josie Calderon-Scott**, and is doing a good job but she's only 1 vote among 7 directors: 2-National City; 4-Chula Vista.
- Residential water price increases & rate structure continue to drive need to conserve water.
- RTS fees are still too low/SWA employee perks still too high!
- Community involvement is a must.



# 2021-22 Challenges *(cont. 3)*

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## Road Conditions and Repairs

Board working through *Sweetwater Valley Civic Association & Sweetwater Community Planning Group*.

County Supervisor Vargas' representative at monthly meetings.

**Goal:** Get county road repair in our area prioritized.

**Assertion:** Gas tax isn't providing enough money for road repair so County needs to consider reserve funds.

**COVID-19:** Responses could shift more funds from roads.

Go to [www.sweetwatervalleyca.org](http://www.sweetwatervalleyca.org) to join the SVCA



# Extreme Water Conservation Results

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“Greenscape”...

...to Xeriscape...



...because of water cost and availability.

## End of a Greenscape era?

Front greenscapes being replaced wholly or in part with succulents, rock, bark, and other non-living materials.

**The Challenge:** Make property attractive to the eye.

# Property Values Are Rising Again

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A well-kept community maximizes property values.

Your homeowners' association helps insure a positive curb appeal and a quality environment within which to live.





# Bonita Highlands

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It's still a wonderful place to call Home.

