



The Bonita Highlander

June 2025

IMPORTANT — Annual Assessment Update!!

A big Thank You to 99% of Bonita Highlands Homeowners who have successfully paid their Annual Assessment of \$550 — your prompt payment helps to maintain our unique community!

For the remaining 1% of homeowners, the outstanding balance is now \$614.08. After June 15th, please email bhighlanderhoa@gmail.com and request updated charges. Please be aware of two critical upcoming deadlines:

- June 11th. Accounts that remain unpaid will be handed over to our attorneys for collection in accordance with the Association's Collection Policy.
- June 15th. If your payment is not received by this date, the total will increase further to approximately \$1,091.55*, and a lien will be filed 35 days later against your property. Additional costs, including recording and lien release fees, will apply.

Legal action and collection efforts can be costly, but they are necessary to ensure that all homeowners contribute equally to the upkeep of the Bonita Highlands. If you have not yet made your payment, consider using PayHOA's credit card payment option to avoid these additional legal fees.

For any questions regarding your exact balance*, payment options, or need a QR code to access your payment options, please reach out to bhighlanderhoa@gmail.com.

Personal and Animal Safety + Fire Safety

The BHHA has received a number of communications from Bonita Highlands homeowners over the past month letting it know they have seen and heard motorcycles and "quads" speeding around the equestrian trails behind their homes.

This is a short reminder that the BHHA Rules and Regulations, Section 11.1, states the common areas, which includes the equestrian trails and green spaces, are to be "used only by homeowner pedestrians, equestrians, and non-motorized vehicles." These Rules are intended to protect people and animals (pets and horses) that routinely walk the open space area from being scared, spooked, and/or hit by motorized vehicles. These Rules are also intended to protect the open space areas from possible fires that could be caused by sparks or excessive heat from motorized vehicles. Plus, a secondary purpose is to minimize the loud noises these type of motorized vehicles have which scares homeowners pets in their yards and can be an unnecessary noise nuisance to homeowners.

Get Paid to Protect Your Property!!!

San Diego County Incentives for Erosion-Resistant Landscaping

In our last two newsletters, we discussed how thoughtful landscaping choices can protect your home from erosion while conserving water. But did you know that San Diego County offers generous rebates to help you make those upgrades?

Whether you're planning to swap out high-maintenance turf, improve slope stability, or install water-smart irrigation systems, there are real dollars on the table to support your project.

✓ Waterscape Rebate Program (Unincorporated San Diego County). This county-wide program offers multiple rebates for landscaping upgrades that reduce runoff and promote long-term soil health.

✓ Turf Replacement. Get \$3 to \$4 per square foot for replacing thirsty grass with climate-appropriate, low-water-use landscaping. This can include mulch, native plants, and other non-turf solutions that promote soil health and erosion control.

✓ Watersmart Edgescaping. Earn up to \$5 per square foot, or \$6 per square foot if using native plants, for replacing traditional edge plantings (along sidewalks, driveways, etc.) with erosion-resistant alternatives that absorb water and stabilize the soil.

✓ Permeable Pavement Rebates. Earn up to \$15 per square foot for replacing traditional paving with permeable materials — like decomposed granite, spaced pavers, or gravel set over a soil base — that reduce runoff and improve groundwater recharge.

✓ Smart Irrigation Controller Rebate. Get up to \$80 per controller, or \$60 per station, for installing a weather-based irrigation system that automatically adjusts watering schedules. This prevents overwatering and protects soil from saturation and erosion.

✓ Free Mulch and Compost. Did you know that as a San Diego resident, you can get free mulch and compost from local collection facilities? These materials help retain moisture, prevent erosion, and support healthy plant growth — all without costing a thing.

Explore program details here → <https://www.sandiegocounty.gov/content/sdc/dpw/watersheds/RebatesIncentives.html>

A Win-Win for Homeowners and the Environment, implementing erosion-resistant landscaping doesn't just protect your slope or yard — it also improves curb appeal, reduces maintenance, lowers water bills, and helps our region manage stormwater more effectively.

With rebates and free resources available, there's never been a better time to make smart changes to your landscape.

Questions?

We're happy to host a landscape info session or connect interested residents with local experts. Let the BHHA Board know via PayHOA or email to bhighlanderhoa@gmail.com, if you'd like help starting a rebate-eligible project or want to learn more about soil-stabilizing plants and water-wise designs.

BHHA OSC, Mike Wells

Summertime Home Improvements — Time for an SCR!

As Summertime arrives and the weather gets warmer, Home Improvement Projects come to mind, i.e., painting, windows, major landscaping changes, fences, pergolas, etc. Keep in mind that you **NEED TO SUBMIT AN Structure Change Request (SCR)** and it needs to be approved by the Board before you start your project. And just a quick reminder that the June 10th meeting is the last one till August, as the Board does not meet in July. Starting without an approved SCR can be an expensive mistake. Using PayHOA for submitting your SCR gives Board members a chance to view your projects and ask questions in advance to support the Board's approval. So start thinking now about what projects you want to do over the summer and get those SCRs submitted in PayHOA as soon as possible!!

Bonita Sunnyside Fire Department

How to create a defensible space. Trim back bushes and remove any dead or dying trees, plants and grasses, yard clippings, and any flammable items in a 100-foot-radius. Prune existing native vegetation to 6 inches above the ground. Cut low-hanging tree branches up to 6 feet off the ground and within 10 feet of touching a building, chimney, or power line. Low branches may carry a ground fire upwards into the trees or the eaves of your house. Reduce plants alongside the driveway on each side. Trim overhead branches to allow at least 13-1/2 feet of vertical clearance within the driveway for emergency and escape vehicle clearance. For more information on defensible space please feel free to contact the Bonita-Sunnyside Fire Marshall at 619-479-2346.



The Bonita Highlander is the monthly newsletter of the Bonita Highlands Homeowners' Association (BHHA), a California non-profit corporation. The Newsletter is distributed (postage paid) or emailed to each residence within the Bonita Highlands. Information for publication should be sent to the recording Secretary & Editor, Mary Ellen Phillips at bhighlanderhoa@gmail.com by the 15th of the month, for publication the following month. The Association reserves the right to edit any copy submitted for publication.

BHHA

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The BHHA documents, forms, meeting minutes and notices can be found on its website:

bonitahighlands.org



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The next monthly BHHA meeting will be held on ***Tuesday, June 10, 2025, at 6:00 PM***, in person at the Bonita Sunnyside Fire Station. All homeowners are welcome to attend.

1. Call to Order, Roll Call, Introduction of Board members, Pledge of Allegiance, Announcement of the Next Meeting, Adoption of Minutes from the last monthly meeting.
2. Homeowner appearances for appeals to notices, fines, or requests for structural alterations.
3. Homeowner Open Communications.
4. Committee and Staff Reports: ACC-A (SCRs), ACC-C (violations), Financial Officer, Open Space Chairperson, and BHHA Communications.
5. Old Business:
6. New Business:
7. Community Items of Interest.
8. Board Member Comments.
9. Adjournment.
10. Board Executive Session (if required).



The BHHA Board of Directors (BOD) welcomes and encourages e-mail and letters from homeowners. Any letter sent to the Board may be published in this newsletter. Any opinions expressed in this newsletter are those of the author or other contributor, and do not necessarily reflect the opinions of the BOD or any Staff Member.