



The Bonita Highlander

May 2025

Annual Assessment Update

We're Building a Sustainable Future Together

Your participation in embracing our major software conversion to PayHOA has been nothing short of remarkable. You have made choices, adapted processes, and—most importantly—helped lay the foundation for many years to come. We see growing numbers of members using ACH, Credit Card, and Bank bill payment as an alternative to sending a handwritten check!

Since assessment payments are now handled exclusively through our bank's processing center in **Las Vegas**, please make sure you have updated the mailing address to make your annual assessment payment.

**Bonita Highlands HOA
c/o PayHOA
PO Box 94046
Las Vegas, NV 89193-4046**

Make sure your property address or Lot # is included with your payment.

The annual Assessment ("DUES") of **\$550** is due on **April 1, 2025**. The late charge of **\$55.00** is assessed on **April 16, 2025**. **An interest charge of \$4.13 is assessed** on May 1, 2025 and monthly thereafter if you carry an outstanding balance. Check your account on PayHOA for the most updated information regarding your account. You may also email us at **bhighlanderhoa@gmail.com** with any questions.

Thank you for your commitment to making Bonita Highlands HOA a thriving community.

Meet Our Newest Board Member!

The Board of Directors have been talking with homeowners to find the perfect homeowner to fill the position of BHHA Board Treasurer, and they hit "pay dirt" when they met Dana Toogood!

Dana has been a long time Bonita Highland's resident since 1999. During her interview she shared some of her professional background. She was a math teacher at Hilltop High School for ten years. And she and her husband were self-employed in the restaurant business for most of their careers, owning four Subway sandwich shops in Chula Vista and four frozen yogurt stores (Nuts over Yogurt) as far back as 1984. Over the last few years they sold off all but one of their stores. As she contemplates her retirement, Dana is more than happy to take on the challenge of being the BHHA Treasurer and is looking forward to working with the other BHHA Board and Staff members.

We are delighted to have someone with business experience to fill this position, ...Welcome Aboard Dana!

Smarter Landscaping for a Safer Home

How to Conserve Water Without Compromising Soil Stability

Last month, we explored how removing vegetation and replacing it with rock landscaping can unintentionally increase the risk of erosion, slope movement, and foundation damage—especially in areas with expansive soils. This month, we'll look at how you can still save water while protecting your home by choosing smart landscaping strategies that combine drought resistance with soil stability.

The Secret is in the Roots

Drought-tolerant doesn't mean plant-free. In fact, some of the best erosion control solutions are deep-rooted, low-water-use plants—many of them native to our region. These plants anchor the soil while requiring minimal irrigation once established. When planting consider incorporating: California sagebrush, Manzanita, Ceanothus (California Lilac), Deer grass, and Toyon (California Holly).

Mulch is Better Than Rock

Instead of covering bare soil with gravel or decomposed granite, consider using organic mulch (like bark chips or shredded wood). Mulch helps:

- Retain moisture
- Regulate soil temperature
- Prevent surface erosion
- Encourage healthy soil microbes and root growth

Design With Drainage in Mind

Whether your yard is flat or sloped, water needs somewhere to go. A well-planned landscape includes:

- Dry creek beds to direct water safely during storms
- Bioswales to slow and absorb runoff
- Grading that slopes away from structures
- Permeable pavers that allow rain to soak into the ground

Think Long-Term

Smart landscaping doesn't just protect against erosion—it also:

- Reduces water bills
- Increases property value
- Improves neighborhood aesthetics
- Supports local biodiversity

Coming Next Month

Did you know there are rebates available to help cover the cost of converting your yard into an erosion-resistant, water-wise landscape? In our next issue, we'll share details on San Diego County's landscaping incentives and how to apply.

Mike Webb, Open Space Chair

Short Notices and Reminders ...

Committee Volunteers

The Board is still looking for volunteers to participate in the Open Space Committee and/or the Architectural Change & Compliance Committee. These committees will be comprised of the appropriate Staff member(s), a Board member or two, and hopefully at least a couple of Bonita Highlands homeowners. These committees will meet quarterly and at the convenience of all members. This is an opportunity for homeowners to have more of a voice in the community and is a great way to get involved with a minimal time commitment.

Annual Highlands Picnic

The Board is exploring the possibility of having an Annual Picnic for the Bonita Highlands community. We would need volunteers to organize and plan this festive event. If any homeowners have any interest in this fun opportunity, please reach out to our Recording Secretary at bhighlanderhoa@gmail.com.

Walking Your Dog?

As the weather warms up we're seeing more and more dogs taking their owners for walks on the streets and trails in the Highlands. Some homeowners have put "no pets on my grass" signs in their yards because apparently some owners are not cleaning up after their dogs. This is just a quick reminder that owners should be "good neighbors" and clean up after their dogs — neighbor yards or the trails. And when you do, please do the neighborly thing and take the waste home to your trash can.

Have your signed up for ETC?

ETC (Electronic Transmission Consent) allows the BHHA to send you newsletters and mass mailings electronically saving the BHHA money for both printing and postage to do the mailings. Right now we have roughly 50% of the homeowners who have completed ETC forms. If you want to help the BHHA save money, please contact the Recording Secretary at bhighlanderhoa@gmail.com and ask for an ETC Form.

Snakes

As the weather gets warmer, homeowners need to be on the look out for snakes! They will start coming out to sun themselves and forage for food. We have both rattlesnakes (Southern Pacific and Red Diamond) and gopher snakes. The rattle snakes are shorter, fatter, have a triangular head, and rattles on their tails. So keep your eyes open in the trails and even in your yards!

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

PO Box 458

Bonita, CA 91908-0458

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

bonitahighlands.org



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Bonita, CA. 91908 - 0458

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The next monthly BHHA meeting will be held on ***Tuesday, May 13, 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: Election Inspector, Cox Incentive Program
6. New Business: BHHA Committees
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.