



The Bonita Highlander

July 2025

Summertime Reminders From the Board

It's hard to believe the year is half over and summer is well underway! The BHHA Board has a few reminders as we enter the heart of the summer season...

Make sure the exterior of your home is ready for summer. We've noticed a number of homes with lawns that need mowed, excessive weeds in yards and driveway seams, and in some cases, foliage growing from yards and interfering with walkers on our sidewalks. Some homes have miscellaneous items stacked/stored in the driveway or on the side of the house in front of their fences. Our ACC Team conduct bi-monthly tours of the neighborhood to keep an eye for homes that may need a little attention in these areas. The ACC Team use the BHHA's friendly Yellow Door Hangers to gently remind homeowners to address the noted issues. These reminders have proven to be very successful and we hope owners will continue to take them to heart and keep our neighborhood looking top notch!

Summer is a great time for outdoor activities such as camping, jet skiing, quads, dirt bikes, and boating. We all understand that you must prepare for these adventures but please remember that campers, RVs, jet skis, boats, trailers, etc. must be stored behind your fence. If you need to move something to your driveway or the street to prepare for these summer activities, please try and keep it to less than three days so as not to be a nuisance to your neighbors. If you are going to need longer, please reach out to the BHHA ACC Team so we're aware of your desires and we don't leave you a Yellow Door Hanger.

Many folks have their windows open to enjoy the fresh air and cool breezes, so please be conscious of noises that carry and affect others in your neighborhood. No one wants to listen to dogs that bark all night, loud music late at night, people socializing loudly at all hours of the night, etc. We want everyone to be able to enjoy their homes and the nice summer weather, so please be considerate of your neighbors and follow the San Diego County noise ordinances to avoid complaints.

Also remember that fireworks are prohibited at ALL times in the San Diego County, as is discharging firearms of any kind. Our Open Space areas are very dry, and a fire could start quickly and spread like lightening through the Trails and Open Space areas, putting homes and families at risk! Please be mindful of the law and the safety of our neighbors.

If you see, hear, or notice any noise or safety issues, please call the sheriff immediately to report the matter. If you document the incident (date, time, address, issue) and report it to the BHHA Board, we will do our best to take action to the extent that we can. We cannot act on things we don't know about or issues with vague details so please be as specific as possible. If you are a homeowner but have rented your property, you are responsible to make sure your tenants are aware of these guidelines because you may be liable for your tenant's actions/infractions.

Big Thanks to homeowners for addressing these issues and keeping our Bonita Highlands community safe and enjoyable for all.

Be Safe and Enjoy the Summer!!

From the Open Space Chair

In May, a Bonita Highlands resident contacted both the BHHA and the San Diego County Water Management to express concern about the storm channel running under Central Ave near Belle Bonnie Brae.

Although the County made some capital improvements with the storm channel after the flooding many years ago, the area has become significantly overgrown and has standing water, algae growth, and is a vector (mosquito) issue.

The Open Space Chair has reviewed historic Google Earth imagery and it appears that the last time the entire flood channel was addressed was sometime in 2017.

Although work crews have been in the area over the years, they were only allowed to address a minimal part of this section of the flood control channel. According to information provided by the "Country Road Crew", they are only allowed to address a small area nearest to the Central Ave crossing which is 57' in length and 77' wide. Given the 1,243 feet of the storm channel, this has proven to be insufficient to keep the storm channel cleared and free flowing.

This storm channel is part of the Sweetwater RGP # 15-043 and is a protected area that is included in the "Multiple Species Conservation Program — South County Subarea Plan". And according to the County, maintenance of the storm water run-off can only be performed during certain times of the year which is 16 SEP to 14 MAR.

Homeowners who want to help address this issue, can do so using the San Diego County "Roads Service Request", which is also used for Stormwater, Debris/Vegetation Channel issues. You can access the Roads Service Request using this link and entering the information shown below.

https://www.sandiegocounty.gov/content/sdc/dpw/roads/Roads_Service_Request.html

- ⇒ Issue = Drainage
- ⇒ Report Subcategory = Debris/Vegetation Channel
- ⇒ Describe the Issue in Detail = The flood channel between Central Ave and Dawsonia St in Bonita, CA is overgrown and according to satellite imagery has not been fully cleaned out since 2017. As a resident in the area, we would like the entire channel cleared during the upcoming maintenance period.

Other possible San Diego County contacts for this issue are listed below:

- District1community@sdcounty.ca.gov
- dpw.watercourseenforcement.lueg@sdcounty.ca.gov
- MSCP@sdcounty.ca.gov

The BHHA Open Space Committee will continue to engage the County and local planning groups directly to address the concerns raised by our homeowners.

Mike Webb

BHHA Open Space Chair

From the Financial Officer

Say, "A-NARR"....

Soon, the **Annual Notice of Address, Representative, and Rental Status (ANARRS)** form will be sent to owners of record along with the Annual Audit report. Say, "A-NARR", that's what we call it for short around here for a good reason, it's a mouthful! What should you do with it? I'm glad you asked. If you have never completed one, then do so and send it in. If you have completed an "A-NARR" form in the past and nothing has changed since then, **DO NOT send in another one**. If something has changed since the last time you sent one, then you should send us a replacement so we can update your information. Say, "A-NARR", it's easy.

SVCA is Looking for Members!

Sweetwater Valley Civic Association (SVCA) has been a part of Bonita for many years. It's an organization where passion, commitment, and community pride come together to preserve the rural character and independence of Bonita as an unincorporated community of San Diego County since 1949.

The SVCA is in a transitional period and is looking at new ideas and for new volunteers. They meet the first Wednesday of the month at 6:30 pm at the Bonita Sunnyside Library Community Room. This is a great opportunity for interested Bonita Highlands homeowners to get more involved in the Bonita community. You can see their website at: www.sweetwatervalleyca.org

BHHA Rules and Regulations Update

The BHHA is undergoing an effort to review and update the BHHA Rules and Regulations document over the next few months. This update will address three major items,

- Restructuring and rewording of the document to make it easier to read and find topics
- Update various sections to address inputs received from homeowners
- Update various sections to address any changes to laws related to HOAs

Over the next few months some of these changes will be provided in the Newsletter for homeowners to review and provide comments. The Board will consider all comments received regarding proposed changes. All proposed changes will be discussed and approved at a monthly BHHA Board meeting. Once finalized the full Rules and Regulations will be provided to homeowners.

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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The next monthly BHHA meeting will be held on ***Tuesday, August 12, 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: Rules & Regs Update, Committees.
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.