



The Bonita Highlander

April 2025

The BHHA Wants YOU !!

The Bonita Highlands Homeowners Association (BHHA) is looking for volunteers. Fortunately, we have a few opportunities with varying time commitments to suit different schedules and availability.

Currently, there is one Board position open. The Board meets the second Tuesday of every month at 6 pm at the Bonita Fire Station except in July. Attendance from all Board members is key. In addition to the meetings, there is also some time required for Board-related tasks during the month. While some of our members are retired, we do have Board members who work full time and are able to find the time to be Board members – the time commitment is NOT exorbitant.

In addition to this opportunity, we are establishing two committees to work with our Staff and Board members. These are the Open Space Committee and the Architectural Change & Compliance (ACC-C) Committee. These committees will be comprised of the appropriate Staff member, a Board member or two, and hopefully at least a couple of Bonita Highlands community members. These Committees will only meet quarterly and it will be at the convenience of all members. This is an opportunity to have a voice in the community and a great way to get involved with a small time commitment.

If you are interested or have questions for any of these opportunities, please reach out to our Secretary, Mary Ellen Phillips, at bhighlanderhoa@gmail.com.

We have 667 homes in the Highlands. It is an ongoing challenge to get people involved, but it is critical in order to be self-managed. We all share this community and the responsibility for overseeing it. Please consider getting involved!

Annual Assessment Due Date — 1 APR 2025 !



Your Annual Assessment Fee of **\$550 is due and payable on April 1, 2025. It is late if not paid or post-marked by midnight, April 15, 2025.** Homeowners will assessed a **Late Charge to past due accounts on April 16, 2025.**

If you have **already paid, Thank You** for your prompted payment!

Last Month's Newsletter, Page 1, had instructions on how easy it is to make your Assessment payment using PayHOA, and with the clock ticking, it's much faster than mailing a check!

Please feel free to contact bhighlanderhoa@gmail.com with any questions or concerns.

Saving Money — Electronic Communications — PayHOA

The BHHA's fiscal year starts April 1, 2025 which means the new Annual Budget approved by the Board during the January meeting will be in force. The BHHA Board and Staff are always mindful of ways to save the Association money, and the easiest way is by reducing the cost of mailing the various documents to homeowners throughout year.

If you have not signed up to receive these documents via email, we highly encourage you to do so. Nearly half of our homeowners are currently using this convenient system and it saves the BHHA a lot of money for printing and postage. When you sign up for electronic copies, all correspondence will be emailed directly to you, and in fact, you can request to have multiple email addresses used for your household to ensure everyone receives all BHHA communications.

To sign up for electronic communications, simply reach out to our Secretary, Mary Ellen Phillips, at bhighlanderhoa@gmail.com and she will send you the form to complete and return.

It takes very little time to complete the form and you will be helping the BHHA reduce some of our costs which helps keep our Annual Assessments manageable.

In addition to the convenient electronic communications, we are beginning our second year of using PayHOA, a software specifically designed for HOAs. Many of you are taking advantage of this new tool and know how easy it makes sending a message to us, completing an SCR for structural changes, paying your assessment and a variety of other tasks. To join PayHOA, simply log into www.PayHoa.com and sign up!! It's Quick and Easy!

If you have any questions on any of this, please feel free to reach out to us at bhighlanderhoa@gmail.com and we will be happy to answer any questions or guide you through the sign-up process.

Circle of Friends — Glarfs Celebration

Rumbi and Ranqui are guests of honor at the upcoming Bonita Glarfs Celebration April 12, 2025, at 11 a.m. at the Bonita Museum. The musical narrative of the Glarfs' adventurous lives features the BVHS Music Machine and Sound Unlimited. Mistresses of Ceremonies include Syara Platero, Ella Aldridge, and Sofia Petroulias who will also sing and play guitar. Also performing are Estrella and Brisamar Luna. The Bonita Glarfs Celebration caps a three year effort to repair, restore and relocate the Glarfs to a prominent location along Bonita Road so that they may be enjoyed by a new generation of people in our community. *Courtesy of Max Branscomb*

Bonita Optimists Book Sale

The semi-annual Bonita Optimist Book Sale happens inside and outside the Bonita Museum from 10am to 4pm, April 2-3, 2025. Proceeds benefit scholarships. This is a great opportunity to find books for friends, children, classrooms and support a good cause.



Open Space News

Why Rock Landscaping May Undermine Soil Stability

As water prices rise and drought conditions persist, many homeowners in our community have taken steps to reduce their water use. A common approach has been to remove traditional landscaping — like grass lawns, shrubs, and trees—and replace them with rocks, gravel, and/or artificial turf. While these changes make sense from a water-saving standpoint, they come with unintended consequences that could put your home at risk.

When Plants Go, So Goes Soil Stability!

Vegetation is more than decoration — it's a key part of a healthy, stable landscape. Plant roots anchor the soil in place and help it retain moisture. When this root system is removed, the soil dries out and becomes more vulnerable to erosion, especially on slopes and/or during heavy rainfall. Over time, the absence of roots can lead to:

- Dry, cracked soil in the summer
- Oversaturated, shifting soil during wet seasons
- Increased runoff and erosion
- Damage to foundations, walkways, and slopes

A Lesson from the 1993 Rainstorms

In 1993, heavy rain in San Diego led to five documented slope failures along a fire access road. These were areas where the soil had become depleted or unstable — some of it artificially filled and lacking vegetation. The failures ranged from minor slumping to large movements of up to 30 cubic yards of soil.

So the Lesson Learned: Without vegetation to hold it together, even compacted soil can fail under stress.

What This Means for Homeowners

While rock and gravel landscaping can be attractive and water-efficient, it does not provide the same stabilizing effect as plant roots. Plus it can contribute to faster water runoff and cause dramatic changes in soil moisture levels, both increase the risk of slope movement and foundation issues.

Coming Next Month

In our next issue, we'll share tips for creating drought-resistant landscapes that also protect your property from erosion — because water-wise shouldn't mean risk-prone.

Mike Webb, Open Space Chair

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.

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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, April 8, 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, Wild Oats Lane Easement
6. New Business: Cox Cable Incentive Program
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.