



The Bonita Highlander

December 2025

Tis the Season ...

Thanksgiving is in the rearview mirror, and we are headed to Christmas with no stops in sight – if you need any reminding, all you have to do is drive through the Highlands and take note of the beautiful decorations popping up daily as we move towards December 25! It's a beautiful time of the year and there's nothing better than a nighttime drive to enjoy all the lights. And while you are out there enjoying all the holiday decorations and lights, please keep an eye out for those who are walking throughout the neighborhood! But it's also easy to get overwhelmed with your "Things To Do" lists, shopping, cooking, baking, decorating and everything else that is part of December.

Take a break from the craziness, breathe and remember the reason for the season. Better yet, make an effort to embrace the time of year with a show of kindness to those around you – family, friends, co-workers, neighbors and people in our community.

There are so many little things we can do to be kind to our neighbors and community and most take very little effort. Start with the "Golden Rule" and treat people like you want to be treated. Try and be considerate with noise levels at all hours – if you have holiday festivities planned, give your neighbors a heads up or better yet, invite them to join you! Follow the speed limit and all traffic signs, park in your driveway or in front of your own home and keep sidewalks clear of vehicles encroaching into the walkways. Wave to your neighbors, say hello to people you pass when on your daily walk and smile!

Extend this kindness and neighborly behavior through the holiday season and throughout the year! Maintain your yard, trees, shrubs and foliage and don't let them creep into your neighbor's yard and become a nuisance. Work with your neighbor to take care of shared fences so they last longer and look good. Talk to your neighbors to resolve differences and be ready to compromise. No one wins when lawyers get involved (other than the lawyers) and this only causes long-term resentment which negatively impacts the quality of life of all those involved.

And remember to extend kindness and grace to your HOA Board and Staff members. We have 667 homes in the Highlands. Our HOA is comprised of five Board Members who volunteer their time and five Staff Members who are paid a nominal amount to do the heavy lifting. We are all focused on the Highlands as a community and our goal is always to work with you NOT against you. Be patient with the BHHA Board and Staff members — being respectful and kind it goes a long way. And make a 2026 resolution to get involved with the BHHA – attend a meeting, join a committee, volunteer your time and talents to help where needed!

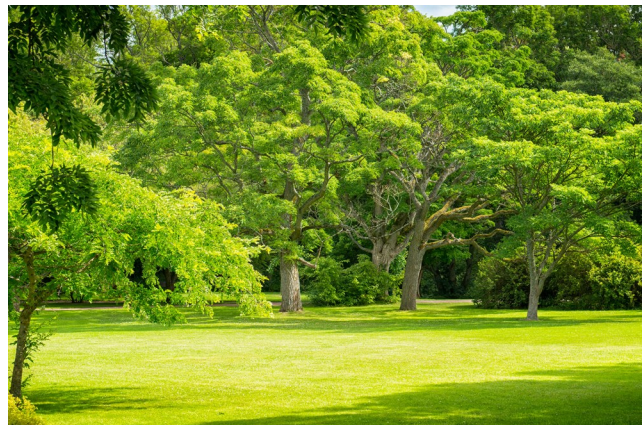
Merry Christmas to the Highlands & A Very Happy 2026!
Highlands Board & Staff

Bonita Highlands Wildfire Preparedness — Firewise Program

Dear Homeowners and Residents,

The BHHA is continuing its efforts to complete its Firewise USA® application. Part of this effort is a comprehensive Community Wildfire Risk Assessment and 3-Year Action Plan (2026-2028). The Open Space Committee has developed a draft 3-Year Plan and is in the process of doing a review with the Board, with the hopes of submitting it by the end of the year. Our 127 acres of Open Space, including 7.5 miles of horse trails amid grasses, shrubs, Eucalyptus, and Jeffrey Pine in our Open Space remains a priority for fuel reduction activities. The 3-Year Plan includes identifying and trimming/skirting priority trees in Very High Fire Hazard Severity Zones, notifying owners of overgrown vegetation, and mulching to minimize weeds and grass in the area. Open Space Area 11, also known as Eucalyptus Grove (between Wild Oats Lane and Country Trails) is our first priority. The BHHA has received estimates to trim, remove suckling(s), and remove dead/diseased trees in this area and will be working to get this activity started as soon as possible.

Captain Jason Oosterbaan of the Bonita-Sunnyside Fire Protection District praised our efforts as "very comprehensive" and commended us for leading wildfire preparedness. He noted that, given our community's age, many soffit vents may have mesh larger than 1/8", potentially allowing embers into attics. Homeowners should check these mess vents for wear and tear. The BHHA is partnering with the Bonita-Sunnyside Fire Department to gather information on free proper-mesh soffit vents for self-installation. While affirming Open Space management, he advised balancing resources with defensible space around homes to best minimize fire damage.



If recognized as a "Firewise" Community, the Bonita Highlands may qualify for discounts under California's Safer from Wildfires program, helping reduce or minimize anticipated upcoming homeowners' insurance rate increases. For more information on local wild fire preparedness, including resources from the Bonita-Sunnyside Fire Department, we strongly recommend visiting <https://bonitafd.org/wildland-fire-preparedness/>.

Special thanks to one of our homeowners who has done a great deal of the initial legwork with the Firewise application. Other homeowners who are interested in helping out, are welcome to join the Open Space Committee to contribute—let's keep our community safe!

Stay prepared, Please go to <https://bonitafd.org/wildland-fire-preparedness/> to learn more.

BHHA Openspace Committee & Firewise Team

Community Maintenance Reminder

As we head into the new year, the BHHA is noticing several areas throughout the community that could use some general upkeep—particularly fences in need of repair, overgrown or dry vegetation that may pose a fire hazard, and side yards or slopes with bare dirt that should be covered with groundcover to prevent erosion. Keeping these areas maintained not only improves curb appeal but also helps protect property values and overall neighborhood safety.

We'd like to give all homeowners a friendly heads-up that the Board will be conducting more detailed, community-wide maintenance reviews in the Spring. This will include inspections of fencing, landscaping, grass, and general exterior upkeep. Taking care of any overdue maintenance now can help avoid potential compliance notices later. We appreciate everyone's effort in keeping Bonita Highlands looking its best!

Thanks, BHHA Board

Communicating with the BHHA

There are 667 homes in the BHHA and the Board and Staff Members do their best to communicate with homeowners in a timely and professional manner.

1. The most effective way to communicate with the BHHA is to send an email to the Recording Secretary at: bhighlanderhoa@gmail.com. She checks this email frequently and forwards them on to the appropriate BHHA Board or Staff Member for action.
2. Homeowners that have PayHOA accounts can use their account to communicate with the BHHA.
3. If a Board or Staff Member gives you another email address or phone number to use, reach out using that. But be respectful of contact information that has been given to you and DO NOT SHARE it with others without their permission.
4. Come to the monthly BHHA Meeting – second Tuesday of every month (excluding July) at 6 p.m. at the Bonita-Sunnyside Fire Station. Homeowner issues/comments are one of the first agenda items. We recommend homeowners present a clear description of the problem as well as a suggestion for a potential solution when voicing concerns. Many homeowners choose to attend the meeting for this purpose and leave afterwards. We understand people have time constraints, but you are always welcome to stay as long as you want. If you are unable to be at the meeting at 6 p.m., show up when you can – you are always welcome!

Please do not show up at Board or Staff Member's homes uninvited. If you have any issues/concerns please attend the monthly meeting or send an email as noted above.

Please be respectful in all your communications with the BHHA so that we can better assist you in finding a mutually acceptable solution to your issue or concern. We always want it to be a Win-Win Solution!

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, December 9, 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: BOD Election Update, Budget Review, Salvation Army Event
6. New Business: Employee Liability Coverage, Re-Occurring Vendor Invoices, Board Approval
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.