



The Bonita Highlander

April 2024

A Note From the Board

PayHOA

Everyone should have received their Annual Assessment Invoices for the upcoming 2024-2025 year and hopefully, everyone has now paid them or plans to in the next few days to avoid being late and incurring any late fees. Many of you have also received a reminder to pay the invoice – IF you have already paid it, please disregard the reminder – this is computer generated and is sent to everyone regardless of payment status. Balances may currently show as a negative number (credit) if your payment was received before the April 1 due date. On April 1, the annual assessment charge of \$534 will reflect in your account and your payment will be credited toward the invoice.

As with any new system, there are some bumps in the road, and we continue to work diligently to smooth the problems out. We ask for your continued patience with this and encourage everyone who has NOT signed up yet for PayHOA to do so. It really is a great way for both the association to keep accurate records on all the properties but it also offers a great tool for individual property owners to stay up to date on their properties – assessments, Structural Change Requests (SCR), any communication regarding your property, any fine information, payments made and received. It ensures a tremendous amount of accuracy as well, as information is posted in an expedient manner.

In addition to the previous noted benefits, PayHOA also offers a tremendous advantage in maintaining digital folders and information. At this time, there are currently three large four-drawer file cabinets with a file for every home stuffed with documentation dating back to the founding of the Highlands. You can imagine the space it takes up not to mention the overwhelming efforts required to go through folders when looking for specific information. With Pay HOA, we simply can pull up the property address and everything is right there. It is a huge time saver in addition to saving paper and space!

We encourage everyone to sign up for PayHOA and to receive BHHA documents electronically by filling out an ETC form (Electronic Transmission Consent). Both provide cost-savings benefits and will definitely benefit all of us in the future with streamlined communication and keeping our assessments manageable. And for those of you who have signed up for ETC and PayHOA and are actively using the software, a HUGE THANK YOU!

Bonita Highlands Board of Directors

Greetings From Your Open Space Chair

The Spring Equinox has sprung forth and with it the annual trail and trail entrance maintenance is underway. (By the time you are reading this it should be complete) As I am sure you have observed, if you have walked the trails, this year's rain has brought forth another large crop of grasses and weeds on the trails and in the open space. Mowing the 100+ acres of open space is the largest, single budget expense for the association. Therefore it is important to determine the most appropriate mowing schedule. (I call it the Goldilocks approach)...

If mowed too soon before the rains have moved on, it most likely will require a second mowing which means an additional expense. If done too late, the mowing will take longer, possibly creating more of a fire hazard and making the trails difficult to pass. I have received a few concerns from Highland Homeowners about the status of mowing the trails and the open space. I want to reassure the homeowners that the open space maintenance is monitored by me, our Board, the Sunnyside Fire Protection District and the Association's land management company, Aztec. When we have a timeline for this mowing maintenance, we will notify the Bonita Highlands homeowners of the dates and locations to begin the mowing process. At the present time, it appears likely to be mid-May to mid-June.

This year, we will begin our new landscape contract with Aztec Landscaping. They will take over from LandCare the first of April. You may have seen their green and white trucks and equipment in the area. They are a large, local landscape company with many years of knowledgeable experience.

We are looking for an outstanding working relationship with them.

Enjoy your spring time: walk the trails, enjoy the views, breathe deeply and know that living in the Highlands is special.

Did You Know???

Sweetwater Authority (Authority) is making strides toward carbon neutrality and cost savings by pursuing a floating solar array on Sweetwater Reservoir. The first of its kind in California, the project would significantly offset the Authority's current energy demands by about 70 percent and reduce the Authority's current electricity costs by an estimated \$500,000 each year.

Sweetwater Reservoir could be the first drinking water reservoir in the United States to host renewable energy. Sweetwater's Board hired Noria Energy on June 28 to design a **3.75 megawatt solar array atop 10 acres of the reservoir**.

Sweetwater Valley Civic Association, and Sweetwater Community Planning Group are both **OPPOSED** to this project for numerous reasons. The proposed location of the array would be below/adjacent to, the beautiful venue at Sweetwater Summit Park. Please watch for notices of meetings regarding this project so that your voice may be heard.

Both organizations work to keep the Bonita area as we all know it and love it.

A HUGE Thank You	PayHOA Assessment Payment
<p>You may have noticed the glowing bright red curbs that indicate access to our equestrian/hiking trails. This curb scraping, cleaning and painting was done by your Homeowner's Board and family members. A special Shout Out to Dan and Barb Diaz who spearheaded the project, Caroline and Bella Pierce who assisted and Mike Parnell, for "supervising" that the job was done and our trails are effectively marked.</p> <p>As you approach one of these bright red curbs, be mindful, as a horse without running lights or a small child might be heading across the street. It is especially important on Central Ave where the trail crosses the road, right at the curve. That is when 25 mph is vitally important. Brush has been trimmed so both you and the riders/walkers can better see each other.</p>	<p>If you have not made your annual assessment payment of \$534 yet, please make your checks payable to Bonita Highlands Homeowners Assoc. or Bonita Highlands HOA and mail your assessment check to our new address for the processing of assessment checks only:</p> <p style="text-align: center;">Bonita Highlands HOA c/o Pay HOA PO Box 94046 Las Vegas, NV 89193-4046</p> <p>Please make sure to include the bottom part of the invoice with your check as the MICR code connects the payment to your account OR write your LOT # or address on your check. All other correspondence should be mailed to our PO Box in Bonita.</p>
<p>The association may be contacted via the U.S. Postal Service and email at the information provided below.</p> <div style="display: flex; align-items: center;">  <div> <p>U.S. Postal address for the Bonita Highlands:</p> <p>Bonita Highlands Homeowners Association PO Box 458, Bonita CA. 91908-0458</p> </div> </div> <p>NEW Email: bhighlanderhoa@gmail.com</p> <p>Our Bonita Highlands documents, forms, meeting minutes, and notices may be found on our website: bonitahighlands.org</p>	<p style="text-align: center;">Summer Projects & SCRs</p> <p>As the weather gets warmer, Summer Projects come to mind, i.e., painting, windows, room additions, remodels or major landscaping changes. Keep in mind that you NEED TO SUBMIT AN SCR and it needs to be approved by the June meeting as the Board does not meet in July. Starting without SCR approval can be an expensive mistake. Using PayHOA for submitting your SCR gives Board members a chance to view your ideas 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.</p>
<p>Our next Monthly meeting will be <u>April 9, 2024</u>, in-person meeting, at the Bonita Sunnyside Fire Station. It will begin at <u>6:00 p.m.</u>, and is open to all homeowners.</p> <p>We are encouraging all homeowners to sign up for Electronic Transmission Consent (ETC) for this newsletter and other state mandated mailings. Right now we have 43% of the homeowners signed up for ETC, but would like that closer to 85-90% to help on costs for printing and mailing. So if you've signed up for ETC, talk to your neighbors and encourage them to do the same. You can download the ETC form from the website or request it from the Recording Secretary at: bhighlanderhoa@gmail.com.</p> <p>And just a friendly reminder, Please pick up after your pet, whether in the neighborhood or on the trails!</p>	

The Bonita Highlander is the monthly newsletter of the Bonita Highlands Homeowners' Association, a California non-profit corporation whose mailing address is:
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The next monthly BHHA meeting will be held on ***Tuesday, April 9, 2024***, in person meeting, at the Bonita Sunnyside Fire Station.

The meeting will begin at 6:00 p.m. and is open to all homeowners

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.
5. Old Business.
6. New Business. **Assessment Payment Rule Change**
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. Please sign letters and include a telephone number (which will NOT be published). 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.