



# The Bonita Highlander

June 2020

## From the Board President - Mike Seiler

**Roosters in the back yard.** Fellow Highlanders, we've had some reports of roosters on properties again. We have a specific ordinance (Rule) in our Rules and Regulations, paragraph 9.1.3, that identifies what animals may be kept by residents (homeowners or renters) on a property. Other types of animals may be kept with express permission by the board of directors. However, to the best of my recollection, roosters have never been allowed because of their early morning crowing. If we receive a complaint with a specific address of violators of this rule, the homeowner(s) of record will be noticed, which could lead to a fine if the situation isn't immediately rectified.

**Open Space Contract.** Looks like we will be finishing with our new Open Space Maintenance Contract in the near future. Our new Open Space Chair, **Michelle Kriz**, has been working diligently with helpful support from Directors **Dave Schlesinger**, **Dan Diaz**, and former Open Space Chair **Glenn Kopp**. Michelle is sending out an Invitation To Bid to six local land maintenance contractors. The bids will be vetted by her and the Board. Be assured we will not use "lowest cost" as the sole selection criteria. Company "track record" and size, amount of subcontractors used, financial viability, longevity, and such will be considered. We hope to have a contract in place by during July.

**Regular Board & Homeowner Meetings.** We are finally coming out of our "lock down/shelter-in-place" situation. As of this writing, we still aren't sure whether we will hold a regular meeting in June because our meeting place, the Bonita-Sunnyside Fire Station's training room is still unavailable. Most likely, we will have another "dark" month, with our next regular Board meeting in July. However, we will be sure to identify our intentions on our BHHA web site [bonitahighlands.org](http://bonitahighlands.org)



**Web Site Update.** Speaking of the BHHA web site, a special "Thank you" goes out to our Recording Secretary **Mary Ellen Phillips** for working to update the site. We were forced into the new format by our web provider's software update, which in turn has caused us to make some necessary changes to our sites form and format. There are new "drop down" menus that I think help organize things a bit more logically. Check it out when you get a chance to do so.

**Executive Meetings.** The board and I have met twice in "Executive Session" to work on some things that couldn't wait for regular monthly meetings, such as our new maintenance contract. We normally don't publish minutes of such sessions, but I will pass on a slightly redacted version to our Recording Secretary to post on our web site. The redacted information will be minimal and primarily relate to items of a legal or sensitive nature.

**Happy Trails.** We are lucky to have **Dan Diaz** now on our board as our Member at Large. Dan and his wife **Barbara** ride the equestrian/pedestrian trails often and will keep us apprised of any degraded conditions. Dan also volunteers his time to help resolve minor issues on trails. We have major erosion on some of the trails and will be addressing ways to put them back in good shape, as funding permits with our new contractor, when selected.

**One last thing: drain pipes.** If you have or know someone who has a **drain pipe that drains into the open space**, please take immediate action to remove it. Trail walkers have observed at least two properties that have such drains for swimming pool back-flushing or for general yard drainage. Such open space drain pipes are strictly forbidden and may result in fines.

Hoping this finds you all well and in reasonably good spirits.

Mike

**REMINDERS FROM YOUR ACC-C (COMPLIANCE) :**

1. When the dreaded mail from the BHHA ACC-Compliance arrives, don't fret! It is a friendly reminder to take care of an infraction, i.e. pull those pesky weeds and don't forget the driveway as well! Put those trash cans behind the fence out of sight before 6PM on the day of pickup and the day before do not place them on the curb before 5PM. For additional information on other infractions, please refer to our Rules and Regulations which are located on our website [www.bonitahighlands.org](http://www.bonitahighlands.org).
2. If a problem is not taken care of within the ten days, you will receive a Fine Warning inviting you to the next Board meeting to appeal your fine. Please don't wait until the day of the meeting to take care of the problem. Remember COMMUNICATION IS THE KEY!!
3. Next month is our annual fines update so if you owe a fine you will be receiving a statement of your balance.  
- Sylvia Tucker, ACC-C

**REMINDER:** Any projects that involve the exterior of your home: paint, roofing, solar, additions to structure such as patio covers, fencing, pools or patios, all require an approved SCR **before** you begin the project. An SCR is good for 120 days so please submit SCRs for summer projects by the June board meeting. -Ed

**Annual Assessments 2020-2021**

*Congratulations* to the 98% of BHHA Owners have PAID their Annual Assessment of \$395 for 2020-2021.

The remaining 2% of BHHA Homeowners now owe at least \$440.72, and should take note of **two very important dates:**

On **June 9th**, the Association will be turning delinquent accounts over to our attorneys to begin legal actions per our stated Collection Policy. Once this happens, the delinquent amount will increase to about **\$691**. However, if that amount isn't paid by **June 15th**, the total will increase again to about **\$934**, plus a **lien will be filed against the delinquent property**.

These actions are expensive prospects for homeowners, but they are necessary to ensure that all homeowners pay their fair share of the costs to keep our Bonita Highlands the quality community that it is. If you have any questions about this process, or what you may now owe, please send an e-mail to [bhighlander@cox.net](mailto:bhighlander@cox.net).



**U.S. Postal Address for Correspondence**

Bonita Highlands Homeowners' Association  
P.O. Box 458 Bonita, CA 91908-0458

**E-mail address:** [bhighlander@cox.net](mailto:bhighlander@cox.net)  
**FAX only:** (619) 479-2200 (24 hours)

You may also find documents, forms, meeting minutes, and notices on our **BHHA web site:** [www.bonitahighlands.org](http://www.bonitahighlands.org)



The next monthly **BHHA Board of Directors meeting** is scheduled for Tuesday, June 9, 2020 at **6:30 PM** in the Bonita - Sunnyside Fire Station's Community Room, located at 4900 Bonita Road.

**However, this meeting may be canceled if we are still under strict COVID-19 separation/Shelter-in-Place restrictions. We will post status and intent on our BHHA web site ([bonitahighlands.org](http://bonitahighlands.org))**

**All Bonita Highlands homeowners are welcome to attend!**



This newsletter is published periodically (usually once per month) at Bonita, CA, and is distributed (postage paid) to each residence within the Bonita Highlands community.

Editor / Distribution: **Mary Ellen Phillips**

Submissions for publication should be sent to the editor, copy-ready, at [bhighlander@cox.net](mailto:bhighlander@cox.net). The deadline is the 15th of the month for publication the following month. The Association reserves the right to edit any copy submitted for publication.

**The Bonita Highlander**

...is the newsletter of the Bonita Highlands Homeowners' Association, a California non-profit corporation whose mailing address is:  
P.O. Box 458, Bonita, CA 91908-0458

## OPEN SPACE COMMITTEE FORMING... CALLING ALL VOLUNTEERS!

Your help is needed to revive our volunteer Open Space Committee. The only manual labor involved is keeping an eye on the open space, trails, trail entrances, and cul-de-sacs. All it takes would be an e-mail once a month to give me an update in your area. Ideally, one volunteer in each cul-de-sac, trail entrance, and a couple volunteers up and down the main streets.

What would you be looking for? Perhaps a brow ditch that is full of weeds or overgrowth, or a tree limb that has broken, or shrubs growing onto the trail that need to be cut. Perhaps a broken sprinkler head shooting water straight up.

Homeowners are great help in letting us know when things are amiss on their properties, but it is also helpful to know about things going on in each area. If you're interested or have any suggestions about making our open space better, send us an e-mail at [bhighlander@cox.net](mailto:bhighlander@cox.net) and let us know. We will then get in touch with you.

Now, on to the subject of our landscape contractor and our annual open space mowing. As you are probably aware, we have put a proposal out for bid and are hoping to have a new landscape contractor by June 15th. This has been a slow process as the Board of Directors took this opportunity to put together a more detailed contract. Our open space maintenance is a huge portion of our yearly budget, and we want to make sure our new contractor is fully aware of our expectations. Our interim contractor, "New Way Landscape" has done a good job in keeping our green belts mowed and watered. They also completed some extensive work on our trails to fill in erosion ruts and trim shrubs and trees.

As to mowing/brush removal, we have informed the Fire Marshall of our contractor situation and have advised him that we are actively seeking someone to get the job done as quickly as possible. Thank you for your concern and your patience.



Some other ways you can help: **Section 9.4** of our *Rules and Regulations* allow homeowners to "trim (weed whack) a distance not to exceed six (6) feet onto the common area from the property line of homeowner's residence lot."

Often homeowners request that our contractor remove weeds on their fence line, or a tree or shrub that has grown into the fence. If you feel that you are capable of maintaining that six (6) feet from your fence line, feel free to do this yourself. If there is a "volunteer" (not planted by the Association) tree, grasses, or weeds growing on your fence line, go ahead and remove them. If not on your fence line or you have a question or are unsure about removing something, send me an e-mail at [bhighlander@cox.net](mailto:bhighlander@cox.net), and I will get it looked at. Along those same lines, **Section 9.4** also states that homeowners are prohibited from planting or irrigating anything in the open space.



The first of our brow ditch maintenance efforts will coincide with the annual mowing of the open space. If a brow ditch is within six (6) feet of your property line, please consider clearing it yourself. Many of you already do this and your neighbors appreciate it. If the brow ditch is on your property, it is your responsibility as the homeowner to make sure it is not obstructed. The brow ditches are an especially important part of our drainage system, and everyone benefits when they are kept free flowing. Everything you do will help keep our maintenance costs (and annual assessments) low.

We live in such a unique area, and it is constantly changing. Each rainy season brings forth something new and, depending on your point of view, it is either a beautiful flower or an ugly weed. I hope that each of you will take a moment to look out your back window and marvel at what we have in the Bonita Highlands. We are truly blessed. If you have any questions or concerns, please e-mail your association at [bhighlander@cox.net](mailto:bhighlander@cox.net)

**Michelle Kriz**  
Open Space Chair



**New Neighbors: Call the Bonita Highland's "Welcoming Committee" representative Bobbie Snider and "get mugged" (a coffee mug, that is)! Call (619) 421-9384 to set up an appointment or ask questions.**





## ***The Bonita Highlander***

P.O. Box 458

Bonita, CA 91908-0458

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### **BHHA Board Meeting Agenda June 9, 2020. Start Time is 6:30 p.m., if the meeting is held.**

1. Call to order, roll, announcement of next meeting, adoption of minutes and agenda.
2. Homeowner Open Communications.
3. Homeowner appearances for appeals to violation notices or fines and requests for structural alterations.
4. Committee and staff reports.
5. Old Business.
  - A) Open Space Maintenance Contract
  - B) Ring Road Encroachment
6. New Business
7. Community items of interest.
8. Board Member Comments
9. Adjournment. 10. Executive session will be held.

### **BHHA Board Meeting Agenda, July 14, 2020 Start Time - 6:30 p.m.**

1. Call to order, roll, announcement of next meeting, adoption of minutes and agenda.
2. Homeowner Open Communications.
3. Homeowner appearances for appeals to violation notices or fines, requests for structural alteration.
4. Committee and staff reports.
5. Old Business. 6. New Business. 7. Community items of interest.
8. Board Member Comments. 9. Adjournment.
10. Executive session may be held.

**Schools may be open again soon, so please do watch out for kids in the morning at crosswalks! Slow down or stop as may be directed.**

(Cartoon drawn by **Joe Schmidt** and used by permission of his family.)



**The Bonita Highlands Homeowners' Association Board of Directors welcomes and encourages e-mail and letters from other homeowners. Any letter sent to the Board may be published in this newsletter. Please sign letters and include a phone number (which will NOT be published). Any opinions expressed in this newsletter are those of the author, the editor, or other contributor and do not necessarily reflect the opinions of the Board of Directors or any member thereof.**