



The Bonita Highlander

June 2024

Take Note — Annual Assessment!!

Congratulations to the 96% of BHHA Owners

Who Have PAID Their Annual Assessment of \$534 for 2024-2025.

The remaining 4% of BHHA Homeowners now owe a total of \$591.81. Please take note of two important dates: On **June 12th**, 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 **\$924**. However, if that amount isn't paid by **June 15th**, the total will increase again to about **\$1,074**, plus a lien will be filed against the delinquent property which will incur recording and lien release fees. 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. Since we started taking credit cards thru PayHOA, this may be a better option for you than going to collections. If you have any questions about this process, or what you owe, please send an e-mail to bhighlanderhoa@gmail.com.

Open Space and Common Areas Greatings!

Great News!! Our annual mowing is underway and by the time you are reading this, hopefully it will be complete. As you can imagine with all the rain this year, the Open Space and Trails were overwhelmed with tall grasses and weeds. It is really a herculean task to cut over 100 acres of prairie like grasses. The Open Space mowing is by far the largest single annual expense for the Association.

Many of you have seen our new Open Space maintenance contractor, Aztec, out and about with their tractors pulling the large double-wide mowing machine working on the steep slopes. Plus they are weed whacking and trimming those areas that are impossible to reach with the tractor and mowing machine.

This year for the first time, we sent homeowners a color coded area map with approximate mowing schedule dates. (Yes, I know it was small and sometimes the color key did not match exactly the areas being mowed, but next year's announcement will be better.) For the most part, Aztec, has stayed the course and complied with the standards in the Open Space maintenance contract. Mowed areas are to be cut to an approximate six-inch height and will be inspected by San Diego County Fire Marshal for input and acceptance. Just as a reminder, Open Space mowing with the tractor and mowing machine is not like the bi-weekly manicured mowing of our greenbelts along central and Corral Canyon, so there may be some unevenness in the Open Space areas.

If you are walking our trails and you spot Dan and Barbara out riding their trusty steeds, say "hello"!

ACC-C — Door Hangers

The Architectural Control Committee (Architectural and Conformance), ACC-C and ACC-C, began using the preprinted “Door Hangers” in June of 2023 to alert homeowners of potential CCR/Rules and Regulation violation/problems with their property. The purpose of these simple Door Hangers was to provide a more friendly reminder without using the old more formal and official Warning Letter process that had been used by the Association for nearly 50 years! From time to time we all need a little reminder and this is a great means to provide that reminder without the time and expense of the older formal Warning Letters; saves the Association the cost of envelopes and postage. To date, 80-90% of the issues have been resolved with the first Door Hanger and negated the need for any further action. The Board and your neighbors greatly appreciate the homeowners who are taking these friendly reminders for action and addressing the noted issues as quickly as they have been. Those immediate homeowner actions are all part of our neighbors keeping the Highlands the nice place it is for all of us.

There are still some situations that require a more formal communication and unfortunately, in some cases the Association has to implement fines to resolve the issue. These fines are not meant as punishment but are simply the only resource left at times to try and get issues resolved. The BHHA Rules & Regulations are quite clear and are available to all on the Association’s website (BonitaHighlands.org) under Association Documents. Homeowners should have received a copy of the Rules and Regulations from their escrow company as part of their home purchase.

We are lucky to have a great ACC-A/C and OSC staff who routinely inspect the Highlands for issues – they are fair, consistent, objective, and often times give homeowners time to resolve issues before even leaving a Door Hanger. They are always happy to stop and chat with homeowners, explain guidelines and answer any questions. They provide a key service for all of us that keeps the Highlands beautiful which in turn keeps our property values growing. We are very lucky to have the staff we do performing these tasks on behalf of the Association and all homeowners. Unfortunately, we have some homeowners who have been less than respectful in their interaction with our ACC-A/C staff. This type of disrespectful behavior toward the BHHA Staff members is uncalled for and serves no productive purpose to resolving any Association documented situation or issue. The Highlands has an outstanding reputation for being a neighborhood of choice in the South Bay because of the work of our ACC-A/C and OSC, so please remember to be respectful to your neighbors and the BHHA Staff and Board Members.

San Diego County Fair!!!

San Diego County Fair has been going strong since 1880, is the largest and longest running event in the county, and has been hosted at the Del Mar Fairgrounds since 1936. Everything you need to know about the fair can be found at www.sdfair.com, here are some quick notes:



Dates: 12 June through 7 July

Days: Daily, Closed on Monday and Tuesday

Times: 1100 am to 1000 pm daily

Cost: \$16-\$20 / adult depending on days and discounts

Kids 12 and under, Free on Fridays

Kids 5 and under, Free Everyday

Annual Board Elections	From the President
<p>The BHHA consists of five volunteers that are elected by the homeowners and who oversee the five Part Time Staff members that conduct the business of the Association at the pleasure of the Board. The five Part Time Staff members maintain the Association's finances, oversee the Open Space contractor, ensure Rules and Regulation compliance, and communicate between homeowners and the BHHA.</p> <p>For the past two years we have been lucky enough to have 5 people for the 5 Board positions and as a result, have conducted an Election by Acclamation. This year the Association must have an election by ballot with the homeowners casting their votes. This is an opportunity for new people to step up and volunteer their time to be members of the Board. This fall there will be more information provided to help any interested homeowner to submit their Candidate Qualification Form to be considered for a Board position. The nomination period starts November 3, 2024, so please consider running.</p>	<p>Fireworks! Summer is here and that means the wild grasses and weeds have run their course and the moving of the Open Spaces. As usual, the mowing will leave the dry cut grass and weeds across the Open Space and trails. With that comes the potential for fires as the wildfire season comes upon us. So that means NO FIREWORKS! Please be mindful of our Highlands community and neighbors. If someone is doing illegal fireworks please contact the sheriff department or fire department (911). One small spark can put us all in jeopardy along with potential for injury to those setting them off.</p> <p>Meet the Board. The monthly Board meeting is the homeowner's chance to let the Board know your concerns. This past month, several homeowners took this opportunity to raise issues and get immediate feedback from the Board members to their concerns. Please use this forum so the Board can be responsive to your issues and concerns.</p> <p>Fines. As homeowners logged on to their PayHOA accounts, several noticed they had fines from years past. Some could not remember what the fines were for and others thought perhaps there had been a misunderstanding. If you are one of those homeowners with old fines on your PayHOA account, please come and talk to the Board at one of the monthly meetings. The Board is always willing to listen to the homeowner, compare it with the Association's records, and in some cases reduce or forgive fines from years ago when the issue has been corrected.</p> <p>Communication is the key!</p>
<p style="text-align: center;"><u>QUICK REMINDER!</u></p> <p>Structure Change Request (SCR). The June 12 Board meeting is the last meeting till August! So if you have Summer Projects planned, please get your SCR(s) submitted to the ACC-A via PayHOA so they can be reviewed, discussed, and hopefully approved by the Board at the June Board Meeting! The SCR form is on the BHHA website.</p>	

The Bonita Highlander is the monthly newsletter of the Bonita Highlands Homeowners' Association (BHHA), a California non-profit corporation. This 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 may be found on its website:
bonitahighlands.org



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The next monthly BHHA meeting will be held on **Tuesday, June 11, 2024, 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.
5. Old Business.
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.