



The Bonita Highlander

August 2021

From the Open Space Chair

BHHA and Homeowners – A Valuable Partnership

Keeping our neighborhood and open space beautiful and safe is a partnership between BHHA and the homeowners. We need your help and participation.

It was nice having our fireworks back this year. The San Diego fireworks display is now a famous destination and many of us can view them from our backyards or the open space. However, private use of fireworks in San Diego County is illegal. This includes firecrackers, bottle rockets, cherry bombs, even sparklers. Yet every year a few Bonita Highlands homeowners set off their own fireworks before, during, and after, sometimes days after, our spectacular and legal July 4 displays. Fireworks can start fires and animals can be sensitive to the noise. The anxiety caused by the “popping” noise can lead a dog to frantically try to escape. Dog owners can take measures to control this during the legal, planned firework displays, but not during random bouts of fireworks. We ask that you obey the law and refrain from any private firework use.

Recently, two off-road bikes were using the upper horse ring. It is not known if these were residents of Bonita Highlands. There are no motor vehicles allowed on our trails unless prior permission is granted by BHHA and a monetary bond is posted. E-bikes are not allowed on Bonita Highlands trails.

The mowing of the open space should be complete by the printing of this newsletter, except for the Proctor Valley trail. The trail is clear, but the weed whipping has not yet been completed. If you happen to see an area that was missed, please send an email to bhighlander@cox.net and let us know the location. Photos are helpful. Get out and enjoy the trails!

Mowing of the open space takes us into all the nooks and crannies. As such, homeowner violations of the Covenants, Conditions, and Restrictions (CC&R's) and Rules and Regulations (R&R) were noted. If you need to look at them, both documents are available on our website at <https://bonitahighlands.org/>. “Fix-it” letters were sent. If you received a letter and cannot make the repair within the 10 days, we ask that you contact us at the email address above and let us know. If you do not communicate with us and fail to make the repair, a fine warning letter will be sent, and the fine process will begin. The top three violations per the Rules and Regulations are:

Section 5.3.b. Shrubs, trees, and other plants growing onto the open space or into a neighboring residence from a residence lot must be cut back by the homeowner to end the encroachment.

Sections 5.4. Proper drainage of lots is usually towards the street, and landscaping shall not prevent this flow. Where a brow ditch is on a residence lot, it is the responsibility of that homeowner to maintain the ditch and keep it clear of obstructions to facilitate drainage. Failure to comply may result in liability for damages caused.

Section 9.2. Dumping of any material onto the common area is prohibited. “Material” includes, but is not limited to, trash, rubbish, garbage, tree trimmings, shrub trimmings, rocks, concrete, soil, building materials, and animal waste.

Regarding Section 5.3b., many of the plants escaping homeowner properties are invasive species. They will drop seeds or spread through the open space causing a maintenance burden for the HOA. Some plants may be blocking the trail or the trail entrance.

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Coming Events in Our Community

2021 Open Show Event August 8, 2021

Sunnyside Saddle Club is a non-profit organization. This club offers various classes and patterns for non-professional riders to learn! (Volunteer opportunities) Participate or Spectate! Fun for the whole family! Sunnyside Saddle Club provides the perfect opportunity for non-professional horses and riders in Southern California to gain experience and mileage in a friendly and supportive, yet competitive environment. Check Sunnyside Saddle Club website for details. www.sunnysidesaddleclub.org



BONITAFEST is back!

Watch for details of events in September. There will be a **Bonitafest Twilight Trail Parade** for Equestrians, walkers, bicyclists from Rohr Park to the Bonita Sunnyside Parking lot where participants will be welcomed with a party! There will also be the **Bonitafest Car Parade**. In the September newsletter we will have the **car parade route** through the Highlands so you can put your chair in the right spot to see our fire department and Sheriff as they lead the parade. Last but not least will be the **Bonitafest Melodrama** Sept 22-25 live at Sweetwater Community Church. **Bonitafest** is celebrating its 49th year and the South Bay's oldest continuous community celebration.

County DPW Update: The county has notified BHHA that they have received permission to do more "investigative work" to determine the source of the water leak that many of you have noticed at Steeplechase and Corral Canyon. As two entities are involved, how to proceed has taken time. Rest assured it is not being forgotten.



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Please, be a good neighbor and clean up after a project. Do not leave brush or tree trimmings in the open space. This results in additional work for our contractor and additional costs to the HOA. It is much easier for you to remove the brush to your trash container than it is for the contractor to carry it through the open space to a trail entrance. If you have brush that is growing in the open space that you feel needs to be cut back, please contact us. Many homeowners desire the native brush for privacy. We do encourage our homeowners to maintain the 6 feet behind their property. If you choose to do this, please do not leave the clippings in the open space. Homeowners are responsible to make sure a contractor is not using the open space as a construction materials dump. When debris is found behind your fence, you will be contacted. Your help is appreciated in keeping our open space beautiful and safe.

A brow ditch that is blocked keeps storm water from flowing freely and causes flooding. If you need to keep an animal in, or out, there are measures you can take to keep the water flowing. Please contact us and we can give you examples of how neighbors have tackled the problem. Brow ditches are an important part of the drainage system in Bonita Highlands.

In the next few months, we will be working on the irrigation system, additional plantings in our cultivated areas, and more tree work. I will try to contact homeowners if work will be taking place near your property. An email address makes this easy. Get out and enjoy the beautiful trails in Bonita Highlands. BHHA thanks you for taking care of maintenance issues quickly.

Michelle Kriz—BHHA Open Space Chair

We regret to inform you that Bobbie Snider (Welcome Committee) passed away June 28 after a long battle with ALS. She and Ray visited many of you over their long tenure as Welcoming Committee. She will be missed by all of us.



IMPORTANT: CA LAW REQUIRES ALL HOMEOWNERS PROVIDE INFORMATION TO HOA'S

A law, effective January 1, 2017 (Civil Code, Section 4041), requires each owner of a separate interest to provide written notice regarding certain information to the Association on an annual basis. The information required by each homeowner is the following:

- 1) address or addresses to which notices from the Association are to be delivered,
- 2) alternate or secondary address to which notices from the Association are to be delivered,
- 3) name and address of Homeowners' legal representative, if any, with supporting documents, &
- 4) if the home is owner-occupied, rented, or vacant.

BHHA includes the request for this information on a form called, **Annual Notice for Request of Address, Representative and Rental Status (ANNARS)** with the Audited Financial Statements' mailing each September. **Only return the ANNARS if you have never submitted one OR if any information has changed since your last submission.**

If the required information is NOT provided, the property address will be deemed the address to which notices are to be delivered.

We appreciate your efforts to keep our records current. Sandra Jones, Financial Officer



U.S. Postal address for the BHHA:
Bonita Highlands Homeowners' Association
PO Box 458
Bonita, CA. 91908-0458

E-mail address: 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: bonitahighlands.org

Senior Volunteer Patrol...needs you!

The Sheriff's Senior Volunteer Patrol is a program designed to draw upon the experience of senior citizens from our community. The men and women participating in the I.B Substation's program provide valuable assistance to existing staff as it strives to increase the quality of life in the community. Volunteers undergo a background check, receive training to perform their duties and are asked to work a minimum of six hours per week. Volunteers are always needed. If interested, please contact (619)498-2400 Duties may include: *Home vacation security checks, *Visiting the homebound (YANA program) *Patrol in marked SVP vehicles, *Assist Crime Prevention with public presentations, Conduct residential and business security surveys and Abandoned vehicle abatement.



MEETING!

Until the Fire Department's Training Room is again opened for community use, BHHA monthly meetings will be held by way of Zoom video teleconference (VTC). Our next VTC meeting will be on

August 10 at 6:30 p.m.

All Bonita Highlands Homeowners are welcome to attend! Homeowners wishing to attend the VTC meeting must send an e-mail to our

Recording Secretary requesting that they be included in the distribution of the e-mail, which will provide the meeting's VTC link: bhighlander@cox.net

Homeowners wishing to attend who don't have a computer may send a letter to our above U.S. postal address with their phone number and our Recording Secretary will contact them to provide a homeowner's address who has volunteered an outside VTC station at their residence within the Highlands. ~Ed.

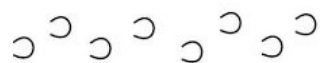
The Bonita Highlander is the monthly newsletter of the Bonita Highlands Homeowners' Association, a California non-profit corporation whose mailing address is: **P.O. Box 458, Bonita, CA 91908-0458**



This newsletter is distributed (postage paid) to each residence within the Bonita Highlands community.

Editor / Distribution: **Mary Ellen Phillips**

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The Bonita Highlander

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The next monthly BHHA HOA meeting will be held on **Tuesday August 10, 2021 at 6:30 p.m.**
The meeting will be convened on a Zoom Video Teleconference.

1. Call to Order, Roll Call, Pledge of Allegiance, Announcement of the Next Meeting, Adoption of Minutes from Last Meeting.
2. Homeowner Open Communications.
3. Homeowner appearances for appeals to violation notices, fines, requests for structural alterations.
4. Committee and staff reports.
5. Old Business.
6. New Business. 7. Community items of interest.
8. Board Member Comments. 9. Adjournment.
10. An Executive session may be held.



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.

