



# The Bonita Highlander

February 2020

## From the Board President - Mike Seiler

Well, a few things of interest this month: Our Annual Homeowners' Meeting & Elections, ADUs, and Correspondence with the Board. I appreciate that some of this may be as fun as watching corn grow or wallpaper dry, but it needs to be said, so please bear with me.

**Annual Homeowners' Meeting:** I'll try to give you all a decent briefing on the State of the Association at our March 2nd Annual Homeowners' meeting. This is also where we count the votes for next fiscal year's Board of Directors, approve the budget and resolution, and apply any excess income against next year's assessment. I hope those of you who cannot attend the meeting will make the effort to vote and send in your ballot. We need to meet a quorum count (at least 25% of our 667 members or 167 ballots) or we must hold another meeting in April... which will cost the Association more money.

**ADUs:** We are still reviewing update drafts of our BHHA Rules & Regulations concerning Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs - the ones inside garages). Your board wants to comply with California law and appreciate the need for "Granny Flats" for relatives. They are also a good way to bring in some added income for cash-strapped homeowners to pay for special needs. However, we also are aware that the potential exists for off-site property owners to set up mini-apartment complexes on and within their single-family properties. That is, purchase a single family dwelling within the Highlands, then add a detached ADU and an internal JADU in the garage... and just like that they have a 3-unit rental complex instead of a single family home.

Your Board is considering whether to stipulate that only homeowners who actually live in the main dwelling unit (house) may install an ADU or JADU. Also, whether they must annually verify that they continue to reside within the dwelling unit and, should they cease to reside in the residence, whether the ADU and/or JADU must be removed. These issues may seem dictatorial, but many current, long time and short time homeowners moved here because of the open space architecture of dwelling unit placement. That is, per our Master Plan, with a 15-foot separation on one side, a 5-foot separation on the other side, and a 35-foot separation in the rear unless a minor deviation is obtained.

So now along comes a California-peculiar law that causes you to suddenly find your home next door to what is essentially a three-unit apartment complex with three or more groups of residents, who may or may not be related families. Each group now parks their cars in the driveway and on the street, and possibly hosts loud events on week nights and weekends. Such unbridled ADU/JADU construction could change a quiet cul-de-sac into a boisterous party zone.

The square foot sizes of ADUs will also be considered. We have currently set the limit at 800 sq ft., although San Diego County has plans available for larger sized units. Because the new California law gives HOAs some authority to lay down reasonable limits on ADUs, we are looking at this limit closely and would like to hear from resident homeowners. Note too that ADUs are generally detached buildings at the rear of the property and must use common metered services provided from the main dwelling unit's service hook-ups (i.e., gas, water, electricity).



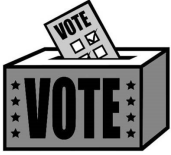
Come to our next meeting on February 11th and give us your opinion. Please limit comments to 3 minutes, but you may hand in papers to the board to amplify any comments you may have. We will read the papers.

**Correspondence with the Board.** The BHHA Board of Directors is in place to make and/or uphold Association policy. It must, from time to time, work with property owners (Pos) when properties are out of conformance with the Association's governing documents, specifically the CC&Rs, Rules & Regs, and Master Plan. When an out-of-conformance situation exists, the Association's Staff provide a notice of such to the PO, who may also be the resident Homeowner (HO) of Record. Any correspondence from the PO/HO back to the Association is then passed back to the applicable Staff member or to the Board, as applicable. Note, however, that a renter or lessee is not in the correspondence loop. It is up to the PO/HO

(Continued on page 3)

**The HOA Election is upon us**

Time flies and it is once again time for the Bonita Highlands' Homeowners Association, Board of Directors to be elected. The HOA Election materials will be mailed the first of February and are to be returned in the BLUE stamped, addressed envelope provided. The BLUE envelop will contain a smaller white envelope that has your completed ballot enclosed. Please make sure you have completed the information on the BLUE envelope as there is room for your PRINTED NAME, Highland's Property address and SIGNATURE. Please ensure that this information is complete.



Once again, this is not a contested election but we still need a quorum of Highland's residents to vote, as without a quorum we will have to go through this process again which is both costly and time consuming. Your returned ballot needs to reach us by March 2, 2020, if you choose to mail it. If you plan to deliver it in person, you can bring it with you to the meeting, Monday March 2, 2020 at 6:30 p.m.

Due to the renovation of the Bonita Sunnyside Library, our annual HOA meeting will be held in the Bonita Museum, which is in the Bonita Sunnyside Library Complex at 4355 Bonita Road, Bonita California. Again, please feel free to deliver your ballot in person as ballot numbers will be counted before they are opened and tallied to ensure a quorum. We appreciate your cooperation with this as it is an event important to all Highlands' residents. There will be a raffle of Bonita Highlands coffee mugs, and Bonita Highlands neighborhood stickers will also be available. ~ Ed.

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

Bonita Highlands Homeowners' Association  
P.O. 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:**  
[www.bonitahighlands.org](http://www.bonitahighlands.org)

**Bonita Highlands HOA Assessments**

The budget packet you will be receiving contains the annual assessment information. The amount of the assessment for 2020 will be the same as it was for 2019: \$395.00



Homeowner assessment "friendly reminders" will be mailed in mid- February. Your payments should mailed so as to be received by April 1, 2020. Failure to return your assessment payment by April 1st will result in late charges, which will be added to the amount due. If you are having financial difficulties, please contact the HOA. ~ Ed.



**The next monthly  
BHHA Board of  
Directors  
meeting:  
Tuesday,  
February 11, 2019  
6:30 PM in the**

Bonita - Sunnyside Fire Station's  
Community Room,  
located at 4900 Bonita Road.  
An Executive Session may follow,  
if required.

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



**The Bonita Highlander**

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

This newsletter is published periodically (usually once per month) at Bonita, CA, and is distributed free (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.

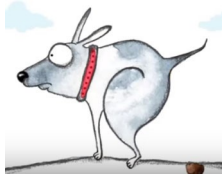
**Rainy Season Pet Waste Tips** - from the County of SD Watershed Protection Program web site:  
<https://content.govdelivery.com/accounts/CASAND/bulletins/2755974>



Your property may be an easy target for stormwater pollution, especially if you have a pet. When pet waste comes into contact with water, (e.g., rain, hose water, sprinklers, etc.) bacteria, parasites, and viruses found in pet waste can be carried into our storm drains and local waterways. With the rainy season in full force, it's important to do your part to help manage pet waste!



If there is pet waste that hasn't been picked up on your property's slopes, bare areas, or close to water sources such as creeks, streams or lakes, there is an increased risk of contributing to water runoff pollution. See our "tips" for preventing pet waste from entering the storm drain and what you can do to help.



We encourage everyone to play a role in preventing stormwater pollution. In 2018, the San Diego County Department of Public Works, Watershed Protection Program, was honored to have won an award from the California Stormwater Quality Association (CASQA) for their "Poo Points" program which engages youth in educating community members about protecting water quality by picking up dog waste on private property. Check out the Poo Points "flyer" for additional tips and to learn more about the program.

**...And the WINNERS Are...!!!**

As usual, Highlands' homeowners outdid themselves with spectacular yard displays for the Holiday Season. The Jones and Kriz families drove through the neighborhood (several times) to determine which homes were the BEST of the best.



**Honorable**

**Congratulations to:**  
**First Place** - 5430 Annie Laurie Lane \$75 Prize  
**Second Place** - 5762 Good Karma \$50 Prize  
**Third Place** - 5949 Pathfinder \$25 Prize



**Mentions:** Other homes

that were beautifully decorated were: 3601 Country Trails, 3726 Wild Oats, 3734 Wild Oats, 3727 Wild Oats, 5718 Winners Circle, 5761 Good Karma, 5763 Sprinter, 3659 Corral Canyon, 5512 Horse Ridge, 5615 Jockey Way, 4334 Corral Canyon, 5962 Lazy Trail, 5811 Blacksmith and 3916 Rock River.

Thank you ALL for your efforts and for making the holidays brighter in the Highlands. ~ Ed.

*("From the Board President," continued from page 1)*

to ensure that his/her renter or lessee knows of this relationship. Letter or e-mails from renters/lessee to the board will generally be responded to with a notice that the drafter should work with his property owner/lessor if there is an issue. The same especially applies if a renter/lessee comes to a board meeting and wants to discuss an issue. He/she may be listened to out of courtesy, but the Board will necessarily remind the individual that the Board must discuss issues only with the PO/HO. From experience, many renter/lessee issues could be avoided had the PO/HO provided the renter/lessee with a clear understanding that BHHA governing documents must be adhered to, and where to find them on line... or better, give the renter/lessee a copy. We now have a .pdf format for all our governing documents, so they may be easily forwarded electronically to renters/lessees.

Life is good in the Bonita Highlands... but sometimes there are challenges. - Mike



**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.**





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P.O. Box 458

Bonita, CA 91908-0458

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**BHHA Board Meeting Agenda February 11, 2020.  
Start Time is 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 and requests for structural alterations.
4. Committee and staff reports.
5. Old Business.  
A) ADU and JADUs  
B) Reserve Study Board Approval
6. New Business
7. Community items of interest. 8. Board Member Comments
9. Adjournment. 10. Executive session will be held.

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**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.**