



# The Bonita Highlander

February 2021

## From the BHHA Board President

Some items of interest:

**End of Year Mailing.** Homeowners of record will be receiving a large envelope in the mail with paperwork items, which the Association is legally required to provide per the California Civil Code. This mailing package is the largest that our Association has ever had to post from my recollection. Plus, it is costing us quite a bit of money to mail the packages to all 667 Bonita Highlands Homeowners. However, as I said, it is a legal requirement from our Sacramento legislature, so we have no choice in the matter.

Please note that key items in the package are our annual audit and a “heads up” on our annual HOA fee, or assessment. Your annual ballot will be mailed separately.

**Annual Assessment Increase.** You will also notice that we have raised our annual assessment fee from \$395 to \$435 for next year. This is necessary because of the extensive work that will continue to be needed in the Open Space areas of the Highlands. It concerns continuing repairs to trails, replacement of old irrigation system parts, and continued tree removal and trimming. Tree maintenance work and associated costs in the Highlands have increased due to old growth that has been deferred for a few years to keep our annual assessments under \$400. We must now take action to remove old growth that is a hazard to homeowners’ property and trail users. We also have new growth that has “taken root” over the past couple of years and must be removed. We are using an arborist to ensure that culling and trimming are being accomplished in a proper and professional manner.

We also have rodent damage to some hillsides that require costly pest and erosion control methods.

Lastly, per our recent **Reserve Audit**, we must start moving some funds this next year into our Reserve account to ensure we meet future demands from expected end-of-life replacements for our paved surfaces (ring roads), landscaping/irrigation systems, and slope stabilization (land slippage/subsidence). This is a multi-year effort that will require some funds to be allocated annually over the next decade to preclude an emergency assessment if an unplanned, major destructive event occurs that cannot be handled by our normal operating funds account.

**Video Teleconferences (VTCs).** It seems that we will need to continue with our monthly Board & Homeowner VTCs for the next several months. If you haven’t yet joined us, you may wish to consider doing so. If you have not yet asked to receive a VTC invitation with the VTC hyperlink, just send an e-mail to [bhighlander@cox.net](mailto:bhighlander@cox.net). Ask to be added to the monthly HOA meeting invitations, and you will be included.

When you receive the e-mail response, save it until the evening of the meeting. That evening, open the e-mail and just click on the **link** and you will be taken to the “Zoom” video platform. When the “Zoom” screen comes up, just click “Join Conference” and you will be admitted to the meeting.

If you haven’t yet added the “Zoom” software to your computer, you may download it the first time you try to join the meeting. The “Zoom” site will ask if you wish to download the software, you click “Yes,” and it will download to your computer in about 30 seconds or so. Then you may click “Join Conference” and join the VTC meeting.

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**Thank You!** I'd like to again thank **Sandra Jones**, our Financial Officer, for facilitating our VTC meetings. She is doing a fine job keeping us moving forward with our monthly meetings. It is nice not to have to drive to a meeting site in the evening. You may dress casually, enjoy a cup of coffee or a beverage of your choice during the meeting, and even choose to just listen in, by turning off your camera.



Our Open Space Chairwoman, **Michelle Kriz**, also deserves a "Thank You!" for continuing to do such a fine job overseeing our Open Space contractor, LandCare. Homeowners have commented to our Board and Staff on how nice our Open Space areas are looking these days. A nod to Board Member at Large, **Daniel Diaz**, is in order too. He has been working with and advising Michelle concerning equestrian related items.



I hope you will agree that our Staff and Board members are doing a commendable job in keeping the Bonita Highlands a First Class community, which is unique in San Diego County... **City-close country living!** ~ *Mike*

### Board of Directors Election Time Line

January 25-30, 2021 - Ballots mailed

March 1, 2021 - Ballot deadline

March 1, 2021 - Election results announced

Election Results will be posted on the website and announced in the April Bonita Highlands Newsletter.



### Security Concerns

Homeowners have either contacted the HOA or put information on the "Nextdoor" software application about happenings in our community. There have been unwelcome solicitors during the day, people approaching homes after deliveries have been made, and those sorts of things BUT there have also been **cars vandalized** and **personal items taken from vehicles parked in driveways and on the street.**

Sadly, the CHP is short-staffed and unable to patrol our neighborhood. It is incumbent that we, as homeowners, protect ourselves. Park in the garage when possible and if you must park in the driveway or in the street, keep vehicles locked and free of visible "temptations." Security lighting is another option. Many people have also installed dusk-to-dawn type motion detector lighting and even security cameras.



Another issue is **mail being stolen from mail boxes.** This was reported on "Nextdoor" recently as happening along Corral Canyon. If this happens on your street, please notify the Bonita Post Office. If your security camera catches a picture of these people, you might consider notifying the Sheriff's office too. ~ *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](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 & HOA meeting** is scheduled for a **ZOOM meeting on February 9, 2021** at 6:30. p.m.

Homeowners who wish to attend the VTC meeting must first send an e-mail to our Recording Secretary requesting that they be included in the HOA monthly VTC meetings. The e-mail address is: **[bhighlander@cox.net](mailto:bhighlander@cox.net)**

**All Bonita Highlands Homeowners  
Are Welcome To Attend!**



### 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

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.

# Open Space Report

## What's Happenin' in the Open Space?

Attention Homeowners in the area between Country Trails, Wild Oats, and Central (Eucalyptus Grove): Land-Care and Tony Gomez Tree Service will begin cleaning up and removing trees in the area next month. In the event of rain, the work will be postponed until they can drive in the open space.

This is a major project and may take several days to several weeks... and it will be noisy. If you walk through the area, you will see some large trees slated for removal, which are marked with an orange dot. All remaining trees will be trimmed off the ground for fire control, dead trees removed, and small volunteer trees will be thinned out. When deciding which trees to remove, preserving wildlife, and keeping the natural feel of the grove was taken into consideration as was the safety of property and people on the trail. Please feel free to contact me with any questions you may have at: [michellebhha@gmail.com](mailto:michellebhha@gmail.com)

**One note of concern: soil erosion at trail entrances.** I have noticed increased erosion on the trail entrances. If your home is on a trail entrance, please make sure that all downspouts and gutters take water to the front of your property as is required by our CC&Rs and R&Rs. If your downspout directs rainwater onto the trail or trail entrance, it is draining into the open space. The fast-moving water, combined with our soil type, will leave ruts in the soil at the trail entrances, and also carries soil into the storm drain. If the water is not redirected, the trail entrances will need to be repaired by our Landscape Contractor at an additional cost. If you have a question, email me at the address above. Thank you for your cooperation.

While we are on the topic of trails and erosion, five of our trails were repaired this year. If you happen to see large straw "noodles" on the trail, they have been purposely placed by LandCare and are meant to slow down the flow of water on the slope and preserve the trail. Please contact me if you happen to see one of these rolling around or one that just seems out of place. The wind can break them free and they can be blown around.



It is beautiful out in our open spaces right now. Consider getting out and enjoying a walk on our trails throughout the open spaces of the Bonita Highlands. Feel free to contact me with any concerns you may have.

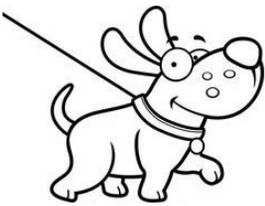
**Michelle Kriz**  
BHHA Open Space Chair



## "Dog Droppings"

Do you keep finding bags of dog "poop" in the strangest places? They've been found at trail entrances, on the trails, sidewalks, and even on a rock. It may be that the "Poop Pick-up Fairy" has stopped coming to Bonita Highlands.

Seriously, it seems that some dog walkers can't be bothered with taking their own dog's waste home with them and putting it in their own trash bins.



If you know of a dog walker who is being inconsiderate to other walkers and homeowners, please do thank them for picking up after their animal and placing the waste into a bag instead of leaving it on the sidewalk or trail. But then ask them to please "finish the job" and dispose of the bag at home instead of leaving on the trail or elsewhere in the open spaces. We all have to help each other to keep our Bonita Highlands clean.

**By the way, a special "Thank You" to all you walkers who continue to pick up trash during your walks. You all are a class act! Thank you! ~The Management**



**New Neighbors:** Call the Bonita Highland's "Welcoming Committee" representatives **Bobbie and Ray 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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**The next monthly BHHA HOA meeting will be held via ZOOM on  
Tuesday February 9th, 2021. The meeting will start at 6:30 pm**

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.



**NEED SOME HELP PLEASE**

We need someone who is good with a chain saw to carve out two bench seats from two large stumps near two trail entrances. Nothing fancy, unless you have a special talent. We'd like "free" but can pay a modest amount if you know someone who isn't a homeowner.

Contact Michelle if you, or someone you know, is interested. Her e-mail is:

**[michellebhha@gmail.com](mailto:michellebhha@gmail.com)**

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.