



The Bonita Highlander

February 2024

A Note from the Board of Directors

Annual Assessment Dues

The Bonita Highlands Homeowners Association (BHHA) has been incredibly lucky over the past few years in maintaining the same rate for our homeowner Annual Assessment. However rising costs have now caught up with the Association, and this year it will be necessary to implement an approximate 18-20% increase in the Annual Assessment in order to meet our current FY24/25 budget costs/obligations. The new Annual Assessment will be \$534, which when you break it down is only \$44.50 per month; \$10.27 per week; \$1.46 per day.

The maintenance and care of our Open Space area is one of our biggest costs. We are so fortunate to have this beautiful open space that offers so many benefits to each of our homeowners. Whether we walk or hike any of the 7+ miles of trails or just enjoy the openness of our 106 acres of open space, it's really nice to have homes that are not track-stacked next to each other on all sides. We also benefit from all this open spare area in that we have a nice maintained buffer of land between properties that no one can ever build on, which ensures the open and rural feel of our community. But this area has to be maintained from a safety standpoint which includes compliance with state and county fire regulations. The BHHA is in the final stages of executing a new landscape maintenance contract, and has spent a fair amount of time over the past few months on the process with nine interested companies. At the final stage of this process, the Association had only received two bids, with the other companies bowing out for a variety of reasons. The received bids were evaluated and the BHHA negotiated with each company to ensure we had the best possible price. Plus, in the interest of keeping costs down, the BHHA even removed some of the tasks that will be taken care of by the BHHA. Nevertheless, the total cost for the maintenance contract has increased substantially and it is necessary to increase the assessment to meet these costs.

While the maintenance of the open space will be our biggest single cost increase this year, almost everything else has gone up as well over the past year or so, i.e., insurance, water, postage, printing, etc. The one thing all of us can help control is the cost of printing and mailing Association documents to ourselves. The BHHA continues to encourage homeowners to sign up for Electronic Transfer Consent (ETC) which allows the Association to send information like the required Monthly Newsletter and other various forms, documents, and information to homeowners via email, which greatly decreases the Associations costs for printing and postage for these types of items. If you are interested please contact the Recording Secretary for the ETC form at bhighlanderhoa@gmail.com.

Your Assessment Dollars at work—Slope stabilization, Brow Ditch Repair, and Palm Tree removal.



Senior Gleaners

Have you heard about Senior Gleaners? Their web-site says "We feed the hungry by gathering surplus crops...and distributing food across San Diego County. www.seniorgleanerssdco.org.

Many Highlands residents have beautiful fruit trees that produce more fruit than a family can use and it is often left on the trees, Senior Gleaners will come for a tree or two or an orchard and take the unused fruit to benefit those in need.

Contact Senior Gleaners with questions or requests. Email info@seniorgleanerssdco.org or call 619.633.9180. We are always happy to assist you.

Senior Gleaner picked 112,885 lbs of crops in 2023!

The association may be contacted via the U.S. Postal Service and email at the information provided below.



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

NEW Email: bhighlanderhoa@gmail.com

Our Bonita Highlands documents, forms, meeting minutes, and notices may be found on our website:
bonitahighlands.org

Our next Monthly meeting will be February 13 2024. It will be an in person meeting, at the Bonita Sunnyside Fire Station. It will begin at 6:00 p.m., and is open to all homeowners.

We are encouraging all homeowners to sign up for Electronic Transmission Consent (ETC) of HOA newsletters and state mandated mailings. We reduced our number of mailed newsletters and packets to 377 of 667 but still spend over \$700 on printing and mailing costs. **In January we will have our large annual mailing and hope many more homeowners will sign up for the electronic option to save the HOA money. With all costs going up, and our desire to keep our assessment at the current amount, it is important to cut costs where we can. Mailing is certainly one of those costs.** Talk to your neighbors and encourage them to request the ETC form from the Recording Secretary at: bhighlanderhoa@gmail.com or download one from our website.

Elder Fraud Schemes

SVCA presented a program from the FBI on Elder Fraud at their January 3rd meeting.. Here are some of the Schemes:

- Romance scam: Criminals pose as interested romantic partners on social media/ lonely seniors.
- Tech Support Scan: Criminals pose as tech support reps and offer to fix non-existent computer issues.
- Govt. Impersonation Scam: Criminals pose as government employees and threaten to arrest or prosecute victims unless they agree to provide funds or other payments.
- Home Repair Scam: Criminals appear in person and charge homeowners in advance for home improvements services they never provide.
- Family/caregiver scam: Relatives or acquaintances of elderly take advantage of them or otherwise get their money.

Protect Yourself:

- Resist pressure to act quickly. Scammers create a sense of urgency to produce fear. Call police if you feel you are in danger.
- Be cautious of unsolicited phone calls, mailings and door-to-door services.
- Never give or send personally identifiable information, money or valuables to unverified people
- Disconnect from internet or shut down device if you see pop up message or locked screen.

If you believe you have been a victim contact FBI field office or submit a tip online. You can also file a complaint with FBI Crime complaint @ ic3.gov.

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 Manager:

Mary Ellen Phillips

Information for publication should be sent to the editor, copy-ready, at bhighlanderhoa@gmail.com. The deadline is the 15th of the month, for publication the following month. The Association reserves the right to edit any



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The next monthly BHHA meeting will be held on ***Tuesday, February 13, 2024***. This will be an in person meeting, at the Bonita Sunnyside Fire Station.

The meeting will begin at 6:00 p.m. and is open to all homeowners

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. Please sign letters and include a telephone number (which will NOT be published). 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.