



The Bonita Highlander

July 2022

Welcome James Endicott—Open Space Chair

Hello Bonita Highlands Homeowners,

My name is James Endicott and as of July first, I have taken the reins from Michelle Kriz as Open Space Chair (OSC). With much attention to detail and foresight, Michelle has done a terrific job in keeping our beautiful open space and trail areas preserved and accessible. She has been most helpful in guiding me through the knowledge that this job demands and the many procedures needed to implement. Thank you, Michelle!

A little about myself. I have lived in the Highlands since 1999 coming from Riverside where I owned and operated a large Christmas Tree Farm and retail/wholesale nursery known as Pine Hill Farms. With land prices and housing development encroaching, I decided to sell the acreage and take an early retirement. After a couple of years of “retirement,” I decided to change directions, and on a suggestion of a close friend investigated education and teaching. To make a long story short, I just retired (again) from 22 years of teaching language arts in the LaMesa/Spring Valley School District.

The experiences in both teaching and agricultural management has given me firsthand knowledge which I believe will be useful and needed for the position of OSC. This position requires a basic understanding of both native and non-native plants, growth patterns, pest and disease control, irrigation needed and maintenance thereof. It also requires working with staff to implement needed attention to specific areas such as trails and trail heads, established tree groves, water runoff and erosion, invasive plants and trees into open spaces, and fire, safety and environmental protocols.

I am greatly looking forward to implementing the mandated responsibilities required for this position and speaking with Highland neighbors about their concerns and issues with the open spaces in this great community of the Bonita Highlands.

Happy Trails,
James

Friendly Reminder

FIREWORKS OF ALL KINDS ARE PROHIBITED IN THE HIGHLANDS!

That includes bottle rockets, cherry bombs, sparklers, etc. The oats may have been recently mowed, but the fire danger still exists. We have firework events are all around us to enjoy, e.g., the Swap Meet in Spring Valley, Kimbal Park in N.C. , Olympic Training Center, and S.D. Bay! Plus, be considerate of our neighbor’s pets. Have a Safe and Happy July 4th!



We Value Your Opinion

The BHHA Board of Directors and Staff will be reviewing and updating the Rules and Regulations for Bonita Highlands. Homeowners that wish to provide inputs as part of this review can download the Rules and Regs from our website (bonitahighlands.org) and send their comments and/or recommendations to Bhighlander@cox.net. The revised Rules and Regs will be reviewed at three consecutive meetings before adopted. - RS

Parting Thoughts From Michelle Kriz

BROW DITCHES: When the Highlands were developed, the builder worked with the San Diego County and installed brow ditches along and at the base of our slopes to properly control drainage from the Open Space and resident lots safely to the streets. Twice a year the HOA has Land-Care clean the brow ditches; once after the mowing in May-June and again in October before the rains begin. It's challenging to keep the miles of brow ditch clean, but this is a priority, and the HOA has been working hard to cut-back and/or remove trees and shrubs growing next to brow ditches. This reduces the debris that falls into the ditches and cuts down on ditch damage caused by roots.



When a brow ditch is on a homeowners lot/property, the homeowner is responsible for maintaining the brow ditch, which primarily means keeping it clean so nothing impedes the smooth flow of water through the brow ditch, and especially where the brow ditch passes under a fence. See Rules and Regs 5.4. There have been cases where homeowners have "blocked" brow ditches that go under their fence which in turn has caused flooding issues on the neighbor's property. In these cases, it is recommended the homeowner install some type of wire fencing or steel gurdng material that would allow the flow of water, but would prohibit small animals and/or toys from running through the brow ditch under the fence. If anyone has any questions about brow ditches please contact the BHHA at Bhighlander@cox.net with an address and explanation of the issue.

FENCES AND PROPERTY LINES: It was the homeowner's responsibility and choice to install a fence on their property. Some homeowners made the choice not to fence their entire property. This is called "short fencing", and while acceptable, the homeowner is still responsible for the maintenance of the property and brow ditches outside their fencing but within their property lines. The reverse of this is called "long fencing" or "encroaching", where some homeowners may have installed their fences beyond their property lines into the Open Space. Homeowner are given a copy of their plot map in their preliminary title report at the opening of escrow. Homeowners should double check the correct dimensions of their property to know whether their fence is "on" their property line, "short fenced", or "long fenced". Maintenance of fences adjoining the Open Space, or on a trail entrance must be in good condition.

INVASIVE PLANT SPECIES: Over the years several invasive species of plants have made their way into the Open Space. Most of these invasive plants have escaped from homeowners' properties, but some may have been intentionally planted by homeowners. Good examples of invasive plants include, yucca, agave, cholla, prickly pear, Brazilian pepper tree, California pepper tree, honeysuckle, pampas grass, trailing vines, ice plant, etc. These plants can easily escape from a yard and become a nightmare and costly to remove from the Open Space. Homeowners who have planted any of these types of invasive plants in their yards, especially close to the Open Space, are responsible to keep them out of the Open Space. Per the BHHA Rules and Regulations, homeowners are not to plant in the Open Space without permission from the Board of Directors. If you know that plants from your yard have invaded the Open Space, or have planted them without permission, please be self-responsible and diligent in removing them when they are small. Procrastinating about their removal can result in a huge expense to the homeowner.

It has been a pleasure to serve you.

Get out and enjoy all the natural beauty the Bonita Highlands has to offer!

If you are new to the "Highlands" or know of someone who just moved in, please contact **Ray Snider**, our Welcoming Committee at rsnider742@cox.net or phone at (619) 421-9384. Ray will stop by to Welcome you, or them, to the Highlands and give them a BHHA mug and some information about our HOA.

Please note that Ray is not a point of contact for problems, complaints, or issues. Such items should be identified either at our monthly Board meetings, by e-mail to bhighlander@cox.net, or by letter to our postal address: BHHA, PO BOX 458, Bonita, CA 91908. *Thanks! ~ Ed.*



A Note About Slopes

Part of what makes Bonita Highlands beautiful are the slopes. Landscaping and securing a slope from eroding is a challenge for homeowners and the BHHA alike. I have spoken with many homeowners regarding this challenge and always recommend they secure their slopes using California native plants. A naked slope is slope prone to erosion.

LandCare will be mowing of the Open Spaces, including the slopes in late June, early July.

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



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

E-mail address: bhighlander@cox.net

BHHA documents, forms, meeting minutes, and notices can be found on our BHHA website: bonitahighlands.org

A Note From our ACC-A >>>

Our next monthly BHHA meeting will be on **August 9, 2022 at 6:30 p.m.** There is no board meeting in July, but you may still email the Recording Secretary at Bhighlander@cox.net if there is an issue that needs to be addressed. BHHA monthly meetings will continue to be held by way of Zoom video teleconference (VTC).

All Bonita Highlands Homeowners are welcome to attend these Monthly Meetings! Homeowners wishing to attend the VTC meeting should contact our Recording Secretary at Bhighlander@cox.net, requesting they be included in the distribution of the e-mail which provides the meeting's VTC link.

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. The Recording Secretary will contact them with a homeowner's address who has volunteered an outside VTC station at their residence within the Highlands, ~Ed.



Remember to carry your "poop" bags when walking your four legged friends. Please carry the waste home with you for your trash bin as opposed to leaving in on the trail or sidewalk. Ours is a dog friendly community with lots of places to walk. Enjoy!

From Our Financial Officer

Say, "A-NARR"

This fall, the **Annual Notice of Address, Representative, and Rental Status (ANARRS)** form will be sent to owners of record along with the Annual Audit report. Say, "A-NARR", that's what we call it for short around here for a good reason, it's a mouthful! What should you do with it? I'm glad you asked. If you have never completed one, then do so and send it in. If you have completed an "A-NARR" form in the past and nothing has changed since then, **you DO NOT have to send in another one.** If something has changed since the last time you completed one, then you should update your information and send it in.

Now you know what an "A-NARR" is.

Finally, 100% of owners have paid their annual assessment of \$435! Well done Bonita Highlands!!

Please note there is No BHHA Monthly Meeting in July, so no opportunity for the BOD to approve Structural Change Requests (SCR), until the next meeting on 9 AUG 2022.

Therefore Homeowners are reminded NOT to start any structural changes, exterior painting, fencing, etc, that have not been approved by the BOD.

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 next monthly BHHA meeting will be held on **Tuesday August 9, 2022 at 6:30 p.m.** The meeting will be convened via a Zoom video teleconference (VTC). To attend, please send a request to **Bhighlander@cox.net** and our Recording Secretary or Financial Officer will forward an e-mail to you a day prior to the VTC with a link to the meeting. If you do not have a computer or e-mail capability, please send a letter to our mailing address on Page 3 of this newsletter, including your telephone number, and someone will contact you with a dial-in telephone number for the meeting.

1. Call to Order, Roll Call, Introduction of Board members, Pledge of Allegiance, Announcement of the Next Meeting, Adoption of Minutes from last monthly meeting.
2. Homeowner appearances for appeals to violation 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. A Board Executive session may be held if required.



The Bonita Highlands Homeowners Association Board of Directors welcomes and encourages e-mail and letters from the 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.

