



# The Bonita Highlander

January 2020

## From the Board President - Mike Seiler

**Update to BHHA Rules & Regulations.** Your Directors and Staff have been working on an update to our Rules and Regulations (R&Rs) concerning Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). Our Association has never allowed them in the past, but must now allow them because of a new California law. We fully appreciate that neighbors may be unhappy with more people living next door and perhaps more cars parked on the street, but until some group sues the State to change the law, we must comply. We can, however, put reasonable restrictions on such units, and have done so in our proposed draft update to our Rules and Regulations. We will be formally reading the draft update you see in this newsletter at our January 14th monthly board meeting. This will let Association members comment and recommend changes or additions. My thanks to our Directors and Staff for assembling this quickly and so well. The changes only affect our current R&Rs, paragraph 10 "title" and paragraph 10.1. The remaining, existing sub-paragraphs 10.2 through 10.11 will remain as currently written.

**Speeding and Commercial Truck Parking on Central Avenue.** The Sweetwater Valley Civic Association (SVCA) will be our primary avenue to address this with County. One homeowner has proposed placing a stop sign at the intersection of Sprinter and Central. We are also still trying to get County to put "No Overnight Parking" signage along Central Avenue from Frisbie St to Bonita Rd.

**Board Elections.** Our HOA's annual board of director elections are coming up in March, and anyone wishing to run for the Board of Directors should submit their **Candidate's Qualification Form** at or by our January 14th monthly meeting. You may download a copy from our web site at: [bonitahighlands.org](http://bonitahighlands.org), then click on the "Association" tab and you find the form under "Forms and Other Important Documents."

**Christmas Holiday Decorations.** Thanks to all of you who took the time and made the extra effort to decorate your property this year for Christmas, Hanukkah, Kwanzaa, or other holiday celebration. The lights at night throughout the Bonita Highlands were wonderful. I hope you all took the opportunity to drive around our various neighborhoods to view the lights. A "*Special Thanks*" to the **Jones & Kriz Families** who judged the light displays. My wife and I have done so in the past at it is very hard to determine 1st, 2nd, and 3rd place winners for best decorations. Many residences have over-the-top displays that took much time and effort to construct, while others are simple, elegant and just so nice. Many displays at both ends of the lighting spectrum are worthy winners. However, whether winner or not, every lit home says "Welcome to Bonita Highlands" to passer bys. Nice goin' everyone. I wish each of you wellness and happiness in 2020, and may God bless! ~ *Mike*

### Draft Changes to BHHA Rules and Regulations and Architectural Control Guidelines

#### 10. ADU/JADU OR BUSINESS OCCUPATIONS.

**10.1.a. Allowed ADU/JADU quantity.** One Accessory Dwelling Unit (ADU) or one Junior Accessory Dwelling Unit (JADU) is allowed per property. An ADU is a separate dwelling unit, referred to as a granny flat; and a JADU is a junior dwelling unit attached to a residence, meaning a converted garage. Either unit constructed must conform to and be in accordance with BHHA conformance requirements plus County and State building code requirements and permitting.

**10.1.b (1) Street view maintained.** The original frontal appearance of the property must be maintained. ADU and JADU entry doors shall not be visible from the street. Access and egress from ADUs must be maintained from the front of the property (no rear or side lot entrances are allowed). No trail access for trucks, construction equipment or any vehicles is permitted. All access to be from the County street onto Owner's property. No drainage of water or refuse to hillsides or Open Space; all drainage must go underground to the County road. Above ground hoses or drainage tiles are not permitted.

**10.1.b (2) Mailboxes.** Additional mailboxes are not permitted.

- ◆ **Holiday Lighting:** Just a reminder: in accordance with the Rules and Regulations of the Highlands HOA, all holiday lighting is to come down two weeks after the Holiday. The displays in the Highlands are always delightful and we certainly appreciate all those who chose to decorate their homes. Our contest winners will be announced at the January meeting and then recognized in the February newsletter.
- ◆ **Christmas Tree Removal:** The trash companies will pick up your Christmas tree after the holiday, but some companies require that the trees be cut and put in the yard waste container. Please check with your service to see how best to dispose of your tree. Customer service for EDCO: 619-287-7555; Waste Management: 619-596-5100; Republic: 619-421-9400. There are also sites around where the city collects trees and grinds them into mulch. You will have to check on line for those disposal sites. **Please do not toss your tree into the open space of the canyons around the Highlands.** Reminder: For two weeks, Friday trash pick up will be Saturday, due to the mid-week holidays.
- ◆ **HOA Board Election is approaching:** If you would like to run for a seat on the Board of Directions for Bonita Highlands HOA, please fill out a Candidate Qualification form which is available on our website (home page and in documents). This form must be submitted by the January 14, 2020 Board meeting. There are five board members who each serve a one year volunteer term, beginning with the regular meeting the second Tuesday of March. The election is held at the annual meeting on the first Monday in March. Board members are to attend eleven meetings held the second Tuesday of every month, except July when there is no meeting. Please consider running for our Board of Directors.

**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)

**Fiscal Year 2020-2021 Budget to be Approved**

At the January 14, 2020 Board Meeting, our Board will make the third and final update to the Budget for Fiscal Year April 1, 2020 through March 31, 2021.

If you should have any input, questions, or comments, please address the Board during the Homeowner's Open Forum, which happens shortly after the meeting begins. The Board will consider your input and vote on approving the final Budget and the Annual Assessment amount for FY 2020-2021. Thank you. FO



**The next monthly  
BHHA Board of  
Directors meeting**

Tuesday,  
January 14, 2020  
**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 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 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.

**10.1.b.(3) ADU/JADU Utility Hook-ups.** Utilities/services provided to an ADU/JADU shall be permanently tied/linked to the main dwelling unit’s utilities/services. This includes utilities and/or services for electricity, water, sewer, and trash, which shall be included on billing statements sent to the homeowner(s) of the main dwelling unit.

**10.1.b.(4) Property height, setbacks, square footage limitations, property division disallowed.**

10.1.b.(4)(a) ADU Height. ADUs can only be one story, no two story ADUs are permitted. ADUs are limited to 14 feet in height. ADUs/JADUs cannot block neighbor’s view of Open Spaces, Bonita Meadows or skyline view.

10.1.b.(4)(a) ADU/JADU Square Footage and Setbacks. JADU unit to be no more than 20% of dwelling or 500 square feet whichever is less unless JADU is to comprise the garage which is acceptable. ADUs to be no more than 50% of dwelling square footage or 800 square feet whichever is less; ADUs are intended to be granny flats, not independent residences. All ADU/JADU units require a County permit and proof of such to BHOA prior to start of construction. Setbacks for inhabited ADU are 10 feet for side yards and 20 feet from back property line.

10.1.b.(4)(a) Property division disallowed. There is no right to divide property underlying ADUs/JADUs or sell separately from the fee simple land titled in owner’s name.

**10.1.b.(5) Construction timeframe.** ADU/JADU construction must be completed within four (4) months from start of construction and require the approval and completion of a BHHA Structural Change Request (SCR). These units must conform to the Rules and Regulations of BHHA concerning approved building materials (i.e. roofs, paint colors, etc). The BHHA also charges an administrative fee of \$500 per unit to offset staffing costs incurred to dealing with additional units. A County occupancy permit must be provided and accepted by the BOD prior to occupancy.

**10.1.c. Administrative restrictions.** BHHA administrative restrictions are intended to ensure that only 75% owner-occupied ADUs and/or JADUs are constructed and maintained, and include the following:

**10.1.c.(1) On-site homeowner occupancy documentation.** All titled homeowner(s), 100% of ownership, who desire(s) to add an ADU or JADU must occupy either the primary dwelling unit or the ADU/JADU. Non-resident homeowners are precluded from constructing either an ADU or JADU. When a Structural Change Request (SCR) is submitted to the BHHA Board of Directors (BOD) to construct an ADU and/or JADU, proof of residency will be required by owner(s). Additionally, an annual affirmation of owner occupancy shall be provided in conjunction with the state-mandated **Annual Notice for Address, Representative, and Rental Status** reports, which the BHHA is required to send to homeowners annually along with the BHHA Audit Report.

**10.1.c.(2) Initial ADU/JADU Proof of Residency.** Homeowner residency documents must be forwarded with a completed SCR form when initially requesting BOD approval of an ADU/JADU project. A Post Office box address in Bonita is insufficient for this propose. The BHHA SCR form must also state, and be signed by the homeowner(s) of record with 75% ownership, that they intend to continue to reside on site for the foreseeable future. Three of the following residency proofs shall be used, each having the homeowner’s name and address clearly marked on it:

- A copy of an existing utility bill
- A letter from Social Security Office
- A copy of homeowner’s driver’s license
- A Letter from Public Assistance Office
- A bank statement
- A paycheck stub

**10.1.c.(3) Recurring Occupancy Documentation.** When a SCR form is initially submitted to the BOD for approval, the homeowner(s) must also agree to verify their on-site residence every year using the criteria identified in 10.b(1)(a) above. Failure to provide verification shall result in a fine of not less than \$500, which will be levied against the owner of the property, who shall remain responsible for all fines against occupants of the ADU/JADU.

**10.1.d. Removal of ADUs/JADUs when property is sold.** When a homeowner sells the property, the ADU/JADU must be removed unless the new homeowner(s) agree(s) to live within the main dwelling unit, ADU or JADU. Notice of sale and homeowner(s) intent to reside on site must be provided to the BOD during the Escrow process and shall include names, emails, and phone numbers of intended ADU/JADU homeowner(s) and other residents.

**10.1.e. ADU/JADU Rentals.** If ADUs/JADUs are rented, they must be rented for terms longer than 30 days. This is intended to preclude short term (B&B” or Airbnb”) types of rentals. The property homeowner will provide BHHA with the name and phone number of renters currently occupying ADU/JADU units, including copies of any lease agreement, contact phone numbers and email addresses. Failure to provide this information within ten (10) days of rental or occupancy of ADU/JADU will result in a fine of \$500 monthly until provided.

**10.1.f. PETS.** The primary single family residence allowed to have two (2) pets as defined in our R & Rs. No additional pets associated with ADU/JADU units will be allowed due to noise nuisance and sanitary concerns. Failure to follow the rules and regulations concerning the number of pets allowed will result in a fine of \$500 monthly until removed.



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P.O. Box 458

Bonita, CA 91908-0458

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**BHHA Board Meeting Agenda January 14, 2019.**

**Note: New 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) Zero Hour contract
  - B) Final Reading of 2020 Budget
  - C) ADU and JADUs
6. New Business
7. Community items of interest. 8. Board Member Comments
9. Adjournment. 10. Executive session may be held.

**BHHA Board Meeting Agenda, February 11, 2020**

**Start Time - 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, requests for structural alteration.
4. Committee and staff reports.
5. Old Business.
6. New Business.
7. Community items of interest.
8. Board Member Comments.
9. Adjournment.
10. 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.**