



The Bonita Highlander

June 2022

Final Thoughts—From Open Space Chair

It has been a blessing to serve the homeowners of Bonita Highlands and work to keep the area beautiful and safe. The baton, or should I say walking stick, will be passed into capable hands. LandCare will remain our landscape maintenance contractor. They have been with us for 2 years and are doing a great job. Mowing of the open space has begun and should be completed before July 1. A trail maintenance and brow ditch cleaning will take place as well. Please take this time to make sure any brow ditches on your properties are clean (Rules & Regs Section 5.3). Most tree maintenance will be on hold until after nesting season, June-August. If you notice a downed tree branch or have an emergency, please let us know through email at bhighlander@cox.net. Make sure to give us a location and send a picture, if possible.

Regarding the drought and our green park areas, we will be watering only enough to keep the grass alive. This may result in the areas appearing brown and dead, but they are not. Our grass is drought tolerant and as soon as regulations ease up, we will water more. The Board of Directors has approved a refurbishment of the grass in the park area at the end of Wild Oats Lane and Country Trails, but we will put that on hold to conserve water.

I wanted to leave you by restating a few important rules and regulations regarding Bonita Highlands open space and trails.

FENCES AND PROPERTY LINES: In speaking with some original homeowners, I discovered that fences were not provided by the builder. It was the homeowner's responsibility and choice to install a fence on their property. At that time, property markers may have still been visible, however, some may not. Some homeowners made the choice not to fence their entire property. We call this "short fencing." This is acceptable, but responsibility for the property or brow ditches outside the fence still belongs to the homeowner. The reverse of this is called "long fencing" or "encroaching." Not being able to locate the property markers, homeowners may have installed their fences beyond their property lines into the open space. Most property lines in Bonita Highlands run in a straight line. If your fence makes an abrupt change, it is possible your fence line is off from the property line. Each homeowner is given a copy of the plot map in their preliminary title report at the opening of escrow. Homeowners should be aware of the correct dimensions of their property to know whether your fence is on the property line, "short" or "long" fenced. Maintenance of fences adjoining with the open space, or on a trail entrance must be in good condition.

ESCAPED and PLANTED INVASIVE SPECIES: Several invasive species of plants have made

Continued on page 2

Continued from pg. 1

their way into the open space. Most of these have escaped from homeowners' properties, but some may have been intentionally planted. A few are Yucca, Agave, Cholla, Prickly Pear, Brazilian Pepper Tree, California Pepper Tree, Honeysuckle, Pampas Grass, trailing vines, ice plant... The Brazilian Pepper Tree, ice plant, and agave are especially good at spreading into the open space. These plants can easily escape from a yard and become a nightmare to remove from the open space. If you have planted any of these species in your yard next to the open space, it is your responsibility to keep them out of the open space. Once they escape, gaining access to remote areas to remove them is difficult and expensive. Never throw a piece of cactus, ice plant, or Yucca over your fence into the open space. They will grow where they land. Per our Rules and Regulations, a homeowner is not to plant in the open space without permission from the Board of Directors. If you have planted in the open space or know that plants from your yard have invaded the open space, please be diligent in removing them when they are small. Procrastinating can result in a huge expense for you.



It has been a pleasure to serve you. Get out and enjoy all Bonita Highlands has to offer.

Michelle Kriz, Departing Open Space Chair

Please note, there will be no tree trimming during June, July and August due to S.D. nesting season.

Birds—Feeders—and Avian Flu

Historically, avian influenza has posed little risk to common songbirds, but recent infections in Canada and the United States of corvids such as Blue Jays, American Crows, and Common Ravens concern researchers about the possibility of an even larger outbreak. And a confirmed case of an infected Black-billed Magpie in Wyoming has Audubon Rockies Community Science Coordinator Zach Hutchinson worried about the possible spread of avian flu through bird feeders. "In the West, Magpies are a common feeder bird for many folks," says Hutchinson. He points out that corvids, like raptors, are scavengers that could possibly pick up the virus from infected carcasses.

The main concern with songbirds is the chance that a rare individual might transmit an infection to poultry. This is a concern because poultry are so much more vulnerable than songbirds to HPAI. The key intervention is to keep songbirds away from poultry; it's less important to keep songbirds away from each other.

If you have a backyard poultry flock, these are the most important steps to take: (get more info on these biosecurity measures from USDA APHIS)

1. make their food inaccessible to wild birds
 2. make their water inaccessible to wild birds
 3. keep poultry indoors or otherwise physically separated from wild birds, if possible
- change your clothes and wash hands before tending to poultry (or pet birds)

As a secondary measure, USDA APHIS recommends for poultry owners to take down wild bird feeders or keep them well away from their captive flock *info from: www.allaboutbirds.org*

If you are new to the "Highlands" or know of someone who just moved in, please contact **Ray Snider**, who will stop by to welcome you, or them, with a Bonita Highlands mug and some information about our HOA. Ray may be reached by electronic mail at rsnider742@cox.net or by phone at (619) 421-9384.

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.*



Trash Cans - Trash Cans – Trash Cans

Trash day seems to be a continuing source of frustration for both homeowners and staff. The Rules and Regs state cans may go out the night before trash day and be returned behind the fence at the end of trash day. Leaving cans out until Wednesday often results in a fine warning letter. Please put your cans away after the trash is collected. Thank You—Ed.



From Our Financial Officer

Congrats! 99% of BHHA Owners have PAID their Annual Assessment of \$445

The remaining lots in BHHA should take note of two important dates: On **June 14th**, the Association will be turning delinquent accounts over to our attorney to begin legal actions per our stated Collection Policy. **The amount owed will increase to \$849***. When the lien is filed against your property the amount will increase to \$1,775*.

If you need to know what you owe, please send an e-mail to bhighlander@cox.net with your property address.



U.S. Postal address for the BHHA:
Bonita Highlands Homeowners' Association
PO 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: bonitahighlands.org

Bonita Sunnyside Fire Department

How to create a defensible space: Trim back brush and remove any dead or dying trees, plants and grasses, yard clippings, and any flammable items in a 100-foot-radius. Prune existing native vegetation to 6 inches above the ground. Cut low-hanging tree branches up to 6 feet off the ground and within 10 feet of touching a building, chimney or power line. Low branches may carry a ground fire upwards into the trees. Reduce plants alongside the driveway by at least 10 feet on each side. Trim overhead branches to allow at least 13-1/2 feet of vertical clearance within the driveway for emergency and escape vehicle clearance. For more information on defensible space please feel free to contact the Bonita-Sunnyside Fire Marshall at 619-479-2346.



BHHA monthly meetings will continue to be held by way of **Zoom** video

teleconference (VTC). Our next **monthly** VTC meeting will be on **June 14, 2022 at 6:30 p.m.**

All Bonita Highlands Homeowners are welcome to attend! Homeowners wishing to attend the VTC meeting must send an e-mail to our Recording Secretary requesting that they be included in the distribution of the e-mail, which will provide the meeting's VTC link: bhighlander@cox.net

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 and our Recording Secretary will contact them to provide a homeowner's address who has volunteered an outside VTC station at their residence within the Highlands. ~Ed.

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**



Submissions for publication should be sent to the editor, copy-ready, at 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.



Remember to carry your "poop" bags when walking your four legged friends. Please carry the waste home with you to go in 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!



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The next monthly BHHA HOA meeting will be held on **Tuesday June 14, 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 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.

