



# The Bonita Highlander

September 2021

## From the President

Some items of note:

- The water leak on Corral Canyon near Steeplechase Road has been repaired. According to County Roads manger Orland Mott, the Sweetwater Authority (SWA) found the water coming from one of their lateral pipes under the roadway. SWA completed repairs to their line on August 19th and County will come back in the next few weeks and make final repairs to the roadway's paving. The repaving delay will allow the subgrade time to settle. I have sent a "thank you" e-mail note to Mr. Mott for his and County Road's efforts to work with SWA to find and fix the leak. Mr. Mott will provide a final update when everything is completed.
- There will be a community meeting on **September 7th at 7 p.m.** to view two planned public storage projects intended for our area. The meeting will be chaired by the **Sweetwater Community Planning Group** and will be held at the **Bonita Valley Community Church (Christian Center)** 4744 Bonita Rd. One storage facility is intended to be placed next to the Bonita-Sunnyside Fire Station and will house 540 storage units. The other facility is intended to be placed on Quarry Road and will house more than 900 storage units. The issues for discussion are traffic and aesthetics of the facilities near existing residences and facilities.
- Our Association needs interested homeowners to apply for planned board vacancies in 2022. Our BHHA Board Vice President, Dave Schlesinger, and I will be stepping down from our positions in March 2022, at our annual meeting. We may also lose one of our paid staff personnel as well as possibly another board member. Note that the reason we have such low annual homeowner assessment fees is that we have a volunteer Board and paid, but partially volunteer Staff. We need to keep our Board and Staff filled with like-minded homeowners to preclude having to hire a professional Board and Staff. Should we need to hire professionals, our annual homeowner fee amounts would probably be the amount we would pay each month, or more. If you are interested in running for a Board seat in our annual election, please contact our recording secretary (see page 3 for her e-mail or postal address) and she will put your name on a list to receive a self-nomination document. We will discuss this further during our next monthly VTC meeting. ~ *Mike*

## From the Open Space Chair

### The Best Defense is a Good Offense

The Federal government has designated September as **National Preparedness Month**. The best time to prepare for an emergency is before it happens and doing so brings peace-of-mind. As Californians, the two most common emergencies we face are earthquake or wildfire. Preparations for either of these emergencies are similar. Authorities may ask us to leave our homes or to shelter in place. There are many websites offering step by step instructions and check lists on what to do for either of these scenarios. Two of these are [www.ready.gov](http://www.ready.gov), the federal government's website or [www.readysandiego.org](http://www.readysandiego.org), which offers this same type of information on more local issues.

When preparing for an emergency, the best defense is a good offense. There are steps we can take to make our homes safer. These include preparing for an earthquake by stabilizing furniture inside your home by attaching large pieces to

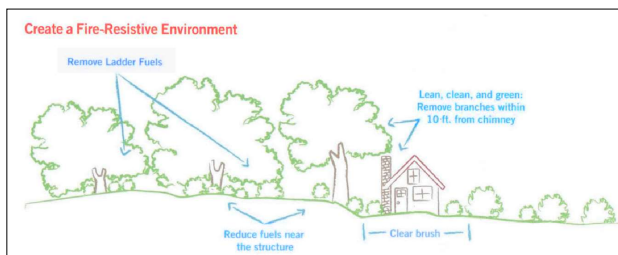
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## Coming Events in Our Community

**BONITAFEST EVENTS:** The Kick Off for Bonitafest 2021 will be Friday September 17th with the annual **Twilight Trail Ride**, which will launch from the Sunnyside Saddle Club arena just off Sweetwater Road at 6:30 p.m. On Saturday, September 18th, Bonitafest will take to the streets for the **Bonitafest Car Parade**. People who wish to celebrate weddings, graduations and other milestones may decorate their cars, and people with “collectible” cars may show off their restorations. The parade will be led by our Bonita-Sunnyside Fire Department and our Sheriff’s Department. The parade will leave the Sweetwater Community Church parking lot at 10:00 a.m. and begin its 13.1 mile route that will go through the Bonita Highlands. The route will travel first through the Sunnyside area, then up Central Avenue to Country Trails, turn left on Country Trails to Blacksmith Road, and then travel down Corral Canyon to Central Avenue again. There are two beautiful Open Spaces areas to set up chairs and cheer on our fellow Bonita Highlands residents. A small area is near Central and Wild Oats and the other, larger one is on Corral Canyon near Central Avenue.



(From the Open Space Chair, continued from page 1)



the walls, designating safe spaces in each room, and practicing “drop, cover, and hold.” The California Earthquake Authority’s website is [www.earthquakeauthority.com](http://www.earthquakeauthority.com). They offer a 7-step plan for preparing for an earthquake as does [www.ready.gov](http://www.ready.gov).

To help the fire department defend your property against wildfire, the number one thing you can do, as homeowners, is to create a “defensible space.” Creating a defensible space is putting a buffer between your home and a wildfire.

This “buffer” allows fire fighters clear access to your property and eliminates fuels within 100 feet of your home. The defensible space laws are intended for areas determined by the State of California to be high or very high fire hazard zones. According to the state map (available at [www.readysandiego.org/content/oesready/en-us/wildfire-hazard-map.html](http://www.readysandiego.org/content/oesready/en-us/wildfire-hazard-map.html)), Bonita Highlands **DOES NOT** sit in a fire prone area. However, areas near us are of that designation. Since most of our properties within Bonita Highlands are 50 to more than 100 feet deep, and we have open space, the Bonita Fire Department suggests following the counties guidelines for creating a defensible space, especially in the first 30-50 feet.

According to **Fire Captain Jason Oosterbaan** of our Bonita-Sunnyside Fire Department, this defensible space is the best way that a homeowner can help the fire department in fighting a fire in Bonita Highlands. Please visit [www.readysandiego.org](http://www.readysandiego.org) to get all the information you need to help create a defensible space. Fire Captain Oosterbaan recently commented that Bonita Highlands is doing a great job of taking care of our open space. We are in contact with the Bonita-Sunnyside Fire Department on a regular basis and the fire department uses our trails for training. They keep keys to the gates to the horse rings and we keep our fire access roads cleared to allow fire trucks easy access to the open spaces. Captain Oosterbaan understands that not every source of fuel can be removed and has noticed how BHHA is working to clean up the open space. Our tree maintenance plan includes skirting the trees to remove branches at least six feet up from the ground, removing dead trees, and clearing dead brush in the open space. We have already addressed many areas over the past year.

Chief Oosterbaan has offered to attend our October 12, monthly HOA meeting to answer any questions homeowners may have. Please plan to be a part of this informative event. Look for more details in our October Newsletter. ~ **Michelle Kriz**



We are happy to report that **Ray Snider** will be taking over the Welcome Committee that his recently deceased wife Bobbie chaired for many years. A special “**Thanks!**” to Ray for taking on this important position.



## IMPORTANT: CA LAW REQUIRES ALL HOMEOWNERS PROVIDE INFORMATION TO THEIR HOA

A law, effective January 1, 2017 (Civil Code, Section 4041), requires each owner of a separate interest to provide written notice regarding certain information to the Association on an annual basis. The information required by each homeowner is the following:

- 1) address or addresses to which notices from the Association are to be delivered,
- 2) alternate or secondary address to which notices from the Association are to be delivered,
- 3) name and address of Homeowners' legal representative, if any, with supporting documents, &
- 4) whether the home is owner-occupied, rented, or vacant.

BHHA includes the request for this information on a form called, **Annual Notice for Request of Address, Representative and Rental Status (ANNARS)** with the Audited Financial Statements' mailing each September. Only return the ANNARS if you have never submitted one OR if any information has changed since your last submission.

If the required information is NOT provided, the property address will be deemed the address to which notices are to be delivered.



### 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**

### ACE Storage in Bonita - Update

The Sweetwater Community Planning Group has scheduled an **in-person public meeting on Wednesday, September 7, 2021 starting at 7:00pm.**

The location is the Bonita Valley Community Church, 4744 Bonita Rd., Bonita, CA 91902. Ace Self Storage will be presenting their update/changes to a proposed self-storage project next to the Bonita-Sunnyside Fire Station. Large plans with the changes can be reviewed at the Church starting at 6:30 pm.

COVID Protocols will be in place, so bring a mask.



**MEETING!**

Until the Fire Department's Training Room is again opened for community use and the pandemic eases up a bit more, BHHA monthly meetings will continue to be held by way of Zoom video teleconference (VTC). Our next VTC meeting will be on **September 14th 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.

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## ***The Bonita Highlander***

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The next monthly BHHA HOA meeting will be held on ***Tuesday September 14, 2021 at 6:30 p.m.***  
The meeting will be convened on a Zoom Video Teleconference.

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.



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.

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