



The Bonita Highlander

August 2025

BHHA Rules and Regulations Updates

Throughout the year the BHHA Board receives all types of communications from homeowners regarding all kinds of topics, concerns, and requests. A lot of the communications deal with various parts of the BHHA Rules and Regulations. As such, the Board keeps a running list of items that will be addressed in the next revision to the Rules and Regs. The BOD is currently undertaking a revision of the Rules and Regs over the next few months. Part of this revision will be a format change with the intent to consolidate similar items into categories. The other part of this revision is making actual changes based on the inputs received from Homeowners and any changes in the state and local laws dealing with HOAs. This edition of the BHHA Newsletter addresses some of the actual changes the Board is planning to incorporate in the next version of the Rules and Regs. Homeowners are invited to review the proposed changes and come to the next BHHA Monthly Board Meeting on 12 August, 2025 to share their thoughts and ideas about these changes. The Board will listen to all the homeowner's inputs and make a final decision on these proposed changes to the Rules and Regs.

2.3 Replacement roofs and new structure roofs, e.g., house expansions, must be California Building Code (CBC) Class A fire rated materials other than wood shake/shingles or 3-tab asphalt shingles. These materials include slate, clay tiles, concrete/concrete composite tiles, and some Architectural and Luxury grade asphalt fiberglass composite shingles. Homeowners replacing roofs, making expansions to their home which includes a new roof, and/or building separate buildings/sheds, shall submit an SCR to be reviewed and approved by the BHHA BOD to ensure it conforms with these BHHA architectural standards.

3. Major Repair or Replacement. In the event that all, or a major part of the residence or outlying buildings must be repaired or replaced (due to accident, fire, or other calamity), repairs or replacements shall be made in substantially the same form and size as before the loss occurred. All plans to rebuild or replace the residence or outlying buildings shall be reviewed and approved of the BHHA BOD using the SCR process to insure it conforms to current BHHA architectural standards. It is understood that major repair or replacement projects may require a contractor to be onsite for several weeks to months and as such, the contractor routinely has a porta potty delivered for their use. When the homeowner knows that a porta potty is going to be delivered, the homeowner shall submit an SCR with the date and duration for the porta-potty to be reviewed and approved by the BHHA BOD, so the ACC-C Staff Member is aware of the porta-potty.

9.3. Motorhomes (RVs), campers, trailers, boats, dune buggies, jet skis, "quads", and other recreational vehicles must be stored in a place screened from the street view of the home, i.e., behind a homeowner's fencing. Motorhomes include Class A (bus based), Class C (truck based) and some of the larger Class B (van base) vehicles. It is understood that Homeowners need to prep and unprep their motorhomes, campers, trailers and other recreational vehicles for use. There is a 72-hour limit on parking these items in the driveway for the prep and unprep activities. If homeowners feel they may need additional time to prep/unprep their RV, campers, trailers, etc., they shall submit an SCR indicating the requested additional time and rational to be reviewed and approved by the BHHA BOD. Homeowners with a smaller Class B motorhome that wish to park their motorhome/RV in their driveway shall submit an SCR to be reviewed and approved by the BHHA BOD to ensure their Class B motorhome conforms with the current BHHA standards. It is understood that taller campers, motor homes, trailers, etc., may not be completely screened from view due to the normal 6-foot fence height.

BHHA Rules and Regulations Updates

10. Storage

10.1 Garbage cans, recycling bins, and green refuse bins, shall be stored in a place screened from the street view of the home, i.e., behind a homeowner's fencing, when not placed at the curb for collection. Trash and recycling containers, debris from gardening, trimmings, and other trash may not be placed at the curb prior to 5:00 p.m. the day before pick-up and must be removed from the street by 9:00 a.m. on the day after trash pickup.

10.2 Equipment, woodpiles, storage piles, rubbish, trash, garbage, etc., shall be kept screened from the view of street and/or neighboring residence lots (CCR&E Article 9.1.6). These types of items that are not routinely removed by the homeowner can create habitats for mice, rats, and other rodents that may pose a health hazard to the homeowner and neighbors. Due to this potential safety hazard, homeowner shall not allow these types of items to accumulate on their property.

10.3 Large box type storage containers, i.e., Big Box, PODS, etc., can be used by homeowners for short-term, temporary storage during home remodeling projects. These large box containers will be treated a vehicle and must be placed on the homeowner's driveway or solid parking area. Homeowners who plan to use a large box storage container shall submit an SCR to be reviewed and approved by the BHHA BOD to ensure it size, location, and time requirement conforms with the current BHHA standards.

16. BHHA Compliance Fine Schedule

The BHHA BOD has established a Rules and Regulations Compliance Fine Schedule to be administered as part of the overall Rules and Regs compliance process previously described. This fine schedule represents a listing of the most common Rules and Regs compliance violations. As noted in the compliance process and procedures, the BHHA BOD will work with homeowners to rectify any Rules and Regs/CCR compliance issues with the goal of corrective actions without the need for fines.

16.1 Fine Schedule Minimum Values.

a. Basic Violations of the CCR&Es, Rules and Regs, etc.	\$100
b. Unauthorized Structural Changes to Property	\$100
c. Unauthorized Landscape Changes to Property	\$100
d. Stored Vehicles/Trailers	\$100
e. Open Space Issues (trees, bushes, etc.)	\$100
f. Garbage Cans Left on Street	\$100
g. Hazardous Conditions/Activities (Risk of harm to persons or property)	\$250

16.2. Failure to correct violations on a continuing basis, or repetition of the same violation, may result in the BOD levying additional fines.

The Board is working on **additional Rule and Regs changes** which are more administrative in nature and include the following:

- Updating the Structural Change Request (SCR) Process to incorporate the more efficient use of PayHOA
- Updating the ACC-C Rules and Regs notification process to incorporate the current friendly Yellow Door Hanger and the more efficient use of PayHOA.
- Putting "processes", SCRs, ACC-C notifications and fine process, etc., into Addendums
- Global updates to other parts of the Rules and Regs that are being folded into the PayHOA system

From the Financial Officer

The mailing of the Audited Financial Statements for fiscal year 2024-2025 will be mailed shortly. The packet will include the A-NARR form (Annual Notice for Request of Address, Representative and Rental Status). Please update your personal information regarding your Highlands' home IF you have never filed this form with us OR if anything has changed since the last time you filed one. This insures we mail/email HOA information to the correct address.

Please return completed A-NARR within 30 days to bhighlanderhoa@gmail.com or mail it to our PO Box in Bonita, listed at the end of the newsletter.

We appreciate your efforts to keep our records current!

Update on Open Space Mowing!

Dear Bonita Highlands Homeowners,

The Open Space Committee wishes to address the delay in this year's Open Space mowing, typically completed before the 4th of July. Due to an unusually high demand for mowing services, driven by California's ongoing wildfire prevention challenges and the subsequent withdrawal of many insurance providers from the state, our contractor Aztec Landscaping, as well as many others that schedule and use the same equipment, is experiencing significant scheduling backlogs.

As the largest expense for the BHHA, Open Space mowing and fire risk prevention remains a priority. The unforeseen consequences of the LA fires has increased the demand for many HOA's like ours. The Open Space Committee is doing everything in our power to mitigate the situation. We have confirmed with Aztec, who was also caught off guard, that the mowing, along with other trail maintenance will commence as soon as the equipment high demand and backlogs allow. The Open Space mowing is scheduled to begin this month with the focus on higher risk areas first, quickly followed by the remaining areas.

Thank you for your understanding as we navigate these challenges to maintain our community's safety and standards.

Sincerely,
Bonita Highlands Open Space Committee

The Bonita Highlander is the monthly newsletter of the Bonita Highlands Homeowners' Association (BHHA), a California non-profit corporation. The Newsletter is distributed (postage paid) or emailed to each residence within the Bonita Highlands. Information for publication should be sent to the recording Secretary & Editor, Mary Ellen Phillips at bhighlanderhoa@gmail.com by the 15th of the month, for publication the following month. The Association reserves the right to edit any copy submitted for publication.

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



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The next monthly BHHA meeting will be held on ***Tuesday, August 12, 2025, at 6:00 PM***, in person at the Bonita Sunnyside Fire Station. All homeowners are welcome to attend.

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: ACC-A (SCRs), ACC-C (violations), Financial Officer, Open Space Chairperson, and BHHA Communications.
5. Old Business: Rules & Regs Update, Committees
6. New Business: Annual Mailing, ANAAR, Software Subscriptions
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. 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.