



The Bonita Highlander

August 2026

Think Fireworks Don't Cause Fires — Think Again!!



This is the scene through the trees at the end of Wild Oats Lane and Country Trails! Although these fireworks flames were not in the Bonita Highlands, they were at the northern boarder pretty close to some of our BHHA homes. BHHA homeowners whose property was adjacent to the burning brush called reported the fire. Thankfully Bonita Sunnyside Fire Dept



along with Chula Vista Fire Dept responded immediately with four fire vehicles and the Battalion Fire Chief and were able to knock down the fire before it could spread and damage any homes! Thank You, Firefighters!!

Do I Need a Structure Change Request (SCR)??

An SCR, or Structural Change Request, is the simple written process BHHA uses to review exterior property changes before work begins. It is generally needed when a project changes a home's exterior appearance, structure, materials, hardscape, or major landscaping—for example, exterior paint, roofing, driveways, fences or walls, solar panels, pools, patios, sheds, grading, or an ADU/JADU. Routine like-for-like maintenance and minor landscaping may not require one. The goal is to confirm that proposed work is consistent with BHHA's governing documents and community standards before a homeowner spends money or begins construction. An SCR does not replace any required San Diego County permits.

If you are unsure, please ask before ordering materials or starting work. Email a short description—and a photo or simple sketch is helpful—to bhighlanderhoa@gmail.com, or send a general question through PayHOA. The current SCR form and BHAA governing documents are available at bonitahighlands.org. The process is not meant to discourage improvements. Over the past two years, 147 of 149 SCRs (about 99%) were approved. Sometimes the Board requests clarification, a small change, or a contingent condition, but outright rejection is rare. The SCR process helps homeowners avoid surprises while helping keep the Bonita Highlands attractive, well maintained, and property values high!

Notice from the Board

The mailing of the Audited BHHA Financial Statements for FY 2025-2026 will be mailed shortly. The packet will include the Annual Notice for Request of Address, Representative, and Rental Status form (ANARR). If you have never completed/filed this form with the BHHA or any information has changed, please complete the form and return it within 30 days to bhighlanderhoa@gmail.com or mail it to the BHHA Recording Secretary at P.O. Box 458, Bonita, CA, 91908-0458.

Conformance Corner — A Friendly Reminder From Your ACC-C

The BHHA Board and Staff are committed to preserving the beauty, safety, and property values of our community. As part of that commitment, routine neighborhood observation tours are conducted throughout the Highlands.

If you receive a **Friendly Yellow Door Hanger**, please don't be alarmed. It is not a citation or fine, it is simply a friendly courtesy notice identifying a property maintenance item(s) that need attention. It provides homeowners an opportunity to correct the issue before the formal BHHA Rules and Regulations compliance enforcement process begins. The most common observations identified during these neighborhood tours include:

- Dead or dying grass, noticeable bare dirt areas, and overgrown weeds
- Fences or homes in need of paint or repair
- Mailboxes that need painting or replacement
- Trash containers left visible after collection day
- Stored vehicles, RVs, boats, trailers, or storage pods visible from the street
- Miscellaneous items stored in front of the home that are visible from the street
- Holiday decorations remaining beyond the permitted timeframe

One area that is frequently noticed is the parking strip, which is the landscaped area between the sidewalk and the curb. It is the homeowners' responsibility to maintain the landscaping all the way to the curb.

I truly enjoy meeting and talking with neighbors whenever the opportunity arises. However, because these bi-weekly tours are conducted through the entire Bonita Highlands, stopping to visit with each homeowner would make the tours take most of day and prevent us from completing observations consistently and fairly. The Friendly Yellow Door Hanger allows us to quickly communicate Rules and Regulation compliance concerns while giving every homeowner the same courtesy and opportunity to address them.

Since implementing this Friendly Yellow Door Hanger process, we have found that 95%+ of the concerns are addressed by the homeowners within a few days!. Please don't take these simple notices personally! And please continue correcting the noted compliance issues promptly! Doing so, will help avoid an formal warning letters, possible fines, and any additional compliance enforcement actions.

Taking care of the issue promptly helps keep the Bonita Highlands the attractive, well-maintained community we all expect. We "Thank You" for helping preserve the appearance of your property, which in turn preserves the appearance, quality, and pride of ownership of the Bonita Highlands.

Board of Director Elections & BHHA Annual Meeting

The annual election for the BHHA Board of Directors for the 2026-2027 year, will take place March 1, 2027, at the BHHA Annual Meeting. Any homeowner interesting in running for the Board must complete a Candidate Qualification Form which is available from the BHHA Recording Secretary at bhighlanderhoa@gmail.com. The election timeline is located on the BHHA website at bonitahighlands.org and is summarized below.

- 1 OCT 2026 — Candidate Qualification forms are available.
- 2 NOV 2026 — Notice of Nomination Procedures will be issued.
- 1 DEC 2026 — Nomination Deadline. All Candidate Qualification Forms must be received by this date to be considered for nomination to the Board.
- DEC 2026 — The candidate list will be finalized and the election officials selected. Homeowners will be notified of voting procedures, including time, date and location for in-person voting.
- JAN 2027 — The election ballots, instructions, and return envelopes will be mailed to all current homeowners by the last week of January 2027.
- 1 MAR 2027 — Homeowners must submit their ballots so they are received by March 1, 2027 to be counted.

Additional information about the Annual BHHA Board of Directors Election will be provided in future Newsletters.

Community Reminder — E-Bikes, Open Space, & Neighborhood Safety

Over the past several months, the BHHA has received numerous reports involving unsafe riding of e-bikes, electric bicycles, electric motorcycles, dirt bikes, and other similar recreation vehicles in the Bonita Highlands. Many of these reports concern e-bikes/electric bicycles being ridden in the Open Space areas and recklessly on the streets and sidewalks. Some of these reports included unsafe maneuvers in the middle of traffic and riding close to pedestrians and equestrians. The BHHA recognizes many residents use e-bikes responsibly. But there is a growing concern regarding reckless e-bike activity and personnel and animal safety, potential property damage to the Open Space and Trail areas, possible damage to homeowner's property, and potential injury to the e-bike riders!

The BHHA Rules and Regulations state the Open Space and Trails are for pedestrians, equestrians, and nonmotorized vehicles. Motorized vehicle access is limited to BHHA authorized situations, primarily for the landscape maintenance of the Open Space and Trail areas. Homeowners who witness unsafe e-bike activity should not attempt to stop the riders, follow them, or engage in arguments with them. If the activity creates an immediate danger to pedestrians, equestrians, motorists, or the riders themselves, contact law enforcement immediately! Otherwise, homeowners are asked to report any unsafe activity to the BHHA Open Space Committee at bhhaopenspace@gmail.com. If possible please provide as much information as you can which could include the following:

- Date, Time, and Location
- Description of the e-bikes and Number of Riders
- Description of the Activity and/or Photographs or Video Taken

We are asking parents and guardians to speak with their younger riders and remind them the BHHA Open Space and Trails are not authorized for e-bike riding. We also ask parents to reinforce safe riding practices on neighborhood streets, particularly when riders are traveling in groups. Wheelies in front of vehicles, weaving through traffic, blocking lanes, riding near horses or pedestrians, and other unsafe activity can quickly create a dangerous safety situation for vehicles and people walking, jogging, walking their pets, riding horses, etc.

The BHHA's objective is not to discourage responsible recreation. It is to protect our Open Space and Trails, residents, pedestrians, drivers, horses, and young riders. The BHHA believes most of these issues can be resolved through awareness and mutual Bonita Highland resident cooperation.

Related Open-Space Incident

Recently, the BHHA had the landscape maintenance contractor remove two large mounds of dirt that were illegally dumped in the Open Space area where e-bikes had previously had a "jump" area. The BHHA Rules and Regulations expressly prohibit dumping any material in the Open Space and Trail areas. Photographs and videos were taken of the incident to document the dump truck, license plate, company markings, location, and surrounding activity. The incident and this information was reported to the San Diego County Sheriff's Office.

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.

BHHA
PO Box 458
Bonita, CA 91908-0458

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



The Bonita Highlander

5073 Central Ave. #458
Bonita, CA. 91908 - 0458

PRST-STD
U.S. Postage
PAID
Chula Vista, CA
Permit No. 171

The next monthly BHHA meeting will be held on Tuesday **August 11, 2026 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), Treasurer, Open Space Chairperson, and BHHA Communications.
5. Old Business: Exterior lighting, compliance inspection plans for the summer, feeding wildlife update
6. New Business: banking update, escrow services update
7. Community Items of Interest.
8. Board Member Comments.
9. Adjournment.
10. Board Executive Session: (personal, financial, compliances issues, if required).

Note: Agenda will be posted to PayHOA the Friday before the monthly mtg.



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.