

# THE TOWNE LOCAL

# Bonita

OCT 2024 | ISSUE 1



## FEATURED FAMILY

The Arancibia Family

## FEATURED BUSINESS

Bonita Point 76 Auto Care

## YOUR HEALTH

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# WELCOME FROM THE EDITOR

*A small town is a community of people who share memories and a history of caring for each other.*



**JEFF BETTGER**  
PUBLISHING DIRECTOR

## WELCOME TO YOUR NEW THE TOWNE LOCAL BONITA!

Let me introduce myself. My name is Jeff Bettger.

I have worked as a real estate agent in Bonita and the South Bay for the past twenty-four years. I was not born in Bonita, but I know Bonita, as one can know most of the small towns in America.

I raised my children here. We fed the ducks, hit golf balls at the driving range, and enjoyed eating fish tacos and drinking refreshing aguas frescas.

From my experience, many small towns are similar:

- One high school and one junior high. The same prized teachers and preachers, coaches and cultural leaders passing on knowledge and skills to several generations.



Front Cover Designed by Monserrat Montes Esquivel, IG@Momo\_Estudio

- A summer event attended and fondly remembered.
- Dairies and farms driving the economy of the town.

**Customer satisfaction is not a motto, it is a necessity.**

- The many small businesses in town owned by neighbors and family friends. Customer satisfaction is not a motto, it is a necessity.
- Main street is the center of the town's activity.
- An old cemetery full of last names all can recognize.
- Young families living in small houses with large yards.
- Horses previously rode for work and now for play.

Let me compare my present and past small towns:

- Bonita, CA instead of Sterling, CO.
- Bonita Fest instead of the Logan County Fair.
- Rohr Park instead of Pioneer Park.
- The Bonita Museum instead of the Overland Trail Museum.
- Jalisco Cafe instead of the J&L Café.

Yes, I know Bonita. I know it well. Names and faces change over time, but I know the importance of small towns. I know the feeling of belonging in a small town.

A small town may be miles from another town or may be surrounded by large, planned suburbs. That does not matter. A small town is not a location.

A small town is a community of people who share memories and a history of caring for each other.

This magazine is a monthly record of the people of Bonita, CA. People from the past, present and future. It is a welcoming place for seniors, adults, and children.

A place to gather to hear the latest news, to celebrate achievements, and to support the local businesses that keep Bonita thriving.

So, let's pull up a chair and gather together. Let's hear your stories, dreams and ideas. Let's watch the future of a small town unfold.

## WELCOME TO THE TOWNE LOCAL BONITA.

To Kim Skulavik,

A special and sincere THANK YOU for your extra time, effort and patience making this magazine so visually beautiful! Your graphic design skills are amazing! -Jeff

By the way, Kim is available for hire as a marketing consultant/creator for your business. Contact her at [kim@thetownelocal.com](mailto:kim@thetownelocal.com)

Thank you to David Scheurenbrand for your proofreading time and effort!

## Meet the Team



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# Walking Down **MEMORY LANE:**

# MYSSIE MCCANN

**MYSSIE MCCANN** is a fourth-generation resident of Bonita. . . and she just happens to be married to Chula Vista Mayor John McCann. Recently, she was gracious enough to spend time recounting some of the unique aspects of growing up in Bonita. Here are a few snapshots.



Her grandfather was a dairy farmer, and then became a Realtor. He opened Bonita Real Estate with his brother next to the old Bonita Store.

He opened a second office in Chula Vista on 3rd Ave. and was the first person to have two real estate offices in San Diego.

Her Uncle Ward was a famous horse trainer who was in demand throughout San Diego County.

She remembers being told the famous architect William Krisel was brought to Bonita to design homes similar to the homes he had designed for Palm Springs and Rancho Santa Fe. The plan was to make Bonita the Rancho Santa Fe of the South, with an emphasis on horses and ranch-style homes.

She remembers the many local people having booths at Bonita Fest selling their own home art. At that time, Bonita Fest was a two-day event. The booths and the parade happened on Saturday, then the booths remained open on Sunday. As a young girl, she dreamed of being one of the cheerleaders riding on the firetruck during the parade. Years later when she was in high school, that dream became a reality.

She remembers the small Wesleyan

Church of the Valley being moved in 1980 across the land that is now the Christmas tree farm, to its current location. Later, she would be married in the expanded version of that church.

She remembers spending much time at Rohr Park. Having pool parties at the Rohr Park swimming pool. Riding the train through the park. Having AYSO soccer practices and end of year 6th grade picnics at the park.

Her first job was at Mary's Subs. Later, her parents would rent that space and opened Tomatoes Plus, a sub and sandwich shop. In 1990, they moved over to what was a Roundtable Pizza and Arcade. Their goal was to create a place where people could get a quick healthy meal without making a reservation.

***To watch my two-part video interview with Myssie McCann and Mayor John McCann, go to [www.SouthBayFM.com](http://www.SouthBayFM.com)***



## BUSINESS SPOTLIGHT



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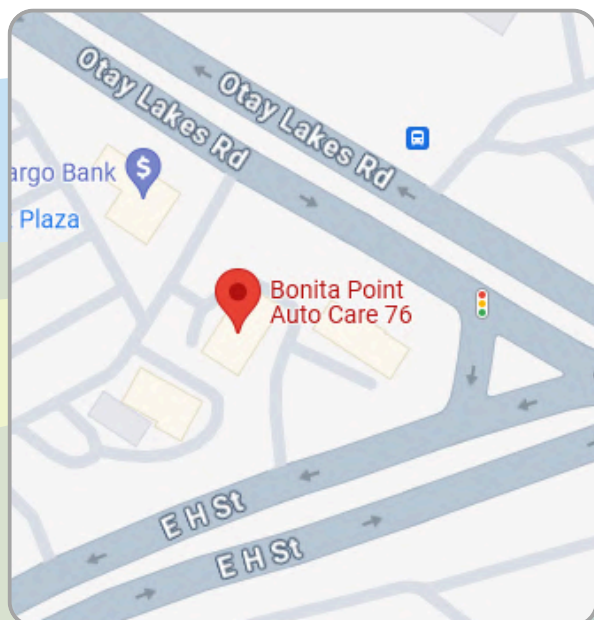
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The intersection of Otay Lakes Road and E. H Street is significant to all who live in the area. Bonita Vista High School, Otay Lakes Plaza, Southwestern College, and the Bonita Point shopping center occupy the corners. On the NW corner, you will find Bonita Point Auto Care 76. This family-run business has kept Bonita's

cars and trucks moving for the past three decades.

Owned by sister and brother Lori Hupp and Ron Ballard, they grew up working in the service stations owned by their father.



When he retired, Ron and Lori took over the business. Lori fondly remembers that even after their father retired, he loved to come down on Saturdays to talk with customers and to stay in touch with the business.

Bonita Point Auto Care 76 offers a full range of auto services. They proudly maintain several certifications:

- STAR Certified smog check location.
- AAA certified repair facility.
- State of California ASE Certified (Automotive Service Excellence) testing facility.

The staff can diagnose/repair/perform a client's oil change, new tires, tire alignments, transmission work, brakes, cooling systems, and batteries. When you see the Check Engine Light come on or hear an unusual noise,

Bonita Point Auto Care 76 can help. They can also service all extended warranties. They service cars, trucks and commercial vehicles.

When asked what she is most proud of, Lori proudly mentioned that clients appreciate their customer service and honesty. "Even past employees bring their cars back to the shop because they know they will be treated well. We explain to clients what needs to be repaired now and what will need attention in the future. This way they can plan ahead."

Lori also mentioned the importance of consistency. Bonita Point Auto Care 76 currently employees a staff of fifteen, including Lori's son, Austin. On average, staff members have each worked there for ten years. This allows clients to know

the staff and the staff to know the vehicle and its history.

*How has your industry changed over the years?*

"It has changed so much. We constantly devote time staying current with the newest technology, scanners, and equipment."

*Tell me something funny that has happened at the shop.*

"We went to look under a car, and a raccoon was hanging on. When he saw us, he let go and ran away fast! That was quite a surprise!"

*What is the one piece of advice you can give to our readers regarding caring for their vehicles?*

"I would say that a simple, but very important step, is to change the oil consistently."

*How can readers make an appointment?*

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[www.PagesAndCanvas.com](http://www.PagesAndCanvas.com) is a new central resource of local events and local artists. Art has the power to inspire, to challenge, and to transform. The website includes lists of upcoming exhibits, interviews with local artists, and recently published books by local authors. Young artists and school groups are especially encouraged to announce their events, exhibits and fundraisers.

[www.PagesAndCanvas.com](http://www.PagesAndCanvas.com) highlights the artists from the SouthBay areas of Chula Vista, Bonita, Tijuana, Imperial Beach, & South San Diego. The goal is to build a vibrant & collaborative artistic community. The SouthBay is rich in varied cultures and artistic influences.

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# NOW-HAUS

By Bill Adams

*Bill Adams is the Founder & CEO of NOW-HAUS ADU, LLC., a residential real estate development company that specializes in ADU's and Lot Splits. He offers a free onsite consultations with homeowners looking to maximize their property's potential.*

Aging in place is something most of us would prefer. Your home is where you made family memories and transformed it into your sanctuary. At the same time, you may be looking at your retirement account and realizing your nest egg is not what you had hoped it would be due to inflation and rising costs. Fortunately, there is a way to lengthen your stay and make money from your property.

With two new residential development opportunities, NOW-HAUS ADU, LLC. is working with seniors to maximize the possibilities of their land from the recent passing of California Senate Bill 9 (SB9). The California Housing Opportunity and More Efficiency (HOME) Act streamlines the process for a homeowner to build an ADU or subdivide an existing lot.

The first opportunity is adding an ADU (Accessory Dwelling Unit) to your property. ADU's are commonly known as a guest house, granny flat or an in-law suite. It can be any number of configurations, including a detached or attached building or even a garage conversion. Seniors can rent them to earn income. Some seniors opt to move into the ADU to enjoy a lower-maintenance home with one floor and then rent out the main house. However you use your ADU, it will increase your land's value and add passive income from your unused space on your property. Because we live in one of the most desirable and expensive housing markets in the country, your annual income potential could range from \$20,000 - \$30,000. Plus, the ADU's are

designed to ensure privacy with separate entrances and outdoor areas as well as coordinate with your existing home's exterior design. The second opportunity is called a Lot Split with you earning cash as the primary benefit. A Lot Split divides an existing homesite into two legal lots and a new home is built on the new lot and sold with you remaining in your home. By subdividing into multiple lots, a homeowner can make money without having to move. There are two ways to execute the Lot Split. The first is when the homeowner puts up the money and NOW-HAUS does all the work such as managing all the financing, contracts, plans, construction, and selling the new house. The more popular option is when NOW-HAUS and the homeowner develop the property like a partnership. NOW-HAUS manages everything from financing, plans, permits, and construction to selling the new house. The homeowner then earns approximately 50% of all net profits from the sale of the new home, which can range from \$125,000 to \$250,000.

Both the ADU and Lot Split options require the NOW-HAUS team to analyze your property to see what is feasible. An ADU requires access and sometimes parking. The ideal properties for a Lot Split are corner and wide lots, property with alley access, or lots 7,000 square feet or larger. If your property checks any of those boxes, it is worth a free consultation with NOW-HAUS. The new SB9 law has been transformative for California homeowners and it may be the golden ticket for seniors who are willing to explore new options to age in place and increase their retirement nest egg.



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## MEET YOUR NEIGHBORS

# THE ARANCIBIA FAMILY

During COVID, we were limited in our ability to interact with neighbors and friends. Even today, we probably do not socialize as much as we once did. To remedy this situation, each month, we will spotlight an individual or family currently residing in Bonita. You may find that you share hobbies, business opportunities, or common backgrounds. Bonita is blessed to be the home of many remarkable people!

Adrian and Delia Arancibia have two children, V and Esperanza, as well as 2 dogs and 2 cats. They are an amazing family with roots in Bonita, who are actively involved within the community, and who are working to provide the best possible education for children now and in the future. It is obvious that giving back to the community is important to the Arancibias.



## ADRIAN

Adrian has been a professor at Miramar College for the past twenty-one years. He is currently the Chair of the English Composition Dept., and a professor in the Chicano Studies program. He also serves as a Sweetwater Union High School District Board Trustee.

When asked why he chose education as his career, Adrian recounts that his mother was a teacher who was excellent at explaining new concepts to him and his siblings. Adrian attended Valley Vista elementary, Bonita Vista Junior High, and Bonita Vista High School. He then studied at UC Berkeley and then UCSD for his Ph.D. Adrian has taught at all levels of education, from elementary schools to community colleges to universities.



*Adrian recounts that his mother was a teacher who was excellent at explaining new concepts to him and his siblings.*

## DELIA

Delia is originally from the Pacific Northwest. In her free time, she enjoys reading and going for walks. She met Adrian at UCSD while they were both graduate students. She explains that as an undergraduate, she had the opportunity to work with elementary and high school students. “I realized that I really enjoyed working with kids and teaching. I came to UCSD for that reason. Also, teaching was a way for me to give back to my community, and to students that had challenges similar to mine growing up. “After completing her graduate studies, Delia was a classroom teacher for thirteen years, a Reading Specialist for two years, an Assistant Principal for two and a half years, then became the Principal at Sunnyside Elementary School. *(continued)*





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## V & ESPERANZA

V and Esperanza are Adrian and Delia's two children. V will be a senior at Bonita Vista High School this coming school year and Esperanza will be a freshman. V is a member of Sound Unlimited through the Vocal Music Department at BVH, and also a leader in the QuizBowl program. Both enjoy playing tennis. Esperanza was part of Knowledge Bowl at Bonita Junior High and looks forward to joining the QuizBowl team. She also looks forward to joining the BVH tennis team.

V enjoys reading, puzzling, taking walks, singing and hanging out with friends. Esperanza enjoys listening to music, playing video games, and puzzles as well. Both are part of the International Baccalaureate program.

Adrian proudly recalls that he was part of the initial class of International Baccalaureate program in high school. This program had special meaning for him. When asked what fond memories they had growing up in Bonita, the

Delia remembers, "COVID had a significant impact for all of us in education, especially our students. It was nothing like what we had experienced before. We really had to reinvent

how to continue teaching and supporting our students. It was a learning curve for sure. I came to Sunnyside at a unique time. We had been in the pandemic for a year and the Chula Vista

*"I think one of the greatest challenges education faces in the future is enrollment. We need to ensure that we work together so that our students have access to all the programs."*

Elementary School District schools were preparing to reopen in a hybrid format. I didn't get to meet all of my students or even some of the teachers in person until the following school year. I am proud to say that Sunnyside did an incredible job ensuring the safety of our students and welcoming back all of our school community the following school year."

Now that life is back to a more normal state, I asked Delia what she thinks the next major challenge will be for education. "I think one of the greatest challenges education faces in the future is enrollment. We need to ensure that we work together so that our students have access to all the programs." Adrian seconded this notion, adding that birth rates are decreasing, and we could see major changes in the next five years.

girls mentioned the following. They enjoyed Trick-or-Treating in their neighborhood, attending Bonita Fest, going to the Farmer's Market, and of course, seeing horses.

Delia added that she is, "proud of my children and the people they are. They are caring, honest and have a strong work ethic. They also are very concerned about social justice."

## GROWING UP IN BONITA

Adrian's family is originally from Chile. His father came here as a ship builder with Campbell Industries. When asked about growing up in Bonita, he says, "I remember fishing



for crawdads with our neighbors, the Abbotts. And I remember Mr. Martinez’s large farm on Sweetwater Rd. We lived above it on Bonita Mesa Rd. He grew corn and watermelons. I’m grateful I grew up in Bonita. My family became a part of the fabric of the community. I remember the Bonita community having a sense of values. Putting value on cultural arts. Coming together as a community to support one another and to make sure neighbors were OK. Sharing lemons and avocados. I also remember Bonita Fest. It was the major event for the South Bay. One year, I performed the song “La Bamba” with the Music Machine.”

Adrain continued, “Music Machine and its director Ron Bolles had a huge influence on my life. Mr. Bolles was like a surrogate father to me. When money was tight for my family, he helped me get the funds needed to participate. When it came time to write my college entrance essays, I wrote about my experiences with Music Machine and was thankful to win a scholarship. To this day, I still use the calendar skills I learned from Mr. Bolles to stay organized and keep a team on the same page.”

## TACO SHOP POETS

Taco Shop Poets Many people may not know that Adrian is also a famous poet (we are lucky to have two of his poems included in this issue.) I asked Adrian to tell me about this artistic part of his life. “My parents always had poetry books and recordings of poets around the house. I started writing poetry while at UC Berkeley and then was lucky to be in the Literature and Writing Program at UCSD with outstanding professors like Quincy Troupe and Shirley Ann Williams.”

“Several of the other students and myself formed a group called the Taco Shop Poets. We would play music and read poetry at local

taco shops. That is how we got our name. We represented a wide range of Chicano sub-groups and included a wide range of musical influences. It was really a grass roots group. We produced high quality work and helped create independent art spaces.”

“Over time we became quite well known and eventually published books, were featured in documentaries, and even went on tour opening for famous bands. I did this for eight years on the weekends while substitute teaching during the week. You can still find some of our videos on Youtube. I am proud of the work that we created and that it continues to have an impact. Recently the NY Times featured an article on the de la Torre brothers blown-glass artwork and a mixed-media sculpture entitled “De Pilar of M Pyre” I collaborated with them on in 2004.”

“Since those days, it is sad to see a lack of brick-and-mortar spaces for young artists to display their work. The cost of real estate in San Diego is so high and funding for the arts is limited. Grass root movements like ours are still necessary.”



*“Several of the other students and myself formed a group called the Taco Shop Poets.”*



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## FAMILY TIME

When not working or going to school, what does the Arancibia family enjoy doing together? They enjoy visiting favorite local restaurants such as Romesco's, Lolitas, and El Viejon. They enjoy cooking and watching movies together, listening to music, going to art shows, doing word puzzles, and going to poetry readings. Their favorite vacations were to Guanajuato, Mexico and to Adrian's home in Chile.

They have four pets. Two dogs named Lucha and Jelly, and two cats named Abby and Coco. Adrian jokes that including the pets, he is the only male in the household.

## THE FUTURE

Talking with Adrian and Delia even for a short time, you understand the deep commitment they have to the future of Bonita and their appreciation for what others have done in the past. As Delia described it, "I love the sense of community in Bonita. We have a small town feel but are still so connected to San Diego/Chula Vista. I love that I live in the community where I work. I think in Bonita, we really care about our community and always look out for each other."

*"In addition to being proud of the achievements of my wife and children, I am very proud of my parents and of them knowing that their many struggles were not wasted."*

Adrian warmly told me, "In addition to being proud of the achievements of my wife and children, I am very proud of my parents and of them knowing that their many struggles were not wasted. They were the ones who brought us here and worked to help us succeed here. As a Board of Education member, my name is on the plaque at the new Bonita Vista High stadium. But it is their name as well."

"Bonita is in a process of change. It's always been in a process of change. It's not the same Bonita that I grew up in. Different folks from different areas of the country and different parts of the world are coming to live here. We have to navigate those differences and continue to establish that we are a community and that we do have values. Our differences only strengthen Bonita in the future. There are many people who grew up here, who want to stay here, and want to continue to make it better. We are writing the next chapter now. We must continue to communicate values, such as community ties, making sure everybody succeeds, and making an earnest effort to include everybody."

## The love I have for you

by Adrian Arancibia

In the creases  
Of the onshore flow  
I found us beautiful  
I found us in the sighs of our parents

The songs cascade from the mountains  
They come with the sadness  
Of leaving a homeland  
Of coming here.

The bruises still hurt.  
But you, woman.  
You make this pause  
And memory possible.

They are more potent  
Than words.  
They are action and healing.  
They remind me of my best self.

Do you smell the pepper tree?  
Can you touch  
The eucalyptus leaves.  
The leaves of the guayabos?

And I don't have words.  
I just have open hands and chest.  
And we live to hear  
The birds in the morning.  
Bird songs.

Among the silence.  
Bringing us back.

As afraid as I am  
Of the future.  
These faces make me  
Remember.  
Be strong,  
Have faith.



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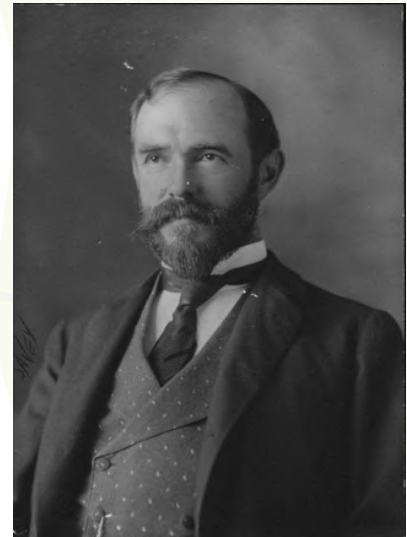
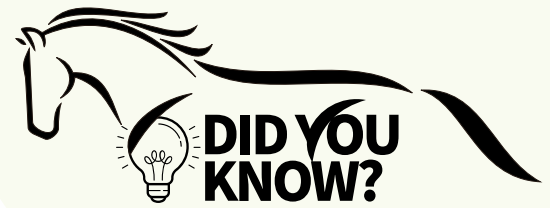
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*Henry Ernest Cooper, Sr. (1857 - 1929)*

The name Bonita originally came from the name of a citrus ranch in 1884. An American lawyer by the name of **Henry Ernest Cooper, Sr.** owned the ranch at that time, which was primarily used for growing lemons. The postal office next to the Bonita Ranch eventually took on the same name, also calling itself Bonita. The word Bonita means 'pretty' in Spanish.



Watch video podcast interviews with Jeff Bettger and Michael Dullea, featuring conversations with Mayor John, Myssie McCann, Bill Adams from Now-Haus, SWC Foundation, and South Bay Adult Education.



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Tips and Advice From Local Experts

# Your Health

*Each month, we will explore some of the many ways we can improve our physical, mental, and emotional health through exercise, massage, hobbies, etc. This month, Antonio Ramos explains the many benefits of playing tennis. Being blessed with so many beautiful days in Bonita, why should we hit the courts?*



## MEET COACH ANTONIO

I have been playing tennis for 50 years and I have been teaching tennis for 25 years. I grew up in Bonita. There were always outdoor activities to do. When I was about 13 years old, I remember riding my friend's moped to Southwestern College to play tennis on those courts. I attended Bonita Junior High and High School and played for the Bonita High School tennis team.

### Physical Benefits from Tennis

1

Tennis has no limitation in terms of age. By age 5, a child is typically ready to receive instruction from a coach. It is an exercise that improves both aerobic and anaerobic fitness. It improves motor coordination.

2

### Mental Benefits from Tennis

In my opinion, that is the big difference between tennis and other sports. We develop concentration, courage, and resiliency. You can lose the first set, but still come back to win the match. Tennis builds character and discipline because you must rely on yourself. There are no other teammates. Your will to continue can be applied to other areas of your life.

3

### Stages of Growth

In tennis, we have four pillars--mental, physical, strategy, and technique. The first stage is working on technique. The second stage is repetition. The third stage is to consolidate and refine movements. The fourth stage is to get experience competing in matches.



4

## Breaking Habits

If a student has some experience playing tennis, it can cause some frustration to break bad habits. But my word of advice is to have the drive to persevere. Even something as simple as changing a grip can take time.

5

## First Steps to Playing

I want the student to be able to hit the ball back and forth over the net with control. That is when it becomes fun. Then we begin practicing the serve. When you can serve and rally, then you will fall in love with tennis. Given our modern lifestyle of being in front of the computer, it is important to be outside and get some physical exercise.

If one of our readers wants to take lessons or has more questions, how is the best way for them to contact you? Contact Coach Antonio by emailing him at [CoachAntonio@hotmail.com](mailto:CoachAntonio@hotmail.com). Or visit his website at [www.RamosTennis.com](http://www.RamosTennis.com).



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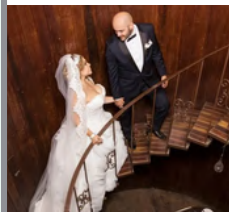
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# Poetry Corner



## ***I'LL SLEEP ON THIS THOUGHT TONIGHT*** ***BY ADRIAN ARANCIBIA***

the trees have their way  
of singing spring.  
i hear it in the poplars  
in the way the stone fruit trees  
ask me about my father.  
i'm reaching the corners  
of the coolness  
giving way to warmth.  
the way the floor  
turns and takes a breath  
home. how it makes  
me ask about water  
and food. for the trees  
it is about love. about  
conversations.  
about the longing  
for hands to prune  
their extended branches.  
i wonder sometimes,  
how much life they'll  
give. questions, surrounding  
the wind blowing  
around the house.

i smile and breathe.  
take in the air  
coming full bore,  
reaching from knees  
to shoulders. like  
this shoulda been  
another year.  
and with more time,  
with more time,  
we woulda...  
the silence  
that is not silence,  
begs me to reconsider.  
it reminds me the length  
of the string  
the fates have cut.  
it asks me to be content  
if only for an afternoon.  
an afternoon where  
my girls laugh.  
and things seem perfect.  
perfect before things  
change.

***DEDICATED TO MY FATHER***  
***ADRIÁN ARANCIBIA ROJO***

# Fun Time: Word Search

Search for the words hidden in the puzzle.

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F L A U H T I O E U R H  
I R I C N O C O C M G A  
R A O I R W E S T A E T  
S M N H Y N H W H N L L  
T A V E R E N I I R T H  
I B O N I T A Z N D H T  
M H I R L L A S E E E E  
G O L F V G U U E S H N  
H A V A A A T I O N R N  
N O N M T O L T F O T I  
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**BONITA**

**WELCOME**

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