Highlands Highlights



King City Highlands Homeowners Association (503) 684-8294

MARCH 2021

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Regular Office Hours:

Monday 9 am – Noon
Wednesday 9 am –Noon
Thursday 1 - 4 pm
To protect Mabel, the Office
Door will remain closed
for the time being. Visitors are
welcome to talk with her
through the glass door.

HOA Board Message

Submitted by Mike Dahlstrom, President

Despite COVID, work continues in our Community: changes to the Dickson Triangle; improvements to pathway drainage; pruning, maintenance, and care of street trees all overseen by the ALC—Architecture & Landscape Committee (thank you, Chair Bonny Chown). Critical drainage next to the Clubhouse was seen, and addressed by Clubhouse Maintenance (thank you, Chair Jerry Crane) and monthly financial health is monitored by the Finance Committee (thank you, Chair Mary Kelly).

These are only a few of the volunteer efforts keeping our Community an attractive place to live. But these and other committees need your participation. Committee chair contacts are in your directory. Please step up and join one of these or other wonderful groups working on behalf of the community.

Spring renewal entices us outside again. Please be observant of the ALC Manual guidelines regarding landscaping (including the amount of living, green planting needed to stay inside the guidelines) and work on the

exterior of your home whether painting, roofing, or other changes. Each one requires an ALC application and approval before your work begins.

Please be respectful of your neighbors and other Community members. A reminder: We, of course, hope not—but If you have been in contact with someone who has tested positive for COVID, or you test positive, please self-quarantine and inform anyone with whom you have been in contact. This is beyond respect; it may save someone else's life.

If you are thinking of renting or leasing your home or condominium, please remember there are only a limited number of rentals/leases allowed in the HOA and an application must be approved by the Board before you sign a contract.

As it starts to get warmer, it appears we've begun turning the corner on COVID, and spring buds are starting to bloom. There is much to be grateful for and our Community is one of the many reasons for hope.

Special St. Patrick's Day Takeout Dinner

Submitted by Gary Melott



It still looks like we won't be able to have our Special Evenings at the Clubhouse for at least the next few months. Plans are definitely underway for having the **St. Patrick's Day Corned Beef Takeout Dinner. It is special as it's right on Wednesday March 17th!** Dishing up the takeout boxes and pick-up will be from 5:30 p.m. to 6:30 p.m.

The menu is:

Corned Beef and Cabbage, Colcannon (Potatoes with Leeks & Cabbage), Irish Soda Bread and Butter, Roasted Onions, Asparagus, Brussels Sprouts, and Carrots with Bacon, Creamy Horseradish Sauce, and Irish Whiskey Spice Cake.

I Kam and Kam will provide to-go containers. Price: \$18.00 per dinner.

We will be at the Clubhouse taking reserved dinner orders Saturdays from 11:30 a.m. to 12:30 p.m., on February 27th, and March 6th and 13th, or you may e-mail to g.gbmelott@frontier.com or call me at (503) 598-4636.

(PLEASE MAKE OUT ANY CHECKS TO "HOA SPECIAL EVENTS.")

Friends and Family are welcome. MARK YOUR CALENDARS!

Condo Updates

Condo Board Message

Submitted by Sherry Kilpatrick, Chairperson



The Annual Meeting of the Highland Park Condominium Unit Owners Association was scheduled after this month's newsletter message had to be submitted. Look for a report of the results in the April Highlights.

Much has been happening in our Condos Community.

♦ New Landscape Contractor—

Landscape East & West started February 1st. They will work on Wednesdays.

♦ Building Entrance Door Handles—

All in attendance at our previous Board Meeting liked the push-button lever door handles sample Ron Laande brought. The Board approved the purchase.

♦ Street Light Replacement—

It was estimated we had a year's supply of bulbs. It turns out we only have seven left. This now becomes an immediate issue. Erin Ashley at CMI will provide the Board with additional vendors to see what they have to offer in style, and installation costs.

♦ Heating/Air Conditioning—

Pat Barcroft shared the Committee's recommendation. A photo of the unit was presented. These units would be outside on common element property and require drilling through exterior walls which is against our standards. Erin will contact our attorney to make sure we, as a COA Board and Community, are not liable for costs related to damages that may occur cutting into walls and afterwards from leaks, pests, etc. Liability should be on the Unit Owner. The Board will review the attorney's comments at the April Board Meeting.

♦ Asphalt Seal Coating—

Bids were reviewed and Hal's Construction was selected. Erin recommended them based on a number of communities who are happy with their work.

♦ Deck Repairs—

There are nine left! Erin will provide the Board with the names/numbers of vendors to contact for this work. She will recommend another consultant for advice on overseeing this and other projects. Volunteers are needed.

♦ Outdoor Lighting—

These were changed out to all white lights. Plus, a motion activated light was installed in the main parking area. Hopefully, this may discourage vandalism.

♦ Building Entrance Lights—

All were cleaned and white lights installed outside and warm lights inside.

♦ Towing Service—

This has been established to resolve a constant problem for some Condo Owners. If you have someone blocking your garage door by parking in a no-parking zone you can contact a Board Member to call the towing company. Only Board Members can authorize this towing. Towing Signs will be posted at each entrance.

Our community only works by volunteering; if there are no volunteers, nothing works!

Condos Neighborhood Watch

Leak 'Bugs'

Submitted by Sandy Bergeron

Ever hear of them? They are water leak sensors you put on the floor to detect water leaks. They can be purchased on Amazon for under \$20 each. I have three of them—one is by the hot water heater, one is on the floor between the washer and dryer, and the third is on the kitchen floor near the sink and dishwasher. I should also get some for both bathrooms.

They have saved my bacon several times. Once when my hot water heater started leaking, once when my kitchen sink sprayer hose sprung a leak, and the third time when an upstairs condo had a water leak bad enough to flood my kitchen floor.

An "ounce of prevention is worth a pound of cure," believe me. I have talked to several people who have suffered the aggravation of the clean-up and repairs afterwards.

Smoke Detection and Detectors are mandatory in our Condos. I think water detectors should also be mandatory.

Vandalism

We had some vandalism last month (flattened tires) on at least one auto parked outside in one of our condos' larger parking areas. The King City Police are aware of it and are working on it. The Condo's auto owner wants to remain anonymous and I will not provide more information per that person's wishes.

Want you to know that the crime rate in our Highlands neighborhood is not zero, but it is very low. Please continue to stay safe and stay alert. And do call the police if you notice any vandalism, or anything that just doesn't seem 'right.' Then let me know so I can add it to my (very thin) Condo crimes report folder. Stay healthy, stay safe, and stay alert!

Sandy Bergeron, CNW Coordinator

Talk/Msg: (503) 624-7896 Text: (971) 255-3790

sandber31638@amail.com

HOA & Condo Updates

Condo Landscape Committee



Submitted by Pat Barcroft Just a short update for what's going on I regarding the landscaping here on our Condos property. There will be some trees taken down as soon.

as the arborist can get it done, which will probably be a little later than we were thinking prior to the ice storm.

The Committee is giving a lot of thought as to the replacement plants that are going to be chosen. So, if you are interested in that process, please feel free to come to the next meeting on March 9th at 12:00 p.m. (please) I note the time change once again).

The Comittee meets the second Tuesday of each month at the Clubhouse.



Clubhouse Update

Submitted by Jerry Crane



Our project to remedy drainage problems at the NW corner of the Clubhouse has been delayed due to weather. It was rescheduled to begin on Monday, February 22nd, and it will

take about 2-1/2 weeks to complete.

Several sections of the walkway in that corner will be broken up and there will be a lot of digging and pipe laying as well as the pouring of new walkway sections during the project. So, it will have to be blocked off to foot traffic for the duration. There will also be trucks and equipment in the parking lot from time to time. That shouldn't be a problem under present circumstances.

We aren't sure where all the water is coming from just that our drainage system isn't adequate to handle the increased volume, and a pipe breakage or leak has caused a section of the walkway and the rock channel next to the foundation to subside. In addition to fixing what drainage system is there, we will be adding much more.

HOA Architecture/Landscape Committee

Submitted by Bonny Chown As we see the days grow longer and the buds swelling and opening, we know that our season of spring is arriving. After the ice, that knowledge is heartening. Fortunately falling branches caused only minor damage in our Community.



The Dickson Triangle contains the plants designated for Phase I. When it becomes less muddy, labels will be added to the plants. In answer some questions about the "yellow tree", it is a Chief Joseph Lodgepole Pine. A slow grower, it will reach 10-12 feet in height. It's needles are green during the warm months and turn to bright yellow in the colder winter months. Originally found in the Wallowa Mountains, homeland Nez Perce, it is named for their leader, Joseph.

The final lea of the drainage project along the asphalt path at the Dickson cul-de-sac has been completed. The emergency drainage project at the NW corner of the Clubhouse is underway. Please observe the signage and detours necessary for your safety and the integrity of the pipe, gravel, and concrete installation.

On to the Architecture side of the ALC... If you have had your garage door replaced, remember that it needs to be painted to match the main color of your house. The Architectural and Landscape Manual (available in the Clubhouse or online at highlands55.org) addresses garage doors on page 8.

The homes in KC Highlands are between 25 and 30 years old. We have had a spate of roof replacements recently

because the original shingles are at the end of their life span. If you are in need of a new roof, the approved shingle colors and manufacturers are available for viewing in the Clubhouse information hallway. Roofing contractors recommended by Residents (the ALC doesn't endorse vendors) are on the Highlands Vendor List.

Warmer and longer days are coming. We encourage you to venture out and enjoy our space. The ALC is looking for a new member. Please contact me if you would like to join us. We still conduct our meetings via Zoom, and the ALC meets the first Wednesday of the month at 9:30 a.m. You are invited to join us. As always please contact me with *auestions* alc-chair@kchiahlandshoa.com





Event & Activity Updates

Bible Study Message

Submitted by Ron Willis

The recent snow and ice have affected all of us. In spite of the inconvenience it causes, most of us enjoy seeing the fresh fallen snow about this time each year.

Another enjoyment, which we experience each February is Valentines Day. I think of the privilege we have to encourage others with our loving affection on this special day. The Bible explains where love comes from and how vital it is to everyone everywhere.

GOD'S LOVE Is available to us at all times through His Son Jesus Christ...

John 3:16, "For God so loved the world that He gave His only begotten Son, that whosoever believeth in Him should not perish but have everlasting life."

Romans 5:8, "But God demonstrates His own love toward us, in that while we were yet sinners, Christ died for us."

OUR LOVE Is gained by His supernatural power at work

I John 4:19, "We love because he first loved us." Galatians 5:22, "The Fruit of the Spirit is LOVE, joy, peace, patience, kindness, goodness, faithfulness, gentleness, self-control..."

VISIBLE LOVE We are able to love like no one else because of His love...

John 13:35, "By this all people will know that you are my disciples, if you have love for one another."

John 15:12, "This is my commandment, that you love one another, just as I have loved you."

This short study is by no means exhaustive when it comes to love. Take time to meditate on these verses

and others you may be familiar with. Find practical ways to demonstrate love to the world around you throughout the year.

Praying that you all stay safe through the current COVID crisis.

Improving Your I Day...

Amid the winds and fires of our days, may we pause to hear the stillness speak.

Releasing the past frees us in this moment for all that is possible now.

~Author Unknown

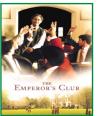


Reminder: Change your clocks FORWARD 1 Hour on Sunday, March 14th!

MARCH Movie Night

Submitted by Nancy Crandell

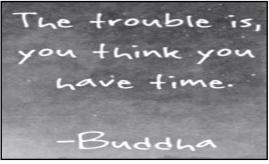
Movie Night for March will be the 2nd Friday at 7:00 p.m.



March 12th— The Oscar winnina actor Kevin Kline stars in a very different role than our February movie "French Kiss," which shows his versatility and talent. "THE EMPEROR'S CLUB" is an unforgettable, uplifting story

about the meaning of honor and integrity. This is a compelling and inspiring story about a revered teacher and the students whose lives he changes forever. Join us for this special film.

Remember masks are required and bring a flashlight if you are walking.





Our 2021 Virtual Art & Craft Faire! www.kchacf.com

continue to support your creative neighbors.

We continue to host our Art & Craft Faire on this special website. Throughout the year, there are many opportunities to remember friends and loved ones with unique and well-made gift items from our talented artists and craftspeople. The website will remain active throughout the year and we hope that you will



Submitted by

Nancy Crandell

March's featured artist of the month is Bonnie Fletcher. Bonnie is a master quilter and winner of many awards at national quilt shows. She teaches quilting, Brazilian Embroidery, Wool Work, and English Paper Piecing at local quilt shops

> and quilting retreats. She hosts the Thursday Sewing Group at our Clubhouse and you can find her there most Sundays helping guilters with their projects and answering questions.

Visit our website to see samples of her work.

Keep watching each month for new "Featured Artists" in the Highlands Highlights.

Stay healthy and safe, and remember to shop locally!

Community Messages

New Residents' Submitted by Connie Holt **Welcome Packets Revisited...**

I want to thank the small workgroup that joined me to review and edit the Welcome Packet every new Resident receives. The packet includes important information for both Home and Condo Owners, alerts them to the rules for architectural and landscape changes, and provides contacts for Neighborhood Watch Captains and service providers like Comcast.

The workgroup was able to reduce the number of pages, remove redundancies and create a packet with a more consistent look.

Another key piece is the introduction of door hangers that will be placed as soon as there is information about the sale of a living unit with new buyers. These hangers provide that essential first welcome and inform new Residents that there is much information available to them as they start their life in our community.

Thank you to workgroup members Mabel, Jo, Linda, and Sandy. KC Highlands Sample



Words of the Day... Daily Prescription: Doses of Hope & Optimism



2021 Backflow Testing for House Residents

Submitted by Mabel Weber

It is time once again to apply to have your backflow valve tested.

The State of Oregon requires all House Owners who have underground sprinklers to have their backflow valve tested annually. If the valve malfunctions, it would be a health risk for both you and your neighbors.

PM Backflow will continue to work with Highlands House Owners. They will send a code to the e-mails of every house resident they have on record from last year. That code will give you the 2021 discounted price. You will need to apply online with that code. Remember, they only accept credit card payments.

You <u>MUST</u> apply as soon as you receive the code. The work is done in March. If you apply later, you will not receive the discount.

Residents who are not computer savvy or do not have e-mail access may call the office at (503) 684-8294 and the receptionist will be happy to help you with applying. Also, because of COVID, this year backflow applications can be done via the telephone number above if you prefer.

NEW RESIDENTS. Since you were not living here last spring, you will NOT receive an e-mail code. You must call the office for information or for help in applying.

<u>Every HOA & COA Committee</u> <u>Needs Volunteers!</u>

Interested in opportunities?

Contact a Member of the appropriate Board (HOA or Condos), or Committee Chairs/contacts, or see pages 2 & 3 of your Directory for for more information.



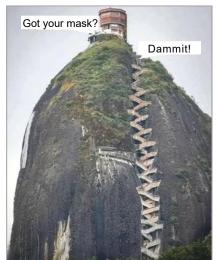
A friend said he didn't understand cloning. I told him that makes two of us. ~Author Unknown

Clubhouse Lights

Submitted by Mabel Weber

the Clubhouse after office hours, <u>turn</u> out the lights in every room you used. Lights have been found on in the Board Room, Ballroom, and the hall-

way overnight and/or long after folks have been there.



We still need to wear our masks!



Community Messages

King City Master Planning Kicks Off



The City of Submitted by Mike Dahlstrom King City has started the next phase of planning for future development of the area between the current city limit and Roy Rogers Road. The first Technical

and Stakeholder Advisory Committees met recently to consider current conditions and set the stage for housing, transportation, and eventual commercial area buildout.

This process is scheduled to conclude at the end of 2021. Input is welcomed throughout and there will be upcoming community events. Follow the progress at www.kingcitymasterplan.com.

In These Times—CDC Home Repair Guidance

What if I need a Home Repair?

Keeping your home free from outside visitors is an important way to limit the spread of COVID-19, but sometimes you may need to have someone in your home for a necessary repair. If you do need to have a repair person or other visitor in your home, here are some steps to limit the risk of spreading COVID-19.

- ◆ Look on the repair company's website or ask them what they are doing to reduce the risk of spreading COVID-19.
- Make sure the visitor knows that you expect them to wear a well-fitting mask.
- ♦ Stay at least 6 feet away from the visitor.
- ◆ Everyone in the house should wear a mask while the visitor is present, including those who live there.
- ♦ Open doors and windows.
- Place a fan near an open window or door, blowing outside.
- ◆ Turn on the exhaust fans in your bathroom and kitchen. Keep them running for one hour before and after the visit to remove virus particles.

More information on ventilation is on the <u>Centers for</u> <u>Disease Control and Prevention website</u>.

Remember...

Wear a mask, wash your hands, stay 6 feet apart, avoid social gatherings. Did you get your flu shot? Get your COVID vaccine shot when available to you. Help reduce the spread of COVID-19 and the flu.

Paws in KC Highlands

Submitted by Beryl Turner

Introducing Skye and Joi!



You may have seen us walking the paths, admiring your gardens, and enjoying the birds. They are both Shetland Sheepdogs, also called Shelties, and even "Little Lassies" by some. By nature, they are herding dogs, very intelligent,

and great companions. Joi is 9, with the more tan face; Skye is 15, with the more grey; and my age is unlisted!

I didn't have a dog growing up, so my learning curve has been steep—but as one of my teachers said, "You are always training them, or they are train-



ing you." We have trained and competed in agility and obedience and they have more titles than their owner.



I have met many wonderful friends—both people and dogs—throughout the neighbor-hood and at the competitions.

Soon! New 2021 Directory



Submitted by Mabel Weber We still anticipate the new 2021 Directories will be ready to pick up by the middle of this month.

Look for further announcements on Hi-Net and the Clubhouse door.



IN MEMORIAM

Former Resident, Karen Elardo, passed away on Wednesday morning, January 27, 2021. She used to live at 16286 SW 130th Terrace, #59. There will be no service because of COVID.

Our dear friend Bill McKee passed away on January 31, 2021.

He used to live at 12610 SW Dickson Street,
was very active in KC Highlands, and worked on
many committees. He moved away about 1-1/2 years ago.
A Memorial Service for family was on Saturday, February 20th
at the St. James Episcopal Church of Tigard.

Our sympathy goes out to both these families.



Editor: Quila Bowlés

Editor retains the right to edit & make needed copy corrections.

Proofreaders—this issue:

Susan Keltner, Mary Simpson, and Connie Armstrong

Advertising: Mabel Weber

Median Home Prices Hit an ALL-TIME High!

Home sellers race to respond to 9.2% home price increase.

The inventory of homes for sale in the metropolitan area is down substantially.

Buyers are waiting for new listings and moving very quickly to make offers, especially on those homes that have been updated with today's desired amenities.



Desired features can include updated kitchens, fresh paint, newer flooring, newer roof, updated windows and treatments.

There are ways to update your home prior to listing and pay for them at close of escrow. I can tell you more about this idea. Give me a call, let's get together and talk further about readying your home for sale in this HOT market!



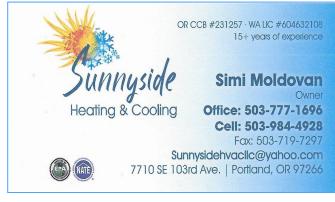
If you are thinking of selling, there may be no better time than now. Reach out to me. I am here to expertly guide you toward making the right decision for your family.

Kris Simpson Oregon Principal Broker Owner 503-367-5817











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. Have a blessed day!



Client Testimonials

Dear KAREN, Thank you again for selling my house so quickly. I really appreciate it. You have no idea how much. We will stay in contact. All my hope and God's blessing.

Margaret M.

Dear **KAREN**: It was a pleasure working with you on the sale of the house. Your calm reserved professionalism has been very much appreciated.

Christina and Duane L.

KAREN I want to thank you for all you've done. I knew I chose the right person when I asked my neighbors and they said you'd be the perfect fit for me.

Don S.

Karen, you have a selfless heart. It is reflected in your approach as a sales professional. Kind regards.

Pat B.

Good Things Ahead!



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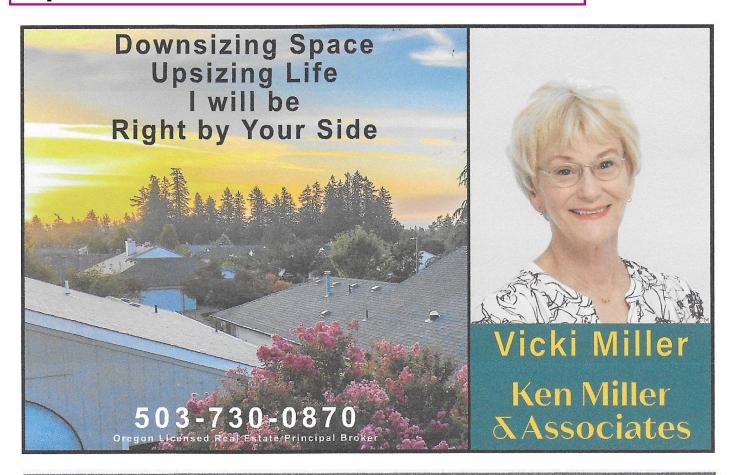
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Come feel the difference for yourself. Schedule a tour today.







Your neighborhood resident handyman

Ron Nixon, Owner

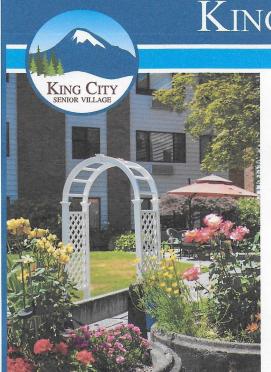


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SCAN ME

Market Update

March 2021

Recent Home Sales in Highlands											
Туре	Address	Bed	Bath	sq.ft.	Selling Price	\$/sq.ft.	Sales Date				
HOUSE	12681 SW PEACHVALE ST	2	2	1914	\$422,500	\$220	Jul-20				
HOUSE	12717 SW PEACHVALE ST	2	2	1871	\$469,900	\$251	Aug-20				
CONDO	16466 SW 130TH TER #117	2	2	1002	\$240,000	\$239	Aug-20				
HOUSE	12798 SW OVERGAARD ST	3	2	1798	\$450,000	\$250	Sep-20				
CONDO	16233 SW 130TH TER #45	2	2	1336	\$310,000	\$232	Sep-20				
HOUSE	12541 SW PEACHVALE ST	2	2	1700	\$466,000	\$274	Oct-20				
HOUSE	16324 SW 126TH TER	3	2	2103	\$597,900	\$284	Nov-20				
CONDO	16248 SW 130TH TER #19	1	1	816	\$185,000	\$226	Nov-20				
HOUSE	16033 SW 129TH TER	2	2	1475	\$424,000	\$287	Dec-20				
CONDO	16286 SW 130TH TER #60	2	2	1042	\$235,000	\$225	Dec-20				
CONDO	16233 SW 130TH TER #47	2	2	1336	\$275,000	\$205	Jan-21				
CONDO	16363 SW 130TH TER #97	2	2	1128	\$260,000	\$230	Jan-21				
HOUSE	12598 SW DICKSON ST	2	2	1296	\$387,000	\$298	Feb-21				



Ken Miller, Founder and CEO

Ken Miller & Associates

11725 SW Queen Elizabeth St. #A King City OR 97224

503-639-0630 KenMillerAssociates.com

Statistical information obtained from public sources not guaranteed and should be verified.

We are a real estate brokerage of 9 Realtors specializing exclusively in the 55+ communities of Highlands, King City and Summerfield. Our brokers are active members of the communities we serve equipping us with insider knowledge and sensitivity to our neighbors and their families during important life transitions.

How much could your home sell for? Call us at 503-639-0630!

KC Highlands Calendar

MARCH 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday		
		1 2	3	.4	5	6		
Everyone's Irish On March 17th.	10 Walking Aerobics 11 Condo Finance/ Maintenance	9 Walking Aerobics 7 Bible Study (postponed)	9:30 A/L Comm. Mtg (via Zoom) 1 Dominoes	9 Walking Aerobics 7 Hand and Foot	9:30 Walking Aerobics 10:30 Coloring	300		
7		8 9	10	11	12	13		
,	10 Walking Aerobics	9 Walking Aerobics 12 Condo Landscape Mtg	1 Dominoes	9 Walking Aerobics 9:30-4 Sewing Group 7 Hand and Foot	9:30 Walking Aerobics 10:30 Coloring 2:30 Library Comm. Mtg (canceled) 7 Movie Night			
14	1	5 16	17	18	19	20		
	10 Walking Aerobics	9 Walking Aerobics 7 Bible Study (postponed)	10 Walking Aerobics 1 Dominoes Paragers DAY 5:30-6:30 Takeout Dinner	9 Walking Aerobics 3 Clubhouse Interiors Comm. Mtg 7 Hand and Foot	9:30 Walking Aerobics 10:30 Coloring	First day of Spring		
21	2	2 23	24	25	26	27		
	10 Walking Aerobics	9 Walking Aerobics 6:30 Finance Committee (via Zoom)	9 Walking Aerobics 1 Dominoes 3 Town Hall Board Mtg to Follow	9 Walking Aerobics 5:30 Condo Board Mtg 7 Hand and Foot	9:30 Walking Aerobics 10:30 Coloring	9–5 Private Group		
28	2	9 30	31	Clubhouse Office Hours:				
	10 Walking Aerobics	9 Walking Aerobics	9 Walking Aerobics 1 Dominoes	Mondays & Wednesdays 9 am— Noon; Thursdays 1— 4 pm To protect Mabel, the Office Door will remain closed for now. Visitors may talk with her through the glass top. For changes: Please check the calendar on the Clubhouse front door window or watch for updates on Hi-Net.				

<u>PLEASE NOTE</u>: We still live in very uncertain times—any notations here are from requests as of our printing date. Scheduled meetings not held in person may be done via online (Zoom) or teleconferencing. <u>Activities resuming</u> must schedule Clubhouse time and space with Mabel in the Office for the Clubhouse/Newsletter calendar.