

# Highlands Highlights



King City Highlands Homeowners Association (503) 684-8294

APRIL 2021

## HOA Board Message

Submitted by Mike Dahlstrom, President

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### APRIL Info

#### Office E-mail:

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#### Reach Your Board:

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#### Website:

[www.highlands55.org](http://www.highlands55.org)

#### 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.

### How KC Highlands Functions and How It Is Funded

It bears repeating that KC Highlands is a wonderful place to live. It is maintained to a high level and the Association's common property is kept up to maintain or enhance individual property values. The *Annual Homeowner Fee* is kept reasonable because of volunteer efforts to manage much of the Association's business.

That said, without volunteers stepping up to join the Board or committees to help run the Community, the cost of managing the Community would have to be contracted out with direct implications for significant Annual Fee increases. Currently one person oversees maintenance of the Clubhouse and all the mechanical components, the ALC is required in the HOA's governance to maintain a full roster, three people review the monthly financial statements, and there will be two Board positions open this fall. If you have experience or interest in any of these vital functions, please step up. If there are not volunteers to fill in, then the Association will have to seek outside contractors/consultants and it will increase Annual Fees. It also is rewarding to take part in decisions that affect our Community.

There appears to be ongoing questions about the HOA's funds with several comments that the HOA has a lot of money and that should be used to offset annual fees. Let's clarify that issue. The HOA has two sides of revenue and costs.

On the **Operations** side, revenue comes from the annual fees. That revenue, in turn, pays for ongoing costs of utilities (water being the single most expensive utility, mostly to maintain landscaping), Comcast cable subscription

to every property (as directed in the Bylaws), landscape maintenance, Association insurance, staff, management company (which pays bills, collects Annual and Transfer Fees, and works with title companies) legal and accounting fees, *Highlights* and annual directory printing, and a myriad of other costs - the Annual Budget document on the Clubhouse bulletin board has a complete list. There are reserves in the *Operations Account* held for the purpose of offsetting unintended expenses that would otherwise be a direct assessment to every property owner.

The **Reserve Fund** is the second account. Revenue comes primarily from the 1% Transfer Fee on the sale of house and condominium living units. The *Reserve Fund* pays for the maintenance, repair and replacement of Association capital assets such as recent Clubhouse painting/floor replacement/kitchen remodel/parking lot resurface, and office computer replacement. There is a complete list of expenses on the Annual Budget document. The *Reserve Fund* also has contingent funds identified to be available for significant emergency costs. The biggest contingency is holding enough to pay for the insurance deductible in the event an earthquake damages the Clubhouse. Currently the deductible is 10% of the building value or about \$200,000. That amount escalates every year with building value increase and deductible changes. Additional contingencies are available for other unexpected repair costs. Without fund availability, any emergency needs are again, a direct assessment to every property owner. Keep in mind, the Association is 25+ years old. The likelihood of unexpected costs increases with age.

(Cont'd on page 3)

## Condo Updates



### Condo Board Message

Submitted by Pat Barcroft, Chairperson

If you missed the *Annual Condo Board Meeting* on February 25th, you missed a 'nail biter' in that we had three vacant positions with no one to occupy any of them. Thank you so much Wayne, for agreeing to stay on when I know it was your intention to not remain on the COA Board. Wayne Staley, Brad Williams, and Lucy Laande agreed to fill the positions after it became clear we were going to have to adjourn the meeting because of lack of majority of Board Members. *The Board Members for the year are: Pat Barcroft, Chairperson; Lucy Laande, Secretary; Wayne Staley, Treasurer; Brad Williams and Steve Eck are Directors.*

In several prior newsletter articles, Sherry, the chairperson last year, talked about the importance of being involved in our Community. However, *the Community just doesn't run itself!* Please, please give thought to helping in the Community. Next year we will have two more COA Board positions open. There is a great need for people to become involved in the Finance/Reserve/Maintenance Committee as well as the Landscape Committee. It doesn't take much time and it is a good way to get to know your neighbors.



### Condo Landscape Committee



Our new *Submitted by Pat Barcroft* vendor East & West Landscape attended our meeting February 9<sup>th</sup> and spent much time explaining how they go about designing and picking the plants they use on our property. It was interesting and very informative. Lucy Laande shared that the removal of the designated trees has been put off until the Committee could hear what our vendor had to share with us regarding replacement plants.

The Committee is very enthusiastic regarding East & West as they have been very attentive and available. If you have any questions, concerns, or suggestions, feel free to contact anyone on the Landscape Committee. Do not visit with the landscapers on the grounds as their job is to do their job.

Spring is in the air (sometimes!) and the trees are beginning to bloom as are the plants that bloom early. As our older landscape that has lived a long and good life gets replaced, please feel free to attend the meetings and give input to what is selected. *The Committee meets the 2<sup>nd</sup> Tuesday of the month at Noon—next meeting is April 13<sup>th</sup>.*

When I decided to downsize, I looked everywhere for a Community I thought I would enjoy living in. When I was shown this property, I knew here was going to be home for me. The grounds are attractive and before the COVID pandemic, the people were friendly (we will be again). I might suggest—if you see someone you don't know, please say hello. It's hard for newcomers to feel welcome when they are not acknowledged. One thing I noticed when I moved here was how friendly people were.

Please take a look at the Board Meeting Agenda when it gets sent out, as we have several projects that will be going on this year. If you have any questions regarding any of the agenda items, please come to the meeting and share your concerns, as well as questions and inspirations. It's important to voice concerns prior to action being taken as opposed to after the issue has been voted on. The first part of the meeting is an open forum and is a time everyone can participate. The business part of the meeting is very limited open discussion. **The next meeting is April 22nd at 5:30 p.m.**

### Water Leaks In Condo Units

Submitted by  
Zoe Allen

**An important maintenance reminder  
for all Highland Park Condo Owners & Residents.**

One of the most common issues in two-story condo buildings are water leaks between units, especially from upper units to ground floor units. There are many possible causes, but any leak needs to be addressed as soon as possible. It could be a leaking toilet, water heater, water pipe inside a cabinet, dishwasher, or the ice maker in the freezer. Often a minor leak can be repaired by the Unit Owner without any leakage into another unit. Any time an upper unit has a leak it is important to check to make sure there is no water or damage downstairs.



Whenever both units are impacted by a leak, the best course of action is to call our property manager at CMI so she can arrange for a vendor—probably a plumber—to come and assess the situation and start emergency repairs if necessary. In these maintenance situations, the Homeowner's Insurance often comes into play. Sometimes if there is a serious leak such as a leaking pipe inside a wall, the Association's Master Insurance policy may be part of the solution. Our property manager can and should manage these issues for our Association.

Minor leaks with limited cleanup and repair can usually be handled by the two owners involved. Anything else needs to be reported to our property manager, Erin Ashley, at (503) 445-1119. Outside of regular business hours, call (503) 233-0300. There will be a link to an emergency manager on duty.

# HOA & Condo Updates

## HOA Board Message *(Cont'd from page 1)*

### How KC Highlands Functions and How It Is Funded

The other question that arises is how does the Association pay for anything new? For instance, could the Association purchase exercise stations to be placed on the pathway or a pinball machine for the Clubhouse? There are only two ways: special assessment to every property owner or Community contributions. Contributions were used to pay for the flagpole (members of the Community donated funds to buy and install the Clubhouse flagpole which was then given to the Association). There isn't a capital fund and neither the *Operations* nor *Reserve Funds* can pay for a new asset. All Association capital assets are clearly identified in the annual *Reserve Study* - which is available to every property owner from the office or request to the Board via [board@kchighlandshoa.com](mailto:board@kchighlandshoa.com)

It is the Board's responsibility to maintain fiscal management of the Association's funds. The Board relies on the committees to be prudent in requests for funds, to stay within each fund's guidelines, and maintain vigilance of the annual budget revenue and expense. Due to COVID impacts on home sales, the Board agreed to review the 2021 budget in-depth again in June. Community members are welcomed to be part of that review process—just reach out to the Treasurer via [treasurer@kchighlandshoa.com](mailto:treasurer@kchighlandshoa.com).

Interested in participating? Reach out to any Committee Chair or Board Member. Contacts are in the KC Highlands Directory.

## Condos Neighborhood Watch



As we *Submitted by Sandy Bergeron* finally begin to get vaccinations to protect us from COVID-19, we are looking forward to the Clubhouse's suspended activities to eventually resume.

I'm not sure when the next Condos Neighborhood Watch meeting can be safely held. I will e-mail a questionnaire to all the Condo Building Captains around early May to see if a late May meeting may be feasible.

With the weather warming up, the Building Captains can remove the outside faucet spigot covers. The covers can be kept and stored in your garage for safe keeping for reuse when the cold weather returns. Spring has sprung.

*Stay safe, and continue to wear that mask,*  
Sandy Bergeron, CNW Coordinator  
Text-- (971)255-3790 Landline-- (503)624-7896  
Email-- [sandber31638@gmail.com](mailto:sandber31638@gmail.com)

## Improving Your Day...



*Each new day is a gift and another opportunity to act with kindness.*

~Author Unknown

## HOA Architecture/Landscape Committee

*Happy Spring!*

*Submitted by Bonny Chown*

Walking at this time of year, our senses awake. Our eyes see buds, new leaves and blossoms; our noses scent Daphne, Sweet Box, and freshly mown grass.



Many Residents are taking advantage of sun and warmth to do yard work. Routine maintenance such as planting annuals, pruning bushes or adding bark mulch does not require an application. Projects that will impact your neighbors such as re-doing the front yard, doing cement work, or doing architectural work to the exterior of your house do require an application. Ask yourself, how will this project affect my neighbors? Changing the color of the house will likely be most impactful on the family across the street. Removing the shade tree in the back yard might create a bright sunny spot next door where they have shade-loving perennials. Be considerate, talk with your neighbor, and always consult the Architectural and Landscape Manual.

Halstead's tree service has been here and removed dangling branches from the Linden trees at the Clubhouse and from two Birch trees along the Dickson Pathway. With all the ice storm damage in the metro area needing removal, we appreciate their care for our four damaged trees.

By the time this newsletter is distributed, new landscaping will adorn our entrances. Stone Posies now adorn the pathways and the Star Magnolias in the Dickson Triangle will be abloom.

The ALC is still meeting via Zoom, and we encourage you to join us the first Wednesday of the month at 9:30 a.m. As always, contact me with questions or concerns at [alc-chair@kchighlandshoa.com](mailto:alc-chair@kchighlandshoa.com).

## Library Whisperings

*Submitted by Bobbi Siegel, Librarian*



Did you know that most of the materials available in the Highlands Library are items donated by Residents? We thank all those Residents who have donated books, puzzles, magazines, and DVDs for their generous contributions.

Just a reminder on how our Highlands Library works: There is no "check out" procedure. Just take what you are interested in and return the item or items when you are done. Donations and returned items should be placed in the bin located on the desk. Please be aware that we do not accept books that have been published more than 15 years ago. Our Library is always open to Highlands Residents and be sure to keep your mask on while anywhere in the Clubhouse.



## HOA & Community Updates

### Clubhouse Maintenance Update

In February, we discovered a drainage problem at the Northwest corner of the Clubhouse. It was found to be serious and deserved an extensive fix, which is nearly complete. There is a maze of underground pipes, electrical wires, A/C tubing, and sanitary and drainage sewers in that area—complicated by some being covered by the concrete walkway. Digging was required and our building plans gave no clue as to where the wires and pipes might be.



It became apparent that a large section of walkway would have to be removed and then replaced. I knew that we did not want the new concrete to be the bleached white color typical of the new concrete on 131<sup>st</sup> and other places in the community. We could not match the surface characteristics of the existing walkway because that would require that the top layer be hosed off after the concrete is poured and we had no place for the resulting mix of concrete and water to drain. It would be a "brushed or broomed" surface.

I asked that we get as close as possible to matching the existing walkway color. Our contractor spent a lot of time, with help from his wife, figuring out which shade of dye to use to match the existing slabs. On delivery day of the concrete, I was shocked at seeing the mix coming out of the truck into wheelbarrows. Pink fading to brown? They explained to me a number of times that the color will fade to a gray in time.

It's a little over a week old at this writing, and not completely cured. Where workers and others have walked on it, their footprints are becoming visible and starting to reveal a color just below the surface which is closer to what was expected. There is no choice except to have patience. We will help the process of removing the brown surface film by power washing, etc., but that will have to wait until it is totally cured.

**Q: What is a kangaroo's favorite season?**

**A: Spring!**

~Author Unknown



### Movie Nights

Submitted by Nancy Crandell



Due to fear of contagion, COVID restrictions, and lack of interest, Movie Nights will be temporarily canceled until activities at the Clubhouse resume. Then we can, once again, share great movies together. Please watch for future information when we are able to meet again.



When asked one day,  
"What keeps you going?"  
He replied, "I get up every day  
and don't let the old man in."

~Clint Eastwood, when turning 88

### Houses Neighborhood Watch



#### New House Block Captain

Submitted by  
Connie Holt

First, I want to thank Ray Lucas for all he did watching over his area of Dickson Street. Thank you, Ray, for doing such a great job.

I would like to introduce our new Block Captain, Marv Wollmuth, who lives at 12730 SW Dickson Street. He will be taking over for Ray and I appreciate him agreeing to help out. Thank you, Marv.

It takes all of us to watch out for each other and keep our Community safe. We're always looking for new Block Captains, so please feel free to call me and volunteer!

Happy Spring Everyone!

Connie Holt

Houses Block Captain Coordinator

(503) 936-9297

[punkshasta@gmail.com](mailto:punkshasta@gmail.com)

Are any of us so important that  
we don't need to be kind to each other?

Please be kind to each other.

~Sandy Bergeron



### HOA Finance Committee

Hello everyone. Submitted by Mary Kelly

Are you interested in how the HOA spends your dues, transfer fees from home sales, and monies from special events? We have just the place for you. The Finance Committee is seeking volunteers to review the monthly financial statements for accuracy and completeness, look at existing processes and procedures used to manage the HOA financials and suggest improvements, and identify areas of risk along with recommendations on how to mitigate the risks.

The Committee meets monthly (the Tuesday before the monthly Town Hall and HOA Board Meeting) to review the operating and reserve accounts, the overall budget, and any new business that comes up in the course of those reviews. The Committee also fields questions from the HOA Board and Residents about the HOA finances.

If this sounds like something you want to be a part of, please contact me at [finance-chair@kchighlandshoa.com](mailto:finance-chair@kchighlandshoa.com).

Hope to hear from you soon!



## HOA & Community Updates

### St. Patrick's Day Takeout Dinner Success!!

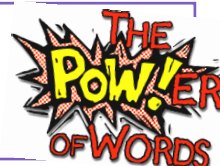
I would like to Submitted by Gary Melott  
thank all the Highlanders for making the  
St. Patrick's Day Takeout Dinner go so well--  
from the ordering to coming to the Clubhouse to  
pick it up. We were able to serve 64 meals in 50 minutes!

A special Thank You to Terri and Wendell Kam for  
catering it so well; also, to Bonny Chown, Quila Bowlés,  
Connie Holt, and Ron and Lucy Laande for all their help  
that made it work.

Additionally, thanks to our new neighbors who  
moved in during the last year for ordering the dinner.  
From the Special Events Committee, we'd like to wel-  
come you to our Community.

### Words of the Day...

Let your love  
and light  
shine bright!



### New 2021 Directory

Submitted by  
Mabel Weber



The 2021 Highlands  
Directory of Residents is in the process  
of being printed as of this  
writing and will be available to all  
Residents soon. Watch for a Hi-Net announce-  
ment when they are delivered.

The Directories will be on a table in the  
Clubhouse Lobby for Residents to pick up.  
Please pick yours up and initial next to your  
name on the list.

If you know of a neighbor who is unable to  
come into the Clubhouse, please pick one up  
for that person(s) and initial by their name.

There will also be a box there into which  
you may deposit your old Directories so they  
can be shredded. We do not want all your per-  
sonal information to be placed in the regular  
recycling.

Thank you all for your patience.

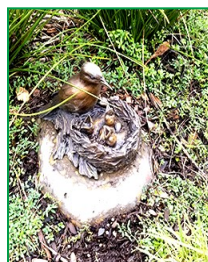
### Bible Study Submitted by Ron Willis



I have talked with a number  
of Highlands Residents about  
a timeline of when we might  
resume our bi-monthly Bible  
Study. In fact, I'm finding people every-  
where who are wanting to resume  
normal living – maybe you are experi-  
encing that as well. We have all heard  
reports through media about the affect  
the pandemic has had on our society.  
Social people need one another.

In order to resume our Bible Study,  
the obvious is true that people feel safe  
and free from fear of becoming ill with  
the virus. As more people are vacci-  
nated and favorable reports are  
received from the proper authorities,  
there should be that sense of security  
about the restoration of group gather-  
ings. There are other considerations that  
factor in as well, but suffice it to say,  
I am praying about the how and when  
to resume our Bible Study. Until that time,  
be assured of my prayer for the safety  
and well being of all in our Community.

Until next time, I wish all of you a very  
Happy Easter on April 4<sup>th</sup>. May you find  
joy and happiness in the knowledge  
that the Savior has Risen.



### 2021 Virtual Art & Craft Faire!

[www.kchacf.com](http://www.kchacf.com)

Submitted by  
Nancy Crandell



We continue to host our Art & Craft Faire on this  
special website. Throughout the year, there are  
many opportunities to remember loved ones and  
friends with special and well-made items from our  
talented Highlands artists and craftspeople. We hope you will  
continue to support your creative neighbors through our website.

April's featured artist of the month is Bill Hendrickson. Bill is a  
lifelong hobbyist who has completed numerous home renovation  
projects over the years in addition to restoring four vintage cars.  
He also taught himself the art of hand painted  
pin striping on autos in high school through lots of  
trial and error.

He enjoys building outdoor projects including  
his backyard arbor to accommo-  
date his grape vines. His family has  
benefitted from his talents by his building them cus-  
tom bookcases, benches, a garden potting table,  
wishing wells, bird houses, and other items. At the  
request of a previous Highlands Librarian, Bill made  
three countertop book holders for the Library.



How's the diet going?

Not good. I had eggs for breakfast.

Scrambled?

Cadbury.

~Author Unknown



## Community Messages & Stories

### King City Master Planning Update



King City's expansion area has a new name, Kingston Terrace. The Master Planning effort moved forward Monday, March 15th with a community-wide virtual presentation and Q&A. More than 60 community members participated. The information and opportunity to provide input also is presented on the KCMP website: [www.kingcitymasterplan.com](http://www.kingcitymasterplan.com).

This is your City and your feedback helps guide its future.

Submitted by  
Mike Dahlstrom

### Did You Know?

*If you are awake 16 hours a day,  
your inner dialogue gives the equivalent of  
320 State of The Union speeches per day!*

~Andy Dooley

### Birds in Springtime...

Submitted by  
Lucianne Phillips

With thanks to Edgar Allan Poe, I share with you a recent wildlife experience.

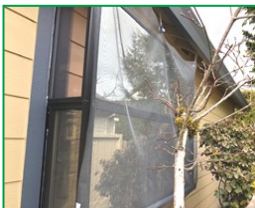
*Once upon a morning dreary,  
while I pondered, weak and weary,  
While I nodded, nearly napping,  
suddenly there came a tapping,  
As of someone gently rapping,  
rapping at my kitchen window.  
Only this and nothing more."*

With thanks to Rob Mustard's bird identification tool on our Highland's website, I was able to see that my rapper is a Song Sparrow. I have since learned that they are VERY territorial, and we are entering nesting season. This little guy saw his reflection in my kitchen window and



was not tolerating any competition, so he attacked the window repeatedly for more than a week, starting at about 6:00 a.m. and continuing intermittently until about 6:00 p.m.

I tried a variety of measures that included rapping back on the inside of the window, but that only infuriated him more. I went to the bird store and they recommended a Mylar windsock. My little friend just pecked to one side or the other. Then I bought Mylar garlands at the Dollar Tree to augment the windsock, but he found them to be excellent



perches to peck even more. Next, I purchased a Hawk decoy and placed it by the window on a pole. The Sparrow found the head of the Hawk a great place to perch as he pecked the window. Finally, I purchased screen material and hung it in front of the window, but there was a 3' gap at the bottom, so he pecked there. After I repositioned the screen and tacked it down with duct tape, he has stopped.

Now, he flits to nearby branches and gives my window the stink eye, but he has stopped pecking—so, victory! Quoth the Highlander, "Nevermore."

### Ponder This...

**In honor of Earth Day & Arbor Day:**

*Morning sun, herself, echoed by  
the clear blue sky, the earth under your feet,  
and the trees in your life —  
long for your presence.*

*From time to time, however brief,  
give them your undivided attention.*

~www.tut.com



### Paws in KC Highlands

**Introducing Patch & K.C. !**

Submitted by  
Rose Troyer

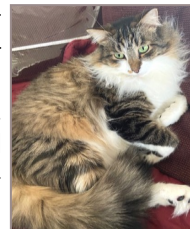
Hello Neighbors,

We are new to the Highlands Community—having moved here last August. We are still going through boxes and more boxes.

With this new move, our two furry cats are not only enjoying their new home, but also are enjoying "us"! At our previous home in a rural area, we had an outside granny flat that was a 'Cat Shelter'. Many cats have lived there, approximately 25+, in the 37 years we lived in California.



Patch and K.C. (short for "Kitty Cat") were the only cats left to make the journey to Oregon. Patch looks like a long hair Maine Coon, and K.C. is your typical short-haired domestic cat. Patch is about 6 years old and K.C. is about 16 years old. We did bring a 4x8x6 outside kennel for them to enjoy the outdoors during nice sunny days.





## Items Of Interest ...



### In These Times—Vaccine 101

#### What's An mRNA Vaccine?

The Pfizer and Moderna vaccines are both classified as "Messenger RNA (mRNA) vaccines," but what does that mean? While this might be a new term for many, researchers have been studying and working with mRNA vaccine technology for decades. The process for making these vaccines can be standardized and produced at scale, making development faster than for a vaccine using live virus.

While mRNA vaccines seem to cause more short-term side effects than other vaccines, these effects don't appear to be long-lasting. Unlike other vaccines, which will place a weakened germ inside our bodies to fight off infectious disease, mRNA vaccines teach our cells how to make a protein that triggers an immune response in our bodies.

The COVID-19 vaccines from Moderna and Pfizer do not use the live vaccine that causes COVID-19. Just like every other vaccine available in the United States though, the mRNA vaccines have been rigorously tested for safety and effectiveness by the FDA. The clinical trials included large numbers of people from Black/African American, Hispanic/Latino and other communities of color that are systemically affected by the COVID-19 pandemic.

To learn more about the mRNA vaccines, visit the CDC's [Understanding mRNA COVID-19 Vaccines web-page](https://www.cdc.gov/media/releases/2021/s0415-covid-vaccine-mrna.html). [healthoregon.org/coronavirus](https://healthoregon.org/coronavirus)

#### What is the difference between how the Johnson & Johnson vaccine works and how the Pfizer and Moderna vaccines work?

The ultimate difference is the way the instructions are delivered. The Moderna and Pfizer vaccines use mRNA technology, and the Johnson & Johnson vaccine uses the more traditional virus-based technology. Instead of using mRNA, the Johnson & Johnson vaccine uses a disabled adenovirus to deliver the instructions. This adenovirus is in no way related to the coronavirus. It is a completely different virus. Although it can deliver the instructions on how to defeat the coronavirus, it can't replicate in your body and will not give you a viral infection.

**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



#### Remember...

Get your COVID vaccine shot as soon as you can get an appointment. Help reduce the spread of COVID.

#### Do You know —

Submitted by Quila Bowles

#### What a Palindrome is?

If you are familiar with the sentence "Madam, I'm Adam," you might know what a palindrome is. A palindrome is a term for when a word or phrase is spelled **the same way backward as it is forward**. Some other examples of palindromes include level, kayak, civic, radar, solos, tenet; names like Mom, Dad, Bob, Otto, and Hannah, and sentences like, "Was it a bar or a bat I saw?" or "Too hot to hoot." But some palindromes can be dates, like we have in January and December 2021.

#### Palindrome Dates in 2021

The year 2021 offers us a string of palindrome dates. Dr. Aziz Inan, an electrical engineering professor at the University of Portland, Oregon, has been studying palindrome dates for more than a decade, and says this year is special because it contains **a total of 22 palindrome dates**:

- ◆ One is a four-digit palindrome – which occurred on 1-2-21;
- ◆ Nineteen of them are five-digit palindromes – which occur in January and December.
- ◆ Two are six-digit palindromes – which also occur in December.

Wednesday, January 20, 2021, marked the beginning of a 10-day palindrome stretch. For 10 consecutive days, we were treated to **five-digit** palindrome dates (January 20<sup>th</sup> through the 29<sup>th</sup>), which are common usage in the U.S.

Also, a fun fact: note that Inauguration Day was a palindrome date (**1-20-2021**). This was the first palindrome-number Inauguration Day in American history, and the next one is in 1,000 years, on 1-20-3021.

Try it — write out the numbers!

It's April Fools' Day.  
Seems like some folks  
have been practicing all year.



## Fully vaccinated? Hold on to that mask.

Every day, more people in Oregon are reaching "fully vaccinated" status. Until enough people get vaccinated, we're all going to need to continue to

- Wear face coverings
- Limit group size
- Physically distance
- Wash our hands
- Stay home when we're sick



Oregon  
Health  
Division



## Sponsors...



**Bone & Balance Academy**  
-building bodies that stand the test of time-

*Register Now for Spring Session  
March 29 – June 18*

Increase your strength and balance, reduce fall risk, and improve bone health through this safe and effective exercise program that allows you to work at your own pace from home while still engaging in a group format that is focused on helping you maintain mobility and lifelong independence. Classes are offered via Zoom in real time so you get direct access to the instructor and other students! Beginner and Advanced levels are offered. Each class is a full-body workout, varied in intensity to keep you challenged. Instructor is a certified group fitness instructor through AFAA and a certified/licensed instructor for OSU's Better Bones & Balance program.

**971-336-5859    www.boneandbalanceacademy.com**



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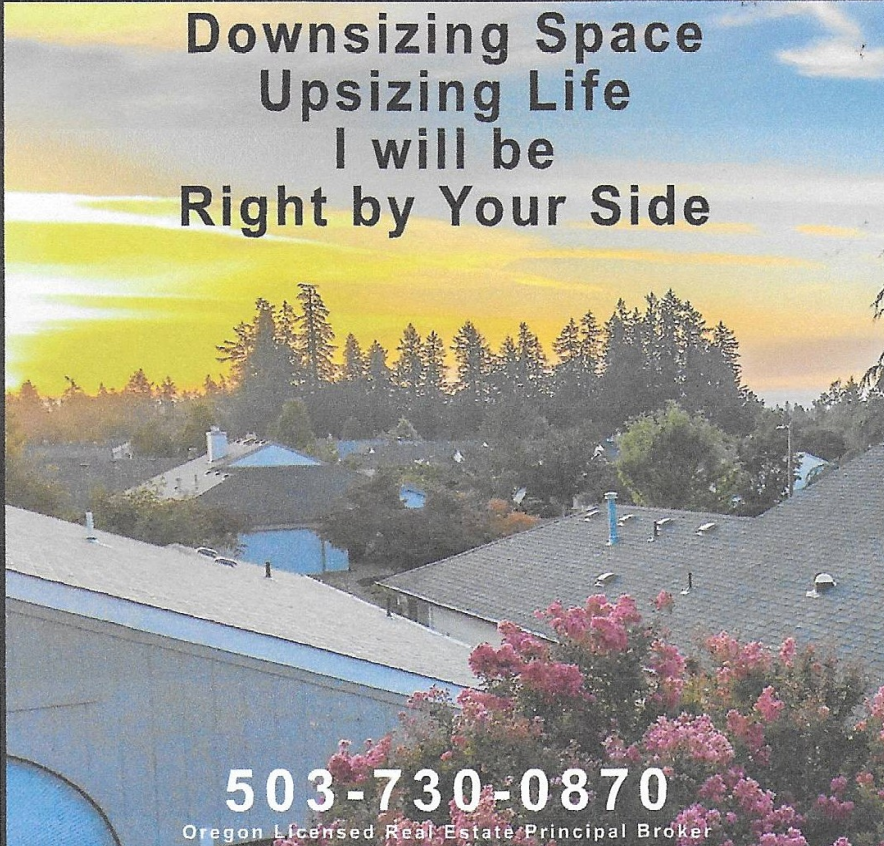
**Simi Moldovan**  
Owner

**Office: 503-777-1696**  
**Cell: 503-984-4928**  
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**Vicki Miller**

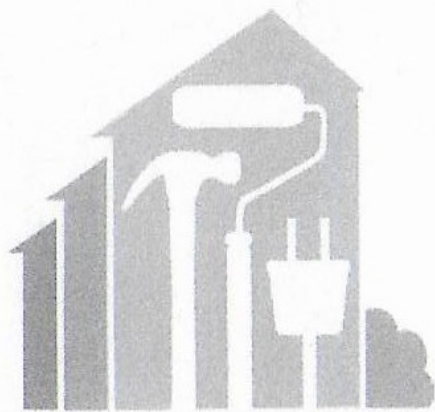
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## Sponsors...

# Karen Harris



**Ken Miller  
& Associates**

**503-608-0883**

[karen.harris@live.com](mailto:karen.harris@live.com)

### 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.**

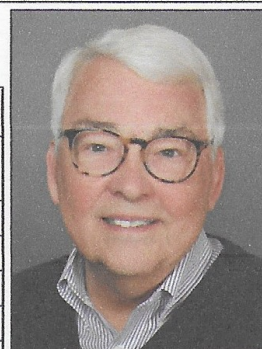
**Good Things Ahead!**

## Market Update

April 2021

### Recent Home Sales in Highlands

Type	Address	Bed	Bath	sq.ft.	Selling Price	\$/sq.ft.	Sales Date
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
HOUSE	16289 SW 129TH TER	2	2	1395	\$465,000	\$333	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](http://KenMillerAssociates.com)

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

We are a real estate brokerage of 8 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



## APRIL 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>Clubhouse Office Hours:</b> <b>Mondays &amp; Wednesdays 9 – Noon; Thursdays 1 – 4 pm.</b> <b>To protect Mabel, the Office Door will remain closed for the time being. Visitors are welcome to talk with her through the glass door.</b> <b>For changes:</b> <b>Please check the calendar on the Clubhouse front door window or watch for updates on Hi-Net.</b>				1	2	3
				9 Walking Aerobics  April Fool's Day 7 Hand & Foot	9:30 Walking Aerobics 10:30 Coloring  <b>Good Friday</b>	
4	5	6	7	8	9	10
Easter 	10 Walking Aerobics <b>11 Condo Finance/Maintenance</b>	9 Walking Aerobics  7 Bible Study (postponed)	<b>9:30 A/L Comm. Mtg (via Zoom)</b>  1 Dominoes	9 Walking Aerobics 10-4 Sewing Group  <b>Holocaust Remembrance Day</b>  7 Hand & Foot	9:30 Walking Aerobics 10:30 Coloring  <b>2:30 Library Comm. Mtg (canceled)</b>	
11	12	13	14	15	16	17
	10 Walking Aerobics	9 Walking Aerobics <b>12 Condo Landscape</b>	1 Dominoes	9 Walking Aerobics <b>3 Clubhouse Interiors Comm. Mtg</b>  7 Hand & Foot	9:30 Walking Aerobics 10:30 Coloring	
18	19	20	21	22	23	24
	10 Walking Aerobics	9 Walking Aerobics  7 Bible Study (postponed)	1 Dominoes	9 Walking Aerobics <b>Earth Day</b> <b>5:30 Condo Board Mtg</b> 7 Hand & Foot 	9:30 Walking Aerobics 10:30 Coloring	<b>9-5 Private Group</b>
25	26	27	28	29	30	
<b>Arbor Day</b> 	10 Walking Aerobics	9 Walking Aerobics  <b>6:30 Finance Comm. Mtg (via Zoom)</b>	1 Dominoes  <b>6:30 Town Hall; HOA Board Mtg to Follow</b>	9 Walking Aerobics  7 Hand & Foot	9:30 Walking Aerobics 10:30 Coloring	

**PLEASE NOTE:** 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 or teleconferencing. Activities resuming must schedule Clubhouse time and space with Mabel in the Office for the Clubhouse/Newsletter calendar.