

Highlands Highlights



King City Highlands Homeowners Association (503) 684-8294

JULY 2021



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Thursday 1 - 4 pm

HOA Board Message

Submitted by Mike Dahlstrom, President

What A Difference A Day (Year) Makes...

During this time, a year ago, we were in a period of fear and uncertainty. Strains of those remain but because of all the precautions the Community has taken, it appears we're reaching the other side of the pandemic. At the time of this writing, the State had not yet met it's 70% vaccination goal, but hopefully by the time you read this, there will be additional lifting of restrictions. On behalf of the HOA Board, *THANK YOU ALL* for the part you've played following the Clubhouse and common areas health guidelines.

Due to the uncertainty of what lay ahead, the 2021 Annual Budget was approved with a very modest revenue target (derived primarily from living unit transfer fees). During the approval process at the Annual Meeting, the HOA Board agreed to conduct a mid-year budget review. The Finance Committee reviewed income and expenses in June. Based on the number of living units sold to date, and the increased sales price, it appears the income projection should be reached or exceeded by the end of the year.

This is great news for the year! Most of the intended repair, replace, and maintenance projects will be accomplished keeping our Community an attractive place to live. And there remain contingency funds to address unforeseen events such as the drainpipes around the Clubhouse.

Be assured that all Committees with spending authority will continue to be prudent with expenditures and that the Board will continue its oversight of the Community's financial health.

Interested in the working of your HOA Board? Call any Board member for a coffee or tea. Learn what it means to be on the HOA Board. It's not too early to start thinking about stepping up—two Board positions will be up for election this November, three in 2022. This community runs on volunteer energy and new perspectives. You've heard it before;

*"If not you, then who?
If not now, then when?"*



I Am Old Glory

I Am Old Glory. For more than 10 score years, I have been the banner of hope and freedom for generation after generation of Americans.

Born amid the first flames of America's fight for freedom, I am the symbol of a country that has grown from a little group of 13 colonies to a united nation of 50 sovereign states. Planted firmly on the high pinnacle of American Faith, my gently fluttering folds have proved an inspiration to untold millions.

Men have followed me into battle with unwavering courage. They have looked upon me as a symbol of national unity. They have prayed that they and their fellow citizens might continue to enjoy the life, liberty, and pursuit of happiness which have been granted to every American as the heritage of free men.

So long as men love liberty more than life itself, so long as they treasure the priceless privileges bought with the blood of our forefathers, so long as the principles of truth, justice, and charity for all remain deeply rooted in human hearts—I shall continue to be the enduring banner of the United States of America.

Originally written by Master Sergeant Percy Webb, USMC, @1933

Condo Updates



Condo Board Message

Submitted by Pat Barcroft, Chairperson

We have several projects going on here in the Highland Park Condos. It became clear there was a communication glitch regarding the water valves and the work had stopped. In addition, the holes had been opened up and left open, which was a potential safety hazard. These issues have been remedied and the work should resume. Thanks to Shel Siegel and Zoe Allen for overseeing this project.

Ron Laande and Pam Schagunn are getting bids for the upcoming carpet replacement. We were to get an update at the June COA Board meeting. In addition, the representative from the lighting company was to be at the same Board meeting to show samples of options.

We are continuing the process of selecting the vendor who will do the remaining nine decks. Last year was such a fiasco regarding the decks in so many ways.

We had a work session with regard to updating the Condos House Rules. We are going to consider a committee to go over the work that has been done and make suggestions. If you are interested, we would appreciate your volunteering to be on this Committee.

Hope to see you at the next Meeting!

Condo Landscape Committee



Submitted by Pat Barcroft

What a year this has been from a landscape perspective! As we all know, it has been extraordinary in terms of weather. Not only has our new vendor been at a disadvantage in the sense of getting familiar with our grounds, but the ice storm caused severe problems at many of their accounts, so they were playing catch up for several weeks.

As a result of the weather, the weeds popped up in abundance. June is the month for weed spraying and the weeds will be taken care of. As you may have noticed there was one week when the lawns were not mowed. This was done to allow the grass to grow. We definitely have had a problem with getting the right amount of water at various locations. This has been remedied.

In the last newsletter, I misspoke and suggested we were looking into replacing our irrigation system. Zoe Allen, who is Chair of the Finance Committee, almost had cardiac arrest and reminded me that what I meant to convey is the changing of our controllers, which are old and very out of date.

The new vendor is doing an excellent job with the trees and shrubs. It will take some time to allow some of the trees and shrubs to be allowed to grow to reflect their natural shape. If you have an interest in the landscaping of our property, please attend our Landscape Committee Meeting, held on the second Tuesday of the month. The meeting starts at 12 p.m. for the Committee to talk about the issues, and at 1 p.m. we meet with our vendor to talk about issues that pertain to them.

The next Landscape meeting is Tuesday, July 13th. Please feel welcome to attend and participate.

Condos Neighborhood Watch



Submitted by Sandy Bergeron
Things have been quiet except for all the renovations going on by new Condo Owners. We have had a lot of Condo sales the last few months.

During the past few months, we have had one garage break-in with nothing of value taken, some tires slashed, and a catalytic converter stolen that has been reported to the police.

We are still a very safe community for these crazy times. Let's keep it that way. Keep your car locked and don't keep valuables stored in your car. Keep your car in the garage if possible and your garage door down and locked.

Be kind, and stay safe,

Sandy Bergeron CNW Coordinator
Email: sandber31638@gmail.com
Text: 971255 3790
Voice message: (503) 624-7896



*Two of the most powerful words in the English language for bringing about change, are **"thank you."***

Especially when offered before the change even occurs and everything still looks pretty much like it did yesterday.

~Author Unknown

The next Condo Owners Association (COA) Board Meeting will be Thursday, July 22nd at 5:30 p.m. — All are welcome!

HOA Updates



Clubhouse Maintenance

Submitted by
Jerry Crane



We are completing a Reserve Study Review which estimates the cost and timing of the maintenance, repair, and replacement of all the items of our common property for 30 years—a good time to review the Clubhouse maintenance projects which have been completed *in the past five years*.

- ◆ We replaced 23 Southside windows—15 in 2017, 5 in 2018, and 3 in 2020.
- ◆ The plywood siding on the South and East walls of the Great Room was replaced.
- ◆ The storage shed, the pad it sits on, and the walkway across the South side were installed to store tables, BBQs and other objects too heavy to carry to the attic.
- ◆ Rotted siding near the ground on the East and South walls was replaced.
- ◆ The Parking Lot lights and timer were upgraded for more reliable service.
- ◆ We dug up and rebuilt the drainage system on all sides of the building.
- ◆ The locking mechanisms on the three single Clubhouse doors were upgraded and a strong security film was applied to the glass.
- ◆ The weather stripping on all double doors, including the entry doors was completely replaced.
- ◆ The heavy folding tables were replaced with lightweight white plastic tables—12 eight-foot, 10- six foot, and 10 round tables. 25 older chairs were replaced, and another 25 added.
- ◆ The fire alarm system was rebuilt with the addition of an automated cell phone device to call the fire department without human intervention.
- ◆ The Great Room piano was put on wheels!
- ◆ One furnace was replaced in 2018, another in 2019. In 2020, a furnace and an air conditioning compressor were replaced. In 2021, we will replace another furnace and compressor, leaving one furnace and four compressors for replacement in future years.
- ◆ The electrical system serving the kitchen and Ball Room was given additional capacity and improved safety.
- ◆ The lights and fans in the restrooms are now controlled by motion detectors, eliminating the risk that the fans would be left running for extended times. The hood fans in the kitchen are also now on timers.

(Cont'd on page 5)

Architecture/Landscape Committee

Submitted by Bonny Chown



Happy Summer! The spring flush of blooms is past, and we are now into the various textures and greens of summer. Bright annuals add such great color. Walkers and those driving by all appreciate the joy such vibrancy brings.

Three members of the ALC, Judy Baese, Elaine Sobel and Connie Holt creatively revised the Approved Paint Color Notebook. Upon approval by the Board of Directors, the new edition will be at the Clubhouse awaiting residents' viewing. New colors have been added for exterior and trim with a variety of vibrant front door choices. The goal was to update the palette while maintaining a Northwest vibe.

Irrigation remains a constant topic at our meetings. The HOA Board of Directors approved a proposal by Landscape East & West to install a new underground drip system in the Fir Grove. We hope to add replacement rhododendrons and NW natives to that space next fall. The maintenance crew is allowing 'duff' (decomposing leaves, needles, branches) to accumulate on this forest floor. Over time, this will improve the health of the soil. A recent hole dug behind the Dickson and Overgaard cul-de-sacs produced nothing but dry dust and crumbled clay. While planting the donated rhododendron, we added compost. Neighboring Home-owners are providing additional water to insure a satisfactory transplanting.

If you have finished your ALC approved project, please remember to contact one of the coordinators or me, so we can properly record, file, and stamp **COMPLETE** on your application.

We meet in person at 9:30 a.m. on the first Wednesday of the month in the Clubhouse. We invite you to join us on that day, or as a member of our Committee. As always, please contact me at alc-chair@kchighlandshoa.com with any questions or concerns.



Submitted by Sandy Bergeron

SAFETY REMINDER

If you leave our Highlands Community (from BOTH houses & condos) via Dickson St. onto 131st Ave. and there are parked cars on both sides of Dickson, ***please be extra careful!***

This is a potentially dangerous intersection.

Community Messages



Highlands 2021 July 4th Celebrations!

Submitted by Nancy Crandell

PUP PARADE - 10 A.M.



Bring your pups to the Clubhouse and we will walk together down through the greenway. Come a little early for pictures and getting the pups acquainted.

There will be prizes for best costume (but dress-up not required) and 'dust off' their tricks to see who's best!

We invite one and all to come on out and cheer our Highland's pups along. Stay to watch on the greenway (our 'park') and vote for the prize recipient in each of the categories that we'll have.

There will also be activities for the pups to try and everyone may stay as long as you like.

OLD FASHIIONED PICNIC IN OUR 'PARK' - 5:30 P.M.

Bring your blanket, chairs, and dinner of your choice and join friends and neighbors. You can also bring lawn games if you wish.

Ed Benberg says that Larry Wilder will be here once again to entertain beginning at 6 p.m. Lucienne Phillips confirms the ice cream truck will be in the cul-de-sac with delicious treats at 7 p.m. Your price will be \$3 each item; our Special Events Committee will pick up the difference.



If you're not up for the picnic, you can still come out and enjoy the entertainment, ice cream treats, and chat with friends and meet some new neighbors.

Last year's event was a great success! We don't know what the COVID restrictions will be by July, but they will be based on State OHA guidelines—this should be a

safe and happy event this year.



Hawaiian Luau Takeout Dinner

Submitted by Gary Melott

As a member of Special Events, I want to THANK all our Highlands Family for ordering the Hawaiian Luau takeout dinner. It was another successful 'event' on June 15th—the Hawaiian theme turned out great and logistics went smoothly.

Also, my thanks go out to Quila Bowles, Ron and Lucy Laande, and Barbara Sloop for all their help so that the event worked out so well. And lastly, a very special thanks to Wendell and Terri Kam, for sure—62 meals were served in 50 minutes.

I don't know about the rest of the year yet, when it comes to planning Special Events. We will wait and see. Thank You for making KC Highlands a wonderful extended Family, and all your support.



You are blessed when you see a potential friend in every stranger you meet.



Mahjong Anyone?



Submitted by Sandy Bergeron

Mahjong Lessons!

I will be giving free Mahjong lessons in September to anyone who wants to learn to play by the Chinese rules of the game. But if you want to learn sooner, just drop in on one of our games on Thursday at 1 p.m. and we can start you learning the game then.

All my players have learned the game very quickly, and no money is involved in our games. There is an instruction sheet to help you learn the rules.

We welcome new players.

Bible Study

Submitted by Ron Willis



You have all heard the saying, "I see the light at the end of the tunnel." It seemed that was the case in recent weeks regarding the current COVID regulations.

Clearly, we are experiencing some relief from masking in certain areas, for which we are thankful. We find that very imperative in I Thess. 5:18, "in everything give thanks; for this is God's will for you in Christ Jesus."

As recently reported, our governing authorities are requiring the state of Oregon reach a 70% vaccination rate before lifting current gathering regulations. The short of it, for now, is that the Bible Study status remains unchanged--the postponement will continue until further notice.

Community Messages

Clubhouse

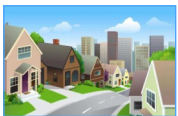
(Cont'd from page 3)

Maintenance History

- ◆ The white belt around the exterior of the Clubhouse was inspected for water damage and the old plywood was replaced by HardiPlank.
- ◆ All gutters and down spouts were replaced with greatly increased capacity.
- ◆ The exterior of the entire building was painted.
- ◆ The rest room toilets were fixed to divert some water to the floor drain system, keeping water in the traps and preventing sewer gas from being drawn into the rooms by the fans.
- ◆ The wallpaper in both restrooms was removed!
- ◆ The parking lot was given a new topcoat, proper disabled parking spots, and curb and line painting.
- ◆ In 2020, all 21 fluorescent ceiling light fixtures were replaced with LED fixtures.
- ◆ Sanitizing spray and wipes were placed in seven Clubhouse areas, allowing it to remain open during the pandemic.
- ◆ A serious water drainage problem was discovered early in 2021 at the Northwest corner of the Clubhouse. It required a quick and costly fix.

Houses Neighborhood Watch

Block Captains Meeting: Submitted by Connie Holt



I am planning to have our first meeting in person in over a year. The date is **July 19th at 4:00 pm.** It will be great to see everyone there once again. We will still be following our HOA & OHA guidelines, wearing masks and chairs set up for social distancing, unless those guidelines change between now and then.

Our agenda items will be a check-in on how things are going on your street, how do we recruit new Captains and Lucianne Phillips and Gordon Keeney will be joining us for discussions on the Emergency Preparedness Map Your Neighborhood program.

Hope you all can attend. See you then.

Connie Holt
Houses Block Captain Coordinator
(503) 936-9297 punkshasta@gmail.com

Improving Your Day...



An elderly shopper at a super-market paid by check for her purchases.

She was buying cotton balls, cotton swabs, powder, cold cream, and aspirin.

On the check memo line, she'd written, "Repairs."

~RVtravel, 6/13/21

Wish-Cycling 3—

Submitted by Zoe Allen

Styrofoam



Lots of people think Styrofoam is just garbage, but it's not! It is true that Styrofoam—also known as #PS6 Poly Styrene—cannot be placed in regular recycle bins for pick up by *Pride Disposal*. Styrofoam is a plastic that is nearly indestructible. Most of it ends up in landfills, oceans, beaches, and streams all over the world where it can take hundreds of thousands of years to decompose. In other words, it does not decompose in most cases.

The good news is that right here in Tigard there is a company that has found a way to recycle most Styrofoam, including the small trays used as packaging for fresh meats, poultry, and vegetables. *Agilyx Corp.* developed a patented method to extract resalable oil product from single-use Styrofoam. There are customers for this product. Recyclable Styrofoam can be dropped off at any time, 24/7, at the *Agilyx* plant located at 13240 SW Wall St., Tigard 97223. The challenge at a property such as KC Highlands is to have volunteers willing to help collect or store the product until there is enough to make the short drive worthwhile. A small (right now) group of owners is going to explore a way to get a regular Styrofoam recycle program going for both the houses and the condos. Our first step will be asking for the support of the two Boards of Directors. Stay tuned for more info.

Now, a word about **glass recycling**. We are supplied an extra container by *Pride Disposal* for glass bottles and jars. **They DO NOT accept broken glass of any kind.** Broken glass must be securely bagged or wrapped and placed in the garbage. All lids or corks must be removed, and the bottles or jars must be rinsed out. Glass dishes, other containers, and mirrors are not accepted for recycling. *Pride* empties the totes every 2 weeks or so.

If you accumulate corks from wine bottles, *New Seasons* markets accepts true corks (no plastic) at the entrance to their locations.

Community & Interest Items



July 4th Name Trivia...

There is a Liberty in Missouri population of about 30,000. However the state of Iowa has more Liberty places than any other state (Libertyville, New Liberty, North Liberty and West Liberty).

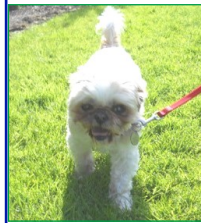
The most well known, 'Independence', is found in Missouri, it has about 120,000 residents.

Five places adopted the name "freedom." New Freedom, Pennsylvania is the most populous with 5,000 residents.

There is but one place named "Patriot" and that is Patriot, Indiana, with a population of 210.

~ www.funjokes.com

Paws in KC Highlands



Submitted by Margarete Siples
(proud 'mom' of this special girl)

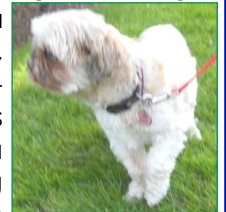
Hi,

My name is Lucy, and I want to introduce myself to all you lovely people in our Highlands Community.

I am a new Resident and live with Margarete and Bill Siples on Bexley Lane. I was not always as happy as I am right now. Six months ago, I felt lonely and depressed, living in a shelter in Newberg. Fortunately, my new owners heard about me and decided to give me a beautiful home. Now I am happily enjoying the finer things in life.

You may have already met me walking my new family down the beautiful common pathways of our Community. It takes me quite a long time to get there for I must take it easy. I am a 13-year-old blind and deaf Shih-Tsu, but that doesn't keep me from enjoying my daily walks. Sometimes they take me to King City Park for a special treat, where I mosey along the Tualatin River. The smells there are intoxicating, and they let me wander around at my leisure.

My family loves me, and I return this love with all my big doggy heart. They spoil me with tender caresses and delicious treats, and I look forward to a secure future and a comfortable way to live out my golden years.



Regarding "Paws in KC Highlands"—

Reminder: We also invite stories about "Fins, Feathers, and Flippers" as well !! Any Resident may submit a story — if you would like your pet(s) featured, please contact Nancy Crandell at (503) 746-6701.



Emergency Preparedness



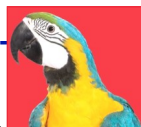
You can do this!

Map Your Neighborhood
Fall 2021

Q: What did Polly the parrot want for the 4th of July?

A: A fire-cracker!

~www.rd.com



In These Times & Sponsors...

In These Times—

Keeping Your Vaccination Card Safe

At your vaccination appointment, you should get a vaccination card that tells you what COVID-19 vaccine you received, the date you received it, and where you received it.

If you're fully vaccinated, you may be able to enter some indoor places without wearing a mask, but only if you show them your vaccination card. Here are some tips about your vaccination card:

- ◆ Keep your vaccination card in a safe place.
- ◆ Take a picture of your vaccination card as a backup copy.
- ◆ Don't laminate your original card in case another shot may need to be added to it.
- ◆ Keep your card in a waterproof container.
- ◆ Don't share your card on social media unless you cover your personal information.

[Healthurgeon.org/coronavirus](https://healthurgeon.org/coronavirus)

Reminder...

Without vaccinations everywhere,
The Pandemic goes nowhere...
Help reduce the spread of COVID-19 & Variants.



Summer travel plans? Here's what to know.

→ If you're fully vaccinated:

Travel is **low risk**.

- On public transportation and in some businesses, you'll still be required to wear a **face covering**.
- Bringing **proof of vaccination** might come in handy.

→ Unvaccinated?

The CDC recommends **delaying travel until you're fully vaccinated**. If you choose to travel:

- Consider getting **tested for COVID-19** before you travel.
- Wear a **face covering indoors** or when **within 6 feet of other people outdoors**.
- **Avoid crowds** and maintain 6 feet physical distance from others.
- Consider taking a **car trip** to limit contact with others from outside your household.

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*I live in my own little world,
but that's okay, they like me there.*

~Author Unknown



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BBQ (\$12/person) **11:30 A.M. – 1:30 P.M.**
CONCERT (FREE) **1:30 – 2:30 P.M.**

Reservations Required. Please call 503-684-1008.
Feel free to bring your own folding/lawn chair.

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JULY 3RD**

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Karen Harris



**Ken Miller
& Associates**

503-608-0883

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!

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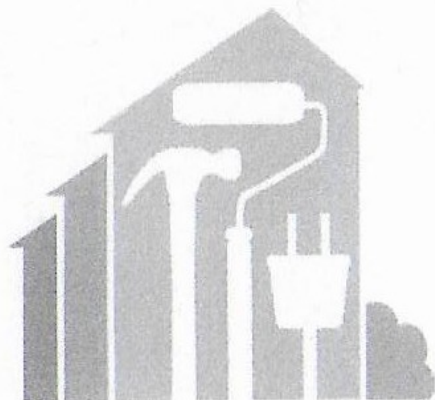
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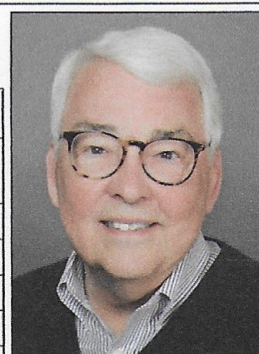
Market Update

July 2021

Recent Home Sales in Highlands

Type	Address	Bed	Bath	sq.ft.	Selling Price	Sold\$/sq.ft.	Sales Date
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
CONDO	16286 SW 130TH TER #64	1	1	816	\$180,000	\$220	Apr-21
CONDO	16389 SW 130TH TER #93	2	2	1200	\$240,000	\$200	Apr-21
CONDO	16321 SW 130TH TER #57	2	2	1002	\$250,000	\$249	Apr-21
CONDO	16457 SW 130TH TER #108	2	2	1002	\$245,000	\$244	Apr-21
CONDO	16370 SW 130TH TER #81	2	2	1002	\$275,000	\$274	May-21
HOUSE	12502 SW PEACHVALE ST	2	2	1871	\$525,000	\$280	May-21
CONDO	16457 SW 130TH TER #114	2	2	1200	\$272,000	\$226	May-21

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



Ken Miller, Founder and CEO

**Ken Miller
& Associates**

11725 SW Queen Elizabeth St. #A
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503-639-0630

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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

JULY 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Clubhouse Office Hours: Mondays, Wednesdays 9 – 12 and Thursdays 1 – 4. For changes: Please check the calendar on the Clubhouse front door window or watch for updates on Hi-Net. 				1	2	3
				9 Walking Aerobics 1 Mahjong 7 Hand & Foot	9:30 Walking Aerobics 10:30 Coloring	
4	5	6	7	8	9	10
10 Highlands Pup Parade  Happy 4th of July! 5:30 Picnic in Our 'Park'	10 Walking Aerobics 11 Condo Finance/Maintenance 1 Dominoes Condos Recycling Day	9 Walking Aerobics 1 Bridge 7 Bible Study (postponed)	9:30 A/L Comm. Mtg 1 Rummikub 7 Poker	9 Walking Aerobics 10-4 Sewing Group 1 Mahjong 7 Hand & Foot	9:30 Walking Aerobics 10:30 Coloring 2 Library Comm. Mtg	10-3 Private Group
11	12	13	14	15	16	17
	10 Walking Aerobics 1 Dominoes	9 Walking Aerobics 12 Condo Landscape 1 Bridge	1 Rummikub 7 Poker	9 Walking Aerobics 1 Mahjong 3 Clubhouse Interiors Comm. Mtg 7 Hand & Foot	9:30 Walking Aerobics 10:30 Coloring	12-8:30 Private Group
18	19	20	21	22	23	24
	10 Walking Aerobics 1 Dominoes 4 Houses Neighborhood Watch Mtg Condos Recycling Day	9 Walking Aerobics 1 Bridge 7 Bible Study (postponed)	1 Rummikub 7 Poker	9 Walking Aerobics 1 Mahjong 5:30 Condo Board Mtg 7 Hand & Foot	9:30 Walking Aerobics 10:30 Coloring	9-5 Private Group
25	26	27	28	29	30	31
	10 Walking Aerobics 1 Dominoes	9 Walking Aerobics 1 Bridge 7 Finance Comm. Mtg	1 Rummikub 6:30 Town Hall HOA Board Mtg to Follow 7 Poker	9 Walking Aerobics 1 Mahjong 7 Hand & Foot	9:30 Walking Aerobics 10:30 Coloring	

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 the HOA Office for the Clubhouse/Newsletter calendar.