

# Highlands Highlights

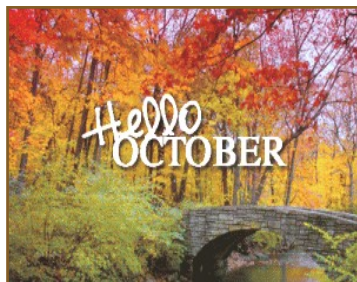


King City Highlands Homeowners Association (503) 684-8294

OCTOBER 2021

## HOA Board Message

Submitted by Mike Dahlstrom, President



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### Working Together and a Word of Caution

October brings the HOA Annual Budget discussion to a head. The HOA Board must review the budget at the October meeting, which sets the Annual Homeowner Fee, in preparation for its approval at the Annual Homeowner Meeting / Election in November. A draft budget will be available on the Clubhouse bulletin board for your review. Please take time to look at it and bring questions/comments to the October Town Hall and Board meeting, October 27th. Your feedback is valuable to this discussion.

Many of us will use contractors for projects around our homes. I recently heard someone say the Board could block a contractor from homeowner projects. *This is absolutely not true.* The Board has no authority to say which contractor may/may not work in the Community. Speaking of contractors, be aware of what you are paying for.

We were recently informed that we would be charged \$100 just to have a contractor come to our house to give a quote for a proposed project. I've heard of other similar instances. You certainly get to make your own decisions and those should be well-informed.

It's that time of year for leaves to fall into gutters and storm drains which can cause water accumulation and minor flooding on sidewalks and in our streets. Although it's not your responsibility, if there is a storm-water drain along your stretch of sidewalk (or nearby) please help try to keep it free of leaves, as they wash down the street into the drains. The Community has seen minor flooding because the drains get clogged with leaves following a heavy rain. We all thank you for your help (and it could be faster than waiting for the service provider to come around and clean them).



### October Info

#### Office E-mail:

[office@kchighlandshoa.com](mailto:office@kchighlandshoa.com)

#### Reach Your Board:

[board@kchighlandshoa.com](mailto:board@kchighlandshoa.com)

#### Community E-mail:

[hinet@kchighlandshoa.com](mailto:hinet@kchighlandshoa.com)

#### Website:

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

#### Regular Office Hours:

Monday 9 am – Noon  
Wednesday 9 am – Noon  
Thursday 1 - 4 pm

### Special Events

Submitted by Ed Benberg

We are still anxiously waiting for the time when we can get back to our somewhat normal, or 'new normal,' activities.

Regarding that, please be on alert for a possible *Christmas Dinner* on a take-out basis. No details have been confirmed yet.

Thank you for your understanding, as we move through these continued challenging times.



### Community Garage Sale

Submitted by Nancy Perkins



Due to rainy weather predictions, the **KC Highlands Community Garage Sale** was postponed to September 24th & 25th. Unfortunately, the new dates were too late for a report to get into the *October Highlights*.

Look for news on the Sale results in the November issue!

### Hi-Net

Submitted by Pat Barcroft

Again,

just a friendly reminder that Hi-Net is NOT a social media platform. What that means is, only posts that are for the benefit of the Community will be posted. If you are responding to something that has been advertised on Hi-Net, you must contact that person via their e-mail or phone number.

There are times when a notice has to go out which only impacts either those living in the houses or condos, but that is rare.

## Condo & HOA Reports



### Condo Board Message

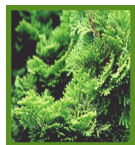
Submitted by Pat Barcroft, Chairperson

We want to welcome the new Residents! If you meet someone you don't know when you are outside, say hello and smile—it makes a difference.

Finally, we are nearing the end of water valve replacement on the West side of the property. It has been a long project. The COA Board approved the replacement of light fixtures. One was installed and Residents were encouraged to take a look and give feedback. It was amazing how much more light it gives. The Board received a lot of positive responses, and this project will start soon. It was decided that the replacement of carpeting in our buildings' entryways would be put off until next year.

**The next COA Board Meeting will be Wednesday, October 6th at 5:30 p.m. If you want to keep updated regarding our Community, please do attend.**

### Condo Landscape Committee



Well, the time Submitted by Pat Barcroft

has come when some of our trees will be taken down. Many of us will be sad to see the Maple by the sidewalk by Dickson go. The roots are causing safety issues regarding the sidewalk. The replanting will take place a few days after the trees come down. We have been taking a look at the patios that have a problem with water that encroaches to see what solutions are available.

We are hoping for a winter that is merciful to landscape and a spring that encourages healthy growth. We will be getting approval for irrigation controllers that will make a difference in so many ways regarding water consumption. They actually receive the weather forecast and gauge how much water needs to be applied from each setting. If we get a leak, the leak can be shut off remotely from the vendors home if needed—so many advances in technology!

### Condos Neighborhood Watch



Submitted by Sandy Bergeron

Did you know our entryways have no ventilation except what an open door provides? So, when you open your Condo door the entryway air rushes in. That includes perfume, second-hand smoke, cooking smells, and lingering Flu and Corona-19 virus.

**It is time to mask up again, people**—if not for your own protection, then to protect your friends and family. Masks and vaccinations are our best pathway to beating this pandemic. Please be a good neighbor and wear a mask in the entryways.

**Be proactive. Be safe.**

Sandy Bergeron CNW Coordinator

Email: [sandber31638@gmail.com](mailto:sandber31638@gmail.com)

Text: 971255 3790 Voice message: (503) 624-7896

### Clubhouse Interiors Committee

Submitted by Jo Hendrickson

A huge and grateful **Thank You to Gary and Bev Melott** for their wonderful donation to the Clubhouse of the Halloween witch autumn décor that now graces the front entry console table. They are moving to Gig Harbor, WA, to be close to family. Their beautiful collectible holiday decorations have graced the front entry table over the years, and we truly appreciate all their volunteer efforts for our Highlands Community.



Just a reminder: those groups who make coffee or use the kitchen, please load one dishwasher before using the second and then START the dishwasher. Even if there are only a few items loaded, dirty dishware can harbor smells. Also, please clean the sink after use. Soaps and cleansers are located in the cabinets underneath each sink. We don't have the luxury of hired staff to clean up after each use. Thank you, everyone, for taking that extra minute to keep our Clubhouse looking fantastic!



### Improving Your Day...

What are you saying to yourself?  
**YOU have the power to change the subject!**

~Martha Smock



# HOA & Community Messages



## HOA Architecture/Landscape Committee

Submitted by Bonny Chown



Fall is upon us with rainfall moistening the soil. How nice to have Oregon rain! Today, I write of odds and ends—concerns and topics of discussion among the ALC Members.

**Street Trees** - Each lot has at least one street tree identifiable by the metal tag on the house side of the trunk. This tree's limbs and roots are to be pruned only by the vendor contracted by the ALC, Halstead's Arboriculture. If you feel the tree that you are hosting is in need of attention, please contact the ALC before getting out the pruners!

**Unwelcome Invaders** - Japanese and Vine Maples are susceptible to verticillium wilt. There have been trees in the neighborhood identified as having this fungus. Contact an arborist if you suspect one in your yard may be affected.

Another pest is Crane Fly. The larvae of the Crane Fly eat the roots of grass resulting in unsightly brown patches. Yards in our neighborhood have been identified as having an infestation and those have been treated. If you have patches of brown, consult your landscaper or a nursery.

**Appearance** - Resolution #2017-2 states that garbage cans must be screened from view. Place them on the side of your house and use shrubbery or fencing as a visual barrier.

No rain this summer and very hot days...and the weeds thrived! Look at your front yard as the walkers view it. If there is a weedy section, hoe it, and add a mulch as protection against more weeds.

I enjoy our walks through our lovely Community, and it is difficult to receive complaints when just a few Residents display compliance issues. But just today, two examples of our wonderful neighborhood presented themselves. Residents have offered to dead-head and tidy up our rhododendrons and another Resident sent an article about keeping the drains unclogged during the rainy season. Highlanders care!

The ALC is a lively, hard-working, dedicated group of people. We do have a vacancy and want you to join us! As always, please reach out to me at [alc-chair@kchighlandshoa.com](mailto:alc-chair@kchighlandshoa.com).

## Attention 'Snowbirds'

Submitted by Mabel Weber



Fall is starting to show up here! (In fact, the official calendar change to "autumn" was September 22<sup>nd</sup>.) How many of you Highlands Residents are making plans to go south for the winter? Please let the Clubhouse Office know your plans: When you will be leaving; when you will return; where you are going. And if you would like the Highlights e-mailed to you each month, please let us know that.

You may come into the Clubhouse Office to complete a form, e-mail the information to [Office@kchighlandshoa.com](mailto:Office@kchighlandshoa.com), or call the office at (503) 684-8294.

It would also be very helpful for you to let your Neighborhood Watch Captain know your 'snowbird' plans. Thank you!

## Highlands Artists and Crafters...

Submitted by Nancy Crandell



### 2021 Art and Craft Faire Sign-Up

We're still hoping to have our **Art and Craft Faire** on **December 4th**. We will, of course, follow any State and County directives that are in place for protection of all vendors as well as visitors, and for cleaning, etc., of our Clubhouse following the Faire.

There will be a sign-up sheet on the Clubhouse bulletin board beginning October 1st for those interested in participating this year. **PLEASE SIGN UP IF YOU THINK YOU MIGHT BE INTERESTED IN HAVING A TABLE.** There's no charge for tables and you are responsible for your own money.

We also hope to have our famous Cookie Bar for which proceeds go to several local charities, if we can do it safely.

I will be contacting you for a planning meeting at the end of the month. Call Nancy Crandell at (503) 746-6701 with any questions or for more information.

## Bible Study

Submitted by Ron Willis

This time of year, we expect seasonal change, and I believe we're slightly moving in that direction with the much needed rain. Just as we look forward to these changes, our Bible Study group looks forward to inspiring messages our speakers prepare for our encouragement. This is our third month since resuming the bi-monthly gatherings. This month, we welcome two familiar speakers:

**October 5th-** Andy Knezevich, who wears many hats in his roles as husband, father of four small children, full-time employee of a hi-tech firm, teaching responsibilities at his Beaverton church, and working with college and career young adults. Andy always encourages our group—we look forward to hearing from him again.

**October 19th- Justin Vanier** has been on staff at a church in Beaverton since 2014. His focus in ministry is to disciple young people, teach the Bible, and organize evangelistic outreaches for the youth in the community. Justin and his wife Jessica are enjoying their new addition to the family—son Levi. Welcome back Justin.

We meet the first and third Tuesday of each month, starting at 7:00 p.m. and concluding with refreshments and fellowship by 8:15 p.m. Masks are currently required during these gatherings. We hope to see you!





## Community Messages & Sponsors...

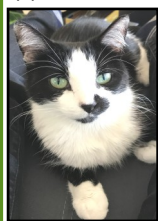


### Paws in KC Highlands

Meet 'new kitty' Jamilla !

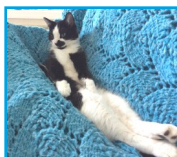
Submitted by  
Barbara Clausen

First, you may recall my Thumper kitty, as he was featured in "Paws in KC Highlands" in the December 2020 Highlights issue. Sadly, toward the end of December, he became quite ill. Many Vet visits & many, many \$\$\$'s later, we lost him in early January this year.



Well, the hole in my heart was so big and the house was so empty, I decided to look for another kitty. It's really hard - for some weird reason it almost seems like a betrayal of Thumper. But I met this special little lady who needed a home. So, I brought her home with me and have never been sorry. She's so fun and so adorable, and she makes us laugh every day. Of course, she needed to retrain us somewhat. She doesn't like everything just like Thumper did. But I believe we've passed muster.

This 2nd picture, I think, is hilarious—Jamilla gets in the weirdest positions to relax. Here, she's scrunched between the back of the sofa & my legs under the Afghan in much cooler weather!



Speaking of her name... Jamilla was the name of a character I liked in a book that I liked. It's of Arabic origin and it means "beautiful" and/or "lovely," so it seemed perfect for her.

### From the Melotts...

Submitted by  
Gary Melott

As many of you know that I called KC Highlands our "second Family," so with that in mind, we will saying good-bye to KC Highlands (our home) for over 28 years sometime in October.

I THANK you all for your support in all the events I had the honor of being in charge of over the years, and your support in helping Bev and me in our time of need.

THANKS TO ALL! Bev and Gary

Our new home address will be:  
Bev & Gary Melott  
The Harbor Place (At Cottesmore)  
1016 29th NW # 222  
Gig Harbor, WA 98335  
Phone: (253) 853-0478



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## KING CITY SENIOR VILLAGE



# October Fun!

**Halloween Magic Show**  
by Brian Ledbetter  
Tuesday, Oct. 19 at 2pm

**Dixieland Jammers**  
Featuring Marilyn Keller  
Saturday, Oct. 23 at 2pm

**Halloween Costume Party**  
and Happy Hour with goulish  
hors d'oeuvres and prizes  
Wednesday, Oct. 27 at 3pm

**Reservations Required. Please RSVP to 503-684-1008.**



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**KAREN** I can't begin to thank you for all your help, patience, and understanding. So, thank you again **KAREN** for everything. You're pretty special.

**Paul W.**

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

**Pat B.**

**KAREN:** Thank you so much for all your help with the purchase of my home. And thank you for coming by to visit! And thank you for the very generous card. I appreciate your kindness.

**Joan J.**

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.**

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

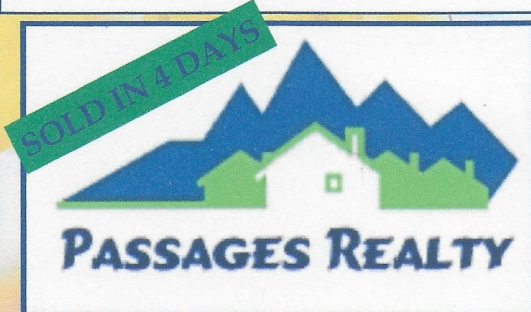
When you know someone that is thinking of or planning on moving please give me a call



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Gregg Mitchell  
16398 SW 130th Ter Apt 86 Tigard OR 97224 - SOLD 8/23/2021

*Kris was fantastic throughout the process of selling our home! She responded to all of our questions quickly and communicated thoroughly between us and the buyer. Kris steered us through the closing process seamlessly and professionally. We will not hesitate to use her services in the future and highly recommend her to anyone looking for a great realtor. Thanks Kris!*



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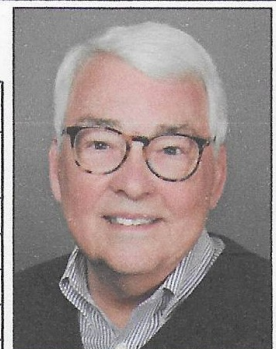
## Market Update

October 2021

### Recent Home Sales in Highlands

Type	Address	Bed	Bath	sq.ft.	Selling Price	Sold\$/sq.ft.	Sales Date
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
HOUSE	16180 SW 127TH PL	2	2	1201	\$461,080	\$383	Jun-21
CONDO	16457 SW 130TH TER #109	2	2	1128	\$259,000	\$229	Jun-21
HOUSE	12742 SW PEACHVALE ST	2	2	1703	\$526,000	\$308	Jul-21
CONDO	16248 SW 130TH TER #23	2	2	1042	\$305,000	\$292	Jul-21
CONDO	16398 SW 130TH TER #86	2	2	1042	\$274,900	\$264	Aug-21
CONDO	16190 SW 130TH TER #14	2	2	1128	\$279,900	\$248	Aug-21

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



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# KC Highlands Calendar



## OCTOBER 2021


**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.**

<div>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.</div> <div></div>					1	2
					9 Walking Aerobics 10:30 Coloring	
3	4	5	6	7	8	9
	10 Walking Aerobics 11 Condo Finance/ Reserve Mtg 1 Dominoes	9 Walking Aerobics  1 Bridge  7 Bible Study	9:30 A/L Comm. Mtg (via Zoom)  1 Mahjong 1 Rummikub 5:30 Condo Board Mtg 7 Poker	10 Walking Aerobics   7 Hand and Foot	9 Walking Aerobics 10:30 Coloring  2 Library Comm. Mtg	
10	11	12	13	14	15	16
	10 Walking Aerobics  1 Dominoes Condos Recycling	9 Walking Aerobics 12 Condo Landscape Mtg 1 Bridge	1 Mahjong 1 Rummikub  7 Poker	10 Walking Aerobics   7 Hand and Foot	9 Walking Aerobics 10:30 Coloring	
17	18	19	20	21	22	23
	10 Walking Aerobics  1 Dominoes	9 Walking Aerobics  1 Bridge  7 Bible Study	9:30-4 Sewing Group  1 Mahjong 1 Rummikub  7 Poker	10 Walking Aerobics 3 Clubhouse Interiors Mtg  7 Hand and Foot	9 Walking Aerobics 10:30 Coloring	9-5 Private Group
24	25	26	27	28	29	30
31 <div> Happy Halloween</div>	10 Walking Aerobics  1 Dominoes  Condos Recycling	9 Walking Aerobics  1 Bridge  6:30 HOA Finance Comm. Mtg	1 Mahjong 1 Rummikub 3 Town Hall HOA Board Mtg to Follow 7 Poker	10 Walking Aerobics   7 Hand and Foot	9 Walking Aerobics 10:30 Coloring	

**NOTE:** We still live in uncertain times—notations here are from requests as of our printing date. Scheduled meetings and activities (new or changes) must request Clubhouse time and space with the HOA Office for the Clubhouse/Newsletter calendar.