

# HIGHLANDS HIGHLIGHTS

## Community News



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MAY, 2022

### HOA BOARD MESSAGE

**Welcome back Highlights!!** Thank you, Denny Peffers for volunteering to take this on. The Highlights may look different but it is the single best way to communicate to everyone in the Highlands community.

What has changed since the last issue in December? A bunch of things! First, the clubhouse is open without mask mandates per Oregon Health Authority rules. That being said, if you are still a bit uncomfortable or you see others wearing masks - that's fine. Everyone has the right to your (and their) own level of safety and staying healthy. Discussion at the last Town Hall led to a continuation of the cleaning stations - please keep wiping down surfaces and if you see the dirty towel bucket getting full, pitch in, take 'em home, wash'em and bring 'em back. This is all volunteer effort.

Maintaining the community remains constant with Architecture & Landscape Committee activities, Clubhouse maintenance updates, and clubhouse cleaning continuing.

The Finance Committee is doing a stellar job of reviewing monthly financial statements, catching and correcting any errors and monitoring annual budget projections with actual revenue and expenses. Living unit sales haven't been robust to date and the Board may need to make a budget correction in June/July to ensure the HOA's finances remain healthy (which they currently are).

And a big shout out to Mabel for working through the last two years of COVID restrictions, keeping the office available (often through the closed window...) and continuing to provide support to HOA residents and visitors. Thank you Mabel for your perseverance through such trying times.

Lastly, the HOA and Condominiums are run by volunteers. If critical tasks aren't taken on by community members and have to be contracted out it is a direct impact on the annual homeowners' fee. Please consider volunteering some time to a committee or joining the HOA Board (there will be open positions this November) or Condominium Board. Without volunteers King City Highlands would not be the attractive home we all enjoy.

Mike Dahlstrom, KC Highlands HOA President

## **HIGHLAND PARK CONDOMINIUM BOARD MESSAGE**

Welcome to all new condo owners. An important part of condo community living is being involved in what it takes for the community to run smoothly. We have few but important committees that make this possible.

Our Landscape committee is responsible for overseeing our grounds. They meet once a month with the account manager of our landscape vendor and discuss plants, plantings, trees, shrubs, lawn and what it takes to keep the community looking nice. If you have an interest in helping out on this committee, please feel free to attend the meetings. It would be one hour a month and an occasional walk around. Lucy Laande is the chair of that committee. 503-639-4264

We have a Maintenance committee that so far consists of Shel Siegel who does an amazing job. If you are someone who has time on your hands and would like to be involved with working with Shel in facilitating the evaluation of what needs to be done with the issues that come up, please (did you hear me say, please), get in touch with Sheldon Siegel 503-430-1506.

The Reserve/Finance committee desperately needs individuals who have some understanding of budgeting and work well on a team. The committee meets once a month for one hour on the first Monday of the month at 11:00.

I've heard people say that they retired to not be involved, but, as one resident stated if you live here it is important that you step up. It does not take much time, but is so appreciated.

Pat Barcroft, Chair HPC

## **ARCHITECTURE AND LANDSCAPE COMMITTEE**

Oh Spring!

Despite our brief April snow and periods of hail, trees, shrubs and bulbs are in bloom throughout the Highlands. The ALC works with Landscape East and West to keep the common areas attractive. But it is you, our house and condo owners who keep your yards, decks, patios and balconies appealing to the rest of us passing by.

The spring influx of applications has begun. A clarification with regard to back yards – if you plan to remove a good-sized tree, please do fill out an application. We are maintaining an accounting of our overall tree canopy to comply with King City tree regulations.

With the Board of Director's approval of the installation of a "smart" irrigation controller at the clubhouse, our water consumption can be carefully monitored. The controller receives updated weather reports to control when and how much water to put down. This is one of several steps being taken this watering season to lessen consumption and reduce irrigation costs.

The new plantings in the SW Corner, Mexican orange, a strawberry bush, Moonshadow euonymus, Firefly heather and purple grasses are putting down roots in their new home. When new annuals are planted at the entrances, the existing pansies will be planted in other beds to continue their welcoming color.

We welcome guests to our monthly meetings on the first Wednesday of the month at 9:30 in the Clubhouse boardroom. Our agenda is varied and the discussions opinionated and productive.

Bonny Chown, alc-chair@kchighlandshoa.com

### **CONDO NEIGHBORHOOD WATCH**

We had our first Condo Neighborhood Watch Captains meeting in a long while. Covid precautions have taken its toll on all our gatherings. We have a total of 18 captains and 12 were able to make our meeting. It was a great meeting.

We introduced 3 new captains --Darcy Star for buildings 7 and 8, Judy Bristol for building 10 and Jean Vivian for building 18. We thank you for your service.

And just now, Mike in building 3 has stepped down and Robin Santos has stepped up, to take that position as captain for building 3.

Covid has basically taken two years of our social life, but we were careful and we are back strong looking after our community's safety issues again.

One safety measure we all should take is to have your dryer vents cleaned every two years. It is that time again to call Sherry Kilpatrick 503-452 -4688 and sign up for the condo group rate. The more people that sign up, the cheaper the cost is for each of us. Yes, this is an out of pocket cost for each of us, but you should save money on your electric bill. Clogged vents can also put a strain on your dryer's blower motor and cost you a repair bill or even the cost of a new dryer. Plus it is a fire hazard. Now a fire is a real costly problem.

Stay Safe,

Sandy Bergeron, Condo Neighborhood Watch Coordinator sandber31638@gmail.com

### **CLUBHOUSE INTERIORS COMMITTEE**

Our Clubhouse Interiors committee as you may know has taken on the responsibility of Clubhouse Rentals. After initial contact with our receptionist Mabel, the approved rental form is provided to our committee. Next, we contact the individual and answer any additional questions they may have regarding clubhouse general information, available supplies and use of kitchen equipment. We are not responsible and do not instruct on video, audio/microphone equipment, therefore there is a need for someone to volunteer to assist individuals who wish to use this equipment. On average the clubhouse is rented once per month. If you

are interested in assisting with the electronics, please contact Mabel. If you are wishing to rent the clubhouse, forms are available in the wall rack outside the office.

We have added some accessories in the ladies' restroom which includes a small console table and wall art.

Red, white and blue Memorial Day décor will be put out mid-May. Let us all take a moment on Memorial Day to remember and honor the sacrifices of America's fallen heroes so they are never forgotten,

Jo Hendrickson - Chair Clubhouse Interior

### **LIBRARY WHISPERINGS**

The library committee would like to thank all the residents who donated books, magazines, DVDs and puzzles to our Highlands library. However, due to a space issue, we cannot accept books published before 2007.

We do have a large selection of fiction and non-fiction books, and be sure to "check out" our large print section.

The library committee members have been busy. Already this first quarter of 2022, 426 books have been processed and many, many puzzles.

Bobbi Siegel, Librarian

### **BIBLE STUDY GROUP**

April showers are now behind us – rather I should say, April SNOWS are now behind us. Hopefully spring will continue as expected minus the white flakes encountered recently. Moving forward, and like you, I'm very happy to see the monthly Highlights back in circulation. It's important to stay connected, which this valuable medium accomplishes. Here's the lineup for our bi-monthly Bible Study:

May 3rd - To be announced as I was not able to locate a speaker in time for this publication. Watch for updates on Highnet.

May 17th – Doug Kieffer will once again be sharing with us. He has vast teaching experiences through his church as a Sunday School teacher, a variety of Bible Studies, and has been a Bible Study Fellowship leader since 2001. We look forward to hearing from Doug this month.

Our gatherings are held the first and third Tuesdays of each month throughout the year. We begin at 7:00 p.m. and conclude with refreshments and fellowship by 8:15. Masks are optional at this time. We look forward to seeing you in May.

Submitted by Ron Willis

## **ADDITIONAL COMMUNITY INFORMATION**

### **Vendor List**

The Vendor List can be found in the Clubhouse entry area in the wall rack by the office and is maintained by Connie Holt. Please keep in mind that these vendors are not endorsed by the Highland HOA but have been recommended by residents. This list does not guarantee whether they are licensed, insured or bonded. If that is needed in the work or project you are doing, do your due diligence, and please check the vendor websites and on-line reviews. Word of mouth can make or break a vendor, so if you have any recommendations or reasons to add or delete a vendor from this list, **email Connie Holt at [punkshasta@gmail.com](mailto:punkshasta@gmail.com)** or you can call Mabel at the Clubhouse 503-684-8294 and she can let Connie know of any changes.

### **Disaster Preparedness**

Ice storms, wild fires and earthquakes are all possible in our area. When a disaster strikes, first responders will be overwhelmed with the number of requests for their services, so in the first hours, neighbors will have to rely on each other. There is a program endorsed by the Oregon and Washington County Emergency Management offices which we can offer right here in the Highlands. It is quite simple, low tech and free. Small groups of neighbors meet to share information on who could offer which assistance and who would need help. It provides an opportunity to get to know the neighbors better by meeting as a group once or twice a year, either in a home or at the clubhouse. The program was delayed by COVID precautions but is restarting now. The best way is to use the Neighborhood Watch groupings which can be seen on a map on the bulletin board in the Clubhouse. Anyone can organize a meeting of their group, but please be sure to let your Neighborhood Watch leader know. I am available to facilitate the meetings and have all the materials, so just contact me and we can set it up.

Lucianne Phillips  
12645 SW Peachvale St.  
King City, OR 97224  
(503) 430-1938 – H  
(425) 686-0075 – C  
[Lphillips53@att.net](mailto:Lphillips53@att.net)

### **Support Group Offered**

Some of you may know that I perform handyman services for our community. I have customers that are experiencing support issues for loved ones with dementia and related illnesses. Having had prior personal experience with the Washington County Office of Disability, Aging, and Veteran Services, I contacted them to see if there was an opportunity for them to provide a support group at our clubhouse. After a few phone calls and several emails, Shannon Baggerman/Program Coordinator for that office and Jennifer Morris, MA, LPC, a contracted counselor for the County and I met to tour the clubhouse to see if it met their criteria for a confidential setting, ADA access, etc. They were very impressed with our facility. They currently offer this program support virtually and, before COVID, offered this service in person at their Hillsboro office.

Here is what Shannon has to say regarding their program: Family Caregiver Support Groups  
"Join us for this free 90 minute group to support family and friends caregiving! Are you an unpaid family or friend providing support to your spouse, neighbor, parent, or friend? We understand that caregiving is rewarding and it can also be tiring and frustrating. We welcome you to come and spend a little time with others who "get it". Share your story, get support, and learn ideas to help you provide care. This support group is open to anyone in Washington County who is unpaid and caring for someone over the age of 60 or any age with a dementia related diagnosis. Offered through the Washington County Caregiver Support Program and funded through the Older Americans Act."

The first meeting at our clubhouse is **tentatively scheduled** (based on April HOA Board meeting decision) for May 9th from 1:00-2:30 pm in the "card room". The group will meet on the second Monday of each month at 1:00 pm. I have also posted a flier on the clubhouse bulletin board describing their services.

Ron Nixon  
SW Bexley Ln

### **Reminder from HiNet by Pat Barcroft**

Just another friendly reminder that HiNet is not a social media platform. What that means is that HiNet is not the place for ongoing conversation. For example, if someone has used HiNet to let others know they have something for sale or give away, the person interested must get in touch with that person not answer on HiNet. HiNet is for communicating to the whole community. Sometimes something needs to be communicated that is of interest to just either the houses or the condos. That is not the norm but sometimes happens. The newsletter has been missed. So glad to see it is making a comeback.

### **SPECIAL EVENTS**

We are trying something new for the Highlands May Special event activity. We are going to have a SIP & SAUNTER THROUGH OPEN GARDENS on Saturday, May 21 from 2-5 pm.

We already have several people who have agreed to open their gardens on that day to the community, but are hoping for more participants to join us.

Below are the gardens that are going to be open to the community thus far:

Lucianne Phillips	12645 SW Peachvale
Tom & Bonny Chown	12840 SW Peachvale
John & Jan Wacker	12609 SW Peachvale
Ann Iverson & Diane Iverson Ross	12528 SW Peachvale
Crystal Compese	12717 SW Peachvale
Edie Jensen	12583 SW Peachvale
Kathy Bodyfelt	12785 SW Bexley
Tim & Brenda Woodley	12500 SW Overgaard
Ron & Elaine Sobel	16065 SW 130 Terrace

If you would like to open your garden to our neighborhood for this event please email Elaine Sobel at elaineankersen@gmail.com or phone at 503-703-3200 or email Crystal Compese at crystalcompese@gmail.com or phone at 818-456-7265.

We just ask that if you open your garden for this event that it be easily accessible and that you provide something for participants to drink: water or lemonade or ice tea or wine or your drink of choice. Also we will ask everyone participating to bring a non-breakable container to drink from.

Even if you think your garden won't be at its best or you won't have all the weeding done, gardening is a journey. Let us enjoy the journey with you. We hope you'll consider opening your garden to us.

Houses with open gardens will be marked by helium balloons that will be given out at the Clubhouse at 11-11:30 am on May 21. A listing of open gardens will be available in the Clubhouse on May 21.

A sneak peek for those hosting an open garden will be from Noon to 1 pm, so those hosting will be able to view other open gardens.

Please contact Elaine or Crystal if you have questions.

We hope that you will join us in sharing your garden with the community.

#### **SPECIAL THANKS FROM GARY AND BEV MELOTT**

“Bev and I would like to thank the wonderful people ( HIGHLANDERS ) for the cards, email, phone calls, and flowers to wish Bev and I Happy Anniversary ( 65th ). This is why I always said the Highlands is a great place to live. We were lucky to live there for over 28 years.

We are doing very well here at Harbor Place. Miss and love you all!”

Bev and Gary Melott

#### **HIGHLIGHTS NEWSLETTER**

As a reminder, the new Highlights format is designed for simplicity, thus I would greatly appreciate it if you would carefully review your submission for spelling and readability. Articles are due by the third Friday of the month.

I am happy to answer your questions regarding content, etc.

Thank you,  
Denette Peffers, Highlights Newsletter coordinator

# KC HIGHLANDS CALENDAR

# MAY 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
	10 Zumba Exercise <b>11 Condo Reserve/Maintenance</b> 1 Dominoes  Condo Recycling Day	9 Walking Aerobics <b>10 Coffee Hour</b> 1 Bridge 7 Bible Study	<b>9:30 A/L Comm. Meeting</b>  1 Mahjong 1 Rummikub <b>5:30 Condo Board Mtg</b> 7 Poker	10 Zumba Exercise   7 Hand & Foot	9 Walking Aerobics  10:30 Coloring	
8	9	10	11	12	13	14
	<b>Mother's Day</b> 10 Zumba Exercise 1 Dominoes <b>1 Condo Landscape Mtg</b>  <b>1-2:30 Caregiver Support Group</b>	9 Walking Aerobics <b>10 Coffee Hour</b> 1 Bridge	1 Mahjong  1 Rummikub  7 Poker	10 Zumba Exercise   7 Hand & Foot	9 Walking Aerobics  10:30 Coloring  <b>2 Library Committee</b>	
15	16	17	18	19	20	21
<b>10:30 – 2:30 Private Group</b>	10 Zumba Exercise  1 Dominoes  Condos Recycling Day	<b>8-5 Private Group</b> 9 Walking Aerobics <b>10 Coffee Hour</b> 1 Bridge 7 Bible Study	1 Mahjong  1 Rummikub  7 Poker	9:30-4 Sewing Group 10 Zumba Exercise  <b>3 Clubhouse Interiors Comm Mtg</b> 7 Hand & Foot	9 Walking Aerobics 10:30 Coloring	<b>2-5 Sip &amp; Saunter - Open Gardens</b>  <b>9-5 Private Group</b>  <b>6-10 Private Group</b>
22	23	24	25	26	27	28
	10 Zumba Exercise  1 Dominoes	9 Walking Aerobics <b>10 Coffee Hour</b> 1 Bridge  <b>6:30 HOA Finance Committee Mtg</b>	1 Mahjong  1 Rummikub  <b>6:30 Town Hall HOA Board Mtg to Follow</b>	10 Zumba Exercise   7 Hand & Foot	9 Walking Aerobics 10:30 Coloring	
29	30	31	<b>Clubhouse Office Hours:</b> <b>Mondays, Wednesdays 9 – 12 and Thursdays 1 – 4.</b> <b>For changes:</b> <b>Please check the calendar on the Clubhouse front door window or watch for updates on Hi-Net.</b>			
	10 Zumba Exercise  1 Dominoes Condos Recycling Day Memorial Day	9 Walking Aerobics <b>10 Coffee Hour</b> 1 Bridge				