

# HIGHLANDS HIGHLIGHTS

## Community News



Published by King City Highlands HOA, Inc.  
503-684-8294  
[www.highlands55.org](http://www.highlands55.org)

**JUNE, 2022**

### **HOA BOARD MESSAGE**

It's wonderful to have Highlights back and community feedback suggests it is a success. Thanks again to Denny Peffers for stepping up.

You are encouraged to attend the June 22 HOA Town Hall and Board meeting beginning at 6:30. A key topic will be evaluation of the HOA budget and Reserve Funds. Those funds are primarily based on the 1% transfer fee upon sale of any house or condominium in the HOA. Reserve Funds are specifically for the maintenance, repair, or replacement of HOA (your) common assets including the clubhouse (and its infrastructure), clocktower, brick wall, walking paths, irrigation system, and landscaping components.

House and condominium sales to date are under the target set for 2022. The annual Reserve budget is based on that target projection – not hitting close to it means discussions need to revolve around paring back expenses. This is the community's collective assets which reflect in home values. It's important to be part of the conversation.

Masks – always a hot topic. Will the clubhouse move back to requiring masks? Not unless the Oregon Health Authority (OHA) dictates it. The Board maintains awareness of OHA and Center for Disease Control (CDC) guidance. Current increases in COVID variant cases are being closely monitored but no direct mandates are being made at the time of this writing. Wear masks in the clubhouse? Up to you to be comfortable with your own (and your neighbors') safety and health. Whether you mask up or not - be respectful of others' decisions.

Mike Dahlstrom, president, King City Highlands HOA

## **HIGHLAND PARK CONDOMINIUM BOARD MESSAGE**

Well, we certainly have not wanted for rain this spring. It gives us the opportunity to really appreciate the rain free days. All of this rain has again made apparent the inadequacy of our down spout system. We are in the process of getting bids to replace many of the downspouts with the right size.

It was so nice to see so many of you attending the board meeting this last month. It takes those of us living here to be interested to make this the nice community it is to live in .

This last month Lucy Laande became the chair of the landscape committee. She has been a very active member of the committee for some time now and does such a good job. Please know, the landscape committee is in the process of researching the best approach to make the area around the garbage enclosures attractive without it costing thousands of dollars.

Again, I would like to encourage condo residents to step up and volunteer on committees. We need men and women to be willing to use the skills they acquired in their past life to be willing to use those skills for the betterment of our community. Please consider becoming involved.

As soon as the weather warms, we will be having asphalt repair. In addition, there are repairs needed to our irrigation system that will be done. We will continue replacing the valve boxes on the east side of the property. Maintenance on this age community is an ongoing need to keep the Highland condo's a desirable place to live.

Blessings and stay safe.  
Pat Barcroft, Chair HPC

## **ARCHITECTURE AND LANDSCAPE COMMITTEE**

A year ago, we were bemoaning our lack of rain. By fall there was grave concern about our landscapes and what the drought and heat had wrought. This spring we have observed everything from gentle rains to fingernail-sized hail stones to our April snow. As weather watchers and gardeners, we view these extremes, comment on them and adapt.

An adaptation by the ALC has been a plan to carefully monitor our water usage with the goal of conserving this resource and lessening our costs. The irrigation system has not yet been turned on this spring...except for inspection and testing on a very rainy day! The natural moisture has kept our landscape lush. The restrictions built into our plan have not yet been needed.

All the rain has allowed millions of seeds to sprout where they don't belong. Please check your landscape from the sidewalk and walkway views. Do your garden beds need a good weeding and maybe a layer of mulch to prevent more unwanted weed growth? The cracks in driveways and curbs also nurture seeds. Various non-toxic methods of removal can be employed.

Applications for re-roofing and re-painting are being submitted. Please be sure to note your color and style selection. **Our regular reminder; if you are planning an exterior project, please check the A&L Manual for guidelines.**

An ALC work party to spread mulch in the SW Corner beds is scheduled for June 3<sup>rd</sup>, weather permitting. There will be a sign-up sheet posted on the ALC bulletin board in the Clubhouse.

As always, please contact me with comments or questions. Your input assists us greatly.  
Bonny Chown, [alc-chair@kchighlandshoa.com](mailto:alc-chair@kchighlandshoa.com)

### **CONDO LANDSCAPE COMMITTEE**

Our Landscape committee met on Monday, May 9<sup>th</sup> with East & West. Plans for the garbage areas were discussed where the overgrown, invasive Arborvitae were removed. The stumps will be ground and new shrubs will be planted in the fall.

Five Hunter Hydrowise Controllers were installed at various locations to have better control and monitor our sprinkler system.

It's been a wet rainy spring and water drainage issues were discussed. Now that the trees and shrubs are in bloom, it's a good time to walk the grounds and enjoy the blossoms and feel inspired or renewed. Be sure to check your calendar for the landscape meetings as we may be changing the meeting time.

Lucy Laande, Condo Landscape

### **CLUBHOUSE INTERIORS COMMITTEE**

The May Highlights CI report requested a volunteer to instruct those individuals who rent the clubhouse on the use of the audio/visual equipment. We have not received a response to that request.

Since our committee has been responsible for Clubhouse Rentals only since last July, we have had many questions and it has come to our attention that the Clubhouse Rental application form could use some tweaking. Board member Judy Baese will be joining our committee at our June meeting to review, discuss and make some changes to the current form. The draft of the revised form will be presented at the June Town Hall meeting.

### **LIBRARY WHISPERINGS**

Our library has a new addition. Located on the Reference shelf there are now Highlands Governing Documents. The Reference shelf is just to the left of the desk. All residents are invited to read this information in the library. These materials are not to be taken out of the library.

The library has a section of items that residents can take and keep. There are books, puzzles and some magazines. Also, there are some audible books which are really nice for road trips. So check out these items, but please, don't return them to the library.

Bobbi Siegel, Librarian

## **CLUBHOUSE MAINTANANCE**

We report the big maintenance projects, like furnace replacement, but there are often little things that need attention in the building, doors that won't close, doors that will not stay shut, doors that close too hard, plugged up soap dispensers, a clock that doesn't work. They are 5 minute jobs that hardly rate mention but they demand a certain vigilance. If I don't see them 1st, Mabel will call.

As reported at the Town Hall, we replaced the last of our 6 furnaces and its companion air conditioning compressor. We are now done replacing furnaces and have 3 compressors remaining for replacement next year. (The coolant that they use has been outlawed) This month's projects included the installation of a seismic safety valve in our natural gas supply line. Such devices are quite common in California, designed to shut off the flow of gas when shaken by a 'quake. It is a project that I have researched and considered for a couple of years but the difficulty of installation where our meter is located and the way it is plumbed presented a challenge, with very little space between the pipes and the building. Our highly skilled HVAC contractor figured out how to do it. In addition to skill, the job required considerable muscle and it was done today, May 17<sup>th</sup>. All gas fired devices had to be "reset". After that the copper pipes which lead from the compressors to the ground were given more secure mounting and new insulation. Take a look at the NW corner of the building and in the air compressor compound. Jerry

## **BIBLE STUDY GROUP**

We are all looking forward to clear skies and warm sunny days as summer approaches. Plans are underway for vacations, picnics, and fun family gatherings. Let's say that these are the normal musings at this time of year for most of us, which I'm glad to say, seems to be the case moving forward. Thankfully, each of our bi-monthly Bible Studies have speakers scheduled through the remainder of the year.

### **Here are our guest speakers for June:**

**June 7<sup>th</sup> - Tim Makin** who is involved with many ministries, will be with us once again. He is the principal at a Christian School in Beaverton and director of an active ministry outreach to children and young people in neighboring communities. Tim and his wife have a young family of four children, and we are grateful for speaking at our bible study.

**June 21<sup>st</sup> - Chaplain Dave McElheran** will once again delight us with his speaking and musical talents as he leads in a time of praise and worship along with an encouraging message from God's Word. Chaplain Dave encourages all to participate so plan to sing along with him as we enjoy gathering together.

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 June.

*Submitted by Ron Willis*

## **OTHER COMMUNITY NEWS**

### **Caregiver Support Group News**

The first of hopefully many Caregiver Support Group meetings was held in our Clubhouse on the 9th of May. There were ten members from our community in attendance. The group facilitator, who has led other groups in the past, was very impressed with the turnout. Comments made by the attendees after the meeting were very positive. For anyone providing care to a loved one, and who would like to share their experiences, this group will hopefully provide a degree of support.

At this time, further HOA Board action is required to continue these monthly meetings. A HiNet announcement will follow the Board decision at the end of this month.

Ron Nixon, Group Sponsor  
SW Bexley Ln

## **SPECIAL EVENTS**

### **FUN PIZZA PARTY COMING TO THE CLUBHOUSE SOON!**

On Sat. June 4<sup>th</sup> the event starts at 5:00 pm with social time then at 5:30 pm pizza will be delivered all sliced, hot, and ready to eat!

There will be a sign-up sheet with a choice of: Canadian Bacon and Pineapple; "Everything" or Vegetarian. A nice green salad will be provided and also cookies and ice cream for dessert.

Coffee and some soft drinks will also be available.

You get all this for \$10. Bring family and friends. Don't forget to sign up. Everyone is welcome!

Ed Benberg, Special Events

## **HIGHLANDS ACTIVITIES**

### **Highlands Bridge**

The Highlands Tuesday bridge group is open for new players. We play every Tuesday in the Clubhouse at 1 pm to 3 pm. Our bridge group is casual, fun and non-judgmental. Bridge is a great card game and a perfect opportunity for some socialization.

For more information, call Bobbi Siegel at 503-430-1506.

### **Poker – submitted by Sandy Bergeron**

We play Poker at the Clubhouse every Wednesday night from 7 to 9:30 pm.

We play a lot of fun poker games, not just the usual ones.

Come join us guys and gals for a night of fun. The buy-in is only \$4.25. We usually each come home with at least \$2.25 even on a bad night. But on the other hand on a good night.....

## **Mahjong as taught at our Chinese Garden – submitted by Sandy Bergeron**

We play Mahjong every Wednesday at 1pm to 3pm. No money is involved. It is an easy tile game to learn and play. Ask our new players.

We have two tile sets for playing Mahjong in the clubhouse card room. And many of us have our own private Mahjong set to use, if needed, for more than two tables.

You do not need a partner for this game. We can teach you to play during a game (no expensive classes to pay for) and are very gentle and patient with beginners.

Come give us a try. Just show up at a game. We will welcome you with open arms. There are no "clicks" here.

### **SPECIAL THANKS**

To all those who were so supportive and caring during Charlotte Nelson's recent ordeal with cancer I want to say how much we appreciated your help. Charlotte and I were amazed and surprised at how many friends she had made here in Highlands. Many of her days were highlighted by the cards and food provided by our neighbors. It was a huge boost for her to realize that her quiet gentle way was appreciated by so many of you. I hope to thank many of you personally as time permits. With Love...Mark Nelson

### **THANK YOU FOR THE DAY IN OUR GARDENS**

We offer an enormous thank you to all our Sip & Saunter garden hosts who have clearly put a lot of time and effort into their gardens. The gardens were all beautiful and unique.

We also want to thank all those who sipped and sauntered through our gardens. Our efforts in preparing and opening our gardens would not have meant much without the participation of our neighbors.

We lucked out and hit the jackpot with the weather. I think we all enjoyed being outside and mingling with friends and neighbors in the beautiful sunshine while exploring these delightful gardens. It was a beautiful day on all counts.

It is easy when going about our day to day lives, to take for granted this beautiful community we live in and the wonderful neighbors we share.

Thanks to all who participated.  
Elaine Sobel & Crystal Compese

# KC HIGHLANDS CALENDAR

# JUNE 2022

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