

# HIGHLANDS HIGHLIGHTS

## Community News



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**JULY, 2022**

### **HOA BOARD MESSAGE**

It's unusual to report on the HOA Town Hall and Board meeting outcomes, but timing this month allows it. The June 22 Town Hall was well-attended with King City Mayor Jamie Fender providing a brief overview of city happenings and conducting a Q&A with community members. One topic; Mayor Fender and Representative Neron are collaborating to address the "zombie house" across Beef Bend Road from the school. That property is not within city limits but the Mayor is in contact with the property owner and hoping for some resolution.

The Mayor touched on the King City Master Planning process ([www.kingcitymasterplan.com](http://www.kingcitymasterplan.com)) and noted this is a very long term vision for growth, there will be many opportunities to provide input over the next several months and to please check out the progress on the project website.

It is sad news that our dear Mabel Weber has submitted her resignation effective late July. Her smiling presence, gracious demeanor and all the work she has done to keep the office open and running smoothly (even through the pandemic) have been a gift to the community for over seven years and we will miss her tremendously. Stop by the clubhouse office and thank her for her ever-present friendliness. She has been the welcoming highlight to new community members and always ready to help our residents. Please see the related article on our search for a new staff person – this is a paid position.

The Board approved changes to the Clubhouse Use application submitted by Jo Hendrickson and Board member Judy Baese. The revised application should be available quickly. The Board also reviewed a draft resolution that would codify ensuring the use of Reserve Funds to pay for real property damage insurance deductibles. Currently the Reserve Fund holds a buffer that, should something catastrophic happen to the clubhouse for instance, the insurance deductible would be paid from Reserve Funds rather than assessing every property owner. This is part of the fiducial responsibility of the board to manage the community's assets. The reviewed draft will now be sent to the HOA's legal team.

Happy Summer Everyone! Stay cool and safe.

Mike Dahlstrom, president, King City Highlands HOA  
Email: [president@kchighlandshoa.com](mailto:president@kchighlandshoa.com)

## **HIGHLAND PARK CONDOMINIUM BOARD MESSAGE**

I want to acknowledge Sherry Kilpatrick for the outstanding job she did organizing and facilitating the dryer vent cleaning here at the condos. Thank you, Sherry – good job.

There will no longer be paper notices delivered every month to notify residents of the board meeting as the time and place of the meeting is posted in the monthly calendar in the newsletter. Valerie Spirit has faithfully delivered the notices to each building for several years. Valerie - thank you.

Which brings up another thing. There are some of you out there who have the background on some level (meaning you don't have to be an accountant) to be of service on the Reserve Committee. We NEED you. Shel Seigel is the chairman of that committee and is doing a great job, but he needs help. It is true that when a person retires the thought might have crossed that mind that they will no longer have to do this kind of thing. The good news is you don't 'have' to, but you 'get' to. This community is successful due to volunteers who are willing to contribute a little bit of their time and skill to make this a great place to live. The Reserve Committee meets once a month for an hour and oversees the short and long terms maintenance needs of the buildings. This is critical and important to the physical well-being of our community. In addition, in the fall the committee works with CMI on the budget. Being on a committee is a great way to meet new people. Please consider.

Some of you may have noticed the surface of the parking lot is falling apart. That is due to having the asphalt applied on the 115 degree day last year. The vendor is coming back to fix it, but the weather has not cooperated. We will let you know the timing when we know.

Pat Barcroft, Chair HPC

### **SPECIAL ANNOUNCEMENT**

Dear Highlands Residents:

My job here in Highlands has been the best job I have ever had, and people have been so gracious and appreciative, it is with great agony that I must tell you all that I feel it is time for me to resign. I am thinking it is time to move back to Billings since I do not have any family in the Portland area, and I do in Billings.

For over seven years it has been my privilege to work with all you wonderful people.

My last day to work should be July 21, 2022.

I will miss you all so very much!

Sincerely,

Mabel



## CONDO LANDSCAPE COMMITTEE

The Rhododendrons on the property were exceptional this year with many beautiful blooms. It's beneficial to dead head the Rhodies to encourage more blooms. Dead heading is done when the petals have wilted by cutting or snapping the stalk which supports the petals. This can be done yearly. East and West, our landscape company will then prune the shrubs.

It was also noted that some of the smaller Maple trees on the property appear dead from age and the dry weather last year. East and West have agreed to remove them. The Control Box and siding issue at garage 17 was brought to East and West's attention and they have agreed to look into this issue. Our Condo Landscape Meetings will be held on the 4<sup>th</sup> Monday of the month at 2:00 p.m. **The next meeting is July 25<sup>th</sup> at 2:00 p.m.**

Lucy Laande, Condo Landscape.

## ARCHITECTURE AND LANDSCAPE COMMITTEE

Summer has arrived! The cool rainy spring was so appreciated by the plants in our community. They have bloomed profusely and display vivid green foliage. Walking down Dickson this week, a thought passed through...maybe we should call this street 'Rose Avenue'. Thank you to the home owners throughout our neighborhood who tend and nurture their rose gardens and other beds for the benefit of us all.

Whereas this wet spring has been so beneficial, it will not likely continue until fall. The Highlands irrigation system has been tested, repaired and is up and running. Water usage will be monitored and if need be, will be reduced. That will mean yellowing of some grassy areas. Turf can go dry and does come back. Landscape East and West will continue with weed and crab grass control as those plants seem to thrive without irrigation. June 3<sup>rd</sup> two units of bark mulch were dumped on Dickson Street. ALC's work party of eight brought their tools and in one hour and fifteen minutes dispersed that heap via one hundred thirty-three-wheel barrow load to the SW Corner. The mulch improves appearance but more importantly retains moisture to the root systems. Thank you to all who shoveled, raked, provided tools and water.

The ALC meets the first Wednesday of the month. We invite you to join us at 9:30 in the Clubhouse boardroom.

Questions or comments can be sent to Bonny Chown, [alc-chair@kchighlandshoa.com](mailto:alc-chair@kchighlandshoa.com).

The Highlands Barkdusters



## **HOA BLOCK CAPTAINS**

Hi Everyone,

First I want to thank Diane Iverson-Ross for volunteering to be a Block Captain in the Peachvale cul de sac. She was already doing a great job staying in touch with her neighbors, but now it's official. You are a Block Captain, and I truly thank you for stepping up and volunteering. It's greatly appreciated.

And thank you Fran Hardiman for continuing to be the Block Captain for your area. I can't thank you and all the captains enough for helping out and keeping an eye out for everyone.

So.....It's time once again to ask for volunteers to be Block Captains for our community. It truly doesn't take much of your time, just a watchful set of eyes in your area, on your street.

**Almost** every street in our Highlands has a "Block Captain". Captains are available to answer questions residents may have of the neighborhood. They will be vigilant for unusual happenings on your street and will monitor activity when residents are gone for extended periods of time. They will check in with residents if there is a lack of activity around a house (newspapers not being picked up, garbage cans not being put out or brought back in, or other signs that a resident might need some help). Block Captains are here to help and are appreciated for their "eyes on our neighborhood". Please consider volunteering and becoming a Block Captain to continue keeping our community safe and welcoming.

On that note: It's time to have a **House Block Captain meeting**:  
**Tuesday, July 19, 3:30 pm**, in the Board Room.

All community members are welcome to join us. Thank You!

Connie Holt, Neighborhood Houses Watch Coordinator  
[punkshasta@gmail.com](mailto:punkshasta@gmail.com) 503-936-9297

## **CONDO NEIGHBORHOOD WATCH**

I'm hoping to have a Condo Neighborhood Watch meeting on Tuesday July 12th at 4pm in the clubhouse boardroom. So be careful and stay well.

I will be stressing the importance of getting water leak detectors for your condo's problem areas. The hot water heater, the dishwasher and clothes washer areas.

We have had doorbell ringers in the middle of the night in the condos. They were not necessarily pranksters. Do not open the entryway door. Call the police non-emergency number, and always make sure your entryway door lock is engaged in the locked position especially at night.

Sandy Bergeron CNW Coordinator [sandber31638@gmail.com](mailto:sandber31638@gmail.com)



## **FINANCE COMMITTEE**

The Highlands Finance Committee monitors spending and advises the Board of Directors on financial matters that impact the community. The Committee meets monthly the day prior to the Board of Directors meeting. During the meeting we discuss the status of the annual budget, review the Operating (e.g., day-to-day expenses for the Highlands like utilities, salaries, etc. and income received from Comcast, HOA dues, etc.) and Reserve (e.g., expenses for the maintenance, repair and replacement of HOA owned assets like HVAC, walking paths, trees, etc. and income from home sales via transfer fees) accounts. Based on the findings, we advise the Board about ongoing spending and trends to ensure that the annual budget stays on track. A monthly snapshot report is posted in the clubhouse for anyone who's interested in learning more about how their HOA dues are being spent and managed.

Committee members include Mary Kelly - chair, Mary Anne Miles and Bill Rivoire - Operating accounts, Judy Austin and George Buckmaster - Reserve accounts. After serving on the Committee for eight years, Mary Anne will be leaving so we are looking for another member of the community to step up to fill her shoes. Please let me know if you're interested by emailing me at [finance-chair@kchighlandshoa.com](mailto:finance-chair@kchighlandshoa.com).

Mary Kelly, Finance chair KCHighlandshoa

## **CLUBHOUSE INTERIORS COMMITTEE**

Our June meeting was devoted to updating the Clubhouse Rental application form. Board member Judy Baese and Receptionist Mabel Weber were also in attendance.

The committee felt that consistency in the document was a major objective, in addition to omitting verbiage that was no longer applicable along with adding and clarifying statements as needed. The revised draft was presented for discussion at the June 22<sup>nd</sup> Town Hall meeting and also was submitted to the HOA Board for action. With a minor change, the Board approved the draft of the revised Clubhouse Rental application which will be implemented immediately.

Jo Hendrickson, Chair

## **BIBLE STUDY GROUP**

There will not be a Bible Study for the month of July only. We will resume our regular bi-monthly gatherings, the first and **third** Tuesdays, starting August 2nd. Thank you, and have a great summer.

Submitted by Ron Willis

## SPECIAL EVENTS

### FUN JULY 4<sup>TH</sup> CELEBRATION IN THE CLUBHOUSE

It will be a complete dinner with one quarter pound beef franks on a warm bun and all the usual Condiments that go with it, plus potato salad and baked beans. For dessert we are planning vanilla plus some flavors of ice cream and cookies. Coffee and some soft drinks will be available.

Social time begins at 5 PM with dinner at 5:30.

At 6 PM Peggie Schwarz will get us all energized by singing "old time" tunes and playing her acoustic guitar. She comes very well qualified and sometimes asks her listeners to join the fun and sing along with her.

**You get all this for \$10 but we ask that you please SIGN UP on the bulletin board so we can prepare.**

Thank you,

Ed Benberg, Special Events

Lucianne Phillips, co-chair

## HIGHLANDS GROUP ACTIVITIES

### **Highland Sewing Group**

Bonnie Fletcher is going to teach a class on how to make a very easy, useful and cute TOTE BAG. This class will be held on: **THURSDAY JULY 21ST starting at 10 AM.** A sign up sheet, plus picture of the tote bag, and detailed supply list will be on the Clubhouse Bulletin Board. Come join us, it will be a FUN day, and you will go home with a very nice tote bag.

Bonnie Fletcher

[bbfletch@icloud.com](mailto:bbfletch@icloud.com)

### **Caregiver Support Group**

This group is for anyone providing care for a loved one and is designed to offer support and sharing of common experiences. They meet on the second Monday of each month in the "card room" from 1-2:30 pm. Residents wanting to attend must RSVP to the facilitator Jennifer Morris, MA, LPC at 503-720-4482. There is no charge. Please only caregivers are asked to attend.

Ron Nixon, Bexley Ln

**Happy Hour is back Friday evenings at 5 pm at the Club House.**

Come meet new neighbors and get reacquainted with the friends and neighbors you have not seen many months. Just bring your beverage of choice and any appetizers you enjoy. We are not sharing food at this time but will have on-going discussions on when to return to the potluck Happy Hours of pre-Covid days. If and when weather permits, we will meet on the Club House patios, but until that time we will be indoors.

**Aerobic Walking Group**

Aerobic walking happens in the Clubhouse **Tuesday and Friday from 9 - 9:45 am.**

Everyone of all abilities and fitness levels is welcome.

We use videos that provide brisk heart healthy workouts with varied exercises and movements. Each video includes a warm up, brisk workout and a cooldown with stretching.

It's fun and each individual can set their own intensity.

We hope you will join us.

Elaine Sobel, Aerobic Walking Coordinator

**Coffee at the Clubhouse Patio**

**Friday, July 1, 10-11 am.** Drop in for a cup of coffee and visit with your friends and neighbors. We're keeping it simple, so please bring your own coffee mug. Everyone is welcome. See you there.

We will cancel via HINET if weather prevents us from being on the patio.

Any questions please call me.

Linda Dufresne 503-519-5743

**OFFICE HELP WANTED**

Are you a people person with good communication skills? We're looking for a part-time receptionist (10 hours/week, 3 days/week) to support our community. Duties include opening the office, responding to residents' questions, greeting residents and potential residents, welcoming new residents, maintaining the community calendar and directory, handling incoming mail and other paperwork, processing applications, and supporting the monthly HOA meetings. The ideal candidate will be proficient in Windows and MS Office, and be familiar with ordering and managing office equipment and supplies. Compensation based on experience. Please contact Mike Dahlstrom at [president@kchighlandshoa.com](mailto:president@kchighlandshoa.com) if you're interested.

**HIGHLIGHTS NEWSLETTER**

KC Highlands community interest articles are welcome! Just send by email to: [highlightskchoa@gmail.com](mailto:highlightskchoa@gmail.com) by the third Friday of the month. I am happy to answer your questions regarding guidelines, content, etc.

Denette Peffers, Highlights Newsletter coordinator 503-318-3984



# KC HIGHLANDS CALENDAR

## July 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>Clubhouse Office Hours:</b> Mondays and Wednesdays 9 – 12; Thursdays 1 – 4. <b>For changes:</b> Please check the calendar on the Clubhouse front door window or watch for updates on Hi-Net.					1	2
3	4	5	6	7	8	9
	5 PM 4 <sup>th</sup> of July Party  Independence Day	9 Walking Aerobics  10 <u>Men's Coffee Hour</u> 1 Bridge	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 10-11 <u>Women's Coffee Hour</u> 10:30 Coloring 2 Library Comm. Mtg 5 Happy Hour	
10	11	12	13	14	15	16
	10 Walking Aerobics  1-2:30 Caregiver Support Group 1 Dominoes Condos Recycling Day	9 Walking Aerobics 10 <u>Men's Coffee Hour</u>  1 Condo Landscape Mtg  1 Bridge	1 Mahjong 1 Rummikub  7 Poker	10 Zumba Exercise   7 Hand & Foot	9 Walking Aerobics 10-11 <u>Women's Coffee Hour</u>  10:30 Coloring 5 Happy Hour	
17	18	19	20	21	22	23
10:30 am – 2:30 pm Private Group	10 Walking Aerobics  1 Dominoes	9 Walking Aerobics 10 <u>Men's Coffee Hour</u> 1 Bridge  3:30 House Neighborhood Watch Mtg.	9:30-4 Sewing Group  1 Mahjong 1 Rummikub  7 Poker	9:30-3:00 Sewing Group  10 Zumba Exercise  3 Clubhouse Interiors Mtg	9 Walking Aerobics 10-11 <u>Women's Coffee Hour</u>  10:30 Coloring 5 Happy Hour	9-5 Private Group
24	25	26	27	28	29	30
	10 Walking Aerobics 1 Dominoes 12 Condo Landscape  Condos Recycling Day	9 Walking Aerobics 10 <u>Men's Coffee Hour</u>  1 Bridge  6:30 HOA Finance Committee Mtg	1 Mahjong 1 Rummikub  6:30 Town Hall HOA Board Mtg to Follow 7 Poker	10 Zumba Exercise   7 Hand & Foot	9 Walking Aerobics 10-11 <u>Women's Coffee Hour</u>  10:30 Coloring 5 Happy Hour	10 am – 8 pm Private Group
31						