

# HIGHLANDS HIGHLIGHTS

## APRIL 2016

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BE SURE TO SIGN UP FOR THE POTLUCK DINNER ON APRIL 9

### BOARD NOTES

The Highlands Community has the reputation of being Southwest Portland's Premier 55+ Community – and with good reason. Aside from the great people who live here, a primary reason our community is held in high regard is due to the careful design of our governing documents. All residents of the Highlands should have a copy of the **CC&Rs**, the **Bylaws**, and the **Resolutions**. All residents of the **Houses** (not the **Condos**) should also have a copy of the **Architecture & Landscape Manual**.

Now please don't raise your hand, but when was the last time you dug out the documents to check out the community rules and regulations? Can't find your copies? Replacements can be obtained from Mabel at the Clubhouse Office. These documents are not recommended for bedtime reading (though they possibly could be employed as a sleep aid) but it would be helpful to know how to locate specific topics.

Following is a brief summary of how the HOA Governing Documents are organized:

1. Federal, State, and County Ordinances are at the top of the hierarchy and take precedence.
2. **CC&Rs** (Covenants, Conditions, and Restrictions) are voted on by the membership and recorded with Washington County. This is the top level HOA document and defines who may vote and the rights, responsibilities and liabilities of the owners.
3. **Bylaws** are also voted on by the membership and recorded with Washington County. This document governs the administration and management of the HOA and is subservient to the CC&Rs. The Bylaws document defines membership meetings, books and records, and the organization, powers and duties of the Board of Directors.
4. **Resolutions** define specific binding rules as adopted by the Board and published to the owners.
5. **Architecture & Landscape Manual**, as adopted by the ALC and approved by the Board of Directors, regulates the external design, appearance, location and maintenance of any and all improvements, and any and all landscaping on the HOA common property as well as on all detached homes within the Highlands.

Board Notes continued on Page 2 -

We have decided to schedule a **Working Board Meeting** this month that will be confined to review and discussion of the Highlands **Bylaws**. The meeting will be open to all residents, but discussion will be restricted to Board members and no business decisions will be made. We hope this meeting will initiate a continuing effort to better inform and educate interested participants within our community.

Have a great month!

Dave Platt, President

## CONDO NOTES

Spring officially arrived on March 19. It's still fairly quiet at Highlands Condominiums. Other than landscape work picking up each week, we are still on-hold for maintenance projects until warmer/drier spring and summer weather. A big landscape project is complete behind Buildings 2 and 3 along the walking path. The Board found it necessary to remove two oversized and very messy trees in that area this past winter. The two areas have been redesigned and replanted by Willamette Landscape. Take a look when you have a chance. This is a big improvement. Lawn mowing is now on a weekly schedule on Thursdays. The irrigation system will have its annual tune-up before watering season arrives. The system will be tested in advance of repairs, so don't worry if you notice sprinklers on for a while during the day.

**Doggie Doings:** There are two very important pet rules that are being violated by a very small minority of our dog owners. First, your dog must not be allowed outside your unit except when on a leash. For the safety of your dog and the well-being of residents who are afraid of dogs, this is a very important rule that must be followed. The second rule of course pertains to cleaning up after your dog. Please put dog waste in a plastic bag that can be either tied or sealed closed and place the bag in a garbage bin.

**Recycling (again):** Here's more information about recycling items that can't go in the recycle bins. Fluorescent light tubes can be dropped off at Pride Disposal as discussed in the last newsletter. There is a charge of \$.50 each for tubes 4 feet or shorter and \$1.00 each for longer than 4 feet. Bulbs are also accepted for recycling at Batteries + Bulbs located at 7715 SW Nyberg St. Tualatin. Their charges are similar. We currently can recycle small batteries here on the property at the Clubhouse. There is a box in the supply closet set up for this purpose. Pride Disposal also accepts most electronics, most at no charge. They will charge for certain items such as old VCR's, DVD players and fax machines. Check their website for complete information [www.pride disposal.com](http://www.pride disposal.com). Pride also accepts all kinds of appliances and TVs. If you are unable to deliver items to their location you can usually make arrangements for a pickup. There will be a fee but it may be the best solution. The customer service phone is (503) 625-6177.

**Wet Grass:** As most condo dwellers know, our grassy areas are very wet, spongy and in some areas slippery. For your own safety please don't walk on the grass when it is so wet.

The next Board of Directors meeting will be on Thursday, April 14 at the Highlands Clubhouse at 3:30 p.m. All Highlands residents are welcome and invited to attend.

Zoe Allen, Board Treasurer

## ALC

The busy season of exterior home repairs and landscaping is rapidly approaching us in our beautiful Highlands. We anticipate a higher than normal number of applications with all of our new homeowners. WELCOME TO THE NEIGHBORHOOD!!

ALC continued on Page 3 -

We would like to take this opportunity to encourage all homeowners, both longtime residents and new residents, who are thinking about an exterior project, to review the CC&R's, Resolutions and 2015 ALC manual to ensure your project aligns itself to our governing documents. You may also contact any one of the ALC members for guidance.

We here in Highlands have always held high standards for our community. A constant response from new buyers when asked why they chose Highlands is - "It's so well kept and so beautiful here." That is the value of living in an HOA that abides by their governing documents. We do however, from to time, to time need to address some non-compliance issues regarding yard maintenance, and consequently need to remind all homeowners that their yards must be properly kept up. In recent months, we have received comments and complaints regarding the increasing number of yards that are being converted to almost all bark dust and rocks, with very little vegetation. We have not received applications for these conversions nor would a request like this be approved. The ALC approves all applications for exterior structure and landscape changes. We don't know why homeowners are making these changes, possibly plants have died and are just not being replaced or possibly the homeowner is not able to do the work themselves.

Regardless of the reason, minimum landscaping requirement rules in our community have been established for many years. You will find this information in CC&R's, page 9, Article VI, Section 10 Owners Obligation and the 2015 ALC Manual, page 18, Section 7.2 Minimum Landscaping Requirements. Yards can only have a maximum of 20% pervious materials (bark dust, rocks, gravel). A minimum of 80% of the yard **must** be planted with year round vegetation. Year round vegetation consists of a combination of small trees, ground cover (does not have to be grass) and/or low and medium growing shrubs. There are several new varieties of drought-tolerant plants if watering is a concern. Bark dust and rocks do not maintain the standard of landscaping this community desires, nor does it add to maintaining real estate values. Please be considerate of your neighbors and objectively look at your yard and do more plantings if it is indicated. If you are not able to do the planting yourself, we can recommend gardeners who could help you at a reasonable cost.

The second problem we are hearing complaints about are unacceptable yard ornaments, such as flamingos, whimsical animals on wire posts, etc., etc. The ALC manual is clear on this issue as well. Please read ALC Manual, page 20, Section 7.5 Yard Ornaments. It states only yard ornaments of durable materials are allowed. 7.51 states no "plastic, wood nor garishly colored decorations are allowed." Please remove these decorations from your front yards.

The ALC does not like being put in the position of nagging and haranguing our friends and neighbors about their property, so we are in hopes this friendly reminder regarding these concerns will be addressed and resolved soon.

Other ALC projects in process or completed are: 1) Drainage Project under the guidance of Mark Perkins and his team. 2) Working with Progress to ensure proper landscaping maintenance is being done. We are in hopes the rains will stop soon so mowing can get back on track. 3) Zone 2 Street Tree maintenance is completed. Zone 3 will be completed in 2017. 4) In the Clubhouse, relocation of the ALC area to the small back hallway is complete. We are still working on containers for the roofing samples and the paint sample book. 5) The Brick Wall refurbish is complete. 6) Jane Paulson handed off the Backflow Project to Mabel, in the Office, to manage this year. What would we do without Mabel!!!! Thanks to Jane for offering her help in past years.

Judy Austin & Mark Perkins  
ALC Committee

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He who loves practice without theory is like the sailor who boards ship without a rudder and compass and never knows where he may be cast. (Leonardo da Vinci, 1452-1519)

## LIBRARY WHISPERINGS

We'd like to thank our Highlands residents for all the donations they made during the month of February. The Library committee processed over 220 items, including 53 new to our Library books. If you are looking for something new to read or a jigsaw puzzle to work at home, stop by and see what's available.

As always we welcome anyone who is interested in volunteering on our great committee. If you are interested in joining us, please attend the Library's monthly meeting on the second Friday of each month at 2 p.m. or give me a call, 503-227-5946.

Leslie Watson, Librarian

## BIBLE STUDY

April 5 - Pastor John Taft can be with us again, and we are delighted! He is a gifted teacher, using audio-visual aids to bring God's word to all ages in a contemporary way. His ministry is pastoring a new church he started in Beaverton, with all generations meeting together for services.

April 19 - Pastor Harry Faulkner will be with us. His role as Pastor of Recovery Ministries at his Beaverton church provides him with a unique background for teaching in our times. He brings a wealth of understanding to his listeners and has extensive years serving others.

Each of these presentations start at 7 p.m. They are non-denominational, and the messages and the music are one hour in length, followed by coffee, refreshments, and fellowship. All Highlanders are encouraged and invited to attend.

Harmon Sommer

## SPECIAL EVENTS

There is going to be a Potluck Dinner this month! Mark your calendars for Saturday, April 9, for the time to pull out your favorite recipes for sharing, cook up a pot or bake something just delicious to bring. The deal is that we get together with old and new residents to get more acquainted with each other.

Dinner set-up is at 5:30, with dinner served at 6 p.m. If you need something other than coffee or water, please bring it with you. We have a sign-up sheet on the Bulletin Board in the Clubhouse, so we know when we've enough desserts and need more salads, and so forth.

Plan to come! We really want to meet you and officially welcome everyone to Highlands.

## MOVIE NIGHTS

Movie Nights for April will be the second and fourth Friday at 7:00 p.m. This month, we will show two movies starring Dustin Hoffman, one of our most versatile actors.

April 8 - We will enjoy "TOOTSIE," one of his earlier movies. An out of work actor, after multiple rejections decides to play the role of a lifetime, impersonating a woman. The underlying theme of this film is that he becomes a "better man as a result of living as a woman for a time." This is one of his most acclaimed films with many humorous situations, besides a humorous story line to begin with!

Some interesting material about the making of this film will be shown at 6:45 to those who are interested in a little extra. The Movie will start at 7:00 p.m.

April 22 - We will watch one of Hoffman's more recent films - "LAST CHANCE HARVEY," co-starring Emma Thompson. This is the story of two people who meet unexpectedly and discover that love can be found at any age. There are touching moments and moments of humor as we watch their relationship evolve. Questions ? - call Nancy Crandell at 541-729-8649.

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Now that I'm older, my wild cats are mostly enjoyed with prunes and all-bran.

## BOOK CLUB

Senioritus Book Group met for a great discussion about the highly acclaimed true-life story of "The Boys in the Boat." Highly recommended reading!

We're changing our meeting time and date in the hope of reaching more friends who like to read what's "good"! We meet every other month and the next meeting will be on Wednesday, May 18, at 1:30 p.m. The meetings usually last about two hours.

Our next reading will be fiction. We are going to get into another current best-seller, "All the Light We Cannot See" by Anthony Doerr. Get your copy and get reading!!

## ANNOUNCEMENTS

There will be a Drug Destruction Day at the King City Hall on April 30 from 11 a.m. until 3 p.m. Prescription and over-the-counter drugs may be disposed inside City Hall. It is okay to put all pills in one plastic bag to bring for disposal.

Condo owners - ONE MORE REMINDER: Please do not walk on the grass - it is very wet, muddy and slippery when it's raining. Use the sidewalks!!

King City will have a document Shredding Day early in May. Get those papers together now. The full information is that it will be in the parking lot of King City City Hall on Saturday, May 7, from 11 a.m. until 2 p.m. I'll remind you again in the May newsletter.

### The Riviera

**Looking for the Riviera.....**

The "Riviera" Floor Plan that is!

I have a lovely couple who want to move to Highlands. They have fallen in love with the spaciousness of the Riviera Floor Plan.

Please contact me if you know of anyone planning to sell in the months ahead so I can make my clients happy.

**Elizabeth Young**  
**503-806-6856**  
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With Ken Miller & Associates

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## **CONTACT**

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# April 2016

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
					10:30 Coloring 1 Wrapsoody 5 Happy Hour 7 Movies	
3	4	5	6	7	8	9
5 Great Music	11 Exercise 11 Thirty-yr Condo Reserve Meeting	10 Coffee 1 Bridge 7 Bible Study	10 A/L Comm. 2 Chinese Mahjong 7 Mixed Poker	11 Exercise 7 Hand & Foot	10:30 Coloring 2 Library Comm 5 Happy Hour	5:30 Potluck
10	11	12	13	14	15	16
	11 Exercise	10 Coffee 10:30 Condo Landscape 1 Bridge 7 Rummikub	10 Town Hall & HOA Board Meeting 7 Mixed Poker	11 Exercise 3:30 Condo Board Meeting 7 Hand & Foot	10:30 Coloring 1 Wrapsoody 5 Happy Hour 7 Movies	
17	18	19	20	21	22	23
5 Great Music	11 Exercise	10 Coffee 1 Bridge 3 Chinese Interior 7 Bible Study	2 Chinese Mahjong 7 Mixed Poker	11 Exercise 7 Hand & Foot	10:30 Coloring 5 Happy Hour	
24	25	26	27	28	29	30
	11 Exercise 7 CFO #4	10 Coffee 1 Bridge 1 HOA Finance 7 Rummikub	7 Mixed Poker	11 Exercise 7 Hand & Foot	10:30 Coloring 5 Happy Hour	

Clubhouse Office Hours: Mondays & Wednesdays, 9 - 12; Thursdays, 1 - 4.  
 Calendar items are accurate as of the first of the month. For updates, please check  
 Master Calendar in the Clubhouse lobby or on the front floor of the Clubhouse.