

HIGHLANDS HIGHLIGHTS

JUNE 2016

Highlands Highlights is published by King City Highlands Homeowners Assn. Inc.
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BOARD NOTES

The KC Highlands Board of Directors is working to proactively respond to the changes rapidly surrounding our community. We have investigated numerous options while seeking to sustain the KC Highlands quality of life and provide a path for further enhancement of our community. We will schedule another evening meeting this month with the King City Manager and one of our attorneys from Vial Fotheringham present to help with any questions you may still have.

While not every one of these issues will impact you personally, we ask that you please carefully review this informational summary of questions – with answers presented as clearly as possible. We on the Board can only convey to you what we have been able to research, and hope this summary will assist you in becoming more fully informed. Remember – YOU must make the final choice.

Written Contract Agreement:

- **Q: Will we have a written contract agreement with King City if we decide to become annexed?**
- **A: YES** A written contract will be developed jointly with King City and reviewed by our attorneys at Vial Fotheringham to ensure proper application.

Remain Self-Governed:

- **Q: Will we continue to be self-governed as we have always been?**
- **A: YES** The King City Highlands Homeowners Association, incorporated with the State of Oregon on February 8, 1993, will remain unchanged - with full responsibility for the government of the Highlands community as defined by Oregon State Law, our CC&R's, By-Laws, Resolutions and Architecture and Landscape Manual. This will be specified in the contractual agreement with King City. The quality of our community will remain the responsibility of the KC Highlands HOA.
- **Q: Will King City have any control in managing the finances of KC Highlands?**
- **A: No** Total control of our finances will be under the administration of KC Highlands HOA.
- **Q: Does King City have any municipal codes that conflict with our governing documents?**
- **A: NO** The King City code has extensive Architecture and Landscape regulations pertaining to new development but nothing that mirrors our Architecture and Landscape Manual. King City would issue building permits for all construction projects including remodeling for which we formerly would have gone to Washington County.

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- **Q: Will King City take over management of the Street Tree Program?**
- **A: NO** Our Street Tree program will continue to be managed by the Architecture and Landscape Committee and will continue unchanged as it stands today. The King City Municipal Code regulates only street trees in new developments.

King City Homeowners Associations:

- **Q: How many HOAs are presently part of King City?**
- **A:** There are 9 separate and distinct self-governed HOAs plus KCCA that function independently of each other. KCCA (The King City Civic Association) is the original HOA that was formed by the "Old King City" in the early 1960s. There are seven sub-associations under the umbrella of the KCCA HOA.
- **Q: Would the Highlands be involved in any way with the KCCA association?**
- **A: NO** KC Highlands HOA will continue to remain separate in every way.
- **Q: Does any other HOA share the use of our clubhouse and common property?**
- **A: NO** All other HOAs are independent and will have no access to our facilities.
- **Q: Does King City bear any financial responsibility for the well-being of KCCA?**
- **A:** The City of King City has no financial responsibility for any Homeowners Association.

Mailing Address:

- **Q: Will I have to change my mailing address to King City?**
- **A: NO** Zip Code 97224 is controlled by the US Postal Service. It is still your choice. As always, you may continue to use Tigard, Portland, or King City as your mailing address.

Property Taxes:

- **Q: How will property taxes be affected if the Highlands is annexed to King City?**
- **A:** The King City tax rate is **3.34% higher** than the Unincorporated Washington County tax rate. (\$15.7726 per \$1000 Assessed Value vs. \$15.2586 per \$1000 Assessed Value)

For a House appraised at \$220,000 – the differential in the total tax rate is \$115 annually.
 For a Condo appraised at \$150,000 – the differential in the total tax rate is \$80 annually.

The KC Highlands Board has negotiated a Five Year Tax Differential Phase-in Plan to ease the transition from the Unincorporated Washington County tax base to the King City tax base.

The plan is as follows:

Tax year One	Highlands Homeowners would pay <u>0% of the differential.</u>
Tax year Two	Highlands Homeowners would pay <u>20% of the differential.</u>
Tax year Three	Highlands Homeowners would pay <u>40% of the differential.</u>
Tax year Four	Highlands Homeowners would pay <u>60% of the differential.</u>
Tax year Five	Highlands Homeowners would pay <u>80% of the differential.</u>
Tax year Six	Tax would be levied at full rate.

Over the five year span the benefit to KC Highlands community as a whole (of this phased implementation schedule) totals approximately \$100,000.

Continued on Page 3.-

- **Q: On my Property Tax Statement –What line items will be affected?**
- **A:** The Unincorporated Washington County items will be replaced with King City items. These items are approximately 10% of your total property tax. The remaining 90% of your tax is allocated to other Washington County Education, Government and Bond & Levy taxes.

Washington County -Tax Items Removed

- **ENHANCED SHERIFF PATROL**
- **ENHANCED SHERIFF PATROL LOL (Local Option Levy)**
- **URBAN ROAD MAINTAINENCE DISTRICT**

King City -Tax Items Added

- **CITY-KING CITY** - Permanent Tax Levy –Set by Legislature \$1.5261 /\$1000
- **CITY- KING CITY LOL** - Nov 2015/4 year. Police & General Welfare Levy \$0.5500 /\$1000

- **Q: Houses Only – What is the Tax Statement line item "SERVICE DISTRICT-STREET LIGHT"?**
- **A:** There are several Street Light Service Districts in Highlands. The cost of street lights is shared equally by houses within each District.

NOTE: SERVICE DISTRICT-STREET LIGHT is an ADD-ON to the Washington County General Government Taxes category and is tacked on after the Tax Rate calculation. This cost will be absorbed within the King City Tax Rate calculation. The dollar amounts vary by Service Districts. To determine the amount you would save resulting from elimination of this line item you must **check this line item on your own Property Tax Statement**. In some cases this savings will directly offset as much as 50% of the tax differential.

- **Q: Will my property taxes go up?**
- **A: YES** The major factor influencing tax increase is the steady rise in ASSESSED VALUE. The Washington County Department of Assessment and Taxation compiles and distributes all of the county's annual Property Tax Statements. The constant rise in Assessed Property Values will cause an equivalent increase to both the Unincorporated Washington County tax rate and the King City tax rate. **90% of the tax you pay is not related to the line items that would be transferred from Unincorporated Washington County to King City.**

As detailed above, the permanent portion of the King City Tax Rate was established by the Oregon Legislature and cannot change. The balance of the King City Tax Rate is a Levy approved by the voters in November 2015 and will expire in four years. Any additional Levy or Bond Issue must be approved by the voters.

- **Q: What is now provided by Washington County that would be turned over to King City?**
- **A:** Road Maintenance, Enhanced Sheriff Patrol and Maintenance of the Street Lights.

Property Values:

- **Q: What effect would annexation to King City have on our property values?**
- **A:** While it is unrealistic to believe the economy can sustain the current robust increase in residential sales prices, we can all make a wild stab at what influence annexation might have on our property values. However, the following is a summary of discussion with five of the most prominent realtors with current transactions in Highlands.
 - The general home-buying public is not shopping for a home in Highlands.
 - Highlands is a 55+ restricted community.
 - In the Southwest Portland area there are three such communities.

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- Highlands has always been considered the premier choice.
- If we continue to maintain the quality of our community, KC Highlands will remain the premier choice.
- Consensus of Realtors – There is no reason to believe annexation to King City would adversely affect sales or prices.

• **Q: Could Highlands Be Annexed to Tigard:**

- **A: NO** Per discussion with the Tigard City Manager – King City Highlands cannot be annexed to the City of Tigard because it is located within the mutually agreed upon **King City Urban Growth Boundary**.

King City recently initiated the process and received agreement from Washington County to annex the South side of Beef Bend Road from 99W to the Bonneville Power lines, all of 131st Avenue, all of Fisher Road, and the west side of 99W to the Tualatin River. This will completely enclose the Highlands within King City.

Future Development Cost:

Q: Would King City Highlands have to pay any of the expense for the public infrastructure necessary to support King City future developments?

- **A: NO** "Improvements to be installed at the expense of the sub-divider or developer..." Specific detailed information can be found in the King City Municipal Code: Article VII, Public Facilities and Services, Chapter 16.208.030: Streets and curbs, sanitary sewer, storm water management, water mains, fire hydrants and signs. More information also available in Article VI, Land Division, Chapter 16.196.080.

130th Terrace Private Condominium Street:

- **Q: Will 130th Terrace in the Condo area remain private?**
- **A:** The decision is 100% within the control of the Highland Park Condominium Association. If 130th Terrace remains private, the Condo Association will retain full control as well as the maintenance responsibility.

The Condo Owners and the Condo Association could decide to deed ownership of 130th Terrace over to the public domain, King City would then take over the street maintenance program. The choice is up to the Condo Owners.

- **Q: Will King City patrol the Condo area if it remains a private street?**
- **A: Yes** The private Street will be included in normal residential patrols.
- **Q: What about concerns of "traffic cutting through" the Condo private street?**
- **A:** The Condo Board has considered options that can be used on 130th Terrace if there is a notable increase in traffic cutting through the private Condo property.

Parking Controls:

- **Q: What "PARKING NIGHTMARE" are we trying to solve?**
- **A:** Simply Stated – the NIGHTMARE DOES NOT EXIST!
At the present time – parking problems, perceived or otherwise, do not affect everyone in Highlands, nor is there some GLOBAL plan to impose parking restrictions on every individual in our community. To put this in perspective, here is some background information:

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- Early this year, a number of our community residents living near Dickson and 131st expressed their concern about anticipated parking and traffic issues as a result of the new Castle Oaks East development. Two observations were cited. The apartment complex does not have sufficient parking spaces, and the only entrance and egress from the entire complex is through Dixon Street – previously used exclusively by KC Highlands residents.
 - On February 25th, we met on-site with an official from Washington County. Following much discussion, it was resolved that the County could not, and would not support any parking or additional traffic controls of any kind. It was also noted that Washington County does not have any limitation on the length of time a vehicle can remain parked on any county street.
 - On March 7th, George Fisher and Dave Platt met with King City administration to explore the potential benefits of annexation to the city.
 - Following much discussion with the King City Manager and the City Council, the Board has been able to gain some benefits for our community that are offered as incentive if we pursue annexation at this point in time.
- **Q: How could King City help with current and potential parking issues?**
 - **A:** King City has agreed to implement and enforce parking and traffic controls as defined by our community. This could conceivably be anything from a No Parking Zone, to a Restricted Hours Zone, to a Resident Only Zone, etc.
 - **Q: What parking problems do we have today?**
 - **A:** Parking problems are almost never global issues affecting the entire community. However, we do have two localized areas of concern: at the 131st Avenue entrance/exit to the community at Peachvale Street and at the 131st Avenue entrance/exit on Dickson Street. Both locations are affected by congestion as a result of parents of Deer Creek Elementary students using KC Highlands for temporary overflow parking. The school quite obviously does not have adequate parking facilities and we, as good neighbors, should not make temporary parking any more difficult for the parents.

To alleviate the safety issue of congestion at the Peachvale intersection, the plan would be to establish a No Parking Zone on the South side of the street extending from 131st Avenue to the 130th Terrace entrance to the Condos. This would provide the additional width of one traffic lane and as well as improved visibility at the intersection of 131st Avenue. Fully recognizing this will force the displaced vehicles farther into the community, the inconvenience is far outweighed by the improved safety.

At times, a similar issue exists at the Dixon Street intersection, particularly when the school is holding special events. Adding to the congestion issue is the certainty that as the apartments become occupied parking will overflow onto Dixon Street. As a result, the plan would be to establish a No Parking Zone on the North side of Dixon Street extending from the intersection to the beginning of the walking path. If regular parking along Dixon Street becomes a greater problem, we could implement some variation of a Parking Restricted-to-Residents zone.

- **Q: What will insure that we are going to get future parking controls as we need them?**
- **A:** The contract with King City will include a staged parking control plan that can be implemented in sections as needed. The Board will develop a detailed plan with King City and will make it available for your review prior to any final decision on annexation.

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- **Q: What about traffic that "Cuts Through" on 129th Terrace?**
- **A:** Some residents have expressed concerns about vehicles using Dickson Street to 129th Terrace to Peachvale Street to cut around school traffic on 131st in the mornings and afternoons. Some of these are young parents who are always running late for wherever they have to be next and don't seem to know about the 25 MPH speed limit. If residents in that area are united in their concern, we could implement controls such as selectively placed speed bumps. There was a benchmark traffic study done several years ago and a new study during the school year could be conducted to help define this issue.

- **Parking Control – The Bottom Line:**

With Washington County – There is none.

With King City – KC Highlands can design what is required and King City will implement it.

There is no existing crisis that demands an intricate parking matrix. Our community should design responsible controls and have them implemented as the needs require. The responsible course is to wait to see what impact actually develops.

Police Coverage

- **Q: What about the King City Police Department**
- **A:** The King City Police Chief reports to the King City Manager, both of whom are painfully aware of the past internal problems that existed in the King City Police Department. This last month, the city added another officer to the force enabling full 24/7 coverage of the city. The new officer was put through a very intensive training regimen – no surprise as the City Manager is a former Navy Seal. The city will add more officers as growth permits. The City Manager is totally dedicated to promoting excellence in all aspects of the Police Department.
- **Q: What changes with how 911 calls are handled?**
- **A:** There would be no change in this process. All 911 calls are processed by the Washington County Consolidated Communications Agency (WCCCA). Emergency calls are given to the closest officer without regard to the local agency participating.
- **Q: What would change with King City Police coverage?**
- **A:** It would be unfair to characterize the Washington County Sheriff performance as anything less than Excellent, however at any moment a sheriff deputy may not be anywhere close to the KC Highlands area. In any situation other than an emergency 911 call, the local King City officer would be far more likely to respond in a timely manner.

While KC Highlands has enjoyed the benefit of living in a virtually crime free zone for the past 25 years, the need for these services is quite likely to become more prevalent in the future. Dickson Street now has added exposure with the new development to the South. Last month a large tool chest and its contents were stolen from a Condo Patio that faces Dickson Street.

King City will guarantee 24 hour police coverage with a City-wide Goal of 1-2 daily patrols throughout the neighborhood. This would provide significantly enhanced Non-Emergency response time with an officer at the doorstep in moments instead of 20-30 minutes.

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Bexley Lane Private Road

- King City has agreed to assume responsibility for the private section of SW Bexley Lane and schedule it for improvement (to be ground down and re-paved) within the next two years.
- King City will absorb the cost of this project (\$35,000 to \$40,000). The rest of the streets will be evaluated and plugged into the street maintenance plan.

Annexation Fee

- King City has also agreed to waive the normal \$3,500-\$4,000 annexation fee.

KC Highlands Board of Directors

CONDO NOTES

Be sure to mark June 10 on your calendar. Clearing of entryway carpets will start between 9 and 10 a.m. that morning. All personal items need to be removed prior to that time. It is not part of the cleaner's contract to move these items for you.

Yes, lawn watering has begun for 2016. True, the system schedule needed a little tweaking but that will have been adjusted by the time you read this. The sprinkler system is for the most part automated. It turns on in the late night/early morning hours three times a night for a few minutes each time. It is also connected to satellites so that it will not come on when we have had recent rain. We know the system is not foolproof but for the most part it works very well. If you are aware of a real problem such as water hitting unit windows or a head that only waters pavement, not the ground, please report this to a member of the Landscape Committee or the Committee Chair, Darlene Whitten.

Scams against seniors for financial gain are very prevalent again. Many times they involve your computer. Remember, nobody is going to call you on the phone to tell you that they're checking on problems with your computer. Apparently these folks can be very convincing. If you own an i-phone or Android phone you are carrying a very powerful computer around in your purse or pocket. Be sure it is password protected. I personally don't use my phone for any banking, online purchases or social media but I know many people do.

Most of you have probably read or heard about the IRS scams which seem to specifically target seniors. **The IRS will never call you about a problem.** They send letters. No matter how plausible or threatening a caller may sound please tell them you're calling the police, hang up and then call the Washington County Sheriff's non-emergency phone number (503-629-0111) to report the incident.

A representative from American Family Insurance Company will join us at our June 9, 2016, Condo Board Meeting. American Family is our condo association insurance company. The representative will answer questions you may have. The next regular meeting of the Condo Board of Directors is on Thursday, June 9, 2016 at 3:30 p.m. at the Highlands Clubhouse. All owners are invited and welcome to attend.

Zoe Allen, Treasurer, Board of Directors

ALC

Oregon's spring has seemed much like summer and none of us are complaining after a long rainy winter. The flowers are bountiful and lovely and even the roses are blooming early. Even the grass seems greener than normal.

With all this beauty comes the dreaded weeds. It is the responsibility of Highlands homeowners to make sure ALL weeds in yard areas and along sidewalks, curbs and driveways on their property are pulled. We all know that the sound of pressure washing is not music to our ears, but it is the only way to properly clean all those asphalt areas. This time of the year it does take an extra effort to make sure the appearance of our neighborhoods make us proud.

With the way houses are selling, you probably have a new neighbor coming soon. It is a good time to remind long-time residents of their responsibility to request Architecture and Landscape Committee approval for yard and outside appearance changes and also in conversation with new neighbors to remind them of the need for approval. Applications are available at the Club House. If there are any questions about work to be done, any ALC member would be glad to talk with you.

Houses are in great demand here in Highlands, and it is a sure sign of how much pride we take in our neighborhood appearance.

Mary Ann Pockard, Secretary

LIBRARY WHISPERINGS

The Highlands Library has been busier than usual. On May 2 we took delivery of a new bookcase that added 30 new shelves to our Library. The new shelves were constructed by Odell Custom Cabinetry. We are very pleased with the excellent quality of workmanship and Brett Odell (the owner) could not have been nicer to work with. The shelves were delivered on time which made us very happy. A big thank you to Brett Odell.

With the arrival of the new shelving unit we needed to reorganize. Some sections have moved so we have placed signs around the Library to help you find what you enjoy.

Highlands resident Bill Hendrickson handcrafted three new book holders to place on top of our new shelf. The committee will enjoy using these to showcase different types or recommended books. Thank you so much, Bill.

We also received over 45 "new to the Library" DVD movies to add to our collection. Many thanks to Dave and Donna Platt for this donation.

As always, we invite Highlands residents to visit the Library and enjoy all that is available. There is no "check out" procedure. Just take the items you are interested in and return them when you are done with them.

The time for the Library committee meeting is changing to 3 p.m. on the second Friday of each month. If you are interested in volunteering please attend this meeting.

Lastly, we are accepting donations of books with a copyright date of 2001 to 2016. Happy reading everyone!

Leslie Watson, Librarian

BIBLE STUDY

June 7 - Pastor Monte Schmidt will share how his family life reflects his ministry as a "Community Discipleship Pastor" for his Tualatin church. He and his large family reach out to the needy in their home, as well as to the community. He brings God's word to us with enthusiasm and understanding, and we are blessed to have him with us again this evening.

[Bible Study Notes continued on Page 9 -](#)

June 21 - Don Etzel and his wife, Linda, recently moved here from Charbonneau, and are now our new neighbors, living in a condo. Don is a retired business man who also has traveled to Africa many times over 13 years to share the Gospel of Jesus Christ there. We are looking forward to their presence with us and hearing more about Don's ministry.

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

MOVIE NIGHTS

June 10— **SEABISCUIT** - During this "Triple Crown Racing Season" we will watch the inspiring true story of a jockey - Tobey Mcguire, a trainer- Jeff Bridges, and a business man who took a plain, undersized, underestimated racehorse "and took the nation on the ride of a lifetime." If you'd like to see a little extra, come at 6:45 for special features. Movie will start at 7:00. Join us to share the excitement of this beautiful story.

June 24 - **THE BEST EXOTIC MARIGOLD HOTEL** - If you liked "Calendar Girls" you will enjoy this delightful story of seven cash-strapped seniors who decide to purchase space and reside at a "resort" in far-off India. Friendship and romance develop in unexpected ways. Revisit Judi Dench, Bill Nighy, Maggie Smith and other favorites, as they discover the "joys" of hotel ownership. Roger Ebert calls this movie "charming, funny and heartwarming." Again, if you like a little extra we will show some behind-the-scenes information at 6:45.

Nancy Cramdell

DIRECTORY COMMITTEE

We don't usually say it, although all us old-time residents are certainly thinking it ... Such a hearty "Welcome!!!" to all our new residents. Here are a few of the newest ...

Etzel, Don and Linda	16146 SW 130th Terrace, #3	503-694-1001
Larson, Joyce	16345 SW 130th Terrace, #49	503-644-4799
Siples, William & Margaret	12699 SW Peachvale Street	971-713-3142
Sloop, Barbara	16260 SW 129th Terrace	503-551-3294

For you new friends, Highlands has an email list of all the residents who wish communication skills with other members. Two lists - you can get your own copy of Hi-net email by calling or emailing a note to Nancy Perkins, (503- 887-9535 - nperkins1@gmail.com). She'll email you a list for you to download and print, as well as add your listing. If you are part of a couple, you may each have your own email address listed. For official business, call or write to Darlene Whitten (503-624-7070 - golfnt@comcast.net) Also call or email Nancy for an updated list - it is changing continually.

Of interest to our members might be a note of 2016 Highlands Home Sales Totals (Houses and Condominiums):

16 residences sold so far this year - total sales of \$4,548,500.00
7 home sales pending
6 homes for sale now or will be soon

SPECIAL EVENTS

SOUP AND SALAD DINNER

Saturday, June 11, 5:30 p.m.

Chef Gary Meloff's Menu ...

Olive Garden-Style
Chicken Gnocchi Soup

Green Salad
Garlic Bread

Surprise Dessert

All this for just \$7.00

Just sign up ahead, but pay at the door!



THE OTHER VERY SPECIAL EVENT IN JUNE - Saturday, June 18

We've formed a tradition here in Highlands. Every year, in June, on Father's Day Weekend, we lovers of Oregon strawberries get in our cars and attend the **Dixie Mountain Grange Annual Strawberry Festival**. Now, this is a bit of a drive, so we get together and car-pool for the event. Dixie Mountain is about an hour away, through Hillsboro and up on the ridge between here and the Columbia River. What we do at the Festival is EAT. They have the very best strawberry shortcake in the world! With local berries. Local whipped cream.

This year we'll leave at noon and enjoy the shortcake together! For those wishing to drive on their own, or have filled their car with family, can get directions on how to get there. It's an easy drive, through mostly gorgeous countryside. Don't use your GPS - it gets people lost!

We have a sign-up sheet in the Clubhouse. If you want to join us, sign up and you'll get a telephone call. If you only want directions, sign up and you'll get a call. Oh - what does it cost? \$6.00 will bring you a full serving. Only the really hungry can eat more!
Do join us, it has become a tradition, so join the tradition!

A CONDO OWNER SHARES HER THOUGHTS ON ANNEXATION

1. Sensible recommendation to be proactive in maintaining the value of Highlands and the quality of our life here. Annexation offers that.

2. It will fill the needs for enhanced police coverage rather than none at all. We should not take our safety for granted. Annexation offers that.

3. Zonal parking is a reality. If the school has an afternoon or evening activity, both Dickson and Peachvale are loaded with cars on both sides of the streets, making visibility to see other vehicles difficult. Along this same line, I would add that residents who walk and have headphones on, and may or may not be texting, are NOT aware of their surroundings. Too many times I see a resident failing to stop at an intersection to check for traffic. They just keep going and put themselves and drivers in a scary situation.

4. Changes around us are happening quickly, let's not take our safety for granted and do nothing.

Jeanine Hickman

MISCELLANEOUS ADDENDUM

For you conscientious people, Deer Creek School is still collecting coupons from your boxes and purchases. There is a container for them on the shelf in the back hall of the Clubhouse and we know they'll appreciate it.

If your house or condo is for sale, or you plan to put it on the market, be sure any showings include a broker. They have the key in the lock box. No one should let anyone in to see your house/condo without a broker. This is a good safety issue - never know what someone will try.

CPO#4 does not meet in June, July, and August. The next meeting will be on Monday, September 26. Mark your calendars! From Bill McKee

There is a new Walking Exercise Class starting on June 8 at 9 a.m. in the Clubhouse. A member, Lorene Guell, is sharing a video to help people get walking! They will meet two mornings a week, Tuesday and Friday at 9 a.m. in front of the tv screen! There is no charge for the classes. At the start, it involves 20 minutes of your time. Please call Lorene for more information - 503-502-2574.

Edited by cisa maza

The Editor retains the right to make copy corrections as needed
Proof reading by Mary Lou Steben, Suz Dalby and Gerrie Staats

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June 2016

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 10 ALC Meeting 2 Chinese Mahjong 7 Mixed Poker	2 11 Exercise 7 Hand & Foot	3 9 Walking Exercise 10:30 Coloring 1 Wrapody 5 Happy Hour 4 - 10 Private Party	4 3 - 10 Private Party
5 Great Music	6 11 Exercise 11 Condo Reserve	7 9 Walking Exercise 10 Coffee 1 Bridge 7 Bible Study	8 10 Town Hall & HOA Board Meeting 7 Mixed Poker	9 11 Exercise 3:30 Condo Board Meeting 7 Hand & Foot	10 9 Walking Exercise 10:30 Coloring 3 Library Committee 5 Happy Hour 7 Movie	11 5:30 Soup & Salad Dinner
12	13 11 Exercise	14 9 Walking Exercise 10 Coffee 10:30 Condo Landscape 1 Bridge	15 2 Chinese Mahjong 7 Mixed Poker	16 11 Exercise 7 Hand & Foot	17 9 Walking Exercise 10:30 Coloring 1 Wrapody 5 Happy Hour	18 12 Strawberry Festival
19	20 11 Exercise	21 9 Walking Exercise 10 Coffee 1 Bridge 3 Clubhouse Interior 7 Bible Study	22 7 Mixed Poker	23 11 Exercise 7 Hand & Foot	24 9 Walking Exercise 10:30 Coloring 1 Wrapody 5 Happy Hour 7 Movies	25
Father's Day						
26	27 11 Exercise	28 10 Coffee 1 Bridge 7 Burntubs	29 7 Mixed Poker	30 11 Exercise 7 Hand & Foot		
5 Great Music	11 Exercise					

Clubhouse Office Hours: Mondays & Wednesdays, 9 to 12; Thursdays, 1 to 4.

Calendar items are accurate as of the first of the month. For updates, please check the Member Calendar in the Clubhouse hallway or on the front door of the Clubhouse.