

HIGHLANDS HIGHLIGHTS

OCTOBER 2016

Highlands Highlights is published by King City Highlands Homeowners Association, Inc.
12930 SW Peachvale Street, Tigard, Oregon 97224
(503) 684-8294
xprt2xprt2@comcast.net – hinet@hevonet.com – www.kc-highlands.com

BOARD NOTES

As we all know, the excellent appearance of KC Highlands neighborhood is a major factor which attracts many new residents to our community. Accordingly, we want to commend all of you for your extra effort in returning your refuse containers promptly to their concealed storage areas. There have even been numerous reports of folks who are helping their neighbors who have difficulty moving the containers or may be out of town. Thanks for the good job!

Another area where we can dress up the overall presentation of the community is by making every effort to park our cars in the garage – if possible – or to park in the driveway to keep the streets clear of vehicles. When KC Highlands community was originally developed, two car garages were required and the unwritten rule was to keep the cars in the garage. We do recognize times have changed and parking everything in the garage is not always even possible, but an extra effort to keep the streets clear will benefit us all.

Amongst her many other accomplishments, our recently departed (to Woodland Heights) resident, Elsa Mann, spent many hours planning the operation of a Memorial Committee. While this committee does not function on any kind of set schedule, we currently do not have a chairperson to manage it. We need a new leader to step up and chair this committee so we can again provide this valued service to our residents. There is a good sized group that comprises this committee, but no one currently in the group is able to chair the committee. There may someone who doesn't feel up to handling everything, but could volunteer to co-chair this important committee.

NOTICE: The Town Hall/Board Meeting is rescheduled to meet at 6:30 p.m. on **October 5.**

On November 9, 2016 the KC Highlands Homeowners Association will hold its Annual Meeting. Four directors' current terms of office will end: Judy Austin, Mary Anne Miles, Penny Pershey, and Dave Platt

Pursuant to the KC Highlands Bylaws, Article IV, Section 3, Method of Nomination: "Candidates for election shall file a petition of candidacy, signed by not less than three (3) Members, with the existing Board at least three (3) weeks before the applicable meeting."

Continued on Page 2

If you have an interest in joining our Board, we encourage you to complete the **Candidate Nomination Petition** attached to this newsletter and submit it to the Board as soon as possible, but in any event not later than October 19, 2016. The **Candidate Nomination Petition** form is also available at the Clubhouse.

Have a great October! Dave Platt

CONDO NOTES

The Condo Board of Directors is short-staffed. If you are interested in filling a position until the next election, (which is at the annual meeting in February), please inform a current Board Member or Ross Holtry at CMI. At this point it's hard to maintain a quorum for our monthly Board meetings. The Finance, Landscape and Replacement Reserve Committees all need additional volunteers. As longtime homeowners move out and new owners move in, it's important to keep our association running smoothly and we won't be able to do that without an influx of new volunteers. This lack of volunteers is becoming a serious issue. We need your help!

The next meeting of Highlands Condominiums Board of Directors is scheduled for October 13 at 3:30pm at the Clubhouse. All homeowners are invited and encouraged to attend.

Now that fall has arrived and school is back in session, please be aware of the speed limits on Beef Bend Road, 131st Street and Peachvale Street. Many parents park on Peachvale while dropping off or picking up their kids at Deer Park Elementary School. There's a lot of running back and forth across both Peachvale and 131st so be alert. Obey the speed limit and keep a close eye out for the kids.

If you're a "snow bird" heading south in the next few weeks, please consider leaving a key to your unit with a neighbor. In the event of any kind of building emergency caused by something such as a broken washing machine hose or a leaking ice maker, it's a tremendous help if we have a way to access a unit without having to call in a locksmith.

No word yet on when the Fischer Road construction project will actually start. Have you noticed that an A&W is being built right next to the gas station on Fischer Road at Pacific Highway? Burgers so close by!

Zoe Allen, Condo Board Treasurer

WALKING EXERCISE

Guys and Gals join the Ballroom walking Group. Make new friends. The FREE exercise video routine works well for seniors. There are more moves than just walking. The 20-minute session begins at 9:00 a.m. every Tuesday and Friday. Come exercise and stay for the 10 o'clock coffee hour.

Lorene Guell

ALC

Water management has been a very frustrating challenge this year. Our sprinkler system has been an almost daily to problem-solve this summer. We found [too late] we have multiple automatic sensors installed on the entire system vs what we thought was only one in the Fir Grove. As of the first of September all of the automatic sensors have been turned off and will not be used in the future. They will be completely by-passed next year which will allow us to have full control of establishing the watering schedule which will eliminate the sprinklers coming on too often and at unplanned/inopportune times. This will also save money on our water bills because we will be using less water. We will continue to monitor our sprinkler system and look for other opportunities/projects focusing on water conservation for the future.

The Drainage Project on the upper greenway [Peachvale/Overgaard] will be completed by the end of September. The project has gone very smoothly and has come in under the planned budget. The upper greenway now has two surface water drain systems that will better manage runoff water during the heavy rains. We should not see the large puddles on the walkway we have had in the past. The original drainage system that was installed years ago was never designed to manage surface water; it was designed to manage underground water. With the remaining available 2016 funds we will now move to the lower greenway (Dickson) and start to fix the previously identified drainage problems down there. The lower greenway drainage project will continue into 2017.

We continue to have new residents move in. WELCOME TO THE NEIGHBORHOOD! We understand all of the rules and governing documents can be very confusing. If you have any questions about landscape, maintenance, fencing and/or changes to the exterior of your home, please contact a member of the committee and let us help walk you through the process. We are happy to help.

Judy Austin, Co-Chair Architecture and Landscape Committee

BIBLE STUDY

October 4 We are grateful to have Pastor Mike Stern with us, an Associate Pastor in his Lake Oswego church. His ministries are teaching, coordinating small group Bible studies, as well as outreach ministries. With a young family, his teaching brings meaningful truths from Scripture for our daily lives.

October 18 Pastor Ben Jaquith has faithfully served our Community Bible Study for many years. He is Pastor of a church in Beaverton, which also has a thriving K-12 Christian school. His teaching of God's Word brings personal reflections, and insight, to those present.

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

Harmon and Maxine Sommer

SPECIAL EVENTS



The Great Baked Potato Feed

Saturday, October 8

Social 5:30pm Dinner at 6:00 p.m.

\$5.00 per person

Includes lots of toppings, green salad and ice cream cake by Gary Melott.

Invite family, friends and neighbors.

Sign-up sheet on Clubhouse bulletin board.

Sing-up no later than October 6 please.

See you all there!!!

More Special Events Information:

Highlands Annual Holiday Dinner will be held on Saturday evening, **December 10** at the Clubhouse. More information coming in the November Highlights regarding pricing and ticket sale dates. The holiday dinner will be catered and admittance is by ticket only. Plan on coming - - - save the date!

Many thanks go to the wonderful people who helped on the Labor Day pancake breakfast Committee. It was a great success because of YOU! Without you it could not happen.

Thanks again, Ed Benberg



Halloween Party Potluck!



Calling all Witches, Goblins, Ghouls and Ghosts! We're having a **Halloween Party Potluck on October 31**. There will be a pumpkin carving contest and a pumpkin painting/other media contest with a prize for both categories. If you wish to engage your family and make it a shared experience, that's fine too. Bring your finished jack-o-lantern to the potluck and we will place them on display. Voting will be by all the attendees. There will also be prizes for the best costumed guy and gal. Admittance does not require a costume but they are witchingly encouraged! BYOBeverage. Coffee, tea and water provided. Invite family and friends!

Sign up sheet on the bulletin board.

Jo Hendrickson

LIBRARY WHISPERINGS

Do you need a cook book? Are you feeling sad and need a lift? Do you wish you knew more about famous people's lives? Well then, Highlands Library has a book for you. We have a wonderful non-fiction section where we have books about many, many different topics.

The Library Committee handled over 280 books during the month of August, of which over 80 were new to our Library. Thank you "good neighbors" for your donations!

Please, when you are planning to donate, check the copyright date, nothing older than 15 years is accepted. Also, when you donate or return items please place them either in the bin on the desk. Please do not reshelv items. We have a really great committee that will take care of that for you.

If you are taking a trip it's a good idea to check out the 3 stacked white bins on the right side of the Library for discards. You can take any of the books, magazines or other items in the stackable bins and not return them.

If you are interested in volunteering with our Committee, please attend our monthly meeting on the second Friday of each month at 2:30 pm or call me at 503-992-6588.

Happy Reading, Leslie Watson, Librarian

CLUBHOUSE INTERIORS COMMITTEE



The Committee has been diligently working over the past several months selecting and coordinating a paint color scheme for the interior of the clubhouse. We have been consulting with a professional colorist to assist us in this huge project. The new color palette will coordinate with the colors and fabric selections in the Great Room.

Our color palette will include shades of tan and teal along with the moss currently in the Great Room. Color will be throughout the interior of the clubhouse except for the kitchen and bathrooms which will be undertaken at a later time.

Our painting contractor is Itch Painting Professionals Inc. of Hillsboro. They are a family-owned business and we look forward to working with them. We will notify residents on HNet and post a notice on the Clubhouse front door of dates when specific areas of the Clubhouse will be unavailable to the community. Itch estimates approximately 7 to 10 days to complete the project. This is a large undertaking and we ask for your patience during this process. Thank you.

UPDATE: CLUBHOUSE INTERIOR PAINTING WILL BEGIN ON MONDAY, OCTOBER 17.

Jo Hendrickson, Chair

MOVIE NIGHTS

MOVIE NIGHTS FOR OCTOBER WILL BE THE 1st and 3rd FRIDAYS AT 7:00 p.m. In light of the politics dominating the airwaves, these insightful movies may help to make sense of it all and giving us an appreciation for the honest men who are doing their jobs.

OCTOBER 7 – We will watch the gifted actor, Gary Sinise in "TRUMAN," as he portrays Harry S. Truman who became President of the United States during the most troubled period in our history and led us through the end of World War II, the beginning of the Cold War, the struggle for civil rights and the creation of the United Nations. A common man, a failed farmer, shopkeeper and county politician was forced to make decisions that would change the world. Don't miss this amazing film.

OCTOBER 21 – Join us for "DAVE," starring Kevin Kline and Segourney Weaver. When the President becomes disabled, an ordinary man who happens to look like him is recruited as a temporary stand in to keep the public unaware of the situation. This film gives us an insight into the power struggles that go on behind the scenes in Washington and the good that can be done by an honest man in spite of it all. This is an enjoyable movie.

We are considering changing the movie times to a matinee on weekends during the dark, winter months – November - February. Possible times are 3:00 p.m. on Saturday or Sunday. If this change would make it easier for you to attend, please call the office – 503-684-8294. If we have enough responses, we will notify you in the next Highlights.

Nancy Crandell

ANNOUNCEMENTS

ARTS AND CRAFTS FAIRE

Mark your calendar for Saturday, November 12 from 10-4 to enjoy our "Annual?" Faire for Artists and Crafters of the Highlands. We have some gifted participants again this year and you will be amazed at the talent within our community. If you haven't signed up you still can. Call Nancy Crandell at 503-746-6701. We will again have our "Cookie Bar" with the proceeds going to charity. There will be a sign-up sheet on the bulletin board in mid-October for great cooks to volunteer to bake cookies.

Nancy Crandell

SNOWBIRDS

It is that time of the year again. The snowbirds will be flying south. The Neighborhood Watch Captains would like all snowbirds to complete a form, showing the dates you leave and return, and the address where you are going as well as an emergency number where you may be reached. The Blocks Captains will deliver the forms to the residents they know are snowbirds. Other forms are available at the Clubhouse.

TECH NEWS AND TIPS

Scammers have found ways to create realistic but phony "security alerts". Though the "alerts" look like they are being generated by your computer, they actually are created by a con artist and sent through your internet browser. These programs are called "scareware" because they exploit a person's fear of online viruses and security threats. Scareware purveyors also go to great lengths to make their products and service look legitimate. For example if you buy the software, you may receive an email receipt with a customer service phone number. If you call, you're likely to be connected to someone, but that alone does not mean the company is legitimate. Regardless, remember that these are well organized and profitable schemes designed to rip people off.

Here is what you can do to stop the scammers: If you are faced with any of the warning signs of a scareware scam or suspect a problem, shut down your browser. **DO NOT CLICK "NO", "CANCEL" OR EVEN THE "X"** at the top right corner of the screen. Some scareware is designed so that any of those buttons can activate the program. If you use Windows, press Ctl + Alt + Delete to open your Task Manager, and click "End Task". If you use Mac, press Command + Option + Q + Esc to "Force Quit". Make it a practice not to click on any links within pop-ups.

Please Report Scams If you spot a scam, please report it to the Federal Trade Commission (FTC). Report a scam online at <https://www.ftc.gov/complaint> or call the FTC at 1-877-FTC-Help (1-844-382-4357). Your complaint can help protect other people.

Mark Mehall King City Computer Club Teacher

DIRECTORY COMMITTEE

New Residents & Phone Number Change

NAME	ADDRESS	PHONE
Carter, Terry & Joy	16010 SW 130th Terrace	503-539-6606
Clare, Derek & (son) Derek Jeffery	16016 SW Wimbledon Court	503-547-7795
Clark, Elizabeth (Jackie)	16277 SW 130th Terrace # 43	503-431-8612
Crandell, Alan & Nancy	512515 SW Bexley Lane	New phone number - 503-746-6701
Keeney, Gordon	16128 SW Refectory Place	503-830-3052
Munsinger, Meri	12719 SW Overgaard Street	503-590-1122
Ray-Keeney, Linda	16128 SW Refectory Place	503-830-3052
Turner, Al & Beryl	12706 SW Overgaard Street	503-704-6634

"Art is the demonstration that the ordinary is extraordinary." – Amadee Ozenfant



Come, bring this coloring sheet and join the Coloring Group and enjoy a stress-relief activity. Group meets on Fridays at 10:30 am in the Clubhouse.

**Clubhouse Office Hours: Mondays & Wednesdays, 9 to 12; Thursdays, 1 to 4.
Calendar items are accurate as of the first of the month.**

Edited by Mabel Weber

The Editor retains the right to make copy corrections as needed.
Proofreading by Suz Dalby, Priscilla Haynes, Mary Lou Steben, and Elsa Mann

HANDYMAN SERVICES

WE'RE THE 'HOME DEPOT' OF HANDYMEN

Remodeling, Repair and Inside/Outside Maintenance

Kitchens, Baths, Fences, Decks, Patios and Patio Covers, Attic Access Installation, Window Replacement, Door Replacement, Dry Rot Repair, Siding Repair and Replacement, Drywall Repair and Installation, Tile Installation, Flooring Replacement and Repair, Pressure Washing, Gutter Cleaning, Roof Moss Control, Hot Water Heater Replacement, Plumbing and Electrical Repairs, Sprinkler System Installation and Maintenance

Free Estimates Available

Local Referrals Available on Request

No Job is Too Big or Too Small

CONTACT

Don Fitzgerald at (503) 572-7202

OR

Bill Norton at (503) 789-7825

Licensed, Bonded & Insured
CCB # 189608



Kris Simpson

Oregon Principal Broker, Owner GRI,
SRES, SFR



CALL 503-367-5817

Kris@PassagesRealty.com

Courtesy, Respect, Results



CALL KRIS

For all your real estate needs **Buying or
Selling!**

I have proudly represented Sellers and Buyers in the Highlands for over 5 years. Please let me know if I can be of service to you, your family or friends.

Give me a call if you have questions, or would like a **FREE NO Obligation Market Analysis** for your property, or would like to find your next home. I am only a phone call away.

Search Current Listings:
www.PassagesRealty.com

October 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 12-9 Celebration of Life Waineta McLean
2	3 10 Exercise 11 Condo Reserve 7 CPO #4	4 9 Walking Exercise 10 Coffee 1 Bridge 7 Bible Study	5 10 ALC Meeting 2 Mahjong 6:30 Town Hall and HOA Board Meeting 7 Mixed Poker	6 10 Exercise 7 Hand & Foot	7 9 Walking Exercise 10:30 Coloring 1 Wrapsody 5 Happy Hour 7 Movie	8 5:30 Great Potato Bake
9	10 10 Exercise	11 9 Walking Exercise 10 Coffee 10:30 Condo Landscape 1 Bridge 7 Rummikub	12 2 Mahjong 7 Mixed Poker	13 10 Exercise 3:30 Condo Board Meeting 7 Hand & Foot	14 9 Walking Exercise 10:30 Coloring 1 Wrapsody 2:30 Library Committee 5 Happy Hour	15
16	17 10 Exercise 3 Clubhouse Interior	18 9 Walking Exercise 10 Coffee 1 Bridge 7 Bible Study	19 2 Mahjong 7 Mixed Poker	20 10 Exercise 7 Hand & Foot	21 9 Walking Exercise 10:30 Coloring 1 Wrapsody 5 Happy Hour 7 Movie	22
23	24 10 Exercise 7 CPO #4	25 9 Walking Exercise 10 Coffee 1 Bridge 1 HOA Finance 7 Rummikub	26 2 Mahjong 7 Mixed Poker	27 10 Exercise 7 Hand & Foot	28 9 Walking Exercise 10:30 Coloring 1 Wrapsody 5 Happy Hour	29
30	31 10 Exercise 5:30 Halloween Potluck					

THIS PAGE INTENTIONALLY LEFT BLANK

KC HIGHLANDS HOME OWNER ASSOCIATION
Candidate Nomination Petition
November 9, 2016 Board of Directors Election

Applicant Name _____

Address _____

Resident since _____ **Telephone** _____ **Date** _____

Biography: Education / Training / Occupation / Experience / Interests / Etc.

If elected, what would you like to accomplish as a Director of the Highlands HOA?

Recommended by:

Name _____

Address _____

Name _____

Address _____

Name _____

Address _____

Signature

