

HIGHLANDS HIGHLIGHTS

NOVEMBER 2016

Highlands Highlights is published by King City Highlands Homeowners Assn. Inc.
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REMEMBER THE ANNUAL HOA MEETING

November is the month when KC Highlands Homeowners Association holds the Annual Meeting for the election of four directors to fill positions on the Board. This year the meeting is scheduled for 7:00 p.m. on November 9 at the Clubhouse. There will be an open house with sandwiches and light refreshments beginning at 5:30 p.m. with sign-in commencing at 6:30 p.m.

BOARD NOTES

BOARD MEMBERS ADOPT A CODE OF CONDUCT

I will attend as many meetings as possible and prepare in advance by reviewing all materials.

I understand that if I miss three meetings in twelve months without good cause, the Board can declare my seat vacant and appoint another owner to complete my term of office.

I will avoid self-dealing and I will place the Association's interests above my own personal agenda.

I will cooperate with the other directors and follow the rules of decorum with parliamentary procedure for every meeting, and act in a courteous and civil manner toward my fellow directors, homeowners, employees and contractors of the Association.

I will not divulge confidences or sensitive information to non-directors.

I will not attempt to micro-manage or interfere with the management of the Association or the performance of Association contractors.

I will always act within the scope of my authority as a director/officer and in the best interests of the Association.

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I understand that no officer or director has any authority to act independently and that all Board member responsibilities are a direct result of the approval of the Board.

I understand that I am the director of a non-profit corporation and I will not directly intervene in any homeowner disputes.

I shall at all times obey the rules of the Association, even if I disagree with them, and shall remain current in the payment of all fees and expenses charged to the Association.

I will not make public statements without the express authority of the Board.

I recognize that I am a fiduciary on behalf of all owners and in all decision-making by the Board I will attempt to use sound business judgement.

I will be sensitive to individual differences, respectful of dissenting opinions and cooperative in implementing the will of the majority of the Board.

I will at all times make a full disclosure of any potential conflict of interest, refrain or abstain from voting on any issues that would provide me a direct economic benefit and at all times avoid even the appearance of impropriety.

INDIVIDUAL BOARD MEMBER ENDORSEMENT

"I, _____, understand the fiduciary responsibilities I am undertaking in serving as a member of the Board of Directors of King City Highlands Homeowners Association. I hereby agree to carry out my responsibilities as a Director in accordance with Oregon Law, 2013 Restatement of Amended and Restated Declaration of Covenants, Conditions and Restatement of King City Highlands ("Declaration"), the Amended and Restated Bylaws of King City Highlands Homeowners Association, Inc. ("Bylaws"), and this Code of Conduct. I understand that failure to carry out my responsibilities may result in my removal as a Director in accordance with the Bylaws and Oregon law."

Candidates for Board Directors:

Terry Carter: is a lifetime Oregon resident who grew up and attended schools in Beaverton, OSU and PSU. He has worked for 30 years in accounting and finance and has held finance positions with Sequent Computers, IBM, International Garden Products, and currently with ESI (11 years) as Manufacturing Controller. He has previously been a member of two boards of directors and was treasurer for Program Management Forum and most recently treasurer for Scholls Village Condominium. His motivation for seeking a position on the Board is to serve this community. He likes community and is impressed with the professionalism of the Board and would like to be part of the decisions that shape the community. He has no agenda or causes to promote. He just wishes to work together with the other members of the Board to make the best decisions for Highlands.

Jerry Crane: Grew up in Vancouver, spent three years in the U.S. Army. He graduated from PSU. He was recruited by a very large CPA firm. After earning a CPA certificate, he switched to consulting in the field of computers, working for Providence and St. Vincent Hospitals and Georgia-Pacific. He chaired a commission to review all the computer-related activities for the State of Oregon and Governor Tom McCall. He would like to encourage the Board to continue to look for ways to reduce expenses on the operating side of the budget, revisit some of the assumptions underlying the Reserve Study and pay closer attention to the quality of service provided by the management, our CPA's and other contractors. He has worked nearly the entire year 2015 reviewing all the HOA's insurance policies. He will continue to pay attention to how we manage our risks.

Judy Austin: She has three adult children and two grandsons (all local). She retired from Intel after 24 years. She has been on the Architectural/Landscape Committee for five plus years and has been a HOA Board member for two years. Her desire for being on the Board is to be responsible in making decisions with the finances and resources to ensure we protect our real estate values and our reputation as the premier 55+ community in this area.

Dave Platt: He worked in the trucking industry management at Consolidated Freightways; Director of Telecommunications; KC Highlands Board of Directors; Church Board; Responsible for 55+ church group activities. His interests include: photography, computers, technology, travel, boating, fishing, home shop, piano. He enjoys working with people. He would like to continue working with the Board to add value to our community and to expand the reputation of our community as the premier 55+ community.

HOA Board

CONDO NOTES

There have been a lot of changes at the condos since the last newsletter. Board of Directors Chair, Darlene Whitten and husband Gerry have sold their unit and will soon be moving. This event has caused a big shakeup of the Board and most committees that work on behalf of the Highland Park Condominiums. A new 5 member Board was seated on October 13.

Your officers are:

Chair: Zoe Allen

Treasurer: Judy Sutton

Secretary: Elaine Johanson

Director: Betty Thatcher

Director: Brad Williams

In addition, Sheldon Siegel has agreed to be chair of the Maintenance Committee. In the coming months, the Board will be working on filling vacant spots on various committees and setting up operating procedures.

One of our biggest needs right now is for a Chair for the Neighborhood Watch Committee for the condos. We have a number of Block Captains but need to fill several vacant positions there also. Being on this Committee doesn't require much time but you fill an important need for our community.

In February three board positions will become vacant. Please start thinking now about running for an open position. I'm appealing especially to newer owners who maybe haven't attended a Board Meeting yet or even thought about getting involved. We are thinking of changing our meeting time to early evening so owners who work can attend. For now, if you need to contact a board member please call, email or text me:

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Zoe Allen – (503) 430-0045 Please do not call before 9 a.m. or after 9 p.m. I won't answer, you may leave a voice mail. I prefer phone calls on this land line. If you have a personal emergency situation please dial 911.

E-mail is: zallen98007@gmail.com and
Cell phone: (425) 214-6299.

Call CMI if there is an emergency maintenance situation in or around your building after regular business hours. CMI's number is (503) 233-0300. You will be routed to the emergency manager on duty.

The next Condo Board Meeting will be November 10 at 3:30 pm in the newly painted clubhouse. It will also be our quarterly meeting with our CMI property manager in attendance. We would like to see as many owners there as possible so we can get to know each other better.

The new Board of Directors wishes to thank Darlene and Gerry Whitten for all their hard work on behalf of Highlands HOA – Not just the condos but the entire HOA. We will miss you.

Zoe Allen, Chair, Condominium Board of Directors

BIBLE STUDY

November 1: Pastor Tom Aylward is an Associate Pastor in his Beaverton Church, joining the staff in 1986. His ministry is to direct home Bible studies and home churches. He has also spearheaded and implemented Biblical Counseling at his church, and his broad experiences in serving others, bring a meaningful presentation.

November 15: Pastor Jastram, is founder and pastor of his Tualatin church. He is an accomplished author and teacher who travels, teaching other pastors and church leaders. His messages from Scripture are fresh and inspirational, with applications for each of us, in our daily lives.

Each presentation starts 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.

Harman and Maxine Sommer

LIBRARY WHISPERINGS

I am happy to report that everything in Highlands Library is running smoothly, thanks to a fabulous committee!

September was busy as all months are in our Library and we are happy that Highlands residents are using and appreciating the Library. Committee members processed over 240 books, including 70 "new-to-our Library" books.

Please remember that the Library is for Library use only until after 5:00 p.m. That means no meetings until after 5:00 p.m.

When you are planning to donate books, check the copyright date – nothing older than 15 years is accepted. The one exception would be a book that is considered a "classic." Please donate classics, even if they are beyond the 15-year copyright.

If you are interested in volunteering with our Committee, please attend our monthly meetings on the second Friday of each month at 2:30 p.m. or call me at 503-992-6588. There will be no meeting in the month of December, so November would be a good time to start, Right?

Leslie Watson, Chair

MOVIE NIGHTS

November 4 at 7:00 p.m. Due to the closure of the clubhouse for its painting makeover, we postponed the showing of the movie 'DAVE' – starring Kevin Kline and Sigourney Weaver. In a land where anybody can become President, anybody just did. When the sitting President becomes incapacitated a lookalike is swept into the office to ward off the uncovering of corruption in the administration. Just before our crazy election, we see that anything is possible. Come join us for this into peek into our "system".

November 25 at 7:00 p.m. The day after Thanksgiving, take a break from shopping, football, finishing leftovers and join us for the tale of a "FAMILY THANKSGIVING". This is one of Hallmark's classic family movies and we can turn gently towards the Christmas season together.

CLUB HOUSE INTERIORS



Thank you to all who participated in the Halloween Party potluck. It was lots of fun and we look forward to hosting it again next year.

The clubhouse painting is complete, so come take a look when you are able. We thank everyone for your patience and understanding as we know you all miss your favorite activities with your friends and neighbors. We have added color throughout and although there are a few decorating touches left to be made, we hope you enjoy the new color palette.

The holidays are soon upon us and the committee will undertake the decorating of the clubhouse for the Christmas season shortly after Thanksgiving. It is always such a joy to bring the enchantment of the holidays to the clubhouse for everyone to enjoy. Happy Thanksgiving to all

Jo Hendrickson, Chair

ARTS AND CRAFT FAIRE - SATURDAY NOVEMBER 12 from 10 a.m. - 4 p.m.

Mark your calendars for our "Second Annual" Art and Craft Faire. Our talented Highlands artists and crafters are busily finishing their special items for your enjoyment and holiday shopping with friends and neighbors. There are flyers on the table near the office for you to pass along to family and friends who might be interested in coming. The more the merrier! The sign-up sheet for the COOKIE BAR is posted in the event hallway for you to contribute for our charity project. Please sign your name, phone number, and what kind of cookie you will make so we have a nice variety. Last year we were able to donate over \$250 to the Oregon Food Bank from the cookie proceeds.

HOLIDAY DINNER PLANNING MEETING TUESDAY, NOVEMBER 8 AT 11 A.M.

Many volunteers are needed to plan for the Holiday Banquet. Please let Gary Melott know you are willing to help. His number is 503-598-4636.

SPECIAL EVENTS



Highlands Holiday Buffet

The Clubhouse will be decorated in holiday splendor with the sights and sounds of Christmas approaching. We welcome you to join us at our annual Christmas dinner to be held at the Clubhouse on **Saturday evening December 10**. Kam and Kam Catering will be preparing our wonderful dinner. Social at 5:30 will proceed the dinner which will start at 6:00. Cost is \$22.00 per person for the turkey dinner and \$24.00 for the salmon. Final pricing is yet to be determined. Our round tables will be used for the dinner and as with other dinners, no reserved tables. Entertainment for the evening will be the Dickens Carolers outfitted in beautiful period costumes. **Only 90 tickets will be sold. Admittance to the dinner is by advance ticket purchase only. No sales at the door. No refunds.**

BUFFET MENU

Salmon Filet or
Sliced Turkey Breast with gravy
Yukon Gold Mashed Potatoes
Green Beans Almandine-(cooked past crunchy)
Harvest Green Salad
Sage Bread Stuffing-(not vegetarian)
Rolls and butter
Cranberry sauce and tartar sauce
Assorted desserts

Coffee, tea and water will be available or BYO Beverage
Those ordering a Salmon Filet will help themselves to all other buffet items
then present their ticket at the kitchen window for their salmon.

TICKET SALES AT THE CLUBHOUSE

Saturdays, November 19 and December 3 from 11 to 12 noon

Friday Happy Hours on November 18, 25 and December 2 from 5 to 7 p.m.

Last chance on Sunday, December 4 from 6 to 7 pm

If you are paying by check, please make your check payable to HOA Special Events.

ANNOUNCEMENTS

Traffic and Parking Plan: The Traffic and Parking Plan will be presented to the Highlands HOA Membership at a time and date to be determined after the refurbishing project is completed and space is available on the Highlands calendar. The seven-member committee. The plan was crafted from two months of discussions with Association members, negotiations with the King City Manager and the HOA Board. Traffic patterns on 129th, Dickson and Peachvale along with parking guidelines are addressed in the plan. Look for the presentation announcement in the regular communication channels.

Have fun and make a difference. Volunteer for just four hours a week at a time that works for you at the American Cancer Society Discovery Shop conveniently located Highway 99 and Durham Road. **The cure for Cancer could be in your closet. Donate, Shop and join a great Team of Volunteers.** For more information contact Joyce Biglione at 503-992-6028 or Peggy Buytaert at 503-545-4395.

Walking Exercises will continue when the Clubhouse painting is complete. The days are Tuesdays and Fridays at 9 am. The video exercises are in the Clubhouse Ball Room in front of the TV screen. At 9 am join the Coffee Group – meet residents – make new friend. Free exercise routine and free coffee. Come joins us and get out of the rain.

Lorene Guell

DIRECTORY ADDITIONS AND CHANGES

Barnes, Mara	16248 SW 130th Terrace # 22	503-998-9291
Hunter, George	16139 SW 130th Terrace # 35	503-314-0360
Mizuo, Charles & Pamela	16286 SW 130th Terrace # 61	503-372-6340
Peppers, Jim & Denette	16023 SW Wimbledon Court	503-318-7180 C
Ray-Keeney, Linda (new Number)	16128 SW Refectory Place	503-816-6058 C
Walters, Roger & Connie	12732 SW Overgaard Street	503-887-9117 C (Roger)
		503-887-9115 C (Connie)

"And in the end, it's not the years in your life that count. It's the life in your years." – Abraham Lincoln

Edited by Mabel Weber

The Editor retains the right to make copy corrections as needed
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HANDYMAN SERVICES

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CONTACT

Don Fitzgerald at (503) 572-7202

OR

Bill Norton at (503) 789-7825

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November 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 9 Walking Exercise 10 Coffee 1 Bridge 7 Bible Study	2 10 ALC Meeting 2 Mahjong 7 Mixed Poker	3 10 Zumba Exercise 7 Hand & Foot	4 9 Walking Exercise 10:30 Coloring 1 Wrapsody 5 Happy Hour 7 Movie Night	5
6	7 10 Zumba Exercise 11 Condo Reserve	8 9 Walking Exercise 10 Coffee 10:30 Condo Landscape 1 Bridge 7 Rummikub	9 2 Mahjong 5:30 Annual HOA Meeting And Election 7 Mixed Poker	10 10 Zumba Exercise 3:30 Condo Board Meeting 7 Hand & Foot	11 9 Walking Exercise 10:30 Coloring 1 Wrapsody 2:30 Library Committee 5 Happy Hour	12 Arts & Craft Faire 10 - 4
13	14 10 Zumba Exercise	15 9 Walking Exercise 10 Coffee 1 Bridge 7 Bible Study	16 2 Mahjong 7 Mixed Poker 1:30 Senioritus Book Club 7 Mixed Poker	17 10 Zumba Exercise 7 Hand & Foot	18 9 Walking Exercise 10:30 Coloring 1 Wrapsody 5 Happy Hour	19
20	21 10 Zumba Exercise 3 Clubhouse Interior 7 CPO # 4	22 9 Walking Exercise 10 Coffee 1 HOA Finance 1 Bridge 7 Rummikub	23 2 Mahjong 7 Mixed Poker	24 Happy Thanksgiving	25 9 Walking Exercise 10:30 Coloring 1 Wrapsody 5 Happy Hour 7 Movie	26 Private Event 10 a.m - 10 p.m.
27	28 10 Zumba Exercise 7 CPO # 4	29 9 Walking Exercise 10 Coffee 1 Bridge	30 2 Mahjong 7 Mixed Poker			

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 Master Calendar in the Clubhouse lobby or on the front door of the Clubhouse.

