

HIGHLANDS HIGHLIGHTS

DECEMBER 2016

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

We have had a very busy couple of months for King City Highlands Homeowners Association. There is little prospect of things slowing down any time soon. With that in mind here are two important dates:

1. 6:30 P.M. Thursday, December 8, 2016 Parking Plan Information Meeting

The Parking Plan was explained at a community meeting on November 16th and the meeting on December 8 will cover the same information also allowing time for feedback and further discussion. For your information a full copy of the implementation plan formulated by the Parking Committee is attached to this newsletter.

2. 6:30 P.M. Monday, December 12 – Town Hall Meeting

3. 7:00 P.M. Monday, December 12 – Regular Board Meeting

Note the meeting was rescheduled to a Monday to accommodate an Insurance review with our insurance broker.

On October 19, 2016 KC Highlands Board approved the 2017 annual assessment of \$900 as recommended by the Budget Committee. This represents a 2.9% or \$25 increase over last year. 81% of the association operating expense is contract driven or regulated (as are all utilities) and is beyond our control. Wherever possible for the remaining 19%, the projected increase was limited to 1.6%. As we all are painfully aware the cost of living continues to rise even though many of us are dependent upon fixed incomes. The approved final 2017 Budget is posted in the Clubhouse.

At the November 9, 2016 Annual Meeting, the following nominees were elected to the 2017 KC Highlands Board of Directors:

David Platt – President	16003 SW 130th Terrace	(503) 799-9964
Judy Austin – Director	12719 SW Overgaard Street	(503) 590-1122
Terry Carter – Director	16010 SW 130th Terrace	(503) 539-6606
Jerry Crane – Director	12594 SW Bexley Lane	(503) 746-5761

Directors continuing to the second year of an existing term:

George Robinson – Treasurer	12717 SW Peachvale St	(503) 747-2250
Pat Butson – Secretary	12730 SW Bexley Lane	(503) 799-7792
George Fisher – Director	12591 SW Bexley Lane	(503) 624-0299

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PROJECTED ANNEXATION PROCESS:

While it is nearly impossible to accurately forecast the annexation timeline, the following events must take place:

- Regain possession of the verified Petition documents from Washington County
- Submission of finalized Parking Plan to King City
- City Manager drafts Ordinance
- City Attorney reviews Ordinance
- KC Highlands Attorney reviews Ordinance,
- KC Highlands Board of Directors votes to approve King City annexation request
- King City issues community notification
- King City City Council approves annexation

On November 12, 2016 what appeared to be a homeless type person was seen pushing a bike on Peachvale Street. He bent down in one of our resident's front yard and proceeded to take a decorative item out of the yard and put it into his pocket. Fortunately one of our alert homeowners saw the intruder and chased him off. The point is that we must all be alert to any suspicious persons or activities within our neighborhood. Unfortunately, times are changing and practices such as leaving garage doors partially open are becoming increasingly dangerous.

On a final note, we are still in need of someone to take charge of the Memorial Committee. When we lose a loved one, the Memorial Committee has been there to step in to provide everything needed for a wonderful memorial gathering of friends and relatives. Unfortunately, we have been unable to perform this service for the past few months. Please let Mabel at the Clubhouse know if you could step into this as a chair or perhaps as a co-chair to enable us to again provide this comfort to folks in our community.

Have a safe and wonderful Christmas - Dave Platt, President

CONDO NOTES

As we move into December and the start of the New Year, your new Board of Directors is slowly but surely getting its act together. At our November Board Meeting, lots of topics came up and one item for future consideration is an official smoking ban at Highland Park Condominiums. A large majority seems to be in favor of this; but nonetheless, it cannot happen overnight. There are clearly defined steps to be taken before a major change such as this can happen. We will keep you updated if and when your Board decides to move forward.

We also discussed changing the time of our monthly Board Meeting to early evening. This would allow our owners who work to join us and become more involved in the community. We very much want newer owners and younger owners to participate more. This is your home and if you like living here it behooves you to be more involved even if it's only to the point of attending an occasional meeting and interacting with your neighbors.

Here's some clarification about routine condo maintenance such as exterior lights not working, landscaping issues, outdoor trip hazards, etc. Sheldon Siegel is the Chair of our Maintenance Committee and you can contact him via email. Shel would prefer **not** to receive phone calls. His email is slsbls@yahoo.com. If you don't have email please call Zoe Allen at 503-430-0045 between 9:00 a.m. and 9:00 p.m. Your requests will be passed on to Shel.

If you would like to comment on smoking issues, changing our Board Meeting time or anything else affecting our community please call Zoe or email her at zallen88007@gmail.com.

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One last note to all our newer condo owners: Have you completed your "Owner/Resident Application?" Have you taken it to the Clubhouse Office? Have you picked up your key fob for the Clubhouse door from Mabel in the Clubhouse office? Have you filled out an Emergency Contact information form for the HOA/Condo association? **These forms are very important.** If you did not receive an Emergency Contact form from a Neighborhood Watch representative, Mabel has them at the office and you need to fill one out as soon as possible. Your personal information is kept confidential.

There will not be a Condo Board Meeting in December. The next regular meeting will be on Thursday, January 12, 2017 at 3:30 p.m. in the Board room at the Clubhouse. All owners are welcome and invited [urged] to attend. Our Annual Meeting of the Condo homeowners with election of new Board Members will be in February. More information on that meeting will be coming at a later date. Please enjoy any of the holidays you may celebrate in December and Happy New Year to all.

Zoe Allen, Board Chair

ALC

A new Landscape company has been hired for the HOA grounds [does not include the condo area]. The new contract goes into effect January 1, 2017. It was time to re-bid the Landscaping business this fall. Through that process meeting with our current vendor and other companies, we decided to change. The name of the new vendor is Silverleaf Landscaping. They manage several commercial properties in the area. Their start date will be the first week in January. We do not have the exact day scheduled yet. Their employees wear company logo shirts and their vehicles are also painted with company logo so you will be able to recognize them when they are in the area. Please do not make requests directly to the landscape crews. If you have any questions or concerns with the new company, please contact Mark Perkins - 503-887-9535.

By the time you read this we should have completed two major ALC projects for 2016:

1) Drainage project in both greenways will be completed. The greenways and paths should no longer gather excessive water with these improvements.

2) The first phase of HOA common area tree removal and replacement was completed in November. The criteria for HOA common area trees this first year was disease or damage to utility boxes or cement. We will have another HOA Common Area tree project in 2017.

Effective December 1, 2016 Mark Perkins will be the new Chairperson of the ALC. He is extremely qualified and the Committee as well as neighborhood will be in excellent hands.

Architectural Landscape Committee

HIGHLAND'S ART AND CRAFT FAIRE REPORT

We had a very successful Art and Craft Faire on November 12. We had seven new participants and our "Famous" Cookie Bar netted \$386.50 for our donation to the Oregon Food Bank. We had good attendance and everyone enjoyed seeing the fruits of our talented artists and crafters while meeting new neighbors and visiting with friends over cookies and hot drinks. Our cookie bakers produced beautiful cookies and the ladies that served did a remarkable job of keeping trays refilled as the cookies flew out. Our Greeters welcomed entering guests. Set up and take down help was greatly appreciated. Ryer distributors and sign placers/collectors did a great job!

THANK YOU EVERYONE!!!!!! Working together we put on a great event.

Nancy Crandall

BIBLE STUDY



December 6: Steve McCracken is Senior Pastor for his Tigard church, having served there many years. He teaches with love and enthusiasm for God's Word, bringing truths we need in our daily lives.

December 20: CHRISTMAS CELEBRATION!

We want to invite all Highlanders to join us in celebrating the birth of Jesus. The evening will include a "sing-a-long," with audience requests led by Dave Platt, accompanied by Karen Bicker. We also look forward to Lisa Bernard being with us again this year. She is a gifted singer, and will sing several selections. The program will include a devotional by Highland resident, Dick Woods, followed by individual sharing.

There will be an abundance of Christmas cookies, with hot chocolate and coffee during our fellowship time, as we gather around tables to conclude the evening.

Harmon and Maxine Sommer

CLUBHOUSE INTERIORS COMMITTEE

Fifty plus gallons of paint were used by Itch Painting Pros to repaint the clubhouse interior and the job was completed in nine days. Except for the shutters, which will be refinished shortly, the new refreshed clubhouse painting project is complete and we believe it looks grand.

The committee held lots of meetings, went on field trips and decisions were made and remade and our biggest decision was to come together as a group in choosing the final color selections for the entire clubhouse. I truly believe we have accomplished what we set out to do: To make our clubhouse more attractive, up-to-date and add value for the entire Highlands community. My sincerest "thank you" to everyone on our committee: Karen Bardo, Kathy Bodyfelt, Leslie Watson, Lawanda Hollam, Helen Scofield, Joyce Biglione, Linda Lucero, Shirley Norton and Jo Hendrickson, Chair.



The Christmas decorations are now up and we hope everyone will take some time and visit the clubhouse to enjoy all the beautiful decorations that were put up by this committee and friends.

We extend sincerest wishes to everyone in Highlands for a joyous Holiday Season!

Jo Hendrickson, Chair

MOVIE NIGHTS

DECEMBER 2 "BORROWED HEARTS": starring Roma Downey (from TV's "Touched by an Angel") and Eric McCormick (from TV's "Will and Grace"). This is a lovely Christmas story about a high-powered bachelor business man who must hire a family to impress a potential client and finds a new and enriched way of life and a rethinking of his lifestyle. You will enjoy many touching and joyful moments.

DECEMBER 16 "THE HOLIDAY": starring Jude Law, Cameron Diaz, Kate Winslet, and Jack Black with a cameo role by classic actor, Eli Wallach. Two young women, one from England and one from Los Angeles follow an internet ad and switch houses for the holidays to get away from their relationship problems. Enjoy the culture shock that accompanies this venture and the new friends they meet in this process as they experience the holidays in new and delightful ways.

IF YOU WALK TO THE MOVIE NIGHT, REMEMBER TO BRING A FLASHLIGHT FOR YOUR SAFETY.

Nancy Crandall

LIBRARY WHISPERINGS

Wow, 2017 is right around the corner. So I know it is that time of year when I want to be sure to thank Highlands Library Committee. These volunteers will have processed over 3600 items during 2016. That sounds like a lot and it is, but they get the job done and have pride in how our Library looks and functions.

There are a large number of jigsaw puzzles available to take home. Or, if you feel the need to get out of the house there is a table in the Library that usually has a puzzle in progress. Also, we have received a donation from Jo Hendrickson's daughter, Lisa Kaus, of two jigsaw puzzles of her original art work.

I would like to thank committee members: Janet Veronda, Bobbi and Shel Siegel, Joanne Findner, Pat Iverson, Shirley Fisher, Pepper White, Linda Lucero, Judy Brown, Dorothy Fishel, and Jan Whitaker for their untiring work.

Happy Holidays and Happy Reading, Leslie Watson, Librarian

WALKING EXERCISE

The video walking exercises will continue in Highlands Ballroom during the winter months. Join the group meets every Tuesday and Friday at 9:00 a.m. All are welcome to stay for the 10:00 coffee hour and make new Highlands friends.

Lorene Guel

There is no better exercise for the heart than reaching down and lifting someone up.

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 Holiday dinner to be held at the Clubhouse on Saturday evening December 10th. 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 \$22.00 per person for the turkey dinner and \$24.00 for the salmon. 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. **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
And present their ticket at the kitchen window for their salmon.

TICKET SALES AT THE CLUBHOUSE

Friday Happy Hour on, December 2 from 5 to 7 p.m.

Saturday, December 3 from 11 to 12 noon.

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.

MORE SPECIAL EVENTS

New Year's Eve party



Ready or not, here comes 2017, so come, join the celebration. There will be a no-host New Year's Eve party in the Great Room. The get together will start at 9:00 p.m. but if that's too early for you, come when you wish. Bring an appetizer to share and your beverage of choice. Of course coffee will be available. Come for an hour or so or stay till midnight. Join your friends, meet new ones. Come and celebrate the New Year!!!

IN MEMORIUM

Highlands has lost two of our residents this month.

Virginia Kuns who lived at 12690 SW Peachvale Street for many years but had moved to a care facility several years ago. She passed away November 7. Her memorial service was November 16.

Lee Moore lived at 16106 SW Refectory Place. He was a resident for many years. There will be a Memorial reception for him at the clubhouse on December 11 from 1 to 6 p.m.

DIRECTORY COMMITTEE

Cooper, Curtis & Pat	12768 SW Overgaard Street	503-372-5132
Iverson, Rodney & Patricia (New Address)	16146 SW 130th Terrace # 7	503-635-6728
Silvia Thiem	16190 SW 130th Terrace # 16	760-822-0108
White, Peggy (New Address)	16161 SW 130th Terrace # 30	1-512-949-9720



COLOR

Me

For the

Holiday

Season

KC HIGHLANDS STREET MANAGEMENT AND PARKING PLAN

[Highlands Parking Plan Revised Nov 17-16.docx]

A seven member citizens committee representing condo and private lots assembled in August to review, revise and recommend a Street Management and Parking Plan to become effective with the Annexation to King City. The purpose of this document is to define the initial phase of Highlands Street Management and Parking Plan. Modifications or additional phases can be implemented in the future as residents feel the need for changes to this plan or as street conditions dictate.

This phase has been approved by Highlands HOA Board and approved and accepted by King City, City Manager, Mike Weston and Police Chief, Chuck Fessler. The goal of this plan is to create a neighborhood parking zone (all Highlands streets) for the benefit of Highlands residents and eliminate the concern for nuisance vehicles from parking on Highlands' streets. The Plan will be governed by Highlands CCR's, Bylaws and Resolutions as well as King City ordinances.

The initial Plan will consist of:

- 1) Street Signs at entrances to Highlands will read: "Parking restricted to Highland Residents and Guests"
- 2) Window Decals for Highlands resident vehicles parked on all Highlands streets. 24 hours per day, 7 days a week.
- 3) Guest vehicle(s) will continue to use Highland streets as they always have, subject to new King City and HOA safety restrictions. 24 hours per day, 7 days a week. No Guest Passes required.

PLEASE READ SPECIFIC SECTIONS BELOW AND SEE THE ATTACHED MATRIX FOR MORE DETAILS.

STREET SIGNAGE:

Two types of street signs will be implemented. Signs will read: 1) No Parking Zone and 2) Authorized Parking for Highlands Residents & Guests Only.

1. Traffic Safety improvements with NO PARKING ZONE with signs and painted curbs:
The North side of Dickson from our walking path, looking west to 131st Avenue.
The South side of Peachvale from the Condo driveway west to 131st Avenue.
The South side of the West end of SW Bexley - the area of lot addresses 12790 and 12768 SW Bexley. See attached matrix.
2. Authorized Parking for Highlands Residents & Guests Only signs at the three (3) entrances to Highlands placed at: (See attached Matrix.)
 1. Both sides of Dickson where Highlands property begins (near the walking paths).
 2. Both sides of 128th (from the south) where Highlands property begins.
 3. At 131st on north side of Peachvale looking east.
 4. From 131st on south side of Peachvale to the side of the Condo driveway, looking east.

RESIDENT VEHICLE WINDOW DECAL PROGRAM:

Street and Condo Parked Vehicles: In order to distinguish Highlands-owned vehicles from non-Highlands vehicles, window decals will be available for all residents. The decals will be modest in size and will need to be placed on the driver side, windshield of your vehicle. Decals will be available to each homeowner for the number of vehicles per residence.

Residents who park on Highlands streets or in the parking area of the Condos without a Highlands decal and leave their vehicle for extended periods of time may be at risk of a parking ticket.

Street and Condo Parking vehicles for Visitors: Frequent visitors include the following: Family/guests, contractors, gardeners, health care workers, etc. With some exceptions all commercial vehicles will be in Highlands only during daytime hours. Family and guests come and go any time and frequently will stay in Highlands overnight. The Plan provides for visitors to continue to operate as they have traditionally under the rules of Highlands governing documents and the ordinances of King City after annexation. No guest passes will be required.

WHAT IS THE PARKING ENFORCEMENT POLICY?: Enforcement will be shared between Highlands residents and the King City Police. This plan is dependent on 3-4 Highlands volunteers to be Traffic Coordinators.

Here is how it will work

1. Residents will be the EYES of the plan because they are usually familiar with daily neighborhood traffic . . . (who comes, who goes, who parks.)
 - When a resident observes an unrecognized (unfamiliar) vehicle parked on the street for over a day or two he/she is encouraged to contact their neighbors to determine if the owner and vehicle are legitimate.
 - If the vehicle and owner is not identified or located, residents should call a Traffic Coordinator.
2. The Traffic Coordinator will check the "violation" and forward the information to King City Police.
3. King City Police will tag parking violators on the next patrol cycle following current King City ordinances.
4. Police enforcement policy: Vehicles without proper identification will be ticketed. Fine is \$50.00 per ticket. If the offending vehicle is not removed, it stands risk of being towed.
5. Upon implementation, there will be a 90-day grace period where only warning tickets will be issued.
6. It is important all residents understand an undesired/nuisance vehicle parked on our streets is **not** an emergency. You must call the Traffic Coordinator or the non-emergency Police number: 503-629-0111.
7. Neighboring communities will be advised by King City Management of the new Highlands Parking Restrictions.
8. **Deer Creek Elementary vehicles:** Deer Creek Elementary parents will continue to use our streets as they always have **with the exception of the new No Parking areas**. The No Parking Areas have been implemented for safety concerns for all vehicles. Deer Creek vehicles will be allowed to park in the Restricted Parking areas for the short times they are in our neighborhood. The committee felt strongly that we need to continue to be good citizens of the community.

ADDITIONAL PHASES THAT MIGHT BE REQUIRED IN THE FUTURE:

Concerns for speed on all streets and "cut-through" traffic on 126th and 129th Avenues between Dickson and Peachvale have been voiced by residents. If other concerns materialize in the future, Highlands residents and the HOA Board will design a solution with King City to address the specific need.

A baseline traffic count was taken in July, 2016 for 126th and 129th between Dickson and Peachvale to record current traffic volumes as a basis for measuring desired changes in the future.

TRAFFIC / PARKING MATRIX FOR THE HOA

<u>Type</u>	<u>Typical</u>	<u>Authorized</u>	<u>Enforcement</u>	
	<u>Parking-Hours</u>	<u>Parking Identification</u>	<u>Shared with King City Police</u>	
Resident	All hours	Decal	Decal	***
Commercial	8 Hours-day	50% Self Marked	No ID	HOA TC + KC Patrol
HealthCare or	All Hrs	15% Self Marked	No ID	HOA TC + KC Patrol
Family	Varies	not required	No ID	HOA TC + KC Patrol
Friends	Varies	not required	No ID	HOA TC + KC Patrol
Unknown/Stray	Violator	**Est. violators=:5 per Week	No ID	HOA TC + KC Patrol

Enforcement starts with the active interest of each resident to know or ascertain the purpose of parked vehicles on his/her street and report suspect vehicle information to the Traffic Coordinator. The Traffic Coordinator will validate the information and forward the "violators" to KC Patrol for enforcement per King City standard procedures.

The Traffic and Parking Plan becomes effective on the date the Annexation becomes official. King City will send letters to neighborhood communities advising of the new parking restrictions in Highlands.

There will be a 90 day "shake-down" transition period to get residents (and outsiders) conversant with new regulations.

Additional comments follow to clarify the terms of the matrix.

Traffic and Parking regulations for vehicles owned by residents and housed in Highlands are governed by the CCRs, Bylaws and Resolutions of KC HIGHLANDS HOA, Inc. and the ordinances of King City.

Unknown or "stray" vehicles include passenger cars, trucks, RV's, boats, trailer, motor homes, motorcycles, etc., not owned by a member of Highlands.

Commercial vehicles = Landscaping, Meals-on-Wheels, Home Repair Services, all types of contractors, and all related activities.

Highlands HOA will be responsible for recruiting and training Traffic Coordinators in communicating with King City Police.

Estimate of violators: What is a reasonable estimate for violators in southern HOA area by January - March 2017? Parking permit violations in King City averages 2 per day after eight months. The permit violations mostly come from apartment dwellers near Fischer Rd area where there are about 500 living units and 1000 residents. Compared with the 40+ L/U and 80+ residents in Castle Oaks East by January to March 2017, a reasonable estimate of parking violations is less than 5 per week.

Definitions: Traffic Coordinators are Highlands HOA volunteers who receive and check out parking complaints, then forward them to King City Police. Enforcement will occur on the next patrol cycle.

DECEMBER 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 10 Zumba Exercise 7 Hand & Foot	2 9 Walking Exercise 10:30 Coloring 1 Wrapsody 5 Happy Hour 7 Movie	3
4	5 10 Zumba Exercise 11 Condo Reserve	6 9 Walking Exercise 10 Coffee 1 Bridge 7 Bible Study	7 10 ALC Meeting 2 Mahjong 7 Mixed Poker	8 10 Zumba Exercise 6:30 Parking Plan Meeting 7 Hand & Foot	9 9 Walking Exercise 10:30 Coloring 1 Wrapsody 1:30 Library Committee 5 Happy Hour	10 5:30 Holiday Dinner
11 Memorial for Lee Moore 1 - 4 p.m.	12 10 Zumba Exercise 6:30 Town Hall and 7 HOA Board Meeting	13 9 Walking Exercise 10 Coffee 10:30 Condo Landscape 1 Bridge 7 Rummikub	14 2 Mahjong 7 Mixed Poker	15 10 Zumba Exercise 7 Hand & Foot	16 9 Walking Exercise 10:30 Coloring 1 Wrapsody 5 Happy Hour 7 Movie	17
18 Private Event 12 - 4 p.m.	19 10 Zumba Exercise 3 Clubhouse Interior	20 9 Walking Exercise 10 Coffee 1 Bridge 7 Bible Study	21 2 Mahjong 7 Mixed Poker	22 10 Zumba Exercise 7 Hand & Foot	23 9 Walking Exercise 10:30 Coloring 1 Wrapsody 5 Happy Hour	24 Christmas Eve Hanukkah Begins
25 Christmas Day	26 Clubhouse Office Closed 11 Zumba Exercise 7 CPO # 4	27 9 Walking Exercise 10 Coffee 1 Bridge 1 HOA Finance 7 Rummikub	28 2 Mahjong 7 Mixed Poker	29 11 Zumba Exercise 7 Hand & Foot	30 9 Walking Exercise 10:30 Coloring 1 Wrapsody 5 Happy Hour	31 New Year's Eve Party 9 p.m.
<p>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.</p>						