

HIGHLANDS HIGHLIGHTS

APRIL 2017

Highlands Highlights is published by King City Highlands Homeowners Assn. Inc.
12930 SW Peachvale Street, Tigard, Oregon 97224 9- (503) 684-8294
hinet@hevanet.com
Office e-mail: Office@kchighlandshoa.comcastbiz.net

BOARD NOTES

Our Special Events volunteers – under the outstanding leadership of Gary Melott and Ed Benberg – have done it again with a five-star Lasagna Feast enjoyed by more than 60 community participants on March 18. Our special thanks goes to Gary and Ed for all the endless time and effort they so willingly give to provide food, fellowship and entertainment for all of us. Watch for details of the Highlands Pot Luck Dinner coming on Saturday, April 22.

As of the writing of this note, the official recording of King City Highlands annexation by the Oregon Secretary of State is plodding its way through the halls of Salem. Inasmuch as it is expected to be recorded within the next few days, it should be finalized by the time you read this. Within the next few weeks the King City City Council will hold an open hearing on implementation of a community parking plan.

Springtime is upon us and with it come thoughts of enhancing landscapes and the renovation or remodeling of house exteriors. There is a basic reason why KC Highlands is a more attractive and more desirable neighborhood than any other 55+ community in the SW Portland area –and that comes from adherence to the established ‘Rules & Restrictions’ that govern our community. Everyone moving into our community has full knowledge of these rules and has agreed to comply. The HOA Board of Directors is charged with reviewing and enforcing the application of the rules and restrictions. We fully recognize that few owners have read all the CC&Rs, Bylaws, Resolutions, and the Architecture and Landscape Manual although we all signed an agreement to comply when we moved into this community. Following are some key excerpts from those documents – most of which need no further clarification:

- “CC&Rs, Article V, Architectural Control, Section 1, Architectural Committee.
The Architectural Committee shall have the authority and duty to regulate the external design, appearance, location and maintenance of **any and all improvements on the Property and any and all landscaping thereon** in accordance with the provisions of this Declaration and the Architectural Manual of King City Highlands.”
- “Resolution 2013-6 Architecture and Landscape Committee, V.
No Structure or improvement shall be commenced, erected, or maintained upon the Property nor shall any landscaping of any portion of the Property be commenced or maintained until the plans and specifications have been submitted to and approved in writing by the Architectural Committee.”
- “CC&Rs, Article VI, Section 10, Owner’s Obligations.
Each Owner shall **maintain the exterior appearance of his Living Unit and Lot in an attractive manner** and in accordance with the Architectural Manual of King City Highlands.”

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- “*Architecture and Landscape Manual, Section 7.2.*
Minimum Landscaping Requirements
 - 7.21 Lots with Living Units: All front and rear yard areas exclusive of patios and/or decks or other approved landscape features shall be planted with any combination of lawn or growing plant material, such as ground cover, perennials, shrubs, deciduous trees, conifer trees (small) so that **landscaping plant material shall cover a minimum of 80% of the yard area** within three (3) years after the yard area is planted. Annuals may be used in season as the owner chooses.”
- “*Architecture and Landscape Manual, Section 7.3.*
Landscape Maintenance: Each owner shall maintain his or her respective property in a manner that assures the orderly and attractive appearance of all landscape.
 - 7.31 **Planting areas must be kept free of weeds and brush.** Lots **with lawns must be kept mowed** on a regular basis.
 - 7.32 Plants, trees and shrubs **must be kept free of diseases and properly trimmed to prevent an overgrown appearance. Dead shrubs must be removed/replaced** in a timely manner.”
- “*CC&R’s Article VI, Section 7*
Trash Collection and Storage: All trash and garbage shall be deposited in closed containers to be picked up by the sanitary service crew with whom the Owner contracts. Storage of trash and garbage containers **must be completely screened from view from adjacent properties.**”
If possible, containers should be put by the curb no earlier than 5:00 pm the evening before the day of pick up, and returned to storage as soon as possible on the day of pick up.

As spring evolves, the Board will concentrate renewed focus on keeping our community beautiful and in compliance with our governing documents. As non-compliance incidents are reported or otherwise come to light, a **Courtesy Notice of Non-Compliance** may be issued by the Board or by CMI urging corrective action. If the notice is not sufficient, further steps may be required. It is a community responsibility to keep KC Highlands a beautiful and desirable place to enjoy.

*****SPECIAL NOTICE*****

Interest has been expressed in holding another Community Garage Sale as was done several years ago. If you would be interested in having a sale, please contact Marilyn Woodward to give us an indication of how much interest there is as well as who could help organize a sale. Her contact information is:
Marilyn Woodward
(503) 747-7424
marilynwoodward@comcast.net

Have a wonderful April with warmer weather and plenty of sunshine (we can hope)!

Dave Platt Highlands HOA President

All of us could take a lesson from the weather. It pays no attention to criticism. (Unknown)

CONDO NOTES

IMPORTANT ANNOUNCEMENT: It's time to turn the water back on! If your unit has a valve that turns outside water on and off, please turn it back on now.

DRYER VENT CLEANING: It's been at least three years since the condo association required owners to have their dryer vent lint exhaust system cleaned. We are requiring that you do it again in 2017. If you have already done this recently, please be sure to retain the receipt for the work done because we don't want you to have to do it again. Towards the end of the year, we will require a copy of the receipts as verification that the work has been done.

Because the upstairs units' dryers vent through the attic and up to the building roof, the exhaust hose is very long and much more likely to clog at some point along the way. Be sure before you hire somebody to come to do the cleaning that they know what they will be facing and bring the right kind of equipment. You can expect to pay substantially more than first floor units which are usually pretty easy to clean. Many owners can do it themselves.

The first step if you use a clothes dryer at all is to always make sure you clean the lint filter in your dryer after every load. The next step is to obtain an inexpensive dryer brush that you can use to clean the area behind the lint filter (but still inside the dryer). Pretty much anybody can do this part themselves and it really does help limit long term lint buildup.

Who should you hire to do dryer vent cleaning? If you have a favorite handyman that you use for other projects he or she may be your best bet. Another source for local vendors is Angie's List. If you have internet access just go to the website www.angieslist.com. You do not have to be a member. In the search box at the top of the page type in dryer vent cleaning. If you type in your address you will receive a long list of vendors who service our neighborhood. Once again, when you call to talk about hiring them be sure they know if you are a second floor unit with venting through the attic and roof. Also, you can check those fliers with coupons that arrive in your mailbox almost every week. Frequently there are dryer vent cleaning coupons.

One more note about hiring a vendor; if you can group together several units and use the same vendor you will probably be able to lower the cost, particularly for the second floor units. Also, remember that the building attics get very hot in the summer months. If you need to hire somebody to work up there, do it before mid-June and after mid-September.

WATER USE: Since there is only so much room for condo news in each newsletter I'll try to address this topic next month. In the meantime, if you have a toilet that runs or a faucet that leaks get it fixed now. You are wasting a precious resource and costing the condo association money.

If you want to know what's going on at Highland Park Condominiums the best way to get all the news is to attend our monthly meeting of the Board of Directors which is held on the second Thursday of the month at 5:30 pm in the board room at Highlands Clubhouse. In addition we may have one or two special Board of Director meetings this spring. We will always notify you in advance with a notice at the front entrance of your building when a meeting is scheduled. By the way, spring migration has started and the snowbirds are starting to return. Welcome back! We hope to see you soon at our monthly meetings and other Highlands events and activities.

Zoe Allen, Chair, Board of Directors

"All nature wears one universal grin." – Henry Fielding

LIBRARY WHISPERINGS

The Highlands Library has been busy as usual. We have received a large number of donations since the beginning of the year. So if you are looking for something new to read check out our "New" section, which is divided by hardback and paperback selections. The non-fiction section is another good area to check for recent donations.

This month the Library committee is recommending for your reading enjoyment:

"In the Garden of Beast" by Erik Larson
"The Shack" by William Paul Young
"Wild Life" by Oregonian, Molly Gloss (Large Print).

Happy Spring, Leslie Watson, Librarian

ANNOUNCEMENTS

The 2017 Directory is at the printer and should be available soon. We are looking for some willing residents to hand deliver them. Will you volunteer? Call Mabel at the Clubhouse office 503-684-8294.

BIBLE STUDY

April 4 Pastor Pierce is an Associate Pastor in his Tigard church, having been a pastor in Iowa, Illinois, and Indiana, before recently coming to Oregon. He has a commitment and a love for teaching fresh scriptural truths and principles and applying them to our lives today.

April 18 Pastor Bob Walker has a long history in the ministry, starting with Campus Crusade for Christ for 10 years. After returning to Beaverton in 1983, he joined the pastoral staff in the church where he currently ministers. Teaching scripture with deep insight and clarity, he brings rich applications for each of our lives.

Each of these presentations start at 7 pm. 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

BOOK CLUB

Senioritus Book Club meets bi-monthly on the third Wednesday at 1:30 p.m. for coffee, dessert and a lively book discussion. Our next meeting is scheduled for **Wednesday, May 17**. May's pick is Amor Towles' "**A Gentleman in Moscow**." It is a fiction story of a Count who is sentenced to house arrest in a grand hotel, and whose circumstances are reduced, but who retains civility. Come join us.

"Attitude is a little thing that makes a big difference." – Sir Winston Churchill

MOVIE NIGHTS

APRIL 7 -- 7:00 pm -- "SAME TIME NEXT YEAR" starring Alan Alda and Ellen Burstyn. A chance meeting on the California Coast results in a 26 year, once-a-year affair. As time passes, events in their personal lives impact their relationship in this heartwarming comedy. Watch as their lives unfold and they help each other through some rough spots with humor and support.

APRIL 21 -- 7:00 pm -- "THE PURSUIT OF HAPPYNESS" is inspired by the true story of a loving father, his five year old son and their struggles to build a future from nearly nothing. They are evicted, homeless, and desperate but Chris Gardner (played by Will Smith) rises above his obstacles to become a Wall Street Legend. This is a heartwarming and emotional story of perseverance and love. Don't miss it.

Nancy Crandell

SPECIAL EVENTS

We would like to thank all of our Highlands neighbors for making the Lasagna Dinner a success! A special thank you to all the volunteers for all the hard work and the time they put into making the evening wonderful. That includes: setting up the hall, making the salad, serving, picking up the lasagna, telling jokes, and the cleanup.

The special event for April will be on the FOURTH Saturday, April 22 and will be a potluck, so start planning what to bring: hot dish, salad, or desert. The evening will start at 5:30 pm with dinner at 6:00 pm. Donations would be appreciated. There will be a sign-up sheet on the bulletin board around the first of April.

There will be a planning meeting at 11:00 am on Tuesday, April 18 after the coffee hour. All who are willing please come.

Thank you to all Highlanders, Gary Melott

DIRECTORY UPDATES

NAME	PHONE NUMBER	ADDRESS
Dalby, Art & Suz (New Information)	503-997-3107 Suz 503-997-4427 Art	6940 Abbeyville Road, Melbourne FL 32940 suzdalby@gmail.com
Hansen, Bill & Susan	503-949-6493	16264 SW 130th Terrace # 28
Miller, Pete & Karen	503-515-7841	12687 Dickson Street
O'Brien, Bobbie (Updated Room No.)	503-882-2121	Springs at Carmen Oaks, 3800 Carmen Dr # 408A, Lake Oswego OR 97035
Pruess, John & Nancy	1-503-368-6781 (current)	16457 SW 130 Terrace # 113
Sampson, Pamela & Gaines, Pat	971-340-5120	16324 SW 126th Terrace
Sloop, Barbara (New Highlands Address)	503-551-3294	16006 SW Refectory Place

Edited by Mabel Weber

The Editor retains the right to make copy corrections as needed
Proof reading by, Priscilla Haynes, Mary Lou Steben, Silvia Thiem, and Susan Keltner

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CONTACT

Don Fitzgerald at (503) 572-7202

OR

Bill Norton at (503) 789-7825

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503-367-5817

Kris@PassagesRealty.com
PassagesRealty.com





My mission is to help you achieve your dream.

Whether your goal is to sell your home for top dollar, or find a home that is truly your vision, I am there for you.

Karen Harris Broker

Direct: 503.608.0883

Email: Karen.harris@live.com

KAREN I can't begin to thank you for all your help, patience, and understanding. Thank you again KAREN for everything.

You're pretty special.

Paul W.

Ken Miller
& Associates
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11725 SW Queen Elizabeth St. #A
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Fax: 503.716.3865



KC HIGHLANDS

April 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 April Fool's Day
2	3 10 Zumba Exercise 11 Condo Reserve	4 9 Walking Exercise 10 Coffee Hour 10:30 ALC Mtg 1 Bridge 7 Bible Study	5 2 Mahjong 7 Poker	6 10 Zumba Exercise 7 Hand & Foot	7 9 Walking Exercise 10:30 Coloring 1 Wrapsody 5 Happy Hour 7 Movie	8 Birthday Party for Muriel Lynn 1-5
9	10 10 Zumba Exercise	11 9 Walking Exercise 10 Coffee Hour 10:30 Condo Landscape 1 Bridge 7 Rummikub	12 2 Mahjong 7 Poker	13 10 Zumba Exercise 5:30 Condo Board Meeting 7 Hand & Foot	14 9 Walking Exercise 10:30 Coloring 1 Wrapsody 2:30 Library Committee 5 Happy Hour Good Friday	15
16 Easter	17 10 Zumba Exercise 3 Clubhouse Interiors	18 9 Walking Exercise 10 Coffee Hour 10:30 ALC Mtg 1 Bridge 7 Bible Study	19 2 Mahjong 7 Poker	20 10 Zumba Exercise 7 Hand & Foot	21 9 Walking Exercise 10:30 Coloring 1 Wrapsody 5 Happy Hour 7 Movie	22 5:30 Potluck Dinner
23	24 10 Zumba Exercise 7 CPO # 4	25 9 Walking Exercise 10 Coffee Hour 10:30 ALC Mtg 1 Bridge 7 Rummikub	26 2 Mahjong 6:30 Town Hall HOA Board Meeting 7 Poker	27 10 Zumba Exercise 7 Hand & Foot	28 9 Walking Exercise 10:30 Coloring 1 Wrapsody 5 Happy Hour	29
30	Clubhouse Office Hours: Mondays & Wednesdays 9 - 12 and Thursdays 1 - 4 . Calendar items are accurate as of the first of the month. For updates, please check the calendar on the Clubhouse front door or watch for updates on Hi-net.					