

HIGHLANDS HIGHLIGHTS

NOVEMBER 2017

Highlands Highlights is published by King City Highlands Homeowners Association. Inc.
12930 SW Peachvale Street, Tigard, Oregon 97224 - (503) 684-8294

**** Community Email: HiNet@kchighlandshoa.com ****
**** Office Email: Office@kchighlandshoa.com ****

REMEMBER THE ANNUAL HOA MEETING

November is the month when KC Highlands Homeowners Association holds the Annual Meeting for the election of two directors to fill positions on the Board. This year the meeting is scheduled for 7:00 pm on November 15th at the Clubhouse. There will be an open house with sandwiches and light refreshments beginning at 5:30 pm with sign-in commencing at 6:30 pm.

BOARD NOTES

The following is a summary report of the KC Highlands parking plan and its implementation. It was anticipated that the plan would be in effect by the end of October. King city Manager Mike Watson has advised that problems with the completion of the required signs has slowed the process. The plan is that the signs will be completed properly and be in place by the end of the month, but that may not happen. The painting of curbs i.e.: fire zones, corner sightlines, etc. will take place in the spring of 2018.

Decals will be issued for all residents who want them. As tentatively designed, they will be 2"x2" black on white, with a logo of the Highlands Clock Tower icon. They will have an adhesive backing and be individually numbered.

After the signage is in place, an informational meeting will be held with the King City Police present to explain their participation. Decals will be distributed at this time. Other dates will be made available for those unable to attend the first informational meeting.

Three Traffic Coordinators are needed to verify and pass on to the King City Police any information received from Highlands residents. Volunteers are being solicited for these positions. As has been stressed throughout this process, this program is voluntary. Although voluntary, it is believed that participation in this program will help increase the livability and overall safety of our community.

Tom Chown, Secretary

Two sounds of autumn are unmistakable...the hurrying rustle of crisp leaves blown along the street...by a gusty wind, and the gabble of a flock of migrating geese." — Hal Borland

CONDO NOTES

IMPORTANT REMINDERS: Please don't forget about dryer vent cleaning. You have until 12/31/17 to get this done. Turn a copy of your receipt in to a Board Member or Mabel at the Clubhouse office. There is a mail drop just to the left of the main entrance to the Clubhouse. If you drop your receipt there, Mabel will be sure it is given to a member of the Condo Board.

We need to have the outdoor hose bibs shut off by November 15th. Typically the shutoff valve is in an upper unit inside one of the bathroom vanities. The exception is in buildings 1 thru 4. The shutoff is usually on the wall in one of the water heater closets in these buildings. Newer owners; please take a look and see if you have one of these turn off valves.

IMPORTANT ANNOUNCEMENT: There will be a meeting of the Condo Neighborhood Watch volunteers at the Clubhouse on November 13th at 1pm. We would like to meet with all current block captains, residents who have previously indicated that they are willing to volunteer and anybody else willing to help get our program back on track. Current block captains please bring whatever paperwork you are holding. If you would like to attend but cannot, please call or email Zoe Allen at 503-430-0045 - zallen98007@gmail.com.

ANOTHER ANNOUNCEMENT: CMI is having serious staffing problems. Recently we were assigned our 3rd manager in a four week period. Our new manager is Erin Ashley. Her first day as our manager was October 12th. So far (it's only been one week as this is written) she seems to have a lot on the ball. We can only hope! You can reach Erin at 503-445-1119 or email erina@communitymgt.com.

I can hear voices saying "Zoe, why don't you and the Board just change management companies?" That is so much easier said than done. First of all almost all property management companies are facing the same issues. It is very hard for them to find qualified managers. They pretty much have to learn on the job. Some are good at it and like the long hours and relatively low pay. Many give up and move into another industry. That doesn't mean a management company change can't happen but it's a very time consuming process for a condo community our size. We would need a volunteer Ad Hoc search committee. Ideally the committee would have a minimum of 3 owners and one Board Member working together to do all the research, interviews and reference checks. If at the end the committee thinks they have found what Highland Park needs, they would submit their findings and recommendations to the Board of Directors for consideration. In my experience this process will take several months. So, if this is something you would like to take on, let your Board of Directors know.

If you are one of our newer owners and you haven't checked in with Mabel at the HOA office in the Clubhouse to fill out required owner information paperwork please do so as soon as possible. The HOA is required by law to keep informational ownership forms on file for all house and condo owners and residents. When you visit Mabel, be sure to take picture ID with proof of age such as a driver's license, passport, and state issued identification cards etc.

Our next meeting of the Board of Directors is on Thursday, November 9th at 5:30 pm. Ratification of the 2018 budget for Highland Park Condos will take place at this meeting so you might want to attend. We welcome all HPC residents to all Board meetings and hope you will join us in the Board room at the Clubhouse.

Zoe Allen Chair, Board of Directors

"I cannot endure to waste anything so precious as autumnal sunshine by staying in the house." — Nathaniel Hawthorne

ARCHITECTURAL/LANDSCAPE COMMITTEE

The A and L has been busy soliciting bids for the following fall work:

1. Sprinkler line from the corner of 131st and Beef Bend east to the edge of our property on Beef Bend Road; it will use a drip system to keep the arborvitae happy and green;
2. Renovating the sprinkler system around the Clubhouse to keep water off the Clubhouse exterior and to serve the new arborvitae that are planned to screen the new storage shed;
3. Root removal at the Clubhouse parking lot and other places where street tree roots endanger the integrity of the sidewalks and driveways;
4. Removing the diseased Linden trees at the Clubhouse and the Linden at the junction of the grand parkway path and 126th, and replacing them with Tupelos. In addition three plum trees will be planted along the rock wall to replace the cherry trees removed earlier this year and two street trees we lost during the windstorm.

We are awaiting the final estimates for the recycled water project. We will have to make some additions to existing sprinkling systems to connect them properly and to connect condo watering systems to the HOA existing lines. In addition, we will be testing pumps and pump houses to eliminate or minimize noise. We will need a pump (and housing) to pump incoming water as it is delivered at 10 PSI and to operate the watering system about 60 PSI is needed. With that data, return on investment can be calculated and the Board can determine whether recycled water is cost effective.

Please remember if you are doing major landscape renovations (more than a couple of bushes or yearly maintenance), or architectural changes (new roof, new driveway, new patio, new windows, new paint etc.) you will need to fill out an application, have it signed by two neighbors and return it to the Clubhouse for Architectural Landscape Committee review.

For that committee – Mark Perkins

CLUBHOUSE MAINTENANCE

In October we continued our projects on the “envelope”, the outside skin of the building. The white belt around the building has been repaired in several places over the years. This year we are making that job complete by replacing what remains of the original plywood with a sturdier material called Hardiboard. We will then top it off with new gutters and downspouts.

There is an extensive drainage system around the perimeter of the building. It is required because the building was constructed with its wooden sills and siding very close to the ground. The system has become ineffective in many places threatening to cause damage to the structure. We're digging it up and replacing pipes and rock, then making sure that the drains are clear.

We have become concerned about the condition and adequacy of the electrical wiring that serves the kitchen area. We have had it inspected and will be presenting a proposal to the Board to beef it up so that the system can handle all of the appliances needed by events like the Pancake Breakfast without popping circuit breakers. We have some additional ideas about lighting and fans to discuss with the Board.

On November 2nd our new storage shed will be delivered and erected on its concrete pad. It will arrive painted to match the clubhouse. Its arrival is just in time because we need to get the patio furniture and BBQs out of the wind and rain. The ALC will plant some arborvitae on its east and west sides to dress it up. Concern for the view from some of the nearby condos has influenced the entire project.

Jerry Crane, Clubhouse Maintenance

CLUBHOUSE INTERIORS



We have received notification from Floor Factors that deliveries from Georgia, where our carpet is manufactured, are delayed due to recent hurricanes in the area. Therefore, our committee has decided to postpone the installation of the flooring for the Clubhouse until January. The holidays are almost upon us and with all the events happening at the Clubhouse, it is in the best interest of everyone to not have their activities disrupted. We are excited about the new look that will happen, but are just having to wait a bit longer.

The holidays are soon upon us and the committee will undertake decorating 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

BIBLE STUDY

November 7 - Pastor Joel Slater. We are very grateful to have this young pastor with us this evening. He has a broad ministry outreach, in Africa, as well as having a vital teaching ministry in his church. His love for the Bible results in a dynamic presentation, bringing real insight, wisdom, and personal reflection.

November 21 - Pastor Dave McCelheran is a gifted teacher of the Bible, and also is an accomplished guitarist with an excellent voice. He enjoys leading groups in singing and serves as chaplain of a Senior Living Center in Beaverton, and his teaching of Scripture brings fresh truths and applications, which are enjoyed by all.

Each of these presentations starts at 7 pm. 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 & Maxine Sommer

LIBRARY WHISPERINGS

The library puzzle table will now have two sections. One section will be for 300 piece puzzles only and the other section for all other puzzles.

Our magazine section is now organized alphabetically to make it easier to find certain magazines. Be sure to check out the Recent Additions shelves, which contain fiction, non-fiction and large print books. We have several new large print books.

The Library Committee has recommended the following books for your reading enjoyment:

"The Road" by Cormac McCarthy
"Downfall" by J.A. Jance
"Ordinary Grace" by William Kent Krueger
"John Quincy Adams" by James Traub
"American Buffalo" by Steven Rinella

These books are located on top of the stand-alone book shelf.

Bobbi Siegel, Librarian

MEXICAN TRAIN DOMINOS

All residents are invited to join the new Dominos group. It will meet the first, second and fourth Wednesdays at 2 pm in the Clubhouse. Come join the fun! The game is easy to learn. There are many volunteers who will be there to help new players get started. For more information call Lorene at 503-502-2574.

Lorene Guell

ARTS AND CRAFT FAIRE

Calling Highlands Artists and Crafters! Time is slipping by but you still have a month to go. The date will be Saturday, December 2nd from 10 – 4. You can sign up at the Clubhouse on the bulletin board.

Don't have enough for a full table? You can share a table. Share your creations with our neighbors and public and make some extra dollars for the holidays.

Don't have a craft to share? We need interested helpers to make this event run smoothly. We need help with publicity too.

COOKIE BAKERS—a signup sheet will be on the Clubhouse bulletin board for you at mid-month. We need your name and the type of cookie you will contribute so we have a nice variety. Proceeds from the Cookie Bar will go to benefit those in need in our community. Questions or ideas - Call me: at 503-746-6701 or email at njcrandell@gmail.com.

Nancy Crandell

MOVIE NIGHTS

MOVIE NIGHTS FOR NOVEMBER WILL BE THE SECOND AND FOURTH FRIDAYS AT 7 PM.

Friday November 10 - As a salute to Football Season we will watch the inspiring movie "RUDY." This is the story of a young man with the impossible dream of playing football for Notre Dame. Being told all his life that he wasn't big enough, smart enough, or good enough, he refuses to give in and overcomes many challenges in this true story of triumph and perseverance. NY TIMES "One of the finest sports movies ever made."

Friday November 24 - Here is another account of challenge and triumph. We will share "AMELIA." the story of Amelia Earhart and her journey of gripping drama, romance, and epic adventure as she boldly flew into aviation history and mystery.

Nancy Crandell

BOOK CLUB

The Senioritus Book Club meets bi-monthly on the third Wednesday at Highlands Clubhouse at 1:30 pm. (Meetings are January, March, May, July, September and **November**.) The Book Club alternates between fiction and non-fiction books. Join us for coffee, dessert and a lively discussion on **November 15th @ 1:30 pm**. We have selected Daniel Scharfstein's **Thunder in the Mountains** (2016). This is a non-fiction about Chief Joseph, Oliver Otis Howard and the Nez Perce War. According to the overview, this book is "Intimate, propulsive and ultimately heartbreaking....A compassionate military history and a shrewd examination of how cultural legends are created." Call Judy Sutton at 503-639-1752 if you have any questions. Hope to see you in November.

Judy Sutton

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 **Wednesday evening December 6**. Kam and Kam Catering will be preparing our wonderful dinner. Social Hour at 5:30 pm will precede the Dinner which will start at 6:30 pm. Cost is \$23.00 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. **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 4, 11, 18 from 11 to 12 noon

Friday Happy Hours on November 3, 10, 17 from 5 to 7 pm

Last chance at Friday Happy Hour, Dec 1st from 5 to 7pm

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

IN MEMORIUM

Dorthea Pailthrop who lived at 12672 SW Peachvale Street, passed away on October 19th. There will be a memorial celebration for her at the Clubhouse on November 18. Please watch Hi-Net for the time or look for a notice on the Clubhouse door.

Lana Pitassi from condo unit 97 passed away recently. She had taken a fall a couple months ago and was recovering in a nursing home when she suddenly passed away. A memorial celebration was held on October 24th.

DIRECTORY UPDATES

Bowlés, Quila	530-957-9063	16473 SW 130th Terrace # 105
Duty, Patricia	503-572-4464	12567 SW Dickson Street
McKinley, Candice	(will have a land line soon)	12831 SW Dickson Street
Morris, Kathleen/Abel, William	909-247-4233 Kathleen 503-799-9883 Bill	16095 SW Refectory Place

If you are planning to go south for the winter, please come into the Clubhouse Office and fill out the Snowbird form or check with your Neighborhood Watch Captain. There are also forms in the library.

I will be working on the 2018 Highlands Homeowners Directory soon. If there are any changes or corrections, please let me know as soon as possible. Please call the Clubhouse Office. Thank you!

"Autumn...the year's last, loveliest smile." — John Howard Bryant

Edited by Mabel Weber

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

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CONTACT

Don Fitzgerald at (503) 572-7202

OR

Bill Norton at (503) 789-7825

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Karen Harris

Outstanding In Her Field

Client Testimonials

KAREN: Thank you so much for taking such good care of my elderly parents Art and Doreen.

Alex H.

Dear **KAREN:** It was a pleasure working with you on the sale of the house. Your calm reserved professionalism has been very much appreciated.

Christina and Duane L.

KAREN I can't begin to thank you for all your help, patience, and understanding. So, thank you again **KAREN** for everything. You're pretty special.

Paul W.

KAREN: Thank you for all your patience and work getting my parents house sold.

Julie S.

Ken Miller
& Associates
REALTORS®

503-608-0883
karen.harris@live.com



Kris Simpson – Passages Realty

KC HIGHLANDS November 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
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 window or watch for updates on Hi-net.			1 10:30 ALC Meeting 2 Mahjong 2 Dominos 7 Poker	2 10 Zumba Exercise 11 Genealogy Class 7 Hand & Foot	3 9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour	4 1-5 Private Party
5 DAYLIGHT SAVINGS TIME ENDS	6 10 Zumba Exercise 11 Condo Reserve	7 9 Walking Aerobics 10 Coffee 1 Bridge 7 Bible Study	8 2 Mahjong 2 Dominos 7 Poker	9 10 Zumba Exercise 5:30 Condo Board Meeting 7 Hand & Foot	10 9 Walking Aerobics 10:30 Coloring 1 Needle Arts 2:30 Library Committee 5 Happy Hour 7 Movie Night	11
12	13 10 Zumba Exercise 1 Condo Neighborhood Watch Meeting	14 9 Walking Aerobics 10 Coffee 10:30 Condo Landscape 1 Bridge 7 Rummikub 7:30 Finance Committee	15 2 Mahjong 1:30 Book Cub 6:30 Town Hall 7 HOA Annual Meeting 7 Poker	16 10 Zumba Exercise 11 Genealogy Class 3 Clubhouse Interior 7 Hand & Foot	17 9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour	18 Memorial Celebration for Dorthea Pailthorp watch for time on Clubhouse door
19	20 10 Zumba Exercise	21 9 Walking Aerobics 10 Coffee 1 Bridge 7 Bible Study	22 2 Mahjong 2 Dominos 7 Poker	23 HAPPY THANKSGIVING	24 9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour 7 Movie Night	25
26	27 10 Zumba Exercise 7 CPO #4	28 9 Walking Aerobics 10 Coffee 1 Bridge 7 Rummikub	29 2 Mahjong 7 Poker	30 10 Zumba Exercise 7 Hand & Foot		

