

# HIGHLANDS HIGHLIGHTS

## DECEMBER 2017

Highlands Highlights is published by King City Highlands Homeowners Association. Inc.  
12930 SW Peachvale Street, Tigard, Oregon 97224 - (503) 684-8294  
Community e-mail: [hinet@kchighlandshoa.com](mailto:hinet@kchighlandshoa.com)  
Office e-mail: [Office@kchighlandshoa.com](mailto:Office@kchighlandshoa.com)

### BOARD NOTES

#### King City Highlands 2017-2018 Board of Directors

On November 15, 2017 the King City Highlands Homeowners Association held the regularly scheduled Annual Meeting. At the meeting Tom Chown was elected to a two year term as a director of the association. A regular board meeting followed at which the President, Secretary, and Treasurer were elected by the board. The board now consists of the following directors.

#### HIGHLANDS BOARD MEMBERS

President: Dave Platt  
16003 SW 130th Terrace  
Tigard OR 97224  
503-799-9964

Director: Judy Austin  
12719 SW Overgaard Street  
Tigard OR 97224  
503-590-1122

Secretary: Tom Chown  
12840 SW Peachvale Street  
Tigard OR 97224  
503-579-1440

Director: Jerry Crane  
12594 SW Bexley Lane  
Tigard OR 97224  
503-746-5761

Treasurer: Vicki Miller  
16277 SW 130th Terrace # 44  
Tigard OR 97224  
503-730-0870

AS A NOTE, at next year's annual meeting, the four remaining director's terms of office will be open for election - so it is not too early to consider volunteering to serve as a future board member.  
**Deer Creek School – December 7th Meeting:** (Jarvis Gomes, Ken Gibson, and Dave Platt)

At his invitation, I meet with Jarvis Gomes (Deer Creek Principal) on Tuesday, November 7th. As I felt it would be beneficial for all of us, I invited Mayor Ken Gibson to join the meeting. Following is a listing of my discussion points and a brief summary of the results of our discussion.

It was a pleasure to meet Jarvis Gomes and a very worthwhile meeting.

Continued on Page Two

**PRIMARY CONCERN – SAFETY OF THE CHILDREN, PARENTS, and RESIDENTS**

**· Safety Patrol Person? – Morning and Afternoon**

*Cannot legally establish a patrol without a defined street crossing zone.*

**· King City Officer – Presence of Patrol Vehicle – Direct traffic if needed**

*King City will provide as much coverage as possible. King City now has a total of seven officers plus the police chief.*

**· Possibility of staggering bus and parent drop off and pick up**

*The Deer Creek class sessions conclude at 2:30 PM. Bus schedules are not flexible because they relocate to serve another school when finished at Deer Creek.*

**· Children running ahead of parents.**

- . Children climbing on top of wall – potentially falling.
- . Children (and parents) randomly crossing Peachvale Street.
- . Circling dead-end streets at excessive speed in search of parking.
- . Concern for elderly residents – either walking or driving.

*Jarvis will highlight these concerns with the parents.*

**· School entrance driveway improvements have been completed to allow for more efficient bus and parent vehicle traffic flow.**

**· Traffic coming southbound onto 131st from Beef Bend currently has no school signage such as School Zone, Flashing Light, School Crossing, or 20 MPH (or even the 25 MPH sign which is currently located past the school entrance).**

**· Proposed 131st and Peachvale controlled crosswalk with lights and speed monitor.**

*King City will pursue this plan when annexation of 131st is finalized.*

**HIGHLANDS RESIDENTIAL CONCERNS:**

- Careless parking that restricts emergency vehicles
- Parking spanning 3' or 4' beyond curbs and blocking driveways
- KC Highlands new parking restrictions
- No Parking Zone North side of Peachvale
- Congested Entrance & Egress to 131st at both Peachvale and Dickson

**DEER CREEK PARKING**

**· New or Improved Traffic Flow for Drop Off and Pick Up**

*The school is planning to develop a Bus Staging Area on the west side of 131st south of the school entrance. Mayor Gibson offered King City's assistance to the school with this project when the annexation of 131st Street is finalized.*

*Upon completion of the Bus Staging Area, parents dropping off and picking up children will be able to utilize the entire parking lot as well as the road in front of the school where busses now load. This will allow for more parents to remain with their cars, resulting in a reduced volume of vehicles overflowing to Peachvale, etc...*

**· Develop additional parking?**

*The protected wetland behind the school cannot be developed and the district has no current plans to develop the north hillside.*

*· A new elementary school on 150th – north of Beef Bend – is potentially being planned for implementation in 2021.*

*· The Deer Creek School sign was damaged during construction at the school entrance. The sign will be replaced with a professionally designed electronic sign. It will not be scrolling as that could become a driver distraction, but the message may be programmed on a timed cycle. The sign will automatically power down at night.*

*Jarvis suggested the KC Highlands could potentially share some of our special events messages with the school messages when the electronic sign is erected.*

*· Deer Creek normally schedules events involving parents twice monthly.*

**Subsequent to the Deer Creek meeting, following is a note from Mike Weston:**

“A far off heads up, but there will likely be construction occurring on 131st Street in the not so distant future (Spring/Summer of 2018-2019.) The construction will likely impact the design features of the road, sanitary upgrades, storm water, crosswalks, bike lanes and lighting. Hopefully the project will be wrapped up by the end of the construction window in 2019 (Fair warning this is an aggressive time schedule).”

Have a Wonderful Christmas and a Happy New Year!

Dave Platt, HOA President

**CONDO NOTES**

**2018 Budget and Dues:** If you attended the November Board of Directors meeting you already know that dues will increase by 7.14% to a total of \$300 per month effective January 1, 2018. The main impetus for the increase is the growing cost for general property maintenance, landscape maintenance not covered by contract, tree care etc. CMI will be mailing a letter and copy of the budget to all owners in coming weeks. Owners who choose to pay their monthly dues by check will also be receiving new payment coupons by January First. If you do not receive the coupons please contact CMI for payment instructions.

**Reminders:** There's one month left to take care of the dryer vent cleaning requirement. Please don't forget. Those who do not comply will receive a failure to comply letter from CMI with potential fines further down the road.

If the lock at your building entrance should freeze up or break, please do not remove it or try to fix or replace it. It's okay to use some WD-40 spray and it often works. We have just one vendor who fixes or replaces our locks with the kind that will work with existing keys and master keys. If you do have a problem let Zoe, Shel Siegel or CMI know so we can get the fix done correctly and as soon as possible.

**Board of Directors and Annual Meeting:** The Annual Meeting of The unit Owners at Highland Park Condominiums will take place on February 8, 2018. Board members Judy Sutton and Brad Williams have indicated they will **not** be running for re-election. That means we must elect two new Board Members at the annual meeting. Please start giving serious consideration to stepping up and helping out your

Continued on Page Four

Association. This property cannot operate without a full five member board. There will be much more information about the Board and other important volunteer opportunities at HPC in coming weeks. If you have any questions don't hesitate to call or email me or any other current board member. My email is zallen98007@gmail.com and the phone is 503-430-0045.

Weather permitting, clearance tree pruning will happen on December 21st. Halstead's will be doing the work this year. Later in January they will perform two large maple tree removals. Also in January Larry Thompson, American Family Insurance, will be a guest at our monthly Board Meeting. He will discuss master insurance, your individual condo insurance policies and how the two work together in the event of a claim.

There will be no committee meetings or Board Meeting in December. We resume our regular schedule in January with the monthly Board Meeting at 5:30 PM on Thursday January 11, 2018.

Best wishes to all as we celebrate December and January holidays.

Zoe Allen Chair, Board of Directors

## **CLUBHOUSE MAINTENANCE**

In November we added additional electrical outlets and circuits in the kitchen to better handle the many electrical devices used by the folks who cook and serve for the Pancake Breakfast and other food events. The original range hood switches and fans were replaced a few years ago with fans in the attic and switches on the wall. We replaced the range hood switches with timers to prevent anyone from leaving them running for long periods.

New gutters and downspouts were installed over the building's new white belt. The downspouts have an opening and a screen designed to prevent leaves and other debris from getting into the drainage pipes. The openings collect leaves and sometimes appear to be plugged up, but human intervention is seldom necessary!

The lights and fans in the restrooms are now controlled by motion detectors. We did that because they have been left on to run over night many times. Now they turn on as someone enters the room and they will turn off 15 minutes after the last motion in the room is detected.

The storage shed is up and shelves have been installed. The patio furniture and BBQ's have been put inside, and other items are finding their way into the building so both the supply closet and coat room have much less clutter. The shed will get a second coat of paint as weather permits and the ALC is planning some very nice decorative planting to improve the look of the project.

Work is scheduled to begin on the drainage system which surrounds the Clubhouse. New rock and drains will keep water away from the foundation during our rainy season. That is the last project which we have planned for this year.

Jerry Crane, Clubhouse Maintenance

"Christmas is the spirit of giving without a thought of getting. It is happiness because we see joy in people. It is forgetting self and finding time for others. It is discarding the meaningless and stressing the true values." - Thomas S. Monson

## ARCHITECTURAL/LANDSCAPE COMMITTEE

Winter weather has begun to make itself heard: blowing leaves, breaking branches and upsetting the neatness of the personal lawns and the common areas. Most of the trees (except the pears for some reason) have dropped the vast majority of their leaves which is a welcome time to most of us. With the disappearance of the leaves another annoyance has reared its ugly head. Residents have noticed that the amount of pet droppings has greatly increased. They have been noted on common area lawns, pathways and even the sidewalks of Highlands. If you are a pet owner please pick up after your pet. If you see nonresidents with pets using our pathways and common areas please gently remind them that they are on private property and in particular need to clean up after their pets. A friendly reminder, pets need to be leashed at all times. Thank you! The Dickson Street trees will be trimmed the week of December 18th. After the first of the year (in 2018) we are planning to have the remaining street trees (2/3) trimmed. (Each street is trimmed every three years.) Several private individuals will be swapping out Lindens for smaller less messy and root invasive trees. We are also planning to finish the bark dusting on the rest of the common areas before spring so our community will look fresh and neat. For exterior architectural and landscape changes please remember to fill out the paperwork in the Clubhouse to obtain proper permits.

Mark Perkins for the Committee

## LIBRARY WHISPERINGS

Again, I would like to thank our library committee. These are hardworking volunteers that keep our library a pleasant place to visit. Also, a special thank you to all the Highlands residents that have donated books, puzzles and magazines to our library.

We also want to thank people who have donated movies. We have a large number of DVD's to choose from. For those who are puzzle lovers, we have 3 new 300 piece puzzles.

Bobbi Siegel, Librarian

## BIBLE STUDY



**Tuesday, December 5** – Matthew Dutton will lead this evening's Bible Study. He is a recent graduate of a Bible college, and he has experience in teaching God's Word to children, as well as adults. We look forward to this young man, whose life goal is to bring Biblical truths to all generations.

**Tuesday, December 19 – CHRISTMAS CELEBRATION - 7 PM.** Pastor Dave McCelheran will be leading the sing-a-long this year. He will be singing and playing the guitar. We are also looking forward to his wife joining him in duets; singing to audience requests; and to leading us in a time of reflection and sharing. We encourage all Highlands residents to join this event which makes our hearts "sing" with the gift of music and sharing together, followed by a wide assortment of cookies, hot chocolate and coffee.

Harmon & Maxine Sommer

"Christmas is not a time nor a season, but a state of mind. To cherish peace and goodwill, to be plenteous in mercy, is to have the real spirit of Christmas." - Calvin Coolidge

## BOOK CLUB

The Senioritus Book Club meets bi-monthly beginning in January and ending in November (January, March, May, July, September, and November). **We meet on the third Wednesday, 1:30 pm at Highlands Clubhouse. The book club alternates between fiction and non-fiction books.** Books are suggested and selected by club members. **Join us on January 17, 2018 for coffee and dessert as we discuss Ruth Ware's fiction *The Woman in Cabin 10*.** For March we selected a non-fiction ***Under the Banner of Heaven*** by Jon Krakauer. For May the group selected Jane Gardham's fiction ***The Queen of the Tambourine***. Call Judy Sutton at 503-639-1752 if you have any questions. Hope to see you on January 17, 2018. Bring your book suggestions. Happy Holidays to everyone.

Judy Sutton

## CLUBHOUSE INTERIORS

We look forward to the carpet installation in late January and then moving on to remodeling the kitchen area next year.

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!

Clubhouse Interiors Committee: Karen Elardo, Kathy Bodyfelt, Lawanda Hallam, Helen Scofield, Joyce Biglione, Linda Lucero, Shirley Norton and Bobbi Siegel



Jo Hendrickson, Chair

## SPECIAL EVENTS

**Just a reminder that the Highlands Holiday Buffet is Wednesday evening, December 6th.** There are a few tickets left, so if you are planning on attending, call Gary Melott at 503-598-4636 and if he is unavailable, please leave a message and he will get back to you. Attendance is by ticket only. There are no sales at the door. Social hour starts at 5:30 pm and dinner will be at 6:30 pm. Looking forward to a great evening.

### **NEW YEAR'S EVE**

The committee is looking for someone to chair the New Year's Eve party. In the past, it has been a no host party in the Great Room with everyone bringing an appetizer to share, much like Friday night Happy Hour. Not much planning involved and if you are interested in chairing, contact Gary Melott at 503-598-4636.

"Unless we make Christmas an occasion to share our blessings, all the snow in Alaska won't make it 'white'". Bing Crosby

## MOVIE NIGHTS

### **MOVIE NIGHTS FOR DECEMBER WILL BE THE 2ND AND 5TH FRIDAYS AT 7:00 PM**

**DECEMBER 8** – The Christmas movie "COMFORT AND JOY" follows the adventure of a high powered executive woman as she discovers the joys of Christmas and a life she never dreamed of living. Join us for a warm and comfortable Christmas centered evening.

**DECEMBER 29** - Join us as we watch and laugh together with the all-time classic comedy movie "SOME LIKE IT HOT" starring Marilyn Monroe, Jack Lemon, and Tony Curtis. This film never gets old and is always a romp of fun. This is a special edition so come at 6:45 for a little extra.

Nancy Crandell

## ARTS AND CRAFT FAIRE

**IT'S ALMOST HERE!** COME TO THE CLUBHOUSE AND BRING FAMILY AND FRIENDS FOR THE HIGHLANDS ART AND CRAFT FAIRE ON SATURDAY FROM 10 - 2. SEE THE ATTACHED FLYER. COME FOR HOLIDAY SPIRIT, BEAUTIFUL ARTISTIC CREATIONS AND ABOVE ALL COOKIES!!!!!!!!!!.

Donations from the Cookie Bar will go the Good Neighbor Center in Tigard. (See the front page article in the Tigard Life) and the House of Bread (a food pantry that services those in need in the Tigard area). Extra flyers for the faire are in the card room at the Clubhouse to give to people you would like to invite. SEE YOU THERE!!!!!!

Nancy Crandell

## DIRECTORY UPDATES

Cordova, Patricia	925-487-0476	12526 SW Overgaard Street
Kelchner, Alan & Susan	925-899-1219	16363 SW 130th Terrace # 99
Kemp, Dorene	503-330-7171	12507 SW Bexley Lane
McKinley, Candice	503-596-2176	12831 SW Dickson Street
Ortez, Richard & Diane	503-703-0188	12730 SW Bexley Lane
Phillips, Lucianne	425-686-0075	12645 SW Peachvale Street

Edited by Mabel Weber

The Editor retains the right to make copy corrections as needed

Proof reading by, Priscilla Haynes, Susan Keltner, Mary Lou Steben, and Silvia Thiem

**kw**  
**KELLERWILLIAMS.**

**Darcy Paquette**  
LICENSED BROKER : OREGON

PORTLAND PREMIERE  
7504 SW Bridgeport Rd., Portland, OR 97224  
Each Office is Independently Owned and Operated.

O: (503) 597 - 2444    M: (971) 409 - 7731    |    email: DarcyPaquette@kw.com

Please use what Darcy emailed to you.



# Outstanding In Her Field



## Talk to Karen

**Karen Harris**  
Oregon Real Estate Broker  
**503-608-0883**

**Ken Miller**  
& Associates  
REALTORS®

# 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**

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
<b>Clubhouse Hours:</b> 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.					9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour	<b>10 – 4 ARTS &amp; CRAFT FAIRE</b>
3	4	5	6	7	8	9
	10 Zumba Exercise	9 Walking Aerobics 10 Coffee Hour 1 Bridge 7 Bible Study	10:30 ALC 2 Mahjong 2 Dominos <b>6:30 Holiday Buffet</b>	10 Zumba Exercise 11 Genealogy Class 6:30 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 2:30 Library Committee 5 Happy Hour 7 Movie	
10	11	12	13	14	15	16
	10 Zumba Exercise	9 Walking Aerobics 10 Coffee Hour 1 Bridge	2 Mahjong 2 Dominos 7 Mixed Poker	10 Zumba Exercise 6:30 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour	
17	18	19	20	21	22	23
<b>1-7 Private Event</b>	10 Zumba Exercise	9 Walking Aerobics 10 Coffee Hour 1 Bridge 7 Bible Study	2 Mahjong 7 Mixed Poker	10 Zumba Exercise 11 Genealogy Class 3 Clubhouse Interior 6:30 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour	
24	25	26	27	28	29	30
<b>1-9 Private Event</b>	<b>Merry Christmas</b> 	9 Walking Aerobics 10 Coffee Hour 1 Bridge	2 Mahjong 2 Dominos 7 Mixed Poker	10 Zumba Exercise 6:30 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour 7 Movie	
31						
<b>New Year's Eve</b>						