

HIGHLANDS HIGHLIGHTS

MARCH, 2018

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

As a result of the many hundreds of hours invested by the Clubhouse Interiors Committee directed by Jo Hendrickson and Linda Lucero, the Clubhouse flooring installation is nearing final completion. We ran out of the main pattern carpet tiles, but we expect the add-on order to be delivered by mid-March. Once the new carpet is received we will conduct a thorough inspection with Floor Factors and will create a punch list detailing specific tiles still requiring replacement as well as any remaining installation defects. As all can easily see, this was another outstanding project well done by the Clubhouse Interiors Committee.

Everyone should by now have received a mailed brochure with details on the proposed expansion of King City. Metro has designated an Urban Reserve Area (6D) for potential future urban development. This approximately 600-acre area is in unincorporated Washington County west of the current city limits, south of Beef Bend Road. The city is sponsoring an **Urban Reserve Area 6D Concept Plan** to consider how this area might be developed when Metro determines that it is needed to accommodate future urban growth. Following are two scheduled March opportunities for you to express your voice in the future direction of our city.

- **March 6, 2018** – An open house will be held from 5 p.m. to 7 p.m. in the Deer Creek Elementary School Library. The purpose of the open house will be to provide information about the proposed concept plan, have city and consultant staff available to answer questions, and provide opportunities for submitting comments.
- **March 28, 2018 – A King City Planning Commission public hearing** is scheduled at 9:30 a.m. in King City Hall. The Planning Commission will consider oral and written public testimony and make a recommendation for consideration by the King City Council

Our King City Highlands committees want and need input from our community as they cannot possibly be continually aware of everything that may be a problem or may even become a new requirement in the community. For the most part, interactions between the committees and the citizenry are friendly and productive. As a result, good things happen. But, on occasion, angry residents confront volunteers demanding exceptions or changes that suit their individual views. Some of these confrontations are abusive, hostile and threatening, and are conducted in a loud voice. More specifically, we have recently encountered a disturbing number of explosive and demeaning confrontations displaying anger and volatility to the point of causing fear of physical violence – directed by a few men specifically at our women volunteers. By a significant margin women outnumber men on our Highlands committees. We cannot in any way tolerate this abuse. In support of our volunteers, anyone observing this or any other type of abusive behavior should not 'brush it off,'

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But should report it to a board member and, if necessary, should carefully consider calling for intervention by a police officer. Fortunately for our community these incidents are not 'the norm,'

On another note, we would like to again state that the King City Highlands Homeowners Association is constantly seeking candidates for the various committee positions as well as for those individuals who would be willing to serve on the board. Often, filling these positions requires a great amount of arm-twisting and pleading, so please consider what YOU might contribute to your community. Talk to any board or committee member to explore where your mutual interests lie. There can be a great deal of satisfaction gained while helping your community to prosper. New friendships will blossom and you will discover many opportunities to expand your personal horizons.

Where will the next round of volunteers come from? If not you, who can it be?

March is here already...WINTER MUST BE OVER (with the possible exception of an occasional snowfall).

Dave Platt, Board of Directors

* * *

At the KC Highlands Monthly Town Hall meeting, 10:00 a.m., March 28, 2018, Sargent Brian Sigler, King City Police Department, will be in attendance to speak to The KC Highlands community about the planned participation by the King City Police Department in the recently passed KC Highlands Parking Plan.

Decals have been obtained as per the Parking Plan and will be distributed at the meeting. An evening date to obtain decals will be posted via Hinet later to accommodate our community members who are occupied during the day.

As repeatedly stressed, participation in this endeavor is voluntary. It is believed, however, that participation in this program will increase the livability and safety of the community.

Tom Chown, Secretary

CONDO NOTES

We had a very good annual meeting in February with an excellent turnout of homeowners. You must have liked the pizza because 130+ pieces completely disappeared. I think we can highly recommend Pizza Caboose. We have one newly elected board member for 2018 plus Brad Williams had a change of heart and decided to run for another term. Your 2018 officers and directors are: Zoe Allen, Chair; Brad Williams, Treasurer; Jeannine Hickman, Secretary; Don Callender and Elaine Johanson, Directors.

Three members of the board met with two contractors and our construction consultant on February 12th. After interviews and discussion we selected GreenPointe Construction for deck repairs this summer. Barring unforeseen circumstances the plan is to repair 13 decks in 2018. If your deck is on the list you will be advised in writing well in advance with dates, instructions etc.

We also plan to start replacing the wood garage door frames this year. We have budgeted this as a three-year project. We will be selecting the vendor very soon and should know the schedule soon thereafter. Because garage doors will have to be open to do the work we will need everybody's cooperation as far as garage door access is concerned. We are still working out the logistics.

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Because of the cooperative weather we have already been able to complete several of the drainage projects scheduled for this year. Willamette refreshed the upper roundabout's plantings, which included replacing the dead or dying azaleas. We will continue with both drainage and enhancement projects as finances allow. Replacing diseased azaleas will be ongoing for several years.

Jumping to an entirely different subject, let's talk about ants. Yes, ant season may already be here because of the so far, very mild winter. Ants inside your unit are your responsibility with one exception. Large ants, sometimes with wings, are carpenter ants and require a professional exterminator. If you have seen these in or around your unit (normally in the warm summer months) please call or email our CMI property manager so she can arrange an appointment. The tiny ants that show up in your kitchen or bathroom are often called sugar ants. You will need to deal with these yourself. The best product I've found is Terro, available at Ace, Home Depot, Fred Meyer etc. To help avoid attracting these ants be sure to keep your counter tops and hard surface floors in the kitchen and bathrooms clean.

One last reminder: If you have a turnoff valve in your unit that controls the outside water faucet, March is the month to turn the water back on.

Just a reminder that CMI is our professional management company. Erin Ashley is our manager. You can contact her via email or phone: 503-445-1119 or erina@communitymgt.com. Always provide your full name, property name, unit number, phone number etc. Erin manages several properties including our HOA (houses) so it helps to be precise when contacting her.

The **National Fire Prevention Association** shared these dryer safety tips to prevent fires:

- Have your dryer installed and serviced regularly by a professional; including the air exhaust vent pipe.
- Do not use the dryer without a lint filter. Clean the lint filter before each load.
- Turn the dryer off if you leave home or when you go to bed.
- Make sure you clean the lint filter before or after each load of laundry. Remove lint that has collected around the drum.
- Rigid or flexible metal venting material should be used to sustain proper air flow and drying time.
- Make sure the air exhaust vent pipe is not restricted and the outdoor vent flap will open when the dryer is operating. Once a year, or more often if you notice that it is taking longer than normal for your clothes to dry, clean lint out of the vent pipe or have a dryer lint removal service do it for you.
- Keep dryers in good working order. Gas dryers should be inspected by a professional to make sure that the gas line and connection are intact and free of leaks.
- Make sure the right plug and outlet are used and that the machine is connected properly.
- Do not overload your dryer.

Zoe Allen Chair, Board of Directors

ARCHITECTURAL/LANDSCAPE COMMITTEE

Spring is rapidly approaching and we are already receiving requests for landscape changes and updates to houses. As spring arrives the amount of applications will increase. We typically receive in excess of 150 applications from house owners annually. The biggest percentage is received from March-October. Just a friendly reminder, if you are planning on making any changes to your landscape or changes/repairs to the exterior of your house, i.e.: paint, siding, windows, roof, fence, deck, just to mention a few project types please remember to fill out an Architecture and Landscape Application for the committee to review/approve **prior** to starting your project. Applications are located in the

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ALC area in the hallway by the Board Room. You will also find copies of the Architecture and Landscape manuals in the same area. The content of the A/L manuals is derived directly from our CCR's and Resolutions. We meet every Wednesday **IF** we have received applications by Tuesday noon of that week. We always meet the first Wednesday of every month which is a full business meeting to review project updates, budget and applications.

The A/L Committee has responsibility to ensure house owners comply with Highlands governing documents when making changes and/or updates to the exterior of their houses and/or to their landscape. Additionally, based on our governing documents the committee is also responsible to maintain the HOA grounds, i.e.: lawn areas, water systems, plantings and beds, walking paths, drainage, the creek bridge, rock wall, brick walls, the clock tower, property damage caused by street or HOA trees and general HOA tree maintenance. (Highlands has in excess of 400 street and HOA trees.) All of these areas present significant challenges to find and hire reliable, properly insured vendors who will perform quality work for our community. Highlands is very fortunate to have a dedicated volunteer AL Committee. Members are: Mark Perkins, Judy Baese, Bonny Chown, Pat Gaines, Mary Anne Miles, Mary Mills, Rob Mustard and Judy Austin. The next time you see one of them, please take an opportunity to thank them for their commitment to the community.

Judy Austin, A/L Committee

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. For March we selected a non-fiction, ***Under the Banner of Heaven*** by Jon Krakauer. **Join us on March 21, 2018 for coffee, dessert and the discussion.** 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 March 21. Bring your book suggestions.

Judy Sutton

LIBRARY WHISPERINGS

I would like to thank the Library Committee members who helped reorganize the library now that the carpet project is complete. All the returned books and new books are now back in the shelves. Please visit the library and enjoy our new look.

Bobbi Siegel, Librarian

BIBLE STUDY

Tuesday, March 6 - We always look forward to Pastor Tom Aylward, who is an Associate Pastor in his Beaverton church. His ministry is to direct home Bible studies and home churches. He has also spearheaded and implemented Biblical counseling at his church, and has broad experiences in serving others, bringing a meaningful presentation.

Tuesday, March 20 - We are grateful to have Pastor Mike Stern with us this evening. Mike is an Associate Pastor in his Lake Oswego church, and teaches God's Word with interaction and deep spiritual truths. He also coordinates group Bible studies and outreach ministries.

Each of these presentations start 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

CLUBHOUSE INTERIORS

Flooring project update: New wood baseboard trim has been installed in the Clubhouse in areas other than the Great Room which has always had attractive wood base trim.

There are still issues to address regarding carpet installation. We are currently waiting for additional carpet tiles to replace defective tiles and upon receipt and installation of the tiles, a punch list will be completed with Floor Factors.

Thank you to this Club Interiors Committee who put in many hours of due diligence making sure we were ADA compliant and selecting not only products that were aesthetically pleasing, but also of quality and durability.

Jo Hendrickson, Chair

SPECIAL EVENTS



Our Special Event this month will be a Lasagna Dinner to be held on March 17th-social at 5:30 and dinner at 6 pm. Yes, it's St. Patrick's Day, but we choose to make it Italian night. Lasagna will be ordered from Nonna Emilia's Ristorante and served up by our awesome volunteers. Along with the lasagna will be a fresh garden salad similar to Olive Garden and of course, garlic bread and dessert.

You are welcome to bring family and friends to join us in good food and fellowship. Cost is \$8.00 per person at the door. Sign-up sheet is on the bulletin board so please sign up **no later than Thursday, March 15, 5 pm**. Please indicate the number you will be bringing so we can order the correct quantity. A planning meeting for this dinner will be held on Tuesday, March 13th at 11am.

We will need volunteers to prep salad, bread and dessert, serve dinner including dessert, load dishwashers, empty dishwashers the next day and general cleanup in the kitchen after the dinner. Our Friday night Happy Hour group has been great in setting up and decorating tables for our dinners and we owe them a big Thank You. If you have any questions, contact Ed at 503-968-9075 or Gary at 503-598-4636.

Ed Benberg/Gary Melott, Co-chairs

ANNOUNCEMENTS

AARP TAX PREPARATION LOCATIONS			
LOCATION	ADDRESS	DAYS	PHONE NO
Tigard Senior Center	8815 SW Omara St.	Tuesdays	503-620-4613
Tigard Library	13500 SW Hall Blvd.	Fridays & Saturdays	503-684-6537 Ask for Reference Department
Tualatin Senior Center	8513 SW Tualatin Rd.	Thursdays	503-691-3061
Tualatin Library	18878 SW Martinazzi Av.	Saturdays	503-691-0374
Sherwood Senior Center	21907 SW Sherwood Blvd.	Thursdays	503-625-5644

MOVIE NIGHTS

MARCH MOVIES WILL BE THE FIRST AND THIRD FRIDAYS AT 7:00 PM Our movies for March will “go to the dogs”

Friday, March 2 - Have you ever wondered what goes on behind those lovely dogs that parade around the ring at the prestige dog shows on TV? Join us for “BEST IN SHOW” a “howlarious” look at the characters and situations that occur as owners and their dogs take part. A multi-star cast will keep you laughing. This movie is a real “hoot” or should I say “woof”.

Friday March 16 - “MUST LOVE DOGS” stars Diane Lane and John Cusack. A divorced and dateless preschool teacher is put on the spot when her sister posts her profile on a dating website with tagline “Must Love Dogs”. Then, the dating fun begins. With supporting actors Christopher Plummer and Stocker Channing, and a witty script, this romantic comedy is a delight. Love might be just a mouse click away.

Nancy Crandell

DIRECTORY UPDATES

March, 2018		
NAME	PHONE NUMBER	ADDRESS
Albright, Michael	541-223-4690	12768 SW Bexley Lane
Clevenger, Karen	818-665-8756	16473 SW 130th Terrace # 103
Kim, Steve & Hye	562-237-1369	16399 SW 129th Terrace
McKinley, Candice (Candy) (New Number)	503-596-2176	12831 SW Dickson Street
Wacker, John & Janice (Pronounced like Walker)	503-803-6863	12609 SW Peachvale Street

POSITIONS TO BE FILLED

We are in **GREAT NEED** of several volunteers to work together on a Memorial Committee. It is not something that you must do every week or even every month. It is occasional - when a resident passes away and the family wants to use the Clubhouse for a celebration of life.

The Mission Statement of the Memorial Committee is “to assist in a memorial gathering in our Clubhouse for a deceased resident of Highlands. The services of the committee will be extended to a family member of the decedent.....The costs such as food and flowers will be the responsibility of the family member.”

We have a couple men to help set up tables. We need a few more ladies to help with the food – set out plates, make coffee, replenish empty serving dishes, load the dishwasher, etc.

Please think about it and contact Mabel at the Clubhouse office at 503-684-8294. Could we at least have some volunteers for Ruth Sherman's memorial! Thank you very much!

IN MEMORIUM

Highlands has lost another resident. Gary Shervey who lived at 12892 SW Dickson Street has passed away. There will be a memorial service for him at 2 p.m. at St Luke Lutheran Church 4595 SW California Street, Portland.

* * *

Edited by Mabel Weber

The Editor retains the right to make copy corrections as needed.

Proofreading Susan Keltner, 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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KC HIGHLANDS March

2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
Clubhouse 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.				10 Zumba Exercise 11 Genealogy Class 3 Clubhouse Interiors 6:30 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour 7 Movie	
4	5	6	7	8	9	10
	10 Zumba Exercise 11 Condo maintenance	9 Walking Aerobics 10 Coffee Hour 1 Bridge 5-7 Deer Creek Open House 7 Bible Study	10:30 ALC Meeting 2 Dominos 2 Mahjong 7 Mixed Poker	9:30-4 Quilting 10 Zumba Exercise 5:30 Condo Board Mtg 6:30 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 2:30 Library Committee 5 Happy Hour	
11	12	13	14	15	16	17
DAYLIGHT SAVINGS TIME BEGINS	10 Zumba Exercise	9 Walking Aerobics 10 Coffee Hour 10:30 Condo Landscape 1 Bridge 7 Rummikub	2 Dominos 2 Mahjong 7 Mixed Poker	10 Zumba Exercise 11 Genealogy Class 3 Clubhouse Interiors 6:30 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour 7 Movie	5:30 Lasagna Dinner
18	19	20	21	22	23	24
	10 Zumba Exercise 7 CPO #4	9 Walking Aerobics 10 Coffee Hour 1 Bridge 7 Bible Study	1:30 Book Club 2 Mahjong 7 Mixed Poker	10 Zumba Exercise 6:30 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour	
25	26	27	28	29	31	31
	10 Zumba Exercise	9 Walking Aerobics 10 Coffee Hour 1 Bridge 1:30 Finance Meeting 7 Rummikub	9:30 KC Planning Com. Public Hearing 2 Dominos 2 Mahjong 10 Town Hall 10:30 HOA Board Meeting 4-7 MEMORIAL FOR RUTH SHERMAN 7 Mixed Poker	10 Zumba Exercise 6:30 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour	

