

HIGHLANDS HIGHLIGHTS

Community News



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HOA BOARD MESSAGE

The August 24 Town Hall was well attended with our honored guest, King City Police Chief Happala. He shared information on current activities and reminded all to keep doors and windows locked, cars locked (and keep anything that might look attractive like laptops, etc. out of view). Town Halls are the venue for community discussions, if you haven't attended in a while, please come to the next one.

The 2022 HOA Reserve Study has been finalized and a copy is in the library on the HOA Resource Shelf next to the desk (also on the bulletin board in the hallway). The 2023 HOA budget discussions begin September 13 at 6:30 pm in the clubhouse. Any community member is welcome to attend. The draft annual budget will be presented at the September 28 Town Hall with a final budget up for Board approval at the October 26 meeting.

Three HOA Board positions will be up for election at the Annual Homeowners Meeting, November 16 at 3 p.m. The HOA is managed by volunteers like you and your varied work and life experiences bring richness to board discussions. If you are interested, please contact Vicki Miller mypdxblu@gmail.com

Mike Dahlstrom, president, King City Highlands HOA
president@kchighlandshoa.com

HIGHLAND PARK CONDOMINIUM BOARD MESSAGE

The agenda order for the last board meeting was changed to give those in attendance the opportunity to express thoughts and concerns over the upcoming increase in COA dues. The Reserve study became available to the board just a couple of days prior to the meeting. The board was shocked at the suggested amount to raise dues. The board knew the amount suggested was unacceptable but did not have enough time prior to the meeting to research options. The board also thought it was important to let residents know as soon as we knew there was going to be a significant increase as compared to last year. The increase is due to a new state regulation requiring that plumbing replacement be included in the reserve study. It was decided that we would hire a company to assess the condition of the plumbing currently so we would have some idea of what we are talking about. When that study is done the board will meet in an executive session meeting and talk about options to be presented to residents.

Ron Laande is heading up a committee to research carpeting prices and pattern options for the carpet replacement that will happen in 2023. If you would like input, please let Ron know.

We are asking for bids for French drains located at Bldg. 7, 9, and 16. In addition TT&L's bid was approved for gutter and downspout replacement for bldg.. 6 & 9.

We have an important issue to face. For almost a year now I have been making a plea for those of us who live here at the Highlands to step up and volunteer for committee's. To have a healthy community, it takes men and women who are willing to donate a modest amount of their time so that our community can thrive. I have been surprised that I have not receive one inquiry. This January the condo board will have three vacancies. There are some of you out there who would be such an asset to the board. It doesn't take a lot of time. It just takes a willingness to donate your time for the well-being of your community. This is a critical issue. I would be happy to visit with anyone who might consider joining the board. Please consider.

Pat Barcroft, HPC Chair

ARCHITECTURE AND LANDSCAPE COMMITTEE

As summer comes to an end, our landscape is changing with the crape myrtles blooming and leaves coloring. Those who are gardeners appreciate the days when planting is done and bouquets are filled with the autumn hues.

The ALC and the community thank George and Pat Buckmaster and Jack and Liz Remley for their donation of thirty-six rocks which have been placed in beds throughout the Highlands. A challenge...can you find them all? Four are older boulders with the remainder being flatter rectangular shapes. The ALC will be adding plantings and bark mulch to settle the stones into their new homes. Then we wait until cool, moisture filled days allow the formation of moss and lichens.

Meetings for the ALC this month have been spent interviewing companies vying to become our landscape maintenance provider for the next three years. Landscape East and West has maintained the common property since January of 2020. Prior to that were Silverleaf, Pro-Grass and Seven Dee's. It is a big job. We have about 4.5 acres of turf, shrubs and trees. The contract is for mowing, edging, fertilizing, weed and leaf removal and irrigation maintenance.

Our next project will be working on the Architecture and Landscape Manual revisions. The committee listens to owner comments. We are nine volunteers assessing and addressing the care of our common grounds as well as upholding the appearance of the dwellings. If you question a section of the manual, now is the time to let us know.

Please join us for our meetings on the first Wednesday of the month at 9:30 in the Clubhouse boardroom.

Bonny Chown alc-chair@highlandshoa.com

CONDO LANDSCAPE COMMITTEE

August has been a hot, dry month. Conserving water usage is a concern. Repair of a leak was done at Building 18. If a unit owner notices a leak in our irrigation system, please bring it to the Landscape Committee's attention. Several Vine Maples have suffered from the dry weather and will have to be removed when the Budget allows.

Trees were removed at buildings 7,8 and 9 that were safety issues. The remaining debris will be brought to East West's attention as well as suggestions to those areas. The next landscape meeting is September 26 at 2:00p.m.

Lucy Laande, Condo Landscape Chair

FINANCE COMMITTEE

The Finance Committee wants you!

Are you curious about how the HOA spends your dues? This is your opportunity to learn more about how the HOA creates the annual budget and manages finances throughout the year. Participation in the Finance Committee requires about 5 hours/month including the monthly meeting. If you're interested in joining, please contact Mary Kelly at finance-chair@kchighlandshoa.com or call/text at 760.525.9687.

LIBRARY WHISPERINGS

Highlands residents are encouraged to take books, puzzles and magazines from our "give away" section in the library, which is located by the sanitizing table. These items are not to be returned to the library.

Other items that are returned to the library, are to be placed in the plastic box on the desk. Donated books, puzzles and magazines are also to be placed in the plastic box. We appreciate all donations which provide the library with a wide variety of materials.

Bobbi Siegel, Librarian

BIBLE STUDY GROUP

At this time of year, we tend to see things with a *Back To* mentality. Summer is drawing near to a close, kids are *back to* school, we are all settling *Back to* familiar fall schedules. Even here at Highlands, we enjoy our community routines and making the seasonal adjustments as they come. Our Highlands Bible Study is also *Back To* the bi-monthly gatherings, the first and third Tuesdays of each month. This month we look forward to hearing from the following speakers:

Tuesday September 6th, Pastor Michael Westfall. Michael is in his seventh year at Grace Point Community Church. His ministry passion consists of helping others make their faith their own by building a firm foundation on Christ and His Word. That involves relational ministries of: discipleship, counseling, mentoring, empowering, and training others for leadership. His passion also includes the teaching and preaching of God's Word. We welcome Pastor Michael.

Tuesday September 20th, Serge Dezhnyuk. Serge leads a weekly Men's Bible Study and has been involved in various ministries at SW Bible Church. Serge and his wife have been married seven years and have two boys and one daughter – they are expecting their fourth any day. He works as a Civil Engineer in Beaverton and enjoys the outdoors, sports, and studying the Bible in his spare time.

Our Bible Study gatherings are held the first and third Tuesdays of each month. We currently meet without a mask mandate, but masks are optional for those who prefer their use. Our sessions are held from 7:00 to 8:00pm, and conclude with a time of refreshments and fellowship. We look forward to seeing you in September.

Submitted by Ron Willis

COMMUNITY NEWS AND ANNOUNCEMENTS

NOTES FROM THE OFFICE

Thank you all so much for the warm welcome. I'm enjoying my new job and love the challenges each day.

If you are leaving us for the winter, please let the office know. It's important we have updated contact information, including when and where you will be headed. Email, stop by, or call before you leave.

Stop by and say hello next time you're in the Clubhouse!

Beth
office@kchighlandshoa.com
503-684-8294

HOA CLUBHOUSE HOURS ARE CHANGING!!

Starting September 7 (September 5 is Labor Day and office is closed), the HOA Clubhouse office will be open Monday, Wednesday, and Friday 9 a.m. to noon. No more Thursday afternoons. We'll try this for a few months to see if anyone is being left out of opportunity for office staff interactions and revisit if necessary.

EMERGENCY CONTACT INFORMATION

Most of us have filled out the Emergency Contact form that contains information such as your address, phone numbers, emails, car information, pet information, and an emergency contact person, in case its needed. If any of the information has changed and needs to be updated, contact Beth in the Clubhouse office or email updated info to office@kchighlandshoa.com. If you need/want to fill out a new form, they are located in the wall rack just inside the Clubhouse entry door, to the right of the office. You can give this form to Beth and she will file it. (FYI: These forms are kept in a locked file drawer in the office.)

Thank you

Connie Holt

NEW RESIDENT WELCOME ORIENTATION

In August we had a great welcome for new residents at the Ice Cream Social, and now we will have an orientation on the workings of the HOA. Highlands has a dynamic and robust Homeowners Association (HOA) which has many facets. As residents, it takes some time to figure out all of the ins and outs and it can be confusing to know who to ask about what. In the chaos of moving in you are handed a stack of papers which sometimes are read and sometimes are filed away. At the orientation we will answer questions like: “Do we live in King City, Tigard or Portland?” “Why do the condos have 2 HOAs?” “Can we use the facilities of the other HOAs such as King City Community Association and Summerfield?” “In what cases do I need to submit an application to the Architecture and Landscape Committee?” “What is the smoking policy in the condos?” Please come with more questions!

The last orientation was held in 2018 and we had planned one for 2020, but it was canceled due to COVID. All new and old residents are invited to attend and to sweeten the deal, we will even serve refreshments! Please plan to attend to meet new friends, to learn more about our structure, and to know who to ask about what.

Monday, September 12 at 7:00 p.m. – Clubhouse

Lucianne Phillips
(503) 430-1938 – H
(425) 686-0075 – C
Lphillips53@att.net

FIRE SAFETY AND EXTINGUISHER PRESENTATION

We might buy fire extinguishers, but who knows how to actually use one? What are common causes of home fires and how can we prevent them? Trace Richard, Deputy Fire Marshall of Tualatin Valley Fire and Rescue will provide us with the answers to these questions and many others you may have. Please join us!

Monday, September 19 at 6:30 p.m. - Clubhouse

Lucianne Phillips Lphillips53@att.net
(503) 430-1938 – H
(425) 686-0075 – C

ATTENTION HIGHLANDS ARTISTS AND CRAFTERS

Our 2022 ART AND CRAFT FAIRE will be held on December 3 from 10am -4pm.

It is time to begin planning for this very special event. There is a sign-up sheet posted on the bulletin board in the clubhouse if you are interested in participating this year or just finding out more . This is an opportunity to share your talent while meeting and having fun with your neighbors and our wider community and also making some extra \$\$ for you. There will be a planning meeting at our clubhouse on **Wednesday September 14 at 2:00 pm**. Come to the meeting with any questions or ideas for sharing.

We do not charge for tables. You are responsible for your own money and sales.

We have high hopes for the return of our famous Cookie Bar to benefit three local charities.

We will be happy to welcome any of our new talented residents to join in the fun.

Call me if you have questions or special requests.

Nancy Crandell 503-746-6701

SPECIAL EVENTS

LABOR DAY PANCAKE BREAKFAST AT THE HIGHLANDS!

Come join us for breakfast on Monday Sept. 5 from 9 to 10:30 AM.

Bring family and friends, every one is welcome!

Besides pancakes there will be ham, scrambled eggs, orange juice, apple sauce, coffee and milk for kids.

You get all that for \$7, kids 10 and under \$4.

Please sign the sheet on the clubhouse bulletin board with number of people attending so we can plan.

Thank you!

Ed Benberg, Special Events

Lucianne Phillips co-chair

HIGHLANDS ACTIVITIES

ZUMBA GOLD SCHEDULE

Zumba Gold will be cancelled September 5th for the Labor Day holiday plus the 15th, 19th and 22nd for our instructor's short vacation. We currently don't have a substitute instructor available.

If you are interested in joining our Zumba group, it's lots of fun. We regularly dance on Mondays and Thursdays at 10am in the ballroom at the clubhouse. There is \$3 charge for each session. Our instructor, Cathy Scott, is a Certified Zumba Gold instructor, who has been leading our group since October 2015. Many newer Highlands owners have joined our Zumba group this year and more newcomers are always welcome.

Zoe Allen, Zumba Gold Coordinator

HIGHLIGHTS NEWSLETTER

KC Highlands community interest and activity articles are always welcome. Just send by email to: highlightskchoa@gmail.com by the third Friday of the month.

I am happy to answer your questions regarding appropriate content, etc.

Denette Peffers, Highlights Newsletter coordinator

503-318-3984