

HIGHLANDS HIGHLIGHTS

Community News



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503-684-8294
www.highlands55.org

October 2022

HOA Board Message

It's budget time again! The Annual Homeowner Fee is set based on next year's projected budget. Following presentation and community discussion at the September and October Town Halls the budget is approved by the Board at the October Meeting. The DRAFT 2023 Budget Summary is available on the bulletin board. If you have questions, please bring them to the October 26 Town Hall (which starts at 3 p.m.).

The budget looks at the two funds that run the HOA: Operations and Reserves. Both the "Operations" and "Reserve" funds are identified by State law through the Planned Community Act (PCA) and Oregon Revised Statutes. The PCA is specific about what those funds can and can't be used for. Highlands HOA complies with those laws.

What does (and doesn't) the annual budget do? The HOA collects the Annual Homeowner Fee from all single-family homes and condominium owners. That fee pays for the HOA's "Operations" – all the normal costs to run the HOA community (utilities for the clubhouse – including water for all the common landscape, staff, taxes, insurance, landscape service, professional fees, etc. – like the costs to run your household). Part of the annual fee (5% to be exact – per the HOA bylaws) goes to the other fund, "Reserves". Reserves are primarily funded by the 1% Transfer Fee paid by every new buyer of a single-family home or condominium in addition to that 5%.

The Reserve Fund pays for the repair, replacement, or maintenance (upkeep) of all the things we (property owners) collectively own; the clubhouse, brick walls, clock tower, walking paths, street trees, sidewalks, tables and chairs, clubhouse air conditioners and heaters, etc. Every one of these things (assets) is listed in the Reserve Study, updated annually (a copy is available to everyone, either in the library or ask Beth). The Reserve Fund also has an "insurance deductible" set aside. Should something catastrophic happen to the clubhouse, the HOA has set aside funds to pay the insurance deductible to repair/replace. This is done to minimize a special assessment to all property owners should something terrible happen.

So, out of the Reserve Fund we can repair, replace, and maintain things the HOA owns. Why can't we buy anything new? A recent discussion came up to purchase some new benches for the areas along the walking paths. Can we buy them? The short answer is no. There are currently five benches located throughout the community (three on the walking paths and two at the clubhouse). The HOA currently "owns" those five benches. They are included in the Reserve Study as assets. They can be fixed, replaced, and maintained with HOA funds.

To purchase something new, like additional benches – the HOA doesn't have a "Capital" fund. That is, the HOA doesn't assess property owners to contribute to a fund to buy new stuff – like benches or a BBQ smoker (my wish) or anything that isn't in the Reserve Study. The flagpole is a great example. Several members of the community wanted a flagpole in front of the clubhouse. Because it was a "new" purchase, the HOA had no way to pay for it. So, community members bought the flagpole then donated it to the HOA. That way it became part of the HOA's common asset and is now in the Reserve Study to be repaired, replaced, or maintained. To create a Capital Fund would take an amendment to the governing documents, which in turn, requires a majority of

property owners to vote for it. I'm not sure the likelihood of a majority of property owners voting to pay more to create a fund to buy new stuff would pass – but I've been wrong before.

Please come to the October 26 Town Hall. Your voice is important to your board of directors to make well-informed decisions on your behalf.

Mike Dahlstrom, president@kchighlandshoa.com

Highland Park Condominium Board Message

Well, amazingly enough, I'm sitting here writing for the October newsletter and Fall has arrived.

I received an email from John Beck. For those of You who may not know, it is John who volunteers to go through our trash bin and separate out the recyclables from the garbage which saves our community money. He included a summary of what goes where. Please find listed that summary:

- Glass bottles go in the separate glass bin
- Plastic bags and plastic film go in the trash bin and not in the recycling bin. This includes the reusable plastic grocery bags.
- Household batteries should be put in a zip lock bag and then placed in of the red bins found in the trash areas for buildings #2, #15 or #17.
- Shredded paper should be placed in a paper bag and the bag stapled shut so the shredded paper doesn't fall out.
- Clamshell plastic containers go in the trash.

The recycling guide at the Pride web site has a clear description of what they will accept and what needs to go in the trash.

At the September board meeting, there was an amazing turnout of residents. It is so good to see so many interested in what is going on in our community. The decks that are scheduled to be done will be done within the next month. The board adopted the color of Taupe to be the color of the community shade protection through Sunbrella. There was much discussion regarding the topics of our sealcoat repair and how to proceed with the plumbing study.

I again am requesting for those of you who have accounting experience to step forward and volunteer to run for the board this coming year as Wayne is stepping down. I hear so many times how much people like living here. It truly takes volunteers to cover the areas that need oversite to make this a community that is pleasant to live in. I've had some express possible interest in becoming a board member but not to be the treasure. Please contact me with any questions if you think you might possibly be interested.

Pat Barcroft 503-475-2868.

Notes From the Office

A current calendar and updated activities list with contact information is on the bulletin board in the Clubhouse. All groups welcome new members, so why not try something new this month.

The Clubhouse is busy with many residents wanting to reserve a space. Remember to check with me in the office before scheduling an event. An alternate date or space may be necessary.

New name tags have been added to the bins. If you don't find yours or your name is incorrect, please let me know.

Snowbirds: If you are leaving, please let the office know. It's a big help to know which homes are unoccupied and helps our Neighborhood Watch leaders.

Stop by, leave a message, or email me. I'm here to help.

Beth, Office@KCHighlandsHOA.com, 503-684-8294

(Reminder, new office hours; Monday, Wednesday, and Friday – 9 a.m. to noon)

Upcoming Events

Mark Your Calendars Now – November 16, Annual Homeowners Meeting – 3 p.m.

Community Management Inc, (CMI) will facilitate the Annual Homeowners Meeting including announcement of the Annual Fee and HOA Board elections. Please plan on attending. Additional announcements will be made but please put it on your calendar. The meeting will be held in the clubhouse.

Meet the Candidates Social on Wednesday, November 2nd at 6:30 PM

HOA Board Nominating Committee Update: The King City Highlands HOA Annual Meeting and Board elections will be held on November 16th, there are 3 open Board positions to be voted on. Prior to the date of the annual meeting, we are having our Meet the Candidates Social on Wednesday, November 2nd at 6:30 PM in the Clubhouse. We encourage all Highlands residents (condos and houses) to attend. This event will provide an opportunity to have your questions answered while meeting the candidates on an informal one-on-one basis. Candidate biographies will be handed out at this time. Please join us on Wednesday, November 2nd at 6:30 PM.

Light refreshments will be served.

Submitted by Mary Anderson,
Board Nominating Committee 253 709-8125

Baked Potato Party Coming Soon!

Mark your calendars for Sat. Oct. 15. Social time begins at 5 pm, serving at 5:30.

Come join the fun as we enjoy huge hand-picked potatoes baked to perfection.

You can choose between five different condiments to dress them up plus maybe a surprise or two!

There will also be a nice mixed green salad to lighten things up a bit.

Dessert will be cookies and/or pie plus lots of ice cream.

You get all this for \$8. Invite friends and family. Everyone is welcome.

We do ask you to please sign up on the clubhouse bulletin board so we can prepare for you.

Ed Benberg, Special Events

Lucianne Phillips, co-chair

Architecture & Landscape Committee

Welcome to wonderful Fall; the colors, the briskness of the air, apples, popcorn and pumpkin spice! School has begun too and to that regard, **think and respond**. The ALC will be listening for community input on two subjects.

As a follow-up to comments from Mike Dahlstrom, HOA president, regarding the purposes of the two budgets, the ALC had hoped to add two, possibly three, benches to our common area. Because additional ones cannot be purchased with Reserve Budget Funds, benches have been put on indefinite hold. If the Highlands wants new benches, funds can come from donations. Do you want them? Are you willing to donate to a fund of approximately \$800/bench (including installation)? Are you willing to organize this fundraising? Would you like to donate a bench in honor of a resident? Talk to an ALC member, come to an ALC meeting or to Town Hall and let us know!!

In our revision of the A&L manual, we are looking at the following section in order to maintain the aesthetic appeal of our neighborhood while acknowledging our changing climate and respecting the necessity for water conservation. As you read it, what specifically makes sense to you, or how could it be more clearly written with the above goals in mind?

7.1.2 Any area of the lot visible from the street and/or adjacent walking paths, exclusive of patios and/or decks or other approved landscape features, must have a majority of the space planted with any combination of lawn or other live plants (such as ground cover, perennials, shrubs, deciduous trees, or small conifer trees), so that living plant material will cover a minimum of 80% of the non-paved yard within three (3) years after the area is planted. Annuals may be used in season, as the owner chooses.

With regard to water conservation and cost reduction of irrigation, Elaine Sobel writes:

This year the ALC had a goal of reducing our irrigation costs. We developed a plan to reduce our watering by 20-30%. We reduced the amount of watering for grass, while maintaining the appropriate amount of water for the trees, shrubs, perennials and annuals. That reduced amount of watering of common area grass is why some grass looks yellow and/or brown at this time of year. A new controller for the Clubhouse has allowed us to maintain appropriate amounts of water, while not over watering. The actual amount of irrigation required is determined by the amount of precipitation we receive. So far, we have been able to save nearly \$6000 from the amount spent on irrigation last year.

Thank you, Elaine, Rob Mustard and Landscape East and West for your work toward water use conservation and cost reduction.

The ALC meets the first Wednesday morning of the month at 9:30 in the Clubhouse boardroom. Please come, observe and ask questions.

Bonny Chown, Chair

alc-chair@kchighlandshoa.com

Condo Landscape Committee

Fall is here and the stumps were ground near the garbage enclosures and new plants are being done.

It's helpful for our residents in the condos to understand the process that happens when a request is made such as a planting or removal. The request is heard at the Landscape Committee meeting. If it's not in the

contract with East & West, the request may then be sent out for a bid or bids to cover the cost. The cost and request then goes before the Board for approval. If approved, it then goes to CMI who issues the work order for the request. The arborist or landscaper then schedules the work. This all takes time to complete. I hope this helps everyone understand the process when a request is made.

The next landscape meeting is October 24th at 2:00.

Lucy Laande, Condo Landscape

Finance Committee

The Finance Committee is working with various committee chairs & others to develop the budget for 2023. The proposed budget for 2023 will be presented at the September 28th Town Hall meeting for members of the community to provide feedback and comments on the budget. The budget will be finalized and presented to the Board of Directors at the October 26th meeting for final approval.

Gary Wilson has joined the Finance Committee. Gary brings a great deal of experience and expertise in finance and will be a great addition to the team. George Buckmaster has resigned from the Finance Committee. We thank George for his input and service over the past year.

It's never too late for you to join the Finance Committee. If you want to learn more about how your HOA dues and transfer fees are budgeted, managed and spent, please join us at one of the monthly meetings (held the Tuesday prior to the Wednesday Town Hall and Board of Directors meetings) or reach out to me at finance-chair@kchighlandshoa.com for more information.

Mary Kelly

Chair - Finance Committee

Finance@kchighlandshoa.com

Condo Neighborhood Watch

It is that time again to have all our condo residents review the Emergency Contact Form. Make sure it is updated if needed and return it to your building's captain for filing in the clubhouse locked file cabinet or just turn it in to our new secretary at the clubhouse. If there are no changes just let your Neighborhood Watch Captain know so she or he can update their paperwork to note and date, no changes from last year. We need accurate information to keep each other well informed, and safe.

I hope to have one more Condo Neighborhood Watch Meeting before the end of the year. But first I have to get my mobility back from my Total Left Knee Replacement Surgery. Things have not gone smoothly for me. My recovery has been very problematic.

Stay safe. If you see something say something. How else can we all keep each other safe?

Sandy Bergeron CNW Coordinator

sandber31638@gmail.com

503-624-7896 (landline)

Bible Study Group

I know that it was just yesterday when I put pen to paper and wrote the September Highlights article for our Bible Study. Now, with a taste of Fall in the air, it's time again to inform you of the October speakers:

Tuesday October 4th, Doug Kieffer. We have enjoyed the lesson Doug has brought us as he brings a wealth of knowledge and teaching experience as a Sunday School teacher, leading a variety of Bible Studies, and as a Bible Study Fellowship leader since 2001. Doug and wife Carol live in Beaverton, have two daughters and eight grandchildren. Enjoys gardening, road trips, walking, and you guessed it, Bible Study. Welcome Doug.

Tuesday October 18th. Dennis Beatty. Dennis is no stranger to our bible study; Not only is He, and wife Gwyn, residence of Highlands, he's one of our regular bible study speakers. He just finished an interim work for a church in Vancouver, Washington – now rejoining our speaker rotation. By way of review, Dennis has his doctorate from Fuller theological seminary, been in full-time ministry over 40 years, been lead pastor, a lead interim pastor, and served in several denominations. Welcome back Dennis.

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.

Ron Willis
30-929-8165
ronna2@comcast.net

Other Community News

Kingston Terrace Master Plan – Public Open House

Please join us on **Tuesday, October 11 at 7pm at Deer Creek Elementary**. The consultant team will begin the meeting with a presentation of the results and then open up for questions and comments from community members. The Alternatives Analysis Report and presentation will be posted to the [project website](https://www.kingcitymasterplan.com/project-library) - <https://www.kingcitymasterplan.com/project-library> in advance of the meeting, where people also can submit their comments. Please share this with your friends and neighbors!

Happy Hour Continues

With Fall and cooler weather upon us Happy Hour will move indoors. There is no better way to stay in touch with your Highlands friends and also meet new members of our community during the Oregon “indoor season”. Invite your neighbors and friends to join you Friday evenings a 5 pm at the Clubhouse. Bring your beverage of choice and food to share. You will enjoy lively conversation and find willing taste-testers for any new recipes.

Penny Matsler – 503 580-4636
pjmatsler@hotmail.com

New Line Dance Class

A beginning Line Dance class is now offered each Thursday in the Clubhouse from 1-2 pm. You do not need any dance experience and you do not need to pre-register so drop in and join the class for 1 day or pay for the whole month. The teacher is Joy Davina from the UPTOWN DANCE STUDIO and the cost is \$8 per class or \$25 per month. You will first learn Line Dance vocabulary so you will know how to do each step as it is called out. As you learn a few steps you will also learn some easy dances that incorporate these steps and gradually progress to some more challenging dances as the class becomes more comfortable with the steps. Although many people think Line Dancing is done to country music, it is actually choreographed for almost any genre of music and you will recognize the music to most of the Line Dances you will learn.

Penny Matsler – 503 580-4636

pjmatsler@hotmail.com

Walking Aerobics

Walking Aerobics meets every Tuesday and Friday from 9-9:45 am in the Clubhouse to work out to video tapes. There is no charge and is open to everyone.

Each workout session has a warm up, low impact heart rate raising activities and a cool down phase. All are welcome, please join us and start your day out right.

Elaine Sobel