

HIGHLANDS HIGHLIGHTS

Community News



Published by King City Highlands HOA, Inc.
503-684-8294
www.highlands55.org

November, 2022

HOA BOARD MESSAGE

The Annual Homeowners' meeting is scheduled for Wednesday, November 16, starting at 3 p.m. Please put this on your calendars (or digital cell phone "brains" as I do...) This meeting is the "State of Affairs" of the HOA, election of Board members, and opportunity to ask questions or provide comments. Cookies (donated) and coffee/tea will be available.

Last month the HOA's funds and budget were discussed in the Highlights. The draft 2023 HOA Budget and Annual Homeowners Fees were presented at the September meeting. The Finance Committee and Board received no further input. As this article is written prior to the October Town Hall and Board meeting, the expectation is the budget will be approved and there will be no increase from last year's Annual Homeowners' Fee. Your HOA committees and Board worked hard to anticipate holding expenses for 2023 down to make this happen. Thank you to all who volunteer your time to manage expenses and keep Highlands association the attractive and welcoming community it is! And, as happened the last two years, with little crystal ball vision to anticipate home sales (primary funding for Reserve Funds), the Board and Finance Committee commit to a re-evaluation of the 2023 Budget mid-year should expectations need to be reset.

A topic your HOA Board is wrestling with is providing meaningful support for community complaints. Your HOA Resolutions (Resolution #2013-5 Enforcement of Association Governing Documents) provides a comprehensive approach for the Board to address issues related directly to association rules. Because it is intended to address policy violations, it takes a considerable amount of time to resolve. The Board (or individual members) however receive requests to resolve issues between neighbors that are typically not policy related. Most often a Board member will attempt to help the situation, but this is not the Board's or HOA clubhouse staff's responsibility.

King City Highlands Homeowners Association is a planned community and under Oregon law has specific rules. Board volunteers work to stay in compliance with those rules and enforce governance. When a resident has an issue with a neighbor, the first step, always, is to discuss it directly (that is the first required step in the formal complaint process). If a respectful conversation doesn't result in change, please feel free to reach out to the Board and often a board member will volunteer to help if possible (and appropriate). For serious issues the logical outreach is King City Police - they are trained in de-escalation and can take other steps if necessary. Please remember, HOA board members are volunteers and community members just like you. If you can't resolve a neighbor issue (that doesn't violate HOA policy) there's a good chance a board member may not be able to either. We all chose to live in this community and follow the rules accompanying our home's purchase.

This community is a great place to live due to the respectfulness and kindness we show each other. Respectful conversations are a good start to settling disagreements.

As always, if you have questions or comments for the Board, please reach out to Board@kchighlandshoa.com or President@kchighlandshoa.com.

We look forward to seeing you at the Annual Homeowners Meeting and wish you all a Happy Thanksgiving.

Mike Dahlstrom, president

President@kchighlandshoa.com

HIGHLAND PARK CONDOMINIUM BOARD MESSAGE

Who would have guessed? Here it is the middle of October and we are still wearing short sleeved tops and enjoying sunny weather..

Much was accomplished at the October Board Meeting. Justin Barnhart, Cole Hamilton, and Chris Johnson gave a comprehensive and detailed presentation regarding the upcoming deck project. Tim Simmons of the FAM Department of CMI gave a short presentation on how the department could assist the Board and Maintenance committee on certain projects.

As mentioned before, because of the pandemic many new residents have moved in but may not have taken advantage of opportunities to get to know other residents. On November 5th, at the clubhouse at 5:00 PM, we are going to have a potluck and fellowship time for the purpose of becoming reacquainted and acquainted with those of us who live here at the Highland Condos so we can know our neighbors. I know it's easier to stay home but we are hoping you will choose to come. When I moved in over three years ago, it was at the continued inviting by my neighbor Penny Matsler that I went to the events and bit by bit began to know others. I have been so grateful to her because in all honesty I would have probably been one of those who would have stayed home. All of this to say, **please come** to the potluck, November 5th @ 5:00 PM.

If you have interest in or would like some information regarding running for one of the three available board positions, please let me know (Pat Barcroft 503-475-2868). The application is designed to let us know you are interested. If you know someone here at the Highlands you think would be a good candidate, ask them if they would be willing to run. As I have mentioned before being on the board does not take a lot of time it just being interested in our community.

Pat Barcroft, Chair HPC

UPCOMING EVENTS

HIGHLAND'S ARTISTS AND CRAFTERS

I hope you are all busy thinking up ideas or creating projects for our Art and Craft Faire on December 3. We had a good beginning planning meeting and will have another scheduled for **Wednesday November 16th at 2 pm** when we will firm up our table needs and ideas to make things run smoothly. The sign up list is still on the bulletin board in the clubhouse, so you can still join us for this great activity. If you have a friend or family member who creates, and you are willing to be at the table with them we would love to have them join in if we have room.

Please call me with questions or ideas.

Nancy Crandell. 503-746-6701

COOKIE BAR

We are looking for someone interested in heading up our Cookie Bar at the Art and Craft Faire. Joyce Biglione has done a wonderful job for several years and would like to give someone else a chance. The Cookie Bar has been a great success and has allowed us to donate the proceeds to 3 local charities. For our new residents-our neighbors bake and contribute beautiful and delicious cookies and customers have the fun of choosing what they would like and making a contribution to our charities. Lots of cookies = lots of fun.

The sign up sheet for cookie bar donations will be posted the first of November. Sooooo...dust off your favorite cookie recipes. Sign your name and the kind of cookie you will make. You can look at the list before deciding so we have a nice variety of cookies.

There will also be a column to check if you would like to help at the cookie bar on the day of the Faire.

Call Joyce or me if you are interested.

SPECIAL EVENTS

The baked potato party was a great success due to the wonderful people who so willingly volunteered their time and talents. We had a great turnout, delicious food, and far as I could tell everyone had a fun time.

Our next event will be the Christmas dinner on Wed. Dec. 14. Social time at 5 PM, serving at 5:30 PM.

The Dickens Carolers are scheduled to sing for us at 7 PM. This will be a very nice catered dinner.

Tickets will be sold in advance. Watch HiNet for more information to come.

Thank you,

Ed Benberg, Special Events

Lucianne Phillips, co-chair

ARCHITECTURE AND LANDSCAPE COMMITTEE

November is a thankful month. Within our community we can be thankful for residents who contribute to our surroundings making them more attractive and appealing. This month we extend thanks to Sue Anderson who is donating a bench in memory of her husband, Harold. This bench will be placed along the Dickson path behind Sue's house just east of 128th St. We also extend thanks to the Woodley's who had bark mulch blown onto the HOA property at the end of the Overgaard cul-de-sac. With new bark, the donated rocks and a new Venus Dogwood street tree, the appearance of that swath of land is much improved. As mentioned in an earlier newsletter, residents and ALC members who faithfully added water to plantings during the hot summer are so appreciated. Yes, we can be thankful!

Rain is coming and since it is fall, the leaves will be falling. The combination of those two on sidewalks makes for slippery conditions. Homeowners should keep the sidewalks in front of their abode clear of leaves. Please do not sweep them into the street, they clog the drains.

Do remember to submit an application **prior** to beginning your project. Even using email to view and vote upon an application does take a few days. Hiring a contractor to begin work immediately, without an approval (unless, of course it is an emergency), disregards the guidelines in the A&L Manual.

The ALC meets the first Wednesday of the month in the Boardroom at the Clubhouse. Please join us for good discussions about where you live. Do contact me with questions or concerns.

Bonny Chown, alc-chair@kchighlandshoa.com

CONDO LANDSCAPE COMMITTEE

It's been unusually hot and dry these past weeks. As a result, our shrubs and grassy areas have been challenged. Rain will be welcomed to refresh the landscape.

Pruning is an ongoing issue. Our older shrubs and trees must be kept at least 12 inches away from our buildings as well as our new light fixtures. This is done to maintain the integrity of the brick and wood. If you notice a planting too close to your unit please notify the landscape committee.

Living in the condo is your home and maintaining it is a high priority. **The next landscape meeting is Monday, November 28th at 2:00pm.**

Lucy Laande Condo Landscape.

CONDO NEIGHBORHOOD WATCH

A Condo Neighborhood Watch meeting is scheduled for Tuesday, November 15th at 4pm, in the Clubhouse boardroom.

It will be our last meeting of the year. I will be there to hear about the good and the bad happenings since our last meeting. Please bring your problems or concerns to the meeting for possible solutions. We have had one garage break-in that I know about.

We have a great group of Captains to watch over our condos. Keep up the good work.

Hope to see you all at our November CNW meeting,

Sandy Bergeron CNW Coordinator sandber31638@gmail.com

CLUBHOUSE INTERIORS COMMITTEE

CI Committee & Clubhouse Rentals

The holidays are once again upon us and that means decorating the clubhouse in all its holiday charm. For this gigantic task, we need some able bodies willing to climb a ladder and bring the boxes down from the attic. We will also need assistance to assemble and hang the wreath over the front entry doors, put up the snowman and the tree outside plus a few other tasks.. We are asking for possibly two hours of your time to assist in making the clubhouse come alive in holiday splendor.

Our annual Clubhouse decorating will take place, Sunday November 20th at 1pm. If you are able to assist, please call or text Jo Hendrickson at 503-539-8767 by Friday November 11. Our committee ladies will be providing refreshments in appreciation.

BIBLE STUDY GROUP

Seasonal change is welcome in our house, though very slow in coming this year. Change of the seasons carries with it the anticipation of the Holidays. Thanksgiving is coming soon where families gather to celebrate our strong heritage as a nation and the religious freedoms to worship according to our beliefs. Of course, we are thankful to God for these and many other blessings we enjoy. This month we are once again blessed by the following speakers at our bi-monthly Bible Study:

November 2nd ... Tom Aylward who is no stranger to Highlands – his ministry to us has spanned some sixteen years. He brings a wealth of experience as an associate pastor in a Beaverton church since 1986. He developed and implemented Biblical Counseling with a team of lay counselors as part of his ministry responsibilities. He

also has broad experience in serving others through teaching and preaching. We look forward to hearing a challenging and encouraging message from Pastor Tom.

November 15th ... **Dennis Beatty** will be joining us again after speaking last month with a timely message. You will recall; Dennis and his wife Gwyn, are residence of Highlands, and 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, from 7:00 to 8:00pm in the Clubhouse. We always conclude with a time of refreshments and fellowship. We look forward to seeing you in November.

Submitted by Ron Willis

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

