

# HIGHLANDS HIGHLIGHTS

## Community News



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503-684-8294  
[www.highlands55.org](http://www.highlands55.org)

## JANUARY 2023 HAPPY NEW YEAR!

### HOA BOARD MESSAGE

Do you look back as the year passes or forward to the year to come?

Looking back, King City Highlands experienced many changes. Our dear Mabel left and a wonderful new addition, Beth, joined us in the office. Mask mandates stopped but many have continued to be safe, protecting themselves and others. Homes sales slowed but the association remains fiscally in good shape thanks in great part to Architecture & Landscape Committee and Clubhouse Maintenance keeping close tabs on expenses.

Looking forward, community activities have resumed with many in-person events and clubs meeting again. The 2023 budget takes into account costs versus projected revenue with a commitment to review the budget in June. Priority needs are being identified to ensure the community remains the attractive and safe place to call home.

December typically means receipt of the Annual Homeowners Fee, due at the end of the month. Our management company CMI (Community Management Inc) encountered challenges and didn't get the mailings out in a timely manner. You should have received yours by now and be assured that you can pay through January 31 without penalty. You also will likely get additional information from CMI about a new access website as they are changing their software which kicks in January 1.

On the good news side, the 2023 Annual fee remained the same as last year, \$989. The budget workgroup kept a close eye on projected expenses, set a conservative revenue expectation and the Finance Committee monitors both the Operations and Reserve financials monthly. All community members are welcome to join in the monthly meeting as a meeting notice is sent a week before.

The end-of-year brought back the Arts and Craft Faire with many talented community artists exhibiting (and selling...) wonderful creations. The charity food boxes, and toy box were generously contributed to and the cookie bar was, as always, a big hit. Thank you to all the volunteers who lead these efforts and to community members for your contributions.

As we sign off for 2022, your board wishes you good health and fortune for the new year.

Mike Dahlstrom, president, KC Highlands HOA  
[president@kchighlandshoa.com](mailto:president@kchighlandshoa.com)

## **HIGHLAND PARK CONDOMINIUM BOARD MESSAGE**

First of all let me say how sorry I am for those of you who went to what you thought would be the December Board Meeting only to find out there was not one. As long as I have been on the board there has not been a December meeting. I never wondered how that was communicated. In this case it clearly was not. I assure you it won't happen again.

This does bring up the matter of being able to communicate to the community issues that come up. So far we have not come up with a way that gets the job done for everyone. My neighbor did suggest including in the newsletter as much information as possible for coming up events. That is a good idea so I will do my best. It's those things that come up that need unexpected communicating that impacts us all.

We are in the process of ordering the carpet for all entries. The carpet layers have set a date of January 23<sup>rd</sup> to begin to lay the carpet. As we all know much can happen between now and then. When we receive notice of expected carpet delivery, we will request the carpet layer give us a schedule of what buildings will be done when and how long they think it will take to do each entry. That will help you know about when to expect your building to be worked on. We will post a copy of the schedule on each building as soon as we get it.

I would like to remind everyone that our directory contains the phone numbers of those people who are on the board, maintenance and landscape committees. If you are having a building issue, Sheldon Siegel would be the person to call. He will evaluate the issue, fix it if possible or facilitate the next appropriate step. Thank you, Shel.

I hope your holiday was peaceful and safe.

Pat Barcroft  
COA Chair

## **NOTES FROM THE OFFICE**

A new year means a new Highlands Directory. Printing is in early Spring, but work has begun on updates. Please let the office know if the following apply to your household:

- any changes in household members
- any changes in name or phone number
- no longer wish to be included in the Directory

The calendar fills quickly as The Highlands is an active community. Remember to check the calendar and talk to me before scheduling an event. I have a long-range calendar and can assist in planning.

Here's a valuable resource several residents have shared: The **Tigard Library** has free one-on-one tech support for help with your smartphone, tablet, and/or computer. You can sign up in person or call **503-684-6537**.

Happy New Year!  
Beth Cahill office@kchighlandshoa.com 503-684-8294

## **UPCOMING EVENTS**

### **CHILI PARTY! – Saturday, January 28**

Come to the Chili Party to warm up on a cold winter evening! The social begins at 5:00 p.m. with dinner to follow. Since we have such wonderful cooks in the Highlands, we ask that some residents make chili and identify them as “mild” or “hot” and they get to come for free! For the rest of us who just want to eat and sample the offerings, it will be \$5. We will have toppings, cornbread, green salad and pie. The sign-up sheet will be on the bulletin board so we will know how many places to set and who is bringing chili. Enjoy an evening with your friends and neighbors!



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### **NEW YEARS - POTLUCK, PANCAKES, AND PARADE**

**Monday, January 2<sup>nd</sup>.** Festivity's start around 8:00am and the parade starts at 8:30 but you can join us anytime.

PANCAKES ( made by Ed, our “expert” pancake maker), POTLUCK breakfast ( bring something breakfasty to share) and PARADE ( we will enjoy watching the beautiful Tournament of Roses Parade from Pasadena, California together)

This is a casual event so be comfortable (lounging clothes, respectable PJ's, slippers are acceptable). You can even bring a blanket to curl up for parade watching.

Why January 2? When New Year's Day falls on Sunday the Parade and activities are held on the following Monday.



**See you there!**

Info- Nancy Crandell 503-746-6701

## **ARCHITECTURE AND LANDSCAPE COMMITTEE**

January 1 begins the ALC's new contractual association with Teufel Landscaping. For five generations this company has designed landscapes, grown nursery stock and provided holly and greens for a multitude of holiday wreathes. We will discuss with our new account manager plans for 2023 at the January monthly meeting. You are invited to attend.

**If in the new year you are planning an exterior project either for your residence or in your yard, the process begins with an ALC application obtainable in the Clubhouse 'Information' hallway or online at [www.highlands55.org](http://www.highlands55.org) under the Committees – Architecture and Landscape tab.**

If you are questioning whether you need an application, you can refer to the A&L Manual, also online, or contact an ALC member.

The ALC does not give contractor recommendations. A Vendor List is available in the Clubhouse with recommendations from Highlands residents. Word-of-mouth and networking allow all of us to find contractors who are conscientious and do good work.

With the leaves down walkers can view the structure of our landscape, both in common areas and private yards. Whereas to some this may seem bleak but the bare branches of trees and shrubs create a dynamic that is hidden by warm weather greenery. Wear a hat and mittens come out and enjoy the winter beauty in this neighborhood we are privileged to call home.

**The ALC is looking for a new member.** Please consider joining this committee. Our monthly meetings are held the first Wednesday of the month at 9:30 in the Clubhouse. Any questions, comments or compliments (always welcome!) please contact me.

Bonny Chown [alc-chair@kchighlandshoa.com](mailto:alc-chair@kchighlandshoa.com)

## **CONDO LANDSCAPE COMMITTEE**

Happy 2023! The Landscape Committee completed many projects this past year. Several compromised Maple trees and Fir trees were removed. The overgrown Arborvitae were finally removed from the garbage areas and new shrubs were planted. The stairway entrance from the parking lot to unit 15 was landscaped with new plants. Our new Hydrowise Controllers were installed and water leaks repaired. According to CMI, we saved \$3958.37 in water usage since June. We look forward to continuing to keep our property attractive. If you have an interest in landscaping, come to a meeting or think about joining our committee.

**The next Condo Landscape Meeting will be Monday, February 27 at 2:00 pm.**

Lucy Laande, Condo Landscape

## **HOA BLOCK CAPTAINS**

Happy New Year Everyone,

We will be having a Neighborhood Watch Captain meeting on **Wednesday, January 18 at 3:30** in the Board Room in the Clubhouse. Captains are encouraged to come and everyone in the community is welcome to join us.

I can't stress enough how important it is to have block captains watching out for you, your home and your street surroundings. They are an integral part of our community in keeping everyone on our streets extra safe. Our whole community does a great job helping each other out and watching out for each other. But those "extra eyes" our captains give us is just one more way of monitoring activity for all of us. I continue to thank each captain for volunteering and helping out.

If you would like to become a captain, please let me know. We always welcome new volunteers to all our community committees.

Thank you,

Connie Holt  
[punkshasta@gmail.com](mailto:punkshasta@gmail.com) 503-936-9297

## **CONDO NEIGHBORHOOD WATCH**

This has been a crazy three years. Covid caused us to stay away from our favorite people and activities and it has been hard on all of us.

Now, we are hit with a triple whammy right before the Holiday's. Covid, the Flu and RSV are threatening to make us curtail our activities again.

Stay safe and keep yourself well this Holiday season.

Here's wishing you a better New Year,

Sandy Bergeron CNW Coordinator [sandber31638@gmail.com](mailto:sandber31638@gmail.com)

## **LIBRARY WHISPERINGS**

We would like to thank Jan Whitaker for being a loyal library volunteer for several years. Jan and her husband Bruce will be moving to Newberg, Or. The library committee will miss working with Jan, but we wish her much happiness in her new home.

Bobbi Siegel, Librarian

## **BIBLE STUDY GROUP**

No! It can't be 2023. As I look at my calendar, I'm baffled that we are into "next year." I've used that term in recent weeks in preparation for next year's activities, and all of a sudden, it's "This Year." Activity wise, there's much planned for the year ahead, and we are grateful for the opportunity to join with all of you at our bi-monthly Bible Study. This month we welcome two speakers that are not strangers to the group...

**January 3<sup>rd</sup> - Dennis Beatty** will be joining us with a timely message as we kick off the new year 2023. You will recall; Dennis and his wife Gwyn, are residence of Highlands, and one of our regular bible study speakers. By way of review, Dennis has his doctorate from Fuller theological seminary, been in full-time ministry over 40 years, been a lead pastor, a lead interim pastor, and served in several denominations. Welcome back Dennis.

**January 17<sup>th</sup> - Tim Makin** – also one of our regular speakers, is involved with many ministries. He is director of an active ministry outreach to children and young people in neighboring communities, and is the principal at a Christian School in Beaverton. Tim and his wife have a young family of four children, and we are grateful to him for taking time to encourage our Bible Study through time in the Word.

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 January.

Submitted by Ron Willis

## **HIGHLANDS ACTIVITIES**

**ZUMBA GOLD**\_ Dance exercise classes have been an option for King City Highlands residents since October 2015. We were shut down for long periods of time during 2020, '21 and '22 but we got back on track in April 2022, with both original participants and lots of new owners too. Since the beginning in 2015 Cathy Scott, a certified instructor, has been our leader and teacher. Zumba Gold routines are designed for the 55+ community and most are danced to Latin or pop music rhythms. First and foremost, Zumba Gold is fun! Lots of laughing is allowed! These routines are healthy, safe exercise for women and men 55 and older. Several of our regular participants are in their 80's though most are in their 60's and 70's.

We currently meet twice a week, at 10am on Mondays and Thursdays at The KC Highlands Clubhouse. The sessions last 1 hr. with a short break at the midway point. The cost is \$3 each session, a real bargain! The first session is complementary so if you think you might be interested just come by the clubhouse and join in. You can talk to some of your Highlands neighbors, who will probably be there, plus meet Cathy Scott and discuss any concerns or limitations you might have.

Our first session in 2023 will be at 10am on Thursday January 5<sup>th</sup>. There will be no class on January 2<sup>nd</sup> due to a scheduling conflict. We especially like it when new residents check us out. Please think about giving Zumba Gold a try in 2023.

Zoe Allen

Zumba Gold Coordinator

## HIGHLANDS UPDATES

**COOKIE BAR** --After a two-year absence, the Cookie Bar came back in 2022, and I am very pleased to let you know that it raised \$1,137! The funds raised were shared evenly between the three designated local charities: [Tigard's Good Neighbor Center](#); [Caring Closet with the Tigard-Tualatin School District](#); and [Bethlehem House of Bread](#).

All of this could not happen without a lot of Highlands folks involved. I would like to sincerely thank everyone who donated cookies as well as those who supported the Cookie Bar by their purchases. And, hats off to the many kitchen volunteers working behind the counter helping our guests with their cookie selections which influenced their generous donations.

Finally, a big THANK YOU to Nancy Crandell whose organizational skills with the yearly Highlands Craft Faire made this all possible. Without the craft faire and crafters drawing in shoppers, we would not have a successful Cookie Bar.

Happy 2023,  
Linda Ray-Keeney

**HIGHLANDS HOLIDAY DINNER** – Another Success! More than 80 community members and guests arrived to the clubhouse ballroom for the (returned) annual dinner. Following some social time, dinner was provided by Kam & Kam with wonderful salmon and turkey on the menu.



A major shout out to Ed Benburg, Lucianne Phillips, and their volunteers for a grand evening. The Dickens Carolers once again delighted attendees with holiday songs and cheer. Another example of community coming together after a long hiatus.

