

HIGHLANDS HIGHLIGHTS

Community News



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FEBRUARY 2023

HOA BOARD MESSAGE

As community gathered for the Holiday Dinner it was a wonderful reminder of our shared experiences, the travels that have brought us together, and the hope we all have for the coming years. The dinner was well attended with great food – a huge shoutout to the Special Events Committee led by Ed Benburg and Lucianne Phillips.

Home sales, single family and condominium, continue to be relatively slow but we do have new residents moving in. See someone you don't know in the clubhouse or walking the neighborhood, please say hi. Community is built one relationship at a time.

Yes, our management company, CMI, has had many problems as they transition their operating systems. Major endeavors such as changing your base software after 10+ years is going to have issues. Your board, like you, hope to see this evened out soon. There have been calls to change our management company. CMI takes care of all operating expenses, the HOA operating bank account and general ledgers are all integrated into CMI's process. A change in management companies would take several months to a year with an unknown outcome in the end. As board president, I prefer to see how things work out first before beginning such an arduous task. Please be assured the board is keeping abreast of the situation.

As the new year begins, Architecture & Landscape Committee is taking proposals for starting up the irrigation system, pruning damage from winter, and working with Teufel, the new landscape maintenance company. We all look forward to a productive working relationship.

Have a question? Comment or issue? This is your board and your input is welcome. Attend the Town Hall and Board meeting and raise your voice. Decisions are made better together.

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

HIGHLAND PARK CONDOMINIUM BOARD MESSAGE

By the time you receive this newsletter we will have a new Board of Directors. I thank Aniko Vigh and Bruce Edgerton for being willing to serve. Lucy Laande agreed to serve again even though she does have her hands full with the Landscape Committee. Thank you, Lucy. I profoundly thank Brad Williams and Wayne Staley for their faithful service on the board. Their participation has been invaluable.

If you have an interest and/or experience in finance and are interested in the process and what goes into coming up with the monthly dues, I encourage you to join the Reserve/Finance/Maintenance Committee which meets the first Monday of the month at 11:00AM. Shel, the Chairman of that committee is already hard at work along with Aniko preparing for the February meeting.

Pat Barcroft, Chair HPC

UPCOMING EVENTS

VALENTINES PARTY COMING TO CLUBHOUSE SAT. FEB. 11 AT 5 PM.



This will be a potluck dinner. There will be a sign-up sheet on the clubhouse bulletin board. You may indicate what you would like to bring and share and number of people attending. We are planning beautiful things with a Valentine’s theme. Everyone is welcome. Please come join the fun with us!

Thank you,
Ed Benberg, Special Events
Lucianne Phillips, Co-chair

FEBRUARY MOVIE NIGHT

Join us on Valentine's Day- Tuesday February 14 at 7:00 pm at our clubhouse for the return of Movie Night at the Highlands.

As a tribute to this special day we will watch an all- star cast in the hilarious and heartwarming romantic comedy "VALENTINE'S DAY" . Multiple stories crisscross and collide in this look at a day in the life of love as 19 of your favorite stars celebrate romance with its ups and downs, and laughter.

Note: Movie Nights are now free !!!

ARCHITECTURE AND LANDSCAPE COMMITTEE

Almost every year we are gifted with a February week that truly seems like spring. It hasn't happened yet but there are indicators of its arrival. A few bulbs are peeking up, hellebores and rhododendrons are budding and the 'Witch Hazel' near the bench at the end of the Dickson cul-de-sac is showing its orange, crinkly thread blossoms. Our Chief Joseph pine and 'Firefly' heathers brought winter color to the Dickson Garden. Our community is lovely.

To that end, attractiveness and appeal do not happen on their own. It takes each homeowner caring for their place with pride and showing respect for our community. To quote the A&L Manual, section 3.3,

Recognizing that each homeowner has his or her own preferences, likes and dislikes, it is not the intent of this Manual to force every living unit to look like its neighbor. Rather the intent is to ensure the continued high standard of living, preservation of safety, property values, and harmonious environs within the Highlands community.

Through the Highlights, the ALC gently reminds residents of the necessary guidelines needed to maintain the above standards. This month's reminder...an old standby that is the source of many complaints!

Garbage Cans: put them out after 5 on Sunday bring them in by 5 Monday evening. If you have a neighbor who may need assistance with this...please help! During the week, cans are to be screened by shrubbery or fencing.

The ALC meets the first Wednesday of the month in the Clubhouse Boardroom at 9:30. Please join us for discussion about your neighborhood!

Bonny Chown, Chair, Architecture and Landscape Committee

alc-chair@kchighlandshoa.com

CONDO LANDSCAPE COMMITTEE

January has been a particularly cold, wet month. The grass is very wet and muddy due to drainage issues. The Board has been discussing these issues and solutions. Since the dead Maples were finally removed, we will consult with East West on their recommendations for planting in these areas. East and West did some pruning to remove branches that were encroaching the brick wall on Dickson. If you have an interest or concern, the Landscape Committee meets the 4th Monday of the month at 2:00 pm.

Our next meeting is February 27 at 2:00pm.

Lucy Laande, Condo Landscape

HOA BLOCK CAPTAINS

We had our new year Neighborhood Watch Captain's meeting on Wednesday, January 18. All of us felt things were going very smoothly in the neighborhood. I want to thank the captains for doing a fantastic job keeping an eye out for their neighbors and helping everyone out when needed.

We do need captains on Overgaard Street and on the Dickson Street cul de sac area. It truly doesn't take much time, just an extra eye to monitor activity in those areas. Please consider volunteering to become a captain and call me if you have questions. Our community greatly appreciates the help each captain gives in keeping us safe and watching out for neighbors when needed.

Lucianne Phillips joined our meeting to give us information on the "Map Your Neighborhood" program. Map Your Neighborhood" (MYN) is a program for emergency preparedness. The program brings together neighbors to collaborate before and after a disaster to assist each other. The term "Map Your Neighborhood" refers to neighbors getting to know each other in small groups and "mapping" the skills, abilities and needs of neighbors which you write down in a booklet. It is a low-tech, simple program but very effective in enhancing resilience and enabling neighbors to get to know each other better and strengthen community bonds.

Several of our captains will be putting together MYN meetings for their areas so as a community, we can be more prepared in case an emergency happens. Look for information to come in future months and join your area meetings to receive the necessary MYN program information needed. A couple of neighborhood areas have already held very successful MYN meetings, and we are hoping to make this a community wide effort to be prepared just in case.

Thank you

Connie Holt

Neighborhood Watch Captain Coordinator

CONDO NEIGHBORHOOD WATCH

The Oregon winter is upon us. Rain, rain and more rain. But at least we aren't in California.

The ants are trying to come in for the winter. Have you tried sprinkling some cinnamon at their entry points?

Gnats have come in on my fruit and have decided to stay awhile. Cider vinegar in a shallow bowl with a few drops of dish detergent whipped to a foam keeps most of them at bay. But there are still a few clever ones that survive. So my house will smell like vinegar for a while yet.

Don't forget to check your water leak detector batteries. Those leak detectors can save you a lot of grief if your hot water heater springs a leak...and your washer and dishwasher hose doesn't last forever.

Don't throw away those masks and hand sanitizer yet. There are always new viruses waiting to get us.

Stay safe and healthy,

Sandy Bergeron CNW Coordinator sandber31638@gmail.com

CLUBHOUSE INTERIORS COMMITTEE

The CI Committee has taken on responsibility of Clubhouse Private Rental since July of 2021. We initiated some changes on the application form last year due to questions from our residents and inconsistencies with the form and will likely do some tweaking this year also. All requests to rent the clubhouse start with completing an application form and turning it into the office. Last year the clubhouse was rented out 10 times for parties, anniversaries, family get-togethers etc. This is in addition to two standing monthly reservations. If you are interested in renting the clubhouse, forms are available in the wall rack outside the office.

Valentine Day décor is on display now with St. Patrick Day decorations coming right after.

Jo Hendrickson, Chair Clubhouse Interiors

CLUBHOUSE MAINTANANCE

In December we replaced the Hot Water Heater. There was nothing obviously wrong with the old one except that it was in the attic and beyond its expected service life. A leak in the attic would cause substantial damage so we put in a new one. We included a safety device which will shut off the water if any leak is detected in the underlying pan. Getting the old one down through the narrow ceiling hatch and getting the new up required some special tools and a lot of muscle. The heater is located right above the kitchen sinks and dishwashers. We now have plenty of hot water.

We have six air conditioning compressors. All but one of them had a 1989 serial number before we started replacing them, one per year three years ago. We have done some work on the units to extend their service life. We have three old ones left and we intend to replace at least one of them in the Spring of this year. The Great Room in the Clubhouse has floor to ceiling windows on both the East and West sides. The air conditioning for that room often starts in February as the low on the horizon winter sun warms it up. The compressor for that room might run ten times more than some of the other units. It is marked to be replaced in 2023.

The Fire Alarm System in the building got its annual inspection early in January. It is a complex system and requires highly skilled inspectors. Eventually we will have to do additional work on it as the sensitivity of the smoke detectors gradually fades and we have the original units.

Tom and Rose Troyer have joined our committee along with Reagan Matsler.

We have no other big plans for 2023 and we are hoping for a quiet maintenance year.

Jerry Crane, Chair Clubhouse Maintenance

HOA INSURANCE

We have all of the types of insurance required by our governing documents, from insurance underwriters who meet the specified ratings and including the required provisions.

The Property insurance on the Clubhouse, Clock Tower and Masonry Wall is “Guaranteed Replacement” coverage. We also have Earthquake, Liability, Worker’s Comp. (which provides some coverage for volunteers), Directors & Officers, and Crime coverage. All policies expire and renew on December 31.

The insurance industry is under a lot of financial pressure due to wild fire, weather and other issues. Many HOAs have experienced greatly increased premiums, higher deductibles and cancellations due to perceived risks. Some insurers have quit offering certain coverages. Our broker, ABI, keeps us advised throughout the year, assisting our planning, and we have avoided the problems of premium increases and increased deductibles with one minor exception this year.

I’ll be happy to answer any questions readers might have about our various insurance coverages. My ‘phone number and e-mail address are in the HOA Directory.

Jerry Crane, Chair HOA Insurance

BIBLE STUDY GROUP

We look forward to our bi-monthly *Bible Study* in February. There are uniqueness's in this particular month: Valentine's Day, the 14th, when we share our appreciation and affection toward those we like and love; Also, this particular year February has only 28 days, of course we know that Leap Year comes every four years adding one more day to the month. There are uniqueness's that we all enjoy when hearing from different speakers for our gatherings. This month's speakers are:

February 7th Dennis Beatty will once again bring us a timely message from the Word. Dennis and his wife Gwyn live in our community, for which we are grateful, as he has volunteered on many occasions to speak at our gatherings. Welcome Dennis.

February 21st Doug Kieffer, who is no stranger to our Bible Study. He has a heart and extensive background for teaching and sharing God's Word, which has been a blessing to us through many gatherings. We look forward to hearing from Doug once again.

Our Bible Studies 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 February.

Submitted by Ron Willis

HIGHLANDS ACTIVITIES

As the wet and cold continues in 2023, so does walking aerobics. We meet every Tuesday and Friday from 9-9:45 am in the Clubhouse. Sessions are free and open to everyone. Each session includes a warm up, low impact cardio workout and a cool down.

Come join us and get a good start to your morning.

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 content, etc.

Denette Peffers, Highlights Newsletter coordinator

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