

# HIGHLANDS HIGHLIGHTS

## Community News



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**March 2023**

### **HOA BOARD MESSAGE**

#### Looking Ahead

Your Board of Directors is continually looking at the crystal ball to anticipate what tasks may lay ahead. At this time there are a number of living units on, or coming on, the market and with a national perspective that home sales may remain relatively strong, we anticipate meeting the budget's revenue projections for the year. The Board and Finance Committee will review the HOA budget in June as promised.

The Board frequently gets comments that the governing documents have many out-of-date elements, which they do. Amending the Bylaws and CC&R's requires a heavy lift. Amendments must be drafted, have legal counsel review, be mailed to all 319 property owners, and require between a 2/3<sup>rds</sup> and 3/4<sup>th</sup> majority approval to be implemented. Perhaps a budget line item in the 2024 annual budget will be considered for legal fees, printing, and mailing costs. This also will require a significant community volunteer effort.

Resolutions are governing guidelines the Board can implement or revise. These add clarifications to the Bylaws and CC&Rs. Resolutions can't replace or contradict either of the Bylaws or CC&Rs but can add some interpretation and/or specificity. Why is this important to know? Because your Board frequently discusses resolutions and their appropriateness to current situations. This is where you come in. These discussions are noted in the monthly Draft Board Agenda and can be talked about at Town Hall. Your input to these discussions provides much more information for the Board's consideration.

The Town Hall agenda intends to bring up topics and discussions that may affect you as a member of this community. And the Town Hall is interactive. So please, consider attending a Town Hall (and following Board meeting) as a key opportunity to have your voice heard. Better decisions are made together.

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

## **HIGHLAND PARK CONDOMINIUM BOARD MESSAGE**

I want to thank Brad Williams and Wayne Staley for their service on our Condo Board. At the same time I welcome Aniko Vigh and Bruce Edgerton to the Board. I profoundly thank Lucy for agreeing to stay on the Board. I'm sure it was a hard decision as she is chair of the Landscape committee in addition to being on the Board. If you have any desire or thought of wanting to be on the Board, please let me know as we never know when there will be a vacancy and the Board will need to appoint someone.

There was a good turnout to the Maintenance/Reserve/Finance committee meeting. Justin gave a presentation talking about the importance of keeping our reserve funded. The committee has a lot of work to do before the Fall due date for budgets to be submitted. Thank you all for being willing to serve.

As most have heard about our rash of garage break-in's it is important if you see something say something. Mike from Dave's Garage Door came out and told us the safest security for our garages is to disconnect the power wire from the key to the opener and get a digital keypad. If you disconnect the power wire leave the key plate in place. If the thief tries to get in by prying off the key plate he/she won't know why it is not working.

Stay safe!

Pat Barcroft, Chair HPC

## **CONDO MAINTENANCE/RESERVE/FINANCE**

Justin Barnhart, CERTA, presented to our committee information on the Reserve Budget. Our 2022 Reserve Study is available for residents to review within our clubhouse library.. Justin offered to provide possible plumbing vendor to assess our current situation. His presentation was well received by our Committee.

Sheldon Siegel, Chair

## **UPCOMING EVENTS**



### **CATERED DINNER COMING TO CLUBHOUSE SAT. MAR. 11 AT 5 PM.**

We are honoring St. Patrick's Day with a choice of CORNED BEEF AND CABBAGE/horseradish on side  
OR CHICKEN PICCATA

Also included will be Colcannon (potatoes with leeks and cabbage)  
Irish soda bread with butter  
Roasted onions, asparagus, Brussel sprouts and carrots with bacon  
Irish whiskey spice cake

For just \$20 you don't have to cook. Family and friends always welcome.

**We are selling tickets at the clubhouse on Saturdays from 1 to 2 PM. The last Sat. will be Mar. 4.**

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

### **CELEBRATE ST. PATRICKS DAY- MARCH 17 7:00 PM WITH A MOVIE AT OUR CLUBHOUSE.**

This month's feature, "**LAWS OF ATTRACTION**", stars Pierce Brosnan and Julianne Moore as opposing lawyers in a nasty celebrity divorce. Competition in the courtroom leads to an "eventful" trip to Ireland and a "special" celebration. This battle of wits and will couldn't be more fun.

It's much more fun to experience a good movie together so join your fellow Highlander's for this enjoyable event!

Remember to bring a flashlight if you are walking.

Call Nancy Crandell with questions

## **ARCHITECTURE AND LANDSCAPE COMMITTEE**

A discussion of brick wall repairs has appeared on the Town Hall and Board Meeting Agenda the last two months. Last fall, a condo resident expressed concern about cracks he had seen in the brick wall south of the condos on Dickson St. ALC member, Joe Mulder, contacted masons to inspect the entire length (2,535 feet) and area of the wall (26,454 square feet). During this inspection, as in an earlier one in 2018, small and larger cracks were found in both the Dickson and Beef Bend stretches. To prevent further damage, the next step will be an exploratory dig along the Beef Bend wall to determine potential causes and extent of needed repairs. Maintenance of this 30-year-old wall will continue on a yearly basis and funding allocated in the Reserve Budget. Fortunately, the assessment of all masons was that our wall is in good condition for its age.

A question has emerged alongside the repair conversation. When re-painting becomes necessary, should we keep the painted area turquoise/aqua? What color would you like to see? Please leave suggestions in the application box at the Clubhouse or contact an ALC member.

Since we have had questions and applications regarding temporary storage of containers... your A&L Manual refresher for the month.... Yes. Please do submit an application to place a dumpster, POD, or portable toilet (port-a-potty) on your property even if you are doing an interior project. Section 4.2, page 4 in the manual details Temporary On-Site Storage.

Early spring nature observations from our walk-about in the Highlands include smelling fragrance from the witch hazel in the Fir Grove mentioned last month, spotting crocuses, camellias and early viburnums in bloom and buds on rhododendrons, even a purple blossom on one!

A thank you to Rob Mustard for inventorying and monitoring our street trees through the spring pruning process. Also, thanks for obtaining and installing the controller so all four clock faces in the clocktower now read the same, correct time.

As always, please contact me at [alc-chair@highlandshoa.com](mailto:alc-chair@highlandshoa.com) with comments or questions. We invite you to our monthly meeting on the first Wednesday of the month in the Clubhouse boardroom.

Bonny Chown, ALC Chair

## **CONDO LANDSCAPE COMMITTEE**

Our Landscape Company, East West has continued to do pruning shrubs this month. Much needed bark dust was applied in the beds. Hopefully this will inhibit the moss from spreading. Plans for the areas where the maple trees were removed will be submitted at our February meeting. If you have an interest in the landscape of our community, please come to the meeting which is the 4<sup>th</sup> Monday of the month at 2:00 pm. **The March Meeting is March 27<sup>th</sup> at 2:00 pm.**

Lucy Laande Condo Landscape

## **HOA BLOCK CAPTAINS**

### **New House Watch Captain**

I would like to introduce a new Watch Captain, Sharon Woodhouse, 12598 SW Dickson Street. She will be watch captain for Dickson Street area 17, located on the map that is posted on the bulletin board in the Clubhouse. I appreciate Sharon agreeing to volunteer and help out. Thank you, Sharon!

As a reminder: Streets and condo buildings in The Highlands have "Neighborhood Watch Captains". Captains are available to answer questions residents may have of the neighborhood. They will be vigilant for unusual happenings on your street or in your building and will monitor activity when residents are gone for extended periods of time. They will check in with residents if there is a lack of activity around a house or condo (newspapers not being picked up or other signs that a resident might need some help). Watch Captains are here to help and are appreciated for their "eyes on our neighborhood" to continue to keep it safe and welcoming.

We're always looking for new Watch Captains. So please feel free to call me and volunteer!

Connie Holt  
Houses Watch Captain Coordinator  
503-936-9297

## **CONDO NEIGHBORHOOD WATCH**

On Valentine's Day many condo neighbors had a very nasty Valentines "unpresent". Our garage crooks struck with a vengeance. Many garage locks were damaged and a few garages were successfully entered and things were taken from them.

Again I stress the need for vigilance. Keep your garage door down. You never know who or when someone is casing your garage contents, Keep your car in the garage locked and remove anything of value. Do not store documents like old tax records in your garage or they can steal your identity along with your valuables.

We really are a safe community compared to what I read in the "Nextdoor " posts and see on the TV news. But we can do even better with more diligence. I invite everyone to be a "Nosy Parker". If you see something say something. And even though nothing was taken, call the non-emergency police number (503-629-0111) and give them a report of the incident.

Stay safe and healthy,

Sandy Bergeron CNW Coordinator [sandber31638@gmail.com](mailto:sandber31638@gmail.com)  
503-624-7896

## **LIBRARY WHISPERINGS**

The library committee would like to thank all the residents who have donated books and puzzles to our library. We are so pleased with the wide variety of items. There is a good selection of fiction, non-fiction and large print books. We also have a ton of puzzles. Due to our space situation, we cannot accept books that have been published prior to 2008.

Because residents also check out books from the Tigard library, care needs to be taken not to return Tigard library books accidentally to our Highlands library.

Bobbi Siegel, Librarian

## **BIBLE STUDY GROUP**

There is so much to look forward to in the month of March: Spring is just around the corner; Daylight Savings begins – the 12 th ; longer daylight hours help with a brighter outlook; for Basketball fans – the college playoffs take place and called March Madness. Just say'n! As always, we look forward to encouraging Christ centered messages at the bi-monthly Bible Study. This month we will enjoy hearing from the following speakers:

March 7 th Justin Vanier, Justin is an ordained pastor at a church in Beaverton. His primary focus in ministry is to disciple young people, teach the Bible, and organize evangelistic outreaches for the youth in the community. Justin and his wife Jessica have a son Levi, and a new addition daughter Naomi. Welcome Justin.

March 21 st Serge Dezhnyuk, Serge leads a weekly Men's Bible Study and has been involved in various ministries at his church in Beaverton. Serge and his wife Ana have four children. He works as a Civil Engineer in Beaverton and enjoys the outdoors, sports, and studying the Bible in his spare time.

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 March.

Submitted by Ron Willis

## **CAREGIVER SUPPORT GROUP**

Join us for this free 90 minute group to support family and friends caregiving! Are you an unpaid family or friend providing support to your spouse, neighbor, parent, or friend? We understand that caregiving is rewarding and it can also be tiring and frustrating. We welcome you to come and spend a little time with others who "get it". Share your story, get support, and learn ideas to help you provide care. This support group is open to anyone in Washington County who is unpaid and caring for someone over the age of 60 or any age with a dementia related diagnosis. Offered through the Washington County Caregiver Support Program and funded through the Older Americans Act.

Jennifer Morris, the meeting Facilitator, is a Licensed Professional Counselor, registered with the OBLPCT (Oregon Board of Licensed Professional Counselors and Therapists). She has lived in Oregon all her life, attending Portland State University for her undergraduate degree (MA in Psychology), and graduating in 2008 from Lewis and Clark University with a Master of Arts in Counseling. She has been counseling adults for over 12 years on issues ranging from dealing with life changes and stressors to anxiety, depression and other mood disorders to major mental illness. She especially enjoys working with people on aging issues and caregiving issues.

The next meeting at our clubhouse is scheduled for March 13th from 1:00-2:30 pm in the "card room". The group meets on the second Monday of each month at 1:00 pm. I have also posted a flier on the clubhouse bulletin board describing their services.

Ron Nixon, Highlands Resident Sponsor  
SW Bexley Ln  
Tigard

## **HIGHLANDS ACTIVITIES**

### **MAHJONG Yes, we play Mahjong here at the Highlands!**

Throughout my 23 years living in Oregon I have played many versions of Mahjong. I learned the Philippines way, the American National way, the Air Force Way and finally the Chinese way, as taught at the Chinese Garden in downtown Portland.

I liked the Chinese Garden version best and that is the one I taught to my fellow Highlanders.

We play every Wednesday at 1pm in the cardroom of the clubhouse. But recently we have been mixing it up and playing Rummy-que every other week, if we have enough players who want to play.

Both games keep your mind alert and that is important at our age.

Pop in and join us. We enjoy teaching new people to play both tile games. They are easy to learn and fun to play.

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

## **POKER**

We play Poker every Wednesday night from 6pm to 8:15pm. I get back home soon enough to watch "Chicago Fire". The "buy in" is \$4.25. So you can see this is not a high stakes game. \$1 from each of us goes to the person with the highest hand that night. I usually come home with a little more than \$2 and I am not a good poker player. But we do have a lot of fun and it is a cheap night out with friends. We laugh a lot - mostly at yourself and some bone head mistakes we made - like not folding soon enough or folding too soon. For an inexpensive night of fun come join us some Wednesday night at 6pm in the cardroom at the clubhouse.

Sandy Bergeron Poker Coordinator [sandber31638@gmail.com](mailto:sandber31638@gmail.com)  
503-624-7896

## **HIGHLIGHTS NEWLETTER**

KC Highlands community interest and activity articles are always welcome. Just send by email to: [highlightskchoa@gmail.com](mailto: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  
503-318-3984