

HIGHLANDS HIGHLIGHTS

Community News



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HOA BOARD MESSAGE

In addition to maintaining and/or enhancing property values, another key mission for your Board is ensuring HOA financial health to the extent possible. A recent survey by the Foundation for Community Association Research provided a nation-wide perspective on inflation conditions impacting community associations.

91% of respondents noted increase in expenses due to rising costs and inflation. The same percentage increased 2023 budgets to adjust for increases, 58% increasing up to 10% and another 30% increase 11 – 25%. In addition to assessment (annual fee) increases, 41% note reducing expenses through actions like deferring maintenance (40%) and reducing landscaping (31%) with 44% noting “other” which is undefined.

Considering the Consumer Price Index increase is up 6.60% from a year ago (March 2023) the Finance Committee, in support of the Board, reviews monthly HOA Financial Statements. These volunteers (most with finance-related work experience) look at operational costs such as utilities, landscape maintenance, clubhouse maintenance, and professional fees among others, to assess ongoing operational income vs expenses. They also review Reserve Fund revenue, dependent mostly on the 1% Transfer Fee from living unit sales, against the repair, replacement, and/or maintenance of HOA common property (i.e., the clubhouse, walking paths, brick walls, clock tower, landscaping and street trees).

Each year the HOA budget for the following year is crafted in the fall to establish the Annual Homeowner Fee approved in October. Just like your home budget, the budget workgroup looks into the crystal ball to estimate rising costs making best guess predictions. In 2022 known cost increases, especially from utilities, were part of the consideration and by limiting operational costs, the 2023 annual fee remained the same as 2022. But, of course, costs keep climbing both at home and for the HOA.

Why is this important to you? Because the annual fee is a significant cost to every property owner. The monthly Finance Committee meetings are open to everyone interested. With costs increasing, an annual fee increase is likely. To understand the why and how, consider attending these meetings – you can ask questions and listen to well-informed discussion regarding how your money is spent.

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

HIGHLAND PARK CONDOMINIUM BOARD MESSAGE

ALERT: the Condo Board meetings from now on will meet the second Wednesday of the month at 5:30PM. We are changing the meeting time so we meet after the Maintenance/Reserve/Finance committees meet.

The carpet is going in as we speak. It looks so good. It looks bright and updated. I just want to thank Ron Laande and his executive assistant, Lucy, for all their time and effort to coordinate the selection and installation of the carpet. Thank you so much.

Steve Eck has resigned from the Board as he is moving. I want to thank Penny Pershey for stepping up and being willing to be on the Board. Penny will serve out Steve's term. For those of you who do not know Penny, she has served on the HOA Board as well as the COA Board in the past, so we are grateful for her added experience. Thank you, Penny.

Sandy Bergeron, the Neighborhood Watch Captain, invited representatives from the King City Police Department to come and talk about the safety in our community. It was informative and well timed. Good job, Sandy.

UPCOMING EVENTS

Fun Lasagna Party Coming To Clubhouse Saturday April 15 at 5pm

This will include lasagna from a restaurant, garlic bread, a nice green salad and dressing, SPUMONI ice cream and cookies for dessert. The cost is only \$12 for all that. Please come join the fun with us!

There is a sign-up sheet on the bulletin board. Please indicate number of people attending so we can plan for you.

Thank you,

Ed Benberg, Special Events and Lucianne Phillips, co-chair

Sip & Saunter Through Open Gardens Saturday May 20th

Sip & Saunter Through Open Gardens is coming back to the Highlands this year by popular request. The event this year will be Saturday, May 20. All Highlands residents are encouraged to participate in exploring any or all of the open gardens from 2-5 pm.

If you would like to open your garden to our neighborhood for this event please contact either Elaine Sobel at elaineankersen@gmail.com or 503-703-3200 or Crystal Compese at crystalcompese@gmail.com or 818-456-7265.

We ask that if you open your garden for this event that it be easily accessible and that you provide something for participants to drink: water, lemonade, ice tea, wine or your drink of choice. Also we will ask everyone participating to bring a non-breakable container to drink from.

Even if you think your garden won't be at its best or you won't have all the weeding done, gardening is a journey. Let us enjoy the journey with you. We hope you'll consider opening your garden to us.

Houses with open gardens will be marked by helium balloons that will be given out at the Clubhouse from 10-10:30 am on May 20. A list of open gardens will be in the May issue of Highlights newsletter, if you let us know by April 21 that you want to open your garden.

A list of participating addresses will be sent out on HiNet and paper copies of the address list will be available in the Clubhouse on Saturday, May 20. .

Those hosting an open garden will have a sneak peek from 11 am to 1 pm when hosts will explore all the open gardens as a group.

We hope you will join us on May 20 for our second Sip & Saunter Through Open Gardens.

Please contact Elaine or Crystal if you have questions.

ARCHITECTURE AND LANDSCAPE COMMITTEE

On St. Patrick's Day, leprechauns planted ferns near the bridge in the Fir Grove. Last fall, two rhododendrons were placed to help hold the soil on the embankment. The ferns will also help. A future drainage project to prevent water and mud from covering the path is on the ALC's summer agenda. Applications are arriving in the ALC drop box as home owners plan spring projects. Residents new to our community receive a packet informing them of ALC guidelines and a copy of the Architectural and Landscape Manual. If you are a new resident, or someone who has a question regarding a planned project, consult the manual or contact the ALC.

A sidewalk reminder...the homeowner is responsible for the maintenance of the sidewalk adjoining their property including the curb and the cement gutter up to the asphalt. Those little pop-up weeds with their sweet little white blossoms which produce a million seeds like to 'pop up' in side walk cracks along with other weeds and tufts of grass. In addition to being unsightly, if allowed to grow weeds and grass can cause damage to the sidewalk. We ask that you, or your gardener, please remove them. This is the springtime reminder, in the fall, it is leaves, and in the winter, ice and snow! Refer to the A&L manual, Section 7.5, page 19 for additional information.

As always, contact me with questions or comments. Our meetings (first Wednesday of the month at 9:30 in the Clubhouse boardroom) are filled with lively discussions about our neighborhood appearance and safety, we invite you to come.

Bonny Chown, alc-chair@kchighlandshoa.com

CONDO LANDSCAPE COMMITTEE

Welcome Spring after a cold rainy winter. The Board approved the planting of shrubs at buildings 9,14,15,and 20. It was noted the building 10 is also in need of new plantings and was brought to East and West's attention. The work order was delayed to East and West . Therefore, the planting and spraying of the azaleas is yet to be scheduled. If there are any concerns, come to the Landscape meeting. The next meeting is Monday, April 24th at 2:00 pm.

Lucy Laande, Condo Landscape

CONDO NEIGHBORHOOD WATCH

Our March Condo Neighborhood Watch meeting was well attended. The draw was Officer Jon Huffman from the King City Police Department. He spoke to us about similar garage break-ins at our sister condo communities in King City and Summerfield and what was done to help prevent further problems at those sites. He will assist in the placement of security cameras if we choose to do so. As you know we have committees to gather information to present to our condo board members for approval and implementation. Are there any volunteers for that committee?

Our opinions on how best to improve our garage and parking lot safety is up to you. We need volunteers to research the costs and placement of video surveillance cameras or motion activated lighting or any other option you can think of to stop this troubling behavior in the Highlands. Please email me your thoughts and willingness to help in this endeavor.

What can be done in the meantime,

- 1) Do not keep anything of value or important papers in your car or garage.
- 2) Keep your garage door down and locked.
- 3) Keep your car locked even when in your garage.
- 4) If you see something say something.
- 5) Report any damage or theft to the King City Police Department.
- 6) Inform your Neighborhood Watch Captain of the incident.
- 7) If possible shut off the power to your garage at night or when traveling.
- 8) Disable the side lock for your garage door and use the garage door opener or a digital key pad to enter your garage. Carry that opener with you, don't leave it in the car.
- 9) Put a cover over the emergency override lock in the middle of the garage door.
- 10) Stay vigilant.

We also had Lucianne Phillips talk to us on the Map Your Neighborhood preparedness program. Several of our buildings have joined ranks and are working together to form a plan to share resources. Lucianne will help you organize and implement a plan to reach that goal. It takes teamwork and willingness to help your neighbors in times of crisis. It takes a village.....

Stay Healthy and Safe,

Sandy Bergeron CNW Coordinator sandber31638@gmail.com

CLUBHOUSE INTERIORS COMMITTEE

The Rental application to use the Clubhouse is in the process of being updated. We will keep you informed of the changes.

Just a friendly reminder that when using the Clubhouse for your gathering, please be aware of the usage guidelines and please be gentle with our facility! If there is spillage, please clean it up right away, gently raise and lower the blinds and so on. Please be considerate of the next event after yours! This will ensure our lovely Clubhouse is always ready to use and looks its best. If you are interested in joining the committee, please contact Jo Hendrickson.

BIBLE STUDY GROUP

With Spring finally here – we are thankful now that the cold weather is behind us. Also being thankful, we look forward to hearing from two excellent speakers at the bible study this month.

April 4th , Dennis Beatty will be joining us with a timely message this spring. 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, has been in full-time ministry over 40 years, has been a lead pastor, a lead interim pastor, and served in several denominations. Welcome back Dennis.

April 18th , Justin Vanier 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 youth in the community. Justin and his wife Jessica have a son Levi and a new addition, daughter Naomi. Welcome Justin.

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

FINANCE COMMITTEE

The Finance Committee is looking for new members to review the monthly financials and report back to the community on how the HOA is spending your HOA annual dues. If you're interested, please join us at a monthly meeting held the Tuesday prior to the Wednesday HOA Town Hall and BOD meeting, or reach out to me or one of the Committee members (Judy Austin, Bill Riviore, Gary Wilson) for more information.

Mary Kelly – Chair, Finance Committee

HIGHLANDS ACTIVITIES

Join us on Friday, April 14 at 7:00 as we watch Harrison Ford in “one of his best and most intense performances” along with Kristin Scott Thomas in “RANDOM HEARTS”.

An Internal Affairs sergeant and a Congresswoman become entangled in a shocking mystery after their spouses are killed in a plane crash. Suspense, intrigue and an unexpected romance come together in this compelling movie.

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

503-318-3984

KC HIGHLANDS CALENDAR

APRIL 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1/2	3	4	5	6	7	8
	10 Zumba 11 Condo Main. & Reserve Mtg 1 Hand, Knee, & Foot	9 Walking Aerobics 10 Men's Coffee 1 Bridge 7 Bible Study	9:30 ALC Com. Mtg. 1 Mahjong 1 Rummikub 6 Poker	10 Zumba 1 Line Dancing 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 5 Happy Hour	
9	10	11	12	13	14	15
 Easter	10 Zumba 1 Hand, Knee, & Foot 1 Caregiver Support Group	9 Walking Aerobics 10 Men's Coffee 1 Bridge	1 Mahjong 1 Rummikub 5:30 Condo Board Mtg. 6 Poker	10 Zumba 1 Line Dancing 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 2 Library Mtg 5 Happy Hour 7 Dinner Setup	5 Italian Night Dinner
16	17	18	19	20	21	22
9-4 Private Event	10 Zumba 1 Hand, Knee, & Foot	9 Walking Aerobics 10 Men's Coffee 1 Bridge 7 Bible Study	1 Mahjong 1 Rummikub 6 Poker	9:30 Sewing 10 Zumba 1 Line Dancing 3 Clubhouse Interiors Mtg 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 5 Happy Hour 7 Movie Night	
23	24	25	26	27	28	29
	10 Zumba 1 Hand, Knee, & Foot 2 Condo Landscape Comm.	9 Walking Aerobics 10 Men's Coffee 1 Bridge 6:30 Finance Comm Mtg	1 Mahjong 1 Rummikub 6:30 Town Hall HOA Board Mtg to Follow 6 Poker	10 Zumba 1 Line Dancing 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 5 Happy Hour	9-4 Private Event
30						