

HIGHLANDS HIGHLIGHTS

Community News



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503-684-8294
www.highlands55.org

MAY 2023

HOA BOARD MESSAGE

Spring is here. Flowers and solicitors seem to be springing up everywhere...

Every year around this time, business solicitors decide to ignore the HOA's "No Soliciting" signs and approach residents' homes. Commercial solicitation is against City of King City ordinances. Faith-based, political, and non-profit solicitations (I don't understand why Girl Scouts haven't found us yet – they'd make a killing on cookies...) are protected by First Amendment rights.

Caution is always the best option. Don't open your doors unless you have some idea of who is there and certainly NEVER ALLOW A SOLICITOR INTO YOUR HOME. If you do encounter someone trying to sell you something, tell them it is illegal in our neighborhood and if they continue you will call King City Police (yes, you can do this!).

But the flowers, and tree and bush buds, are a welcome sight. Your Architecture & Landscape Committee (ALC) does a great job working with landscape contractors to keep the HOA a lovely place to call home. Thank you to all who volunteer to support this group.

We are saddened at the loss of our board member, Ron Sobel. Ron brought energy and enthusiasm to every discussion. The board will follow the HOA Bylaw's process to appoint someone to fill the remainder of Ron's term. He will be missed.

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

HIGHLAND PARK CONDOMINIUM BOARD MESSAGE

As of last Board meeting Penny Pershey was appointed to the Board to serve Steve Eck's term as he has moved. Penny brings much experience to the Board and we are glad to have her. Again, welcome Penny.

I do want everyone to know that the **May Finance/Maintenance/Reserve Committee meeting will be May 1st, 11:00 AM**. There may well be more than two Board Members attending that meeting. As usual there will be minutes taken. This is an open meeting business meeting, so, if you are interested in the finances of the association please do come and listen. Thank you so much for those of you who are on this committee. We appreciate you.

We are still waiting to hear back from our vendor as to the date they will be installing new gutters on the two buildings the board selected to see if upsizing gutters will take care of the water overflow. In addition we are getting proposals regarding drainage issues.

If you are interested in any of the issues that are listed on the Board meeting agenda, or, if you have an issue you would like the Board and others to hear about, please feel free to come and participate in Open forum.

Be safe.

Pat Barcroft, HPC President

NOTES FROM THE OFFICE

A reminder: Backflow Testing must be completed by June 1 st . PMBackflow does testing for many Highlands residents. The cost is \$64 and can be ordered at www.pmbackflow.com or 503-830-0171. If you need assistance with the online ordering, contact the HOA office. Note, there are other backflow companies that perform this service.

Both homes and condos are selling quickly, and we have welcomed many new residents in the last few months. One of the things new residents are most excited about are the many groups and activities here. Don't be surprised if someone new joins your group or sits next to you at an event!

The new Directory is available in the Clubhouse. One per household, please. An update with resident changes will be sent out in May.
Spring is finally here! Enjoy the sunshine.

Beth Cahill office@kchighlandshoa.com 503-684-8294

UPCOMING EVENTS



Saturday, May 6, 2023, from 1 – 4 pm.

Chapter BD, P.E.O. Sisterhood, Portland, Oregon will host the 2nd annual Kentucky Derby Fundraising Party held at the Highlands Community Club House, **12930 SW Peachvale St., King City, OR**

The event will begin with viewing the raffle baskets, renting hats to wear, and reviewing the horses for the race. This will be followed by a tasty snack in the dining room, followed by desserts in the main room. Guests will be able to enter contests for prizes and view the actual Kentucky Derby race.

The P.E.O. (Philanthropic Educational Organization) Sisterhood began in Mount Pleasant, Iowa more than 150 years. From that time, the Sisterhood has grown to over half a million members in Canada and the United States who are passionate about helping educate women through scholarships, grants, awards, loans, and stewardship of Cottey College and motivate each other to achieve their highest aspirations. This fundraiser will provide monies to support these projects that assist women from all over the world achieve their educational and life goals. Please come with your friends to have fun and support women reaching for the stars.

To learn more about P.E.O., its powerful educational philanthropies and see stories of women who have benefited from the programs, visit: **peointernational.org**.

Tickets are \$25 and can be purchased from Kathy Jones until April 29th.

You can reach Kathy by phone: 503-341-8647

or E-mail: rick-kathy.jones@comcast.net

Joyce Auenson

Highlands resident event sponsor

Sip and Saunter Through Open Gardens – Saturday, May 20th, 2023

Come celebrate the return of warm weather to the Highlands! All Highlands residents are invited to visit the following gardens from 2 to 5 PM. Visit all or any of the gardens you wish.

1. Cheryl Viale, 16029 SW Refectory Place
2. Jeff and Susan Smith 16021 SW 130th Terrace

3. Bill and Sue Rivoire 16289 SW 129th Terrace
- 4 Lucianne Phillips 12645 SW Peachvale
5. Ron and Melissa Brown 12699 SW Peachvale
6. Tom and Bonny Chown 12840 SW Peachvale
7. Crystal Compese 12717 SW Peachvale
8. Janine Moscove 16058 SW Wimbledon Court

Paper maps will be provided in the clubhouse on that Saturday. Homes will be marked with helium balloons and a listing will again be sent out on HiNet close to the date.

Please wear comfortable shoes and bring a non-breakable container as beverages will be available in the participating gardens.

If there are any questions, please contact Crystal Compese at 818-456-7265 or crystalcompese@gmail.com.

ARCHITECTURE AND LANDSCAPE COMMITTEE

Happy May! April showers were plentiful this year, hopefully May flowers arrive in profusion. The trees are budding and blooming, and we should see rhododendron blossoms this month.

The ALC refers to places within our community by traditional and representational names. For example, the Central Greenway goes from SW 129th east to SW 126th. A newly planted Ginkgo tree graces the north side of the path. We would like to see another bench at the east end. The west end of the path at the 128th cul-de-sac was just planted with red-twig dogwoods and ceanothus. The Dickson Garden (Triangle) is along Dickson as you enter the Highlands. It has been, and continues to be, in a constant state of renovation as we look for the best plant material for that site. If you follow the walking path east, the Dickson Greenway culminates in the Fir Grove. Sixteen conifers; Douglas Firs, one Western Red Cedar and one Shore Pine, are among the Highlands common property trees. Another area we maintain is the Wimbledon Path which goes north from Peachvale Street to the Wimbledon cul-de-sac. This area has no HOA irrigation, so vegetation survives on rainfall and the kindness of water-donating residents. These common properties are maintained by Teufel Landscaping with supplemental work parties from the community. Do walk, or drive by these areas which create the lovely ambiance of our Highlands neighborhood.

After approval by the BOD, the 2023 Architectural and Landscape revised manual is now available in the back hallway, online at highlands55.org or you may request one from the office. Please refer to this current edition before you begin an exterior project. Some projects which do NOT require an application include removing a shrub which is overgrown, dying or you just don't like it and are replacing it with a new one, spreading mulch, pressure washing sidewalks and driveways or window washing. These activities are routine maintenance. The caveat to the above, or any other projects, remains – if in question, ask an ALC member.

We meet the first Wednesday of the month at 9:30 in the Clubhouse boardroom. Come and chat with us! Bonny Chown, ALC Chair alc-chair@kchighlandshoa.com

CONDO LANDSCAPE COMMITTEE

What a wet year! The heavy rains have caused a lot of drainage issues. Our grounds are more than saturated.

Landscape East & West with the Landscape Committee came up with suggestions/bids for 3 areas with water & drainage issues to present to the Board. The Board chose to defer their decision and will look at other options before making a final decision.

Building 10 got approval from the board to have new shrubs planted in the empty bed in front of their building. This will be a nice improvement!

Next to building 18 a big lovely camellia was planted on March 28. The smaller one was removed and move to the bed in front of building 10. New trees and shrubs replaced vine maples that had been removed.

Submitted by Sherry Kilpatrick for Lucy Laande

CONDO NEIGHBORHOOD WATCH

Greetings and salutations to all you fellow allergy sufferers. The trees in bloom in the Highlands are beautiful, but my kleenex and allergy medicine costs are high. We need the rain, but our present drainage system and gutters have problems handling it.

The garage safety issue remains unresolved. Several suggestions have been made but have not had board approval for compensation. So right now it is everyone for themselves to solve their own problems.

It has been brought to my attention that several keypads may have been tampered with so please don't make your password easy to figure out.

Stay safe and healthy,

Sandy Bergeron CNW Coordinator sandber31638@gmail.com

Condo garage door locks — facts and recommendations.

By Craig Callaway, Unit 101, and
Ron Nixon, Owner Highlands Handyman LLC, License #219567, Bonded and Insured

Condo owners had a rude awakening one day in February after overnight burglars cracked their way into at least a dozen garages. Here, we describe the two most common ways this has been done, and what to do, as much as reasonably possible, to keep you from becoming a future victim.

Stand in front of your garage door, and look up at its center. See that straight-blade key hole? This is your way into your garage in the case of a PGE power outage. Thus turning off the power to your garage at night by tripping the garage circuit breaker on your in-unit breaker panel will NOT stop a burglar from gaining entry. The whole point of this lock is to give you a way in when the power is off.

Unfortunately, it's vulnerable to a burglar who knows what to do with a flathead screwdriver — jamming it in and breaking the lock.

But there's a solution. The straight-blade lock can be replaced with a "Tubular Cam Lock," also known as a "barrel" lock, that's impervious to a screwdriver.

Now look down to mid-door level, at the "key lock" to the left or right of the door, depending on whether your garage is odd or even numbered. Technically, this "lock" is an electrical "momentary switch" operated with a key. Opening this lock requires electricity. And this lock is even more vulnerable to that thug with the screwdriver who can pry off the cover plate, extract the lock, and use the screwdriver to open the door by touching the contacts. This was the chief method used in the multiple March break-ins.

So, how do you protect your garage? We recommend this three-step process. These steps have worked and are working for other owners in the community. Hire a knowledgeable garage door service company (at your expense) to ...

1 — Remove that lock at the side of the door. Have the connecting wires snipped, wrapped, and pushed down inside the door. Then cover the hole with a stainless steel plate. Pick a silver plate; it's the COA-sanctioned color.

2 — Remove the straight-blade key lock at the top of the door, and have it replaced with a Tubular Cam ("barrel") lock.

3 — install a wireless combination key pad at the side of the door frame.

This keypad is battery-operated. It is not connected electrically to a power source in the garage. The garage door company knows how to pair the keypad to whatever door lift motor you have. (Many of you have replaced the original Blue Max openers installed when the condos were built.)

NOTE: The keypad is not necessary if you are willing to carry and use your garage door remote control to open the door. Destroying a wireless keypad is pointless; it gets a burglar nowhere.

The next burglar who attempts a break-in at your garage will look first for a key lock at the side of the door. When he encounters the steel plate, he'll look next to the top of the door and he'll see that his screwdriver is useless against the tubular cam lock. The chances are he won't spend much time trying to guess the combination to your keypad (unless, of course, you were foolish enough to use 0000 or 1-2-3-4 as your combination — but we know you're too smart for that, right?)

We believe that this three-step plan will provide you assurance that your garage is as safe as it can reasonably be.

If you have any questions, call Craig at 541-821-2766, or Ron at 503-887-8869.

CLUBHOUSE MAINTANANCE

In April we replaced the largest of our six air conditioning compressors and its air-cooling component, the coil, which sits in the furnace on top of the fire box. The heating and air-conditioning system in the clubhouse is complex with six compressors sitting outside and six furnaces in the attic, connected by 75 feet of copper tubing. Each of the rooms in the building has a dedicated HVAC system controlled by a thermostat. The systems vary in size; small for the Library and Card Rooms, and big for the Great Room with its high ceiling and walls of windows.

The #5 combination cools and heats the Great Room. In the history of the building, this will be the third ac compressor for the #5 combination. It runs much more than the other ac systems because of the number of East and South facing windows in the Great Room. It often runs on cold but sunny days in February. The job of replacement requires many skills, a lot of planning and muscle. This job required 4 men full time for one day and 2 men for ½ day.

With this job completed we now have just two smaller ac compressors to replace. They are over 32 years old using a refrigerant which has been outlawed. That job will be in the budget for next year and will complete our program of updating all of our clubhouse HVAC component's giving us safe and reliable service for years to come.

Jerry Crane, Clubhouse Maintenance Chair

First Aid Kit and AED

Minor injuries happen! Did you know that there is a well-equipped first aid kit in the Highlands clubhouse? Next time you visit, look in the kitchen. The Kit is attached to the west wall near the refrigerators. It's ok to open it up and have a look!

Our AED is also located in the clubhouse on the Southwest wall of the ballroom. You will see a green blinking light that lets us know the battery is charged and the unit is operable.

The last AED hands only CPR class was held in 2018. I am in the process of coordinating a date for another class sometime in June or July and will post the day and time when confirmed.

Denette Peffers
Highlands resident

BIBLE STUDY GROUP

The old saying, April Showers bring May Flowers should produce a magnificent display of color this spring in light of the recent rains. But of course, that's why we all love the Oregon landscape. Moving into May we will also enjoy speakers who will bring timely messages from God's Word.

May 2nd, Doug Kieffer, is no stranger to our Bible Study. Doug 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.

May 16th, - Dennis Beatty will be joining us again. 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.

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 May.

Submitted by Ron Willis

HIGHLANDS ACTIVITIES

May Movie Night

Join us Friday, May 19 at 7:00 pm for "RUNNING MATES" starring Diane Keaton and Ed Harris. Politics seems to be front and center in today's news.

This romantic comedy explores the ups and down of a charismatic Senator who is running for President and becomes reacquainted with a high school friend who was giddy over him as the team football captain and is now author of children's books. This is a story of the ups and downs of a campaign and the exposure of a forgotten past.

Keaton and Harris harken back to the Tracy/ Hepburn comedies. Lots of fun!

Hand, Knee & Foot

Have you lived in the Highlands for years, months or days? Have you thought that the Highlands is such a great place to live? Have you come up to the Clubhouse and it seemed so quiet? Well, that's because you didn't come up while we were playing the card game, Hand, Knee & Foot. We are always looking for new players and you don't have to have played the game before. We play on Mondays and Wednesdays at 1:00 in the

Clubhouse near the kitchen and we play at 7:00 p.m. same place on Thursday nights. We have many of our current players that would love to teach you how to play.

BEWARE! You could become so excited, you might want to play three times a week.

Looking forward to meeting you.

Any questions? Please call Cheryl Viale at (503) 746-6963

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

MAY 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
	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	9-4 Private Event
7	8	9	10	11	12	13
	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	
14	15	16	17	18	19	20
	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	2-5 Sip & Saunter
21	22	23	24	25	26	27
9-4 Private Event	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
28	29	30	31			
	Memorial Day Office Closed 10 Zumba 1 Hand, Knee, & Foot	9 Walking Aerobics 10 Men's Coffee 1 Bridge	1 Mahjong 1 Rummikub 6 Poker			

Office Hours: M W F 9 AM – Noon 503-684-8294
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