

# HIGHLANDS HIGHLIGHTS

## Community News



Published by King City Highlands HOA, Inc.  
503-684-8294  
[www.highlands55.org](http://www.highlands55.org)

June 2023

### HOA BOARD MESSAGE

#### **Reminder of the HOA guidelines.**

The Community Association Institute estimates there are currently around 350,000+ Home Owners Association (HOA) and more than 25% of the U.S. population lives in a community association. The mix is single-family homes and condominiums, the latter of which is also a growth area in the international market. Highlands has a great mix of both with 319 living units including 124 condominium residents.

The common thread across all HOAs is its guiding policies. When a property is purchased within an HOA, it is governed under a system of rules which property owners, renters, or lessees agree to abide by. Under Federal, State, County, and City policies are the HOA's Bylaws (identifying ownership, powers of boards and officers, and other basic functions); Conditions, Covenants, & Restrictions (CC&Rs) (regulating community functions, property uses, etc.) and Resolutions (board enacted policies typically providing clarity and/or specificity of the first two).

To change Highlands HOA Bylaws requires an affirmative vote of not less than 50% of all property owners. CC&Rs may be amended by affirmative vote of not less than 75% of all property owners (with conditions). Resolutions are initiated, and approved, by the HOA Board and are amended as needs arise.

Why are you being reminded of the HOA's governing documents? Because there are requests for exemptions to the rules. Both the Architecture & Landscape Committee (ALC) and the Board have authority to waive, or exempt, rules. It is important that the party asking for an exemption identify the existing regulation, state why an exemption is being requested, and understand that neither the ALC nor the Board is under obligation to grant exemptions. The rules apply to everyone for the sake of the community. One of the responsibilities of the ALC and the Board is to maintain and/or enhance the property value of every living unit in the HOA. The governing documents are an important part of that responsibility.

Please read the HOA's rules before requesting approval of a project. That's the easiest path forward. Every new property owner or resident is provided a copy of the Bylaws, CC&Rs and Resolutions upon moving in. Copies are kept current in the library as well as on the HOA's website (Highlands55.org) and each property owner's CMI portal.

Working together Highlands HOA and Highland Park Condominiums community members continue to make this the highly desirable place to live.

Mike Dahlstrom, president, King City Highlands HOA

[president@kingcityhighlandshoa.com](mailto:president@kingcityhighlandshoa.com)

### **HIGHLAND PARK CONDOMINIUM BOARD MESSAGE**

At the May Condo Board meeting, the Board presented to those in attendance a consideration the Maintenance/Reserve/Finance committee brought forth which was possibly assessing a .5% Transfer Fee to the new sales of condo's in our community. The Transfer Fee in no way impacts current owners. The fee is added to the cost of the condo sale. The purpose of this assessment is to allow our community to strengthen our Reserve budget. I called our attorney and inquired the following:

- 1) Is this a good idea?
- 2) What will it take for this to happen?

In his opinion, the Transfer Fee is a good idea although somewhat difficult to implement in that 75% of the owners will need to vote and it is difficult to get 75% of owners to vote and get their ballots in. Our community is 30 years old so certain infrastructure issues i.e. drainage, lighting, gutters, plumbing etc. will continue to need to be addressed. These kinds of issues are taken out of our Reserve Budget. Having a strong Reserve budget is important for the desirability of our community. Please consider two things: If you have any questions, please attend the June 14<sup>th</sup> Board Meeting so you can ask those questions; Please vote. Would you be willing to help collect ballots in your building if need be? This certainly will benefit us all as it keeps our monthly fees from growing too fast.

If per chance, you have lost the key to the front door of your building, you can ask a neighbor if you can borrow their key so you can get a new one.

Shel Siegel brought up a good point for new residents to know. If you are going to remodel your bathroom and live on the second floor, you may need to shut off the water using a downstairs neighbor faucet controls. If you live on the ground floor you may need to shut off water by the new in ground water control valves. If you are on the ground floor and live on the east side, you probably should call Sheldon Siegel to learn about water shut off.

One more thing. The Highlands community prints a yearly directory that is a treasure of information. In it you will find the names and phone numbers of both HOA and COA Board members and various committees. You will find committee meeting schedules and group activities as well as contact information for those activities. In addition you will find various community phone numbers and the names and phone numbers of those who live here at the Highlands. It is amazing the answers to many questions that can be found in the directory.

Enjoy our nice weather that has come and stay safe.

Pat Barcroft, HPC President

### **UPCOMING EVENTS**



#### **FUN PIZZA PARTY COMING TO THE CLUBHOUSE**

**Date: Saturday June 10<sup>th</sup> at 5:00 pm.**

There is a sign-up sheet on the bulletin board. You may indicate the number of people coming and your choice of pizza.

Choices are: "Everything", Canadian bacon with pineapple or gluten free vegetarian.

We will also provide a nice green salad with dressing.

For dessert, there will be pie and whipped cream.

**Cost is \$12 per person.**

Friends and family are always welcome!

That's not all! We have Peggy Schwarz returning to entertain us. Peggy has a way of getting us energized as she sings and plays many of the "old time" favorites, and encourages us to sing along.

There will be a tip bowl and we encourage you to contribute whatever you wish. This way, we can continue to have entertainment in the future.

Thank you,

Ed Benberg, Chair Special Events

Lucianne Phillips, co-chair

## **Special Events Calendar**

Please mark your calendars for the special events for the remainder of 2023! More details will be provided each month for the specific event.

- Saturday, June 10 Pizza Party at 5:00 p.m.
- Tuesday, July 4 BBQ at 4:00 p.m.
- Sunday, August 6 Ice Cream Social at 2:30 p.m.
- Monday, September 4 Labor Day Pancake Breakfast at 9:00 a.m. – 11:00 a.m.
- Saturday, October 14 Baked Potato Party at 5:00 p.m.
- November – No Special Event
- Wednesday, December 13 Christmas Holiday Catered Dinner at 5:00 p.m.

Ed Benberg, Chair  
Lucianne Phillips, Co-chair  
Special Events Committee

## **CONDO LANDSCAPE COMMITTEE**

Hello Sunshine, Hello Spring! Our lawns look better but we are still getting complaints about the mowing. This will be discussed again at the landscape meeting with Alex, our manager for East West Landscape.

We will be consulting with an Arborist on pruning and tree issues. If you notice a tree issue or one that has a problem please bring it to the landscape meeting or to one of the committee members. Your attention is appreciated.

Please note the next Landscape meeting is Monday , June 26th at 2:00 p.m.

Lucy Laande, Condo Landscape.

## **ARCHITECTURE AND LANDSCAPE COMMITTEE**

Sip and Saunter was yesterday. Thank you, Special Events, for sponsoring this event which encourages residents to explore the streets and homes in our neighborhood. Repeatedly, I overheard comments extolling the beauty of the Highlands.

The ALC works to maintain this. Although the manual seems restrictive, it is for a reason. Without high and exacting standards, property appearance can deteriorate and with that, livability and property values decline.

Occasionally the situation occurs where a resident cannot get a signature from the adjacent neighbor, be it travel, work schedule or other unavailability. Please check with the ALC and we can facilitate an email approval.

Teufel Landscape has been here to inspect and repair our irrigation system. The hot days caused some drooping of our plants before the sprinklers came online. Thank you to neighbors who provided water to the thirsty ones.

The street trees have been fertilized and the Japanese Lilacs treated for blight, both proposals from Halstead's and approved by the Board.

All the above actions come after discussions by the ALC. We invite you to join us and listen at 9:30 am, first Wednesday of the month in the Clubhouse Boardroom.

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

## **CONDO NEIGHBORHOOD WATCH**

So far it has been quiet and garage break-in free. But, don't let your guard down. Continue to keep your cars locked in your garage and don't keep valuables in your garage or car.

Stay safe and stay healthy,

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

## **CLUBHOUSE INTERIORS COMMITTEE**

To date, we have five groups renting the clubhouse for the month of June.

Just a reminder that those ongoing groups/activities that make coffee or use the kitchen, please load one dishwasher before loading the second and then START the dishwasher. Even if there are only a few items loaded, dirty dishware can harbor smells and bacteria.

Also, for anyone who uses the sink, please clean the sink after use. Soaps and cleanser are located in the cabinets underneath each sink. We don't have the luxury of hired help to clean up after each use. Thank you for taking that extra minute to keep our clubhouse looking fantastic

Jo Hendrickson, CI Chair

## **CLUBHOUSE MAINTANANCE**

### **Insurance and The Community Association Institute**

Our Homeowners and Condo associations are not unique, there are about 360,000 Community Associations in the US. Of those about 215,000 are planned communities or HOAs, about 140,000 are condominiums. These communities have nearly 28 million housing units with over 74 million residents. One out of every four Americans lives in a community association.

Our HOA Directors are members of the Community Association Institute, the CAI. We attend meetings, hear lectures and presentations on a variety of issues and we receive CAI publications which report nationwide Community Association news and developments. We also take advantage of the CAI by researching and asking questions to find what others have done about issues that we are facing.

I recently attended a full day CAI seminar on how Boards of Directors operate. At the present there is a lot of attention being given to HOA and Condo insurance issues particularly in California and Florida. High risk community associations in those states are seeing much higher premiums, higher deductibles and cancellations. We manage our risks and we have not felt the effects of this trend in our insurance coverages. Together, our Insurance Broker, ABI, and the CAI keep us informed.

Jerry Crane

## **LIBRARY WHISPERINGS**

Our Highlands library is special because it is available 24/7 for residents. Be sure to check out the non-fiction section. We have a wide variety of biographies, inspiration and how-to books.

We also have many dvd's. Many of these movies are classics from years past and are still very entertaining. Just a reminder, to borrow books, dvd's or puzzles, select something, take it home and return it.

There are books and puzzles on our take away shelf for residents to take and keep. These books are usually older than 15 years or are duplicates.

Bobbi Siegel, Librarian

## **BIBLE STUDY GROUP**

As summer draws near, or maybe it's already here, plans are underway for vacations, picnics, and fun family gatherings. Let's say that these are the normal musings at this time of year for most of us. Thankfully, each of our bi-monthly Bible Studies speakers have made room in their very busy schedules as we move forward.

Here's our guest speakers for June:

**June 6<sup>th</sup> – Serge Dezhnyuk** will once again bring us a biblical message. He keeps very busy balancing between family, work and ministry activities. He leads a weekly Men's Bible Study at church, he and wife Ana have four delightful children, and works as a Civil Engineer. Did I mention that he also enjoys outdoor activities and sports, and studies the Bible in his spare time.

**June 20<sup>th</sup> – Dennis Beatty** has regularly volunteered to speak this year. As a pastor, interim pastor, and speaker, he loves to share the Word of God. His varied denominational background, and 40 years as lead and interim pastor, brings a wealth of experience and sound preaching.

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 June.

Submitted by Ron Willis

## **HIGHLANDS ACTIVITIES**

### **Movie Night – Friday June 16<sup>th</sup> at 7:00 pm**

Have you ever thought you never want to grow old? “THE AGE OF ADALINE”  
Will be our June movie.

Born in 1908, Adaline Bowman lead the typical life of a young woman when at age 29, she had a near death accident. Following her recovery she discovered that she failed to age as time passed. Follow her through 8 decades of hiding, changing identities, even leaving behind a child to avoid being caught for scientific probing. This is a riveting story with many well known actors coming and going through her life. Don't miss it!

Call Nancy Crandell if you have questions.

### **Attention Needle Artists**

We are looking for people interested in getting together who knit, crochet, cross-stitch, needlepoint or who enjoy other kind of work that requires needles.

If interested in forming a group to meet at the Clubhouse please contact Cheryl Viale at 503-746-6963 OR Nancy Perkins at 503-901-6263

Thank you!

Cheryl Viale

## **HIGHLIGHTS NEWSLETTER**

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



# KC HIGHLANDS CALENDAR

# JUNE 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
				10 Zumba 1 Line Dancing 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 1 American Mahjong 5 Happy Hour	1-3 PM Celebration of Life for Bill Abel
4	5	6	7	8	9	10
	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 Comm. Mtg. 1 Mahjong 1 Rummikub 6 Poker	10 Zumba 1 Line Dancing 6-9 Private Event 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 1 American Mahjong 2 Library Mtg 5 Happy Hour 7 Event Setup	5 Pizza Night
11	12	13	14	15	16	17
10-4 Private Event	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	9:30 Sewing 10 Zumba 1 Line Dancing 3 Clubhouse Interiors Mtg 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 1 American Mahjong 5 Happy Hour 7 Movie Night	
18	19	20	21	22	23	24
	10 Zumba 1 Hand, Knee, & Foot	9 Walking Aerobics 10 Men's Coffee 1 Bridge 7 Bible Study	1 Mahjong 1 Rummikub 6 Poker	10 Zumba 1 Line Dancing 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 1 American Mahjong 5 Happy Hour	9-4 Private Event
25	26	27	28	29	30	
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 Poker 6:30 Town Hall HOA Board Mtg to Follow	10 Zumba 1 Line Dancing 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 1 American Mahjong 5 Happy Hour	

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