

HIGHLANDS HIGHLIGHTS

Community News



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JULY 2023

HOA BOARD MESSAGE

The Finance Committee and Board agreed to review the budget mid-year for the June Board meeting. The Operations side of the budget focuses on the HOA's expenses such as electricity and gas bills for the clubhouse, water for the clubhouse and irrigation, insurance, staff salary, taxes, Comcast cable to every living unit, etc. Operations income comes from annual homeowner dues and expenses are anticipated.

The maintenance, repair and replacement of HOA common property such as the clubhouse, clock tower, brick walls, street trees, walking paths, and other assets is derived from the 1% transfer fee on the sale of every living unit – single family home or condominium. This is the Reserve Fund side of HOA finances.

Each year a budget workgroup attempts a budget for reserve expenses and balances that against an uncertain projection of how much reserve income (how many living units may sell) to anticipate. A mid-year budget review then allows opportunity to adjust income versus anticipated expenses if necessary.

Based on living unit sales to date, it appears the conservative projected budget revenue for the year will be met and there is no need to adjust mid-year. This is good news. The HOA will be able to pay for anticipated maintenance, repair and replacement of common assets for the year.

A huge thank you to all who volunteer to review HOA finances every month, your service to the community is of tremendous benefit. Want to learn more about how finances are monitored? The Finance Committee meeting is open to all in the community and is posted on the monthly calendar.

Mike Dahlstrom, president
president@kchighlandshoa.com

HIGHLAND PARK CONDOMINIUM BOARD MESSAGE

In the last newsletter, I mentioned that we would be voting condo community wide regarding a transfer tax. What is a transfer tax? A transfer tax is a fee assessed to the new purchaser of a piece of property. This fee has nothing to do with the current owner or seller of the property. Why is this important for us to understand? Because the Highland Condo Board is going to be putting up for vote to the current condo voters the implementation of a transfer tax of .5% on all condo sales. REMEMBER: this has nothing to do with the CURRENT owner "seller" of the property but is important because the amount of the funds generated by this fee is deposited to the Reserve Fund and is used for replacing and repair of existing elements in our community i.e. drainage, landscape, gutters, façade issues etc., which helps when it comes to determining the funds needed for the expenses projected for the budget year which determines our dues. When the Board approves the Resolution, CMI will be sending each condo owner a copy of the legal Resolution and instruction regarding the voting process.

PLEASE IF YOU HAVE ANY QUESTIONS COME TO THE BOARD meeting or call Chelsea at CMI and PLEASE vote. Your vote stands to make a difference when it comes to future condo fees.

On a separate issue: If, per chance, you are the fortunate owner of what I call a pickup truck, especially with a hitch, please do not back into the parking space up against the sidewalk. It has been pointed out that it takes up so much of the sidewalk that some people have trouble walking by. Thank you for your consideration.

Pat Barcroft, HPC President

CONDO NEIGHBORHOOD WATCH

Things have been quiet in our parking areas. We are a very safe neighborhood. But, continue to keep your car locked in your garage and don't keep anything important or valuable in your car or garage.

I haven't seen any Hummingbirds or Bees lately. But with the abundance of flowering plants here in the Highlands, hopefully that is the reason. Who wants to eat canned when you can have fresh food.

Continue to keep a sharp eye out for any problems and report them to the proper person.

Stay vigilant, healthy and safe,

Sandy Bergeron CNW Coordinator sandber31638@gmail.com

UPCOMING EVENTS



FUN 4TH OF JULY CELEBRATION at clubhouse starting at 4 PM

On the clubhouse bulletin board you may sign up and indicate the number of people and your choice of hamburger, salmon burger or beef frank. You will be served hot off the grill in the patio then return inside to add the condiments as well as chips, baked beans, potato salad with apple pie for dessert. You get all that for \$12 and pay at the door. Family and friends are always welcome. By signing up in advance you help us get an accurate count so we know how much food to provide.

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

P.S. If you desire gluten free buns, please email Lucianne at lphillips53@att.net and indicate whether it should be a hamburger or hot dog bun.

CPR/AED EDUCATION

When: Tuesday July 11th from 3:30-5 in the HOA board room.

Statistics show that a timely call to 911, initiation of CPR and an AED can increase survival of persons in sudden cardiac arrest. If you are interested in learning how to perform basic lifesaving techniques, consider signing up for this no cost valuable instruction.

Dorene Boger – community Affairs Specialist from TVFR and other community volunteers will provide instruction in Hands Only CPR (no breaths) and AED use. This non-certificate class is intended to instruct the layperson in life sustaining actions that can be performed until EMS arrives. The focus will be on adult life saving measures and will include a short video, Q &A and practice on mannequins.

There is a sign-up sheet on the bulletin board in the clubhouse hallway.

Class size is limited to 30.

Thank you!

Denette Peffers
Questions? 503-318-3984 or email djp851@gmail.com

ARCHITECTURE AND LANDSCAPE COMMITTEE

Summer has begun officially, and our days are lovely. Walk, stroll, perambulate and enjoy our Highlands. As it gets warmer, your street tree, especially if it is newly planted, will need extra water. A water bag is a good way to slowly allow the moisture to seep into the ground.

A big Thank You to Edie Jensen who donated grasses to the bed south of the Dickson Garden. Thanks too, to the ALC crew who weeded, planted, and spread bark mulch. As an individual, you are invited to 'deadhead' our rhododendrons. The landscape maintenance contract does not include this task. Bring a trash bag, wear gloves and experience the immense satisfaction of cleaning scraggly old blooms off a stately shrub. We have enjoyed the blossom's beauty, now the plant's energy is going into preparation for next year.

Reminders: No construction signs are permitted as per the CC&R's, Article VI, Section V. If you wish to recommend your contractor, submit the name to the Vendor list in the office.

If you are selling your home, remind your realtor to convey to the buyer's realtor we require applications for exterior work. Projects may show up during the inspection, or may be desired by the new owner, and these repairs/alterations need approval by the ALC.

Visitors are always welcome at our 1st Wednesday of the month, 9:30 am, meetings. We discuss, we debate, we laugh, and we care deeply about our community. Thank you for supporting the ALC.

Bonny Chown alc-chair@kchighlandshoa.com

CONDO LANDSCAPE COMMITTEE

Summer has arrived! Many of us are enjoying plants and blossoms on are our decks and patios. Just a reminder, please do not put bird baths and planters on the railings of the upper decks. If they fall, they could injure someone below your unit.

The Board and CMI are looking into some drainage problems occurring at some units and getting estimates on repairs. East West has also been working on our irrigation system as well. For more detailed information come to a Board meeting or Landscape meeting. The next Landscape Meeting will be Monday, July 23rd at 2:00 p.m.

Lucy Laande, Condo Landscape

CLUBHOUSE INTERIORS & RENTALS COMMITTEE

We realize there are some who believe it is wasteful to use the dishwasher if it is not loaded to capacity, but it really is best to start a partially filled dishwasher than to let dirty dishware and utensils sit for days on end while yucky bacteria and germs populate. It is important to **USE and START** the dishwashers when there are get-togethers by either small groups or larger gatherings that use any dishware or utensils.

The dishwashers are really very simple to use and are set up for a '2 button' start. We have placed 2 arrows on the top of each dishwasher door displaying which 2 buttons to push. Thank you Shel Siegel.

Always check the signs on the dishwashers that specify clean or dirty dishes and be sure when you start the dishwasher, turn the sign to 'clean'. When you use the dishwasher, please have a member of your group return later and take a few minutes to unload it (them). It seems there are only a couple of women who unload them regularly and this is not fair. Everyone needs to take responsibility for the use of the kitchen. Please be considerate as your actions or lack thereof, can cause a reaction.

For those of you who are unaware, we do have an **ant** problem in the kitchen and the SW corner of the ballroom. As you know, ants are attracted to food, sweets and crumb bits, so we ask that you continue to clean the areas (counters/tabletops, etc) you use. The 409 cleaner is located in each kitchen sink cabinet along with other supplies and the broom, dustpan and vacuum cleaner are in the maintenance closet. Our maintenance person, Jerry Crane is aware of the problem and has placed some Terro ant bait along the counter near the sinks and sprays the carpet in the SW corner of the building along with other vulnerable areas but not on the vinyl flooring as the spray can damage it. Jerry also had praise for those who clean up after the dinners. Thank you to everyone who does their part so we can keep on top of this problem. It takes a village!

Jo Hendrickson, CI Chair

BIBLE STUDY GROUP

With vacations and other summer related activities, will not be gathering for July Bible Studies. We will resume our regular monthly gatherings August 1st, with Pastor Gary Custis speaking. Look for detailed information in the August Highlights regarding our Bible Study meetings.

Submitted by Ron Willis
360-929-8165

HIGHLANDS ACTIVITIES

MOVIE NIGHT: FRIDAY JULY 14 AT 7:00 PM FOR “MISS PETTIGREW LIVES FOR A DAY” starring character actress Francis McDormand,
As Miss Pettigrew a middle aged secretary who stumbles across the chance to become the new “social secretary” to a glamorous high society singer and actress played by Amy Adams. Totally out of her element, this is a bit of a Cinderella story and is a delightful comedy.

CALLING ALL HIGHLANDS CRAFTERS

Do you have a craft you enjoy? Would you like to get together with other crafters to socialize, share what you do or get inspired? Our like-minded group meets in the boardroom the third Thursday of the month from 9:30 a.m. to 2:30 p.m.

Whether you are new to the Highlands or have been here for years come check us out. You can come for an hour or the whole day and visit with a friendly group. We knit, crochet, quilt and sew. What creative thing do you want to share?

Questions? Call Nancy Perkins 503-901-6263.

AMERICAN MAH JONGG

There is a new activity in the Highlands!

American Mah Jongg has come to the Highlands! This challenging tile game uses the new 2023 National Mah Jongg League Card.

We are looking forward to having all interested players come join us. Also some experience is preferred. It does not have to be recent!

We meet on Thursday afternoon at 1:00 in the Card Room.

Any questions? Call Lori Clark at (505) 301-4427

WALKING AEROBICS

There won't be a walking aerobics class on Tuesday, July 4, due to the room being set up for The Fourth of July bar b q.

Walking aerobics will resume on Friday, July 7.
Elaine Sobel

KC HIGHLANDS CALENDAR

JULY 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 / 2	3	4	5	6	7	8
Sun: Private Event 10-6	10 Zumba 1 Hand, Knee, & Foot 7 Event Setup	 10 Men's Coffee 4 BBQ	9:30 ALC Comm. Mtg. 1 Mahjong 1 Rummikub 6 Poker	10 Zumba 1 Line Dancing 1 American Mahjong 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 5 Happy Hour	
9	10	11	12	13	14	15
	10 Zumba 11 Condo Maintenance & Reserve Mtg 1 Hand, Knee, & Foot 1 Caregiver Support Group	9 Walking Aerobics 10 Men's Coffee 1 Bridge 3:30 CPR/AED Training	1 Mahjong 1 Rummikub 5:30 Condo Board Mtg. 6 Poker	10 Zumba 1 Line Dancing 1 American Mahjong 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 2 Library Mtg 5 Happy Hour 7 Movie Night	
16	17	18	19	20	21	22
	10 Zumba 1 Hand, Knee, & Foot	9 Walking Aerobics 10 Men's Coffee 1 Bridge	1 Mahjong 1 Rummikub 6 Poker	9:30 Crafts Group 10 Zumba 1 Line Dancing 1 American Mahjong 3 Clubhouse Interiors Mtg 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 5 Happy Hour	9-4 Private Event
23	24	25	26	27	28	29
9-5 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 1 American Mahjong 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 5 Happy Hour	
30	31					
	10 Zumba 1 Hand, Knee, & Foot					