

HIGHLANDS HIGHLIGHTS

Community News



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October 2023

HOA BOARD MESSAGE

Two significant items will be on the October 25 Town Hall and Board agenda. The first is the annual 2024 Operations Budget for Board review and approval. This sets the 2024 Homeowners Annual Fee. There is traditionally a Town Hall presentation and open discussion that provides the Board with community input before voting on the budget.

The second is a brief presentation of Board candidates for the two open positions starting in November 2023 for 2-year appointments. As of the time of this writing – we have no new candidates stepping forward. Please, please, please consider stepping up to add your voice to the decisions made by the board affecting the community. You'll be helped to come up to speed on board responsibilities and be ready to be part of this valuable service. Reach out to any Board member, contacts listed in your directory, the clubhouse front door, or ask Beth in the office (or email me at the email below).

Based on community suggestion, the time of day for HOA Town Halls and Board meetings moves to 3 p.m. starting with the October meeting. This prevents having to attend in the darker, wetter evenings that are our Northwest falls and winters.

The Annual HOA Homeowners meeting is being scheduled for November 15, a week ahead of typical monthly meetings. Please put this important meeting on your calendar.

Finally, we've been seeing an increase in door-to-door solicitations. Commercial solicitors are not allowed in the Highlands community. Anyone trying to sell something from a business is considered commercial. However, political, faith-based, and non-profit organizations can go door-to-door legally. Yes, it is a bit confusing, so anytime someone comes to your door, please be cautious.

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

HIGHLAND PARK CONDOMINIUM BOARD MESSAGE

I want to give a strong shout out to those who live in the first phase area of the resurfacing. The vendor told us they had never gone to a job where all of the vehicles were out of the way and there was no need for towing. Good job everyone.

It is important to give some thought to what we choose to do regarding our condo units and how those choices impact others living in the building. For example, If a person is having their unit renovated, it is important that they put covering over the carpet in the common area so the dirt and debris doesn't get ground into the new carpet. Also vendors may not park their vehicles and trailers so that residents cannot get out of their garages. Vendors need to take their trailers home at night. Moving trucks may not block garages.

We are getting close to the time of year for Board elections. Two of our Condo Board members terms are open. If you are interested in running for the Board, please get hold of Chelsea at CMI. Applications are also available at the clubhouse.

What is a transfer fee? It is a fee when someone is buying a condo that is added to the cost of the purchase. IT DOES NOT IMPACT CURRENT OWNERS AT ALL. All owners of a Highland condo will be receiving a ballot to vote on instituting a .05% transfer fee to the future sale of condos. This fee will go into our Reserve which pays for repairs and maintenance of our buildings. As you know our condos are approximately 30 years old, and it takes a lot to pay for the upkeep of your community. For this fee to be instituted it takes a 75% vote of all owners. Please when you receive your ballot --- vote. If you do not understand this fee, PLEASE get in touch with Chelsea at CMI or any member of your Board. This fee goes directly to keeping our COA dues as low as possible. Your vote is very important.

Clearly Fall has arrived. Enjoy!

Pat Barcroft, Chairperson HPC

COMMUNITY NEWS AND ANNOUNCEMENTS

We received a lovely thank you from the Deercreek Elementary staff and students for the school supplies.

Highlands donations helped 100 students with their supplies!!

Thank you to all the residents who donated. Hopefully, we can do this again next school season.

Pat Combs, Coordinator

UPCOMING EVENTS

BAKED POTATO PARTY COMING TO CLUBHOUSE OCT 14!

Mark your calendars for Sat. Oct. 14. Social time begins at 5 PM, serving at 5:30. Come join the fun as we enjoy huge hand picked potatoes baked to perfection. You can choose between five different condiments to dress them up. There will also be a nice green salad and dressing to lighten things up a bit. Dessert will be several flavors of ice cream and cookies. You get all this for \$8. Invite friends and family. Everyone is welcome!

As an added attraction, Larry Wilder will be entertaining us. He is always a favorite with his style of songs and jokes!

We ask that you please sign up at the bulletin board so we can prepare for you.

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

BAKERS, GET READY FOR THE HIGHLANDS COOKIE BAR

Plans are underway for the 2023 Highlands Cookie Bar. Yes, this may seem a bit early to get started, but many things need to happen prior to December 2.

For those new to the Highlands, able bakers living in our community offer to bake three to four dozen (or more) of their favorite holiday cookies to be donated to the Cookie Bar that is open during the Highlands Craft Faire. Guests who make monetary donations at the Cookie Bar are then able to select cookies from a beautiful assortment displayed on trays at the Clubhouse kitchen counter. Kitchen volunteers assist the guests with their selections then pack for take-away.

All funds raised at the Cookie Bar are divided equally between three Tigard charities: [Bethlehem House of Bread](#), [Caring Closet](#), and [the Good Neighbor Center](#).

A sign-up sheet can be found on the bulletin board in the Clubhouse starting October 1, for those wanting to donate cookies.

Please reach out with questions.

Linda Ray-Keeney 503-816-6058 (voice or text); Inghighlands@gmail.com

MORE UPCOMING EVENTS

HIGHLANDS CRAFT FAIRE MEETING OCTOBER 3 AT 2:00 PM

We will meet in the boardroom of the Clubhouse for our first planning meeting for our 8th Annual Art and Craft Faire which will be held on Dec 2nd. Can you believe we have been doing this for 8 years?

The faire is open to all Highlands artist and crafters and we welcome new participants.

Also, if you have a talented relative or friend who might like to join us and you are willing share a table or sit at the table with them, we will welcome them based on space available.

If you are undecided, come with questions or just to see what we are all about.

Bring a sample of your art/craft to share If you are able.

If you have questions, call Nancy Crandell 503-746-6701

HOLIDAY CHRISTMAS DINNER

Mark your calendars for the catered Holiday Christmas Dinner on Wednesday, December 6 at the clubhouse. There will be entertainment and good cheer. For catered dinners, advance ticket sales are required as we have to guarantee our numbers with the caterer. Stay tuned for more information in the Highlands Highlights and by email through Hi Net.

Ed Benberg, Special Events Chair
Lucianne Phillips Co-Chair

CLUBHOUSE INTERIORS & CLUBHOUSE RENTALS COMMITTEE

Fall has all of a sudden arrived and with that, the committee has changed out the décor in the clubhouse to reflect the change of season. The warm autumn hues embrace the various rooms of the clubhouse. Halloween on the 31st signals the start of, dare I say it, the Holiday season. Our committee wishes everyone a spooktacular Happy Halloween!

There are two clubhouse rentals for October so far. Anyone wishing to rent the clubhouse, forms are available in the wall rack outside the office.

Jo Hendrickson, Chairperson

ARCHITECTURE AND LANDSCAPE COMMITTEE

Fall brings the best coloring to the Highlands. The street trees have been selected with their autumn leaf color as a criterion. Homeowners have added Japanese maples, hydrangeas and burning bushes to supplement the red-bronze-orange-gold spectrum. It is beautiful.

This beauty in its well-kept habitat is a draw for prospective residents. Beth, our office receptionist, told me that three different recent visitors have told her they were impressed by the appearance of the Highlands, part of the reason they wish to move here. The ALC graciously accepts these compliments because that means we are fulfilling our task to keep the common property safe and attractive. But it is you, the homeowners, who take pride in the appearance of your house and pay the dues which allow us to contract with vendors to maintain our common areas. We all can share in this recent showering of compliments.

Time for the fall reminder: As your trees begin to drop their leaves, remember to keep your sidewalk and street gutter grate (if there is one in front of your house) clear of leaf accumulation.

The ALC has approved several house painting applications lately. A fresh coat of paint really does make a difference! We will be meeting October 4th in the clubhouse boardroom to discuss applications and attend to monthly meeting business. Please join us to observe and contribute to our conversations about your community.

Bonny Chown, alc-chair@kchighlandshoa.com

CONDO LANDSCAPE COMMITTEE

Fall is here. We are hopeful that the rainy season will not be harmful to our landscape. "Rain or Shine" Landscape is working at buildings 18 and 19 installing a drainage system to prevent pooling behind those units.

The diseased evergreen tree behind buildings 9 and 10 is scheduled to be removed on October 16 and 17th by "Savatree." The tree will be marked with pink tape. Please do not park cars in the lot behind buildings 9 and 10 to avoid damage to your vehicle on Monday and Tuesday, October 16 and 17th.

Spraying of crabgrass and nutsedge was approved as well as a few plantings at mailboxes 20 and 21. East West is working at pruning much needed areas. They have divided the property into 6 sections. Their workers will be going to the west side soon. If an area has not been pruned, please bring it to the landscape committee's attention. The Landscape Committee will meet again on October 23rd at 2:00pm.

Lucy Laande, Condo Landscape

CONDO NEIGHBORHOOD WATCH

A Condo Neighborhood Watch Meeting is scheduled for Tuesday October 17th at 4pm in the clubhouse boardroom.

There have been some problems and questions asked that we all need to discuss. Please bring your concerns to that meeting.

There is an ongoing problem getting new owners to turn in their Emergency Contact Forms into the office. I have informed Beth our secretary that she can assist with printing if needed. Our part is to hang those door hangers on the new owners condo door to remind them to fill out all their paperwork and return it to Beth in the office. Our Captain's duties are few but important to our neighbors and community.

Our driveways are slowly getting a face-lift. Be patient. Our turn will come.

Stay safe and healthy,

Sandy Bergeron CNW Coordinator sandber31638@gmail.com
503-624-7896

BIBLE STUDY GROUP

It's that time of year when we expect seasonal change, and I believe we have a slight move in that direction with much needed rain. As we look forward to these seasonal changes, our Bible Study also looks forward to inspiring messages that our speakers prepare each month for our encouragement. This month we welcome speakers:

October 3rd Tim Makin – A young man with many ministries, will be with us once again. He is the principal at a Christian School in Beaverton and director of an active ministry outreach to children and young people in neighboring communities. Tim and his wife have a young family of four children, and we are grateful for speaking with us this evening

October 17th Joel Slater – Joel is an ordained minister with 19 years of pastoral ministry experience and currently serves as a missionary in South Africa, based in the city of Durban. With Amy, his wife of 22 years, and their four children, the family-known as "The SlaterSix"- are working to help national pastors and churches become healthy and productive in one of the most influential nations on the continent of Africa. The Slaters enjoy safaris, tasting the variety of cuisines offered in Africa, and as much time on the North Carolina coast as possible.

Our Bible Study gatherings are held the first and third Tuesdays of each month in the Highlands Clubhouse. Our sessions are held from 7:00 to 8:00pm, and conclude with a time of refreshments and fellowship. We look forward to seeing you in August.

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! Participation or sharing of your story or experiences is optional.

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 Family Caregiver Support Program and funded through the Older Americans Act.

The group meets on the second Monday of each month from 1:00-2:30 pm. I have also posted a flier on the clubhouse bulletin board describing their services.

The next meeting is scheduled for **October 9th from 1:00-2:30 pm** in the card room. Past attendees have made lifelong friendships while sharing their experiences. In the past, they have expressed their gratitude that there is a place for this type of support.

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.

Attendance is designed for caregivers only and, at this time, there is a limit of twelve attendees per meeting. To secure your attendance, you need to RSVP by calling Jennifer Morris, the Facilitator, at 503.720.4482. Drop-ins will be welcomed but RSVP'ing is preferred.

Ron Nixon, Resident Group Sponsor
SW Bexley

HIGHLANDS ACTIVITIES

AMERICAN MAHJONGG

American Mah Jongg at the Highlands meets every Thursday afternoon at 1:00 pm in the card room. Anyone is welcome who has some experience with the game, regardless of their level of expertise. We use the official National Mah Jongg League, Inc. card of standard rules. For any information, please feel free to contact me,

Lori Clark at 505 301-4427 or
at loriclark2002@gmail.com.

HAPPY HOUR

Happy Hour was a tribute to Jimmy Buffett September 22 with Island Decor, Island Food, Island Dress, and, of course, lots of Jimmy Buffett music and even a weak attempt at a line dance to Margaritaville. Happy Hour continues every Friday at 5 pm at the Clubhouse. The next themed Happy Hour will be a Halloween costume event. Watch Hinet for more information.

Penny Matsler
503 580-4636
penelope64@comcast.net



KC HIGHLANDS CALENDAR

OCT 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
	10 Zumba 11 Condo Maintenance & Reserve Mtg 1 Hand, Knee, & Foot	9 Walking Aerobics 10 Men's Coffee 1 Bridge 2 Arts & Craft Fair Planning Mtg. 7 Bible Study	9:30 ALC Comm. Mtg. 1 Mahjong 1 Rummikub 2 Travel 3 Genealogy 6 Poker	10 Zumba 1 Line Dancing 1 American Mahjong 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 5 Happy Hour	
8	9	10	11	12	13	14
	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 1 American Mahjong 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 2 Library Mtg 5 Happy Hour 7 Event Setup	5 PM Baked Potato Dinner
15	16	17	18	19	20	21
9-5 Private Event	10 Zumba 1 Hand, Knee, & Foot	9 Walking Aerobics 10 Men's Coffee 1 Bridge 4 Condo Neighborhood Watch 7 Bible Study	1 Mahjong 1 Rummikub 2 Travel 3 Genealogy 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	
22	23	24	25	26	27	28
4-10 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 3 Town Hall HOA Board Mtg to Follow 6 Poker	10 Zumba 1 Line Dancing 1 American Mahjong 7 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 2 Special Events Planning Mgt 5 Happy Hour	9-4 Private Event
29	30	31				
12-4 Celebration of Life for Memory (Toni) England	10 Zumba 1 Hand, Knee, & Foot	9 Walking Aerobics 10 Men's Coffee 1 Bridge				

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

office@kchighlandshoa.com Website: Highlands55.org