

HIGHLANDS HIGHLIGHTS

Community News



Published by King City Highlands HOA, Inc.

503-684-8294

www.highlands55.org

NOVEMBER 2023

The Annual Homeowners Meeting is Wednesday, November 15 starting at 3 p.m.

This meeting is facilitated by Community Management Inc. (CMI) and will include ballots for 2 board member positions (both 2-year terms) and presentation of the 2024 Annual budget and Homeowner Fee. Meeting materials will be sent by CMI approximately 2 weeks prior to the meeting. Board position voting will be available either in-person or via mail-in.

HOA BOARD MESSAGE

The Annual Homeowners Meeting is coming right up. Please join other community members at 3 p.m. Wednesday, November 15 to decide board members for 2024-2025, learn about Highlands updates for the year, and meet up with old friends/neighbors and perhaps meet some new ones. Of course, this is also the opportunity to ask questions to our management representative, Chelsea Campbell, of Community Management Inc.

By the time this is printed the annual homeowner fee will have been approved by the HOA Board of Directors at the October meeting. Assuming there was likely a slight fee increase approved, there is always the question of why the fee goes up. Not surprising, the cost of everything the HOA (all homeowners) owns has increased similarly to your home costs. This includes cost of utilities, insurance, landscaping, salary, and your Comcast cable channels. And yes, these costs are passed on to homeowners.

The Comcast cost is often confusing. The original HOA bylaws require the HOA to pay for delivery of television service to every living unit – thus Comcast provides 220+ channels and two cable boxes. The upside is the cost negotiated with Comcast for the HOA “bundled services” is approximately half of the same cost individually.

We are moving into the holiday season, cooler weather, and the likelihood that many of our neighbors will settle in to their homes. This is a reminder that we are a community that watches out for each other. Please remain aware, particularly for our less mobile residents. If you don't see the familiar activity, papers or packages are left on porches, please be good neighbors and check on them.

The next Highlights will come out after Thanksgiving so on behalf of the Board, enjoy the holiday, share with family and friends, and thank you to all who volunteer for the benefit of our community – YOU ROCK!!!

Mike Dahlstrom, president, King City Highlands HOA

president@kchighlandshoa.com

HIGHLAND PARK CONDOMINIUM BOARD MESSAGE

ATTENTION CONDO OWNERS: The Transfer Fee voting portal is now open for your convenience. This Transfer Fee is very important for the ongoing financial well-being of this community. The Transfer Fee is a fee that is added to the purchase price of a condo and paid by the new owner. This does not in any way impact us as current owners. It is a one-time fee that is allocated to our Reserve account which is used for the maintenance and repair of our buildings and grounds. This fee if voted in, will help us to keep our monthly fee down which we are all interested in doing. If you have ANY questions, please ask any Board member. If you do not understand how to use the voting portal, please ask any Board member we will very glad to help you. Please vote as it takes 75% of owners for the vote to be ratified. It has been highly suggested that all buildings have a pad inside the common area door to help with carpet wear. It's that time of year.

Submitted by Pat Barcroft

UPCOMING EVENTS

Our 8th Annual Art and Craft Faire will be Saturday December 2 , 10 am -2:pm along with our famous Holiday Cookie Bar at our beautiful Clubhouse.

FLYERS ARE AVAILABLE ON THE BENCH IN THE ENTRY FOR YOU TO GIVE TO FRIENDS , FAMILY, BUSINESS'S YOU VISIT, OR ANY WHERE ELSE YOU WOULD LIKE TO GET THE WORD OUT.

REMINDER TO ARTISTS AND CRAFTERS

Our second planning meeting will be TUESDAY NOVEMBER 14 , at 2 pm in the board room. Please bring info on your needs- table size, any racks you will be bringing, electricity needs, display item needs, or anything else you might need so I can work on table placement.

NOTE: You may still be able to join us if space is available. Come to the meeting.

NOT AN ARTIST OR CRAFTER? ADDITIONAL HELPERS ARE NEEDED.

There will be a sign up sheet on the bulletin board on November 1 for help we will need for the Faire. Look to see how you can participate. We will need Greeters, Floaters, Donation box tenders, Helpers for set up - December 1 at 1:00 pm and take down. If you would like to help placing signs we welcome you. If you can obtain a Santa or Mrs. Claus outfit and would like to tend the donation box for toys, please let me know.

Call Nancy Crandell with any questions.
503-746-6701

HOLIDAY CRAFT FAIRE COOKIE BAR

Thank you to the bakers who are planning to donate tasty holiday cookies for the 2023 Cookie Bar fundraiser set for December 2, in the Highlands Clubhouse. Your generosity will help raise funds that will be donated to three local charities, equally. The sign-up sheet can be found on the Activities bulletin board in the Clubhouse hallway.

Cookie Bakers: As a friendly reminder, we are looking for donations of 3 to 4 dozen of each cookie type/ flavor (this is the average amount a single cookie recipe makes). I have heard from a few of the past kitchen volunteers that frosted holiday cookies are in very high demand. Gluten-free cookies are most welcome, too, as there may be some guests searching for this option.

Delivery of Cookies: Plan to deliver your cookies to the Clubhouse kitchen on Friday December 1; from 5 PM to 7 PM; I will be present to receive the cookies. It is best to drop the cookies off during this dedicated timeframe as many other volunteers and crafters, like me, are setting up the craft faire tables in the main areas earlier in the day.

Before dropping off your cookies, please:

☑ Tape your name and contact phone number to the underside of your tray/container; I will make sure to get it returned to you. If there is no contact info on the container, it will be assumed that it is not wanted back.

☑ On the top of the covered tray/container, indicate the type/ flavor of cookie(s). This will help the kitchen volunteers assist guests at the counter.

☑ Kindly indicate what type of nut is used in the cookie, if any. There may be some guests allergic to a specific nut, and having this information will help them avoid a troublesome allergic reaction.

Side notes: Frosted cookies are easier to handle and do not stick with other cookies if the frosting is allowed to harden before packing. Consider using paper cookie cups for a crumbly cookie; this makes it easier for the kitchen volunteers to handle and pack those fragile cookies.

I will send out this information again in a reminder email during the week prior to the Craft Faire. Do reach out with any questions.

With gratitude,

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

Please note: the December 1st Happy Hour at the Clubhouse has been cancelled due to Craft Faire preparations and Cookie Bar deliveries. Your understanding is very much appreciated.

ARCHITECTURE AND LANDSCAPE COMMITTEE

The October Highlights article from the ALC began with appreciation of the fall foliage color. This November one continues the leaf theme. If you rake and collect the colorful leaves from your yard into a bag, they can be taken to Cook Park where the City of Tigard collects, then composts them. [Leaf Disposal and Food Drive Event | Community Events | City of Tigard \(tigard-or.gov\)](#) The first event is November 4th with three more dates following. Drop off your leaves, a couple of cans of food and then take a walk on one of the great paths through this local park.

While clearing your sidewalk of leaves, you may discover some areas in need of repair. If these uneven, broken areas are NOT caused by street tree roots, the homeowner is responsible for maintaining safe sidewalks. This website may be helpful in allaying related expenses. <https://www.washingtoncountyor.gov/lut/road-maintenance/sidewalk-repair-grant-program>

The ALC has held conversations recently as to how to more efficiently organize our committee. Our members are volunteers giving of their time to keep our community safe and attractive. We do not wish to overburden them. To echo Mike Dahlstrom, our HOA President, please consider volunteering for your neighborhood. New people move in, longtime residents wear out, or move out. For the continuity of the livability of the Highlands, new residents, or maybe those just waiting for an opportunity, can share their talents. Do you have technical skills, a financial background, or landscaping talents? Are you a writer or one with organizational skills? Please, put your name out there. Committees in this community need you. The more you know how our neighborhood functions, the more you own and respect it.

Submitted by Bonny Chown, alc-chair@kchighlandshoa.com

CONDO LANDSCAPE COMMITTEE

The trees are turning beautiful colors and leaves are falling. East West Landscape has been blowing leaves and doing catch up on needed pruning. Rain or Shine Landscape is currently working on a drainage issue behind building 18 and 19. East West put new plants near the mailbox 20 and 21 and will work on a drainage issue at building 12. Our committee, Sherry Kilpatrick, Judith Kulis, Pam Schagunn, Julie Stump and Anna Willis and myself, all look after our property. A special "Thank You" to the committee who have been diligent in helping with landscape concerns. Meanwhile if you have a concern near your unit, please reach out to one of the landscape committee members. The next Landscape committee meeting is scheduled for November 27th at 2:00 pm.

Submitted by Lucy Laande, chair

FINANCE COMMITTEE

The Finance Committee is wrapping up another year of fun with the Highlands finances. This year was exceptionally challenging as our property management company, CMI, converted to a new financial system on January 1 and we all experienced the growing pains that go with a new financial system. In the third quarter, we worked with various committee chairs and board members to create a draft budget for 2024 (which should be finalized by now). All in all, it's been a busy year!

If you're interested in what we do and have an interest in how the HOA financials work, please join us at one of our monthly meetings held the Tuesday prior to the monthly Town Hall and Board of Directors meetings. And if that's not enough, you can join the Committee and get some hands on experience with the HOA financials.

Submitted by Mary Kelly, finance-chair@kchighlandshoa.com

CLUBHOUSE INTERIORS COMMITTEE

The holidays are just around the corner and decorating the clubhouse will soon be upon us. This is quite an undertaking and we will need some additional individuals to assist our committee. We have help bringing décor down from the attic, but will need some able-bodied men to assemble and hang the large wreath above the entry doors and also put up the snowman and tree outside plus a few other tasks. We are asking for possibly two hours of your time. This is always a fun time to see the clubhouse transform with all the holiday décor. The decorating will take place on Sunday, November 19th at 1:pm.

If you are able to assist, please call or text Jo Hendrickson at 503-539-8767 by Monday November 13th. Our committee will be providing refreshments in appreciation.

Submitted by Jo Hendrickson, chair

CLUBHOUSE MAINTENANCE

We made it through another summer with all of the air conditioning wheels turning. There are six AC compressors, six furnaces with fans to distribute the air and the same number of thermostats. Even the tiny Card Room has its own heating and cooling system. Our HVAC contractor changes the filters every quarter then tests and adjusts the system. The shift to heating is now happening.

The thermostats are set to heat to 72 and cool to 75 degrees. Many of the groups which use the Clubhouse change those settings for the room in which they are playing cards or other table games, exercising, sewing, coloring, eating, dancing or meeting to conduct business. The thermostats reset themselves to the 72 & 75 degree settings after a couple of hours.

We monitor the gas and electrical bills to make sure that the utility usage stays within the expected range for the average daily temperature. We have 4 years of history to compare with current usage.

In connection with the project to replace the ceiling lights we contacted the Energy Trust hoping to get a subsidy for the project as it would save electricity. The Energy Trust concluded that the building uses far less energy than others of its size and we did not qualify for a subsidy, good news and bad. We also found that installing solar panels wouldn't save us money because we use so little power.

There are a lot of small jobs needed to keep the place in order. Recently, one set of exterior doors in the Ballroom would not close and latch, there was a flood in the men's restroom, the water to the building was shut off by mistake, one of the many ball latches which hold the big interior double doors closed had to be replaced, one of the thermostats had been reset to cool instead of auto. A shivering lady pointed that out.

The patio tables, chairs & umbrellas were stored. After the gutters have been cleaned and moss killer spread on the roof we will be ready for Fall & Winter.

Submitted by Jerry Crane, Tom Troyer, & Reagan Matsler

SPECIAL EVENTS

SPECIAL EVENTS MEETING FRIDAY NOVEMBER 3 AT 2:00 P.M. IN THE CLUBHOUSE

We invite all Highlanders to join us for a meeting to discuss the future of Special Events. We all love to attend an event but there is a lot of work by volunteers behind the scenes to make it happen. At this time, most of the organization is done by two people and we need to strengthen our ranks. For example, in December for the Christmas Holiday Banquet, Lucianne will be out of the country and Ed will need help. As we look into events for 2023, we need more people to participate in their organization. The very successful Sip and Saunter in the spring is led by Elaine Sobel and Crystal Compese. What other ideas can we come up with to keep the events dynamic and who can help with what? Perhaps by function like room set-up or volunteer recruitment rather than by event? We look forward to your joining us in the clubhouse on Friday, November 3 at 2:00 p.m. to bring ideas. Thank you.

We are also planning for a catered Christmas holiday dinner on Wed Dec. 6 at 5 PM serving at 5:30 PM. The plan is to have a choice of turkey or salmon and a complete meal as last year. At this point the details have not all been worked out yet. We will need to sell tickets at the clubhouse in advance between 1 and 2 PM on Saturday Nov. 18, Saturday Nov. 25 and Saturday Dec. 2. Please watch HiNet for further details.

Thank you,

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

HOA BLOCK CAPTAINS

NEIGHBORHOOD WATCH CAPTAINS

I want to thank each neighborhood watch captain for volunteering and helping out. The areas you watch over are safer because of the extra watch you give us in our community.

I especially want to thank Sharon Woodhouse for taking over 2 extra areas on her watch. She is now captain, not only for the east end of Dickson, but also part of 126th Terrace and the Overgaard cul de sac. A new map has been posted on the bulletin board in the Clubhouse. Please take a look next time you're in the Clubhouse to see who your captain is for your area.

We always need new captains so if you would like to become a captain, please let me know. We always welcome new volunteers to all our community committees.

Happy Holidays Everyone

Submitted by Connie Holt
Neighborhood Watch Captain Coordinator
punkshasta@gmail.com
503-936-9297

CONDO NEIGHBORHOOD WATCH

The Condo Watch October Meeting was well attended. 15 out of 19 captains were able to attend. That is an accomplishment with all our busy lives and doctor visits.

We have a new captain for building #15. Della Eldredge has taken over for Lorene Guell. We welcome her as our newest captain. We are always looking for more Captains to join us. My ultimate goal is for a watch captain for every entryway. Some captains have two buildings.

We had another garage problem. The police were called, but nothing of monetary value was taken. Sentimental value and peace of mind is hard to measure. Remember to keep those garage doors closed and your car within it locked as well. Take that extra minute to watch that garage door close before you drive away or go into your condo. If there is any garage or car tampering call the police and make a report, and let your Watch Captain and me know about that incident.

Our meeting was basically a review of old and new solutions to things like changing batteries in the upper units smoke alarms. Surprisingly the non emergency firemen can be of assistance. There is information about water shut off valves to our buildings posted on the north hall wall of the clubhouse.

Be sure to carry your key to our entryway keypads, so if the batteries fail you will still be able to get into the building. Call Shel Siegel 503-430-1506 about any problems with your entryway keypad.

Our next meeting will probably be in February of next year. I am going to see if I can get some Firemen to come to our next meeting and explain all services they offer, besides helping someone like me, who finds they can no longer get themselves back up off the floor.

Submitted by Sandy Bergeron CNW Coordinator

sandber31638@gmail.com

503-624-7896 home phone with answering machine.

BIBLE STUDY GROUP

Seasonal change is welcome in our house, though very slow in coming this year. Change of the seasons carries with it the anticipation of the Holidays. Thanksgiving is coming soon where families gather to celebrate our strong heritage as a nation and the religious freedoms to worship according to our beliefs. Of course, we are thankful to God for these and many other blessings we enjoy.

This month we are once again blessed by the following speakers at our bi-monthly Bible Study:

- November 7th , Tom Aylward who is no stranger to Highlands – his ministry to us has spanned some sixteen years. He brings a wealth of experience as an associate pastor in a Beaverton church since 1986. He has broad experience in serving others through teaching and preaching. We look forward to hearing a challenging and encouraging message from Pastor Tom.
- November 21 st , Doug Kieffer will once again be sharing with us. He has vast teaching experiences through his church as a Sunday School teacher, a variety of Bible Studies, and has been a Bible Study Fellowship leader since 2001. We look forward to hearing from Doug this month.

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 November.

Submitted by Ron Willis

HIGHLANDS ACTIVITIES

Walking Aerobics

Now that fall has really arrived, come join us for walking aerobics in the Clubhouse on Tuesdays and Fridays from 9-9:45 am. We exercise to video tapes that provide a warm up, cardio activity and a cool down. All exercise is in the Clubhouse, so the weather has no impact on us.

All sessions are free and open to everyone. Come join the fun and get your day off to a good start.

Submitted by Elaine Sobel
503-703-3200

Music Lovers

Hello to all Music Lovers! Anyone out there wanting to play ukulele together? I offer my house and lots of music and information on how to play. Please text me. Perhaps we could have some fun!

Submitted by Kathryn Margaret. 971-268-0903

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

NOV 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
			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 2 Special Events Planning Mtg. 5 Happy Hour	2-10 PM Private Event
5	6	7	8	9	10	11
	10 Zumba 1 Hand, Knee, & Foot	9 Walking Aerobics 10 Men's Coffee 1 Bridge 7 Bible Study	1 Mahjong 1 Rummikub 2 Travel 3 Genealogy 5:30 Condo Board Mtg. 6 Poker	10 Zumba 1 Line Dancing 1 American Mahjong 7 Hand, Knee, & Foot	OFFICE CLOSED- Veteran's Day 9 Walking Aerobics 10:30 Coloring 2 Library Mtg 5 Happy Hour	
12	13	14	15	16	17	18
	10 Zumba 1 Hand, Knee, & Foot 1 Caregiver Support Group	9 Walking Aerobics 10 Men's Coffee 1 Bridge 2 Arts & Craft Faire Planning	1 Mahjong 1 Rummikub 3 ANNUAL HOA MEETING Town Hall HOA Board Mtg to Follow 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	
19	20	21	22	23	24	25
1-5 PM Clubhouse Christmas Decorating	10 Zumba 1 Hand, Knee, & Foot	9 Walking Aerobics 10 Men's Coffee 1 Bridge 7 Bible Study	1 Mahjong 1 Rummikub 6 Poker		OFFICE CLOSED 9 Walking Aerobics 10:30 Coloring 5 Happy Hour	9-4 PM Private Event
26	27	28	29	30		
	10 Zumba 1 Hand, Knee, & Foot 2 Condo Landscape Comm.	9 Walking Aerobics 10 Men's Coffee 1 Bridge	1 Mahjong 1 Rummikub 6 Poker	10 Zumba 1 Line Dancing 1 American Mahjong 7 Hand, Knee, & Foot		