

# HIGHLANDS HIGHLIGHTS

## Community News



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503-684-8294  
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**MARCH 2024**

### **HOA BOARD MESSAGE**

The January Board meeting held two significant actions. The first, thanks to Jerry Crane and Tom Troyer (Clubhouse Maintenance), was recognizing the condition of the clubhouse fire alarm system. This system is assessed each year. This year the outcome was the 30+ year old system was failing. Signaling System Solutions completely replaced the system within a week of the meeting. Smoke detectors, alarms, and the control system are new with updated technology. Although the cost was not budgeted until next year, funds were available under this year's "Unallocated" Reserve Fund budget (copies of the HOA budget are available on the clubhouse bulletin board).

Second; with Finance Committee Chair Mary Kelly's lead, the HOA's Comcast Bundle Contract has been renewed for another 5 years. The renewal not only saves the HOA increased expense for this year and next, it caps the succeeding increases to 3%. AND, as you will find inserted in this issue, the contract broadens the number of available channels to 240+, including HBO and MAX. Every living unit is provided 2 digital receivers. The new contract provides upgrades to the latest Xfinity X1 Platform digital receivers if you don't already have them. Information on how to upgrade is included in the insert. Thank you, Mary, for this valuable and expanded benefit negotiation.

Finally, thank you to Elaine Sobel and Connie Holt for pulling off the first HOA Game Night Extravaganza. The laughter and shouts of friendly competition cleared indicated it was a success!

Mike Dahlstrom, president  
[president@kchighlandshoa.com](mailto:president@kchighlandshoa.com)

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## **HIGHLAND PARK CONDOMINIUM BOARD MESSAGE**

Our annual meeting was held February 14<sup>th</sup>. This is a meeting where new board members are elected. Penny Pershey resigned from the Board as she has served on many Boards and wanted to spend her time on the Finance Committee. Thank you so much Penny for all you do and your willingness to participate in our community. Zoe Allen was nominated from the floor. Zoe has had much experience being on the Board and will be a great addition. Welcome Zoe. Pat Barcroft chose to run for another term. As there were no other candidates Zoe and Pat automatically took their seats on the COA Board. Pat was elected as Chair. Lucy Laande remained as secretary and Zoe took the position of Treasurer.

There was a discussion about what to do regarding our snow removal service. It was decided that we would have on call service as opposed to automatic service. Automatic service this year so far due to the ice would have cost in the vicinity of \$29,000. Ron and Anna Willis volunteered to be the people responsible to call the company for service. Thank you so much for volunteering. Much discussion from those in attendance of it being an individual's responsibility for their choices. If the weather is bad and the news is saying to stay indoors for safety that would be a good decision. Many have dogs that need to be walked. It was suggested that we could keep a bag of deicer in our garages if we need to go outside until the snow removal company could get to us.

This year we will be renewing the decks for units 3, 4,7,8,11,12,19,20,24. We will also be continuing to phase 2 of our parking lot. I again want to commend the owners of our community for the amazing job they did to make sure the resurfacing last year went without a hitch. The company stated they had never had a job that at least one car had to be towed. Let's continue that record.

Stay safe!!

Submitted by Pat Barcroft

## **HIGHLIGHTS NEWSLETTER**

KC Highlands community interest and activity articles are always welcome. Send a note via email to [highlightskchoa@gmail.com](mailto:highlightskchoa@gmail.com). Timeline for submissions vary but tend towards the 3<sup>rd</sup> week of the Month. I am happy to answer your questions regarding deadlines, content, etc.

Denette Peffers, Highlights Newsletter Coordinator  
503-318-3984

## **UPCOMING EVENTS**

### **NEWCOMER WELCOME**

**Monday, March 11 at 7:00 p.m. – Clubhouse**

We will have an orientation on the workings of the HOA for new residents. Highlands has a dynamic and robust Homeowners Association (HOA) which has many facets. As residents, it takes some time to figure out all of the ins and outs and it can be confusing to know who to ask about what. In the chaos of moving in you are handed a stack of papers which sometimes are read and sometimes are filed away. At the orientation we will answer questions like: “Do we live in King City, Tigard or Portland?” “Why do the condos have 2 HOAs?” “Can we use the facilities of the other HOAs such as King City Civic Association and Summerfield?” “In what cases do I need to submit an application to the Architecture and Landscape Committee?” “What is the smoking policy in the condos?” Please come with more questions!

The last orientation was held in 2022. **All new and old residents are invited to attend and to sweeten the deal, we will even serve refreshments! Please plan to attend to meet new friends, to learn more about our structure, and to know who to ask about what.**

Lucianne Phillips  
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### **🍀 A TASTE OF IRELAND 🍀**

**Please join us for Saint Patrick’s Day celebrations at the clubhouse on Thursday March 14<sup>th</sup> from 5pm to 8pm.**

We will have 2 exciting Irish entertainment acts on the night. A local traditional Irish dance company that competes on the international stage and a traditional Irish music band with 4 musicians.

The food will have an authentic Irish flavor. Menu includes starters, main courses – Traditional beef stew and Irish ham and desserts.

There will also be a number of spot prizes to be given away on the night.

The cost is \$30pp and we will be collecting numbers for the event on Sunday the 3<sup>rd</sup> of March from 1pm to 2.30pm and also on Sunday the 10<sup>th</sup> of March from 1pm to 2.30pm at the clubhouse. Payment is required prior to the event.

This is an event you won’t want to miss!  
Adrian Reen and Ginger Aarons.

## **ARCHITECTURE AND LANDSCAPE COMMITTEE**

It's almost here! **The Spring Equinox (first day of Spring this year ) is March 19<sup>th</sup>**. After the winter we have had it will be most welcome. I am already pulling weeds and they come out so easily thanks to the rain. Here are a few reminders to help keep our community beautiful:

1. If you have a dog, please be mindful of keeping them off private property when they take a potty break. Other dogs are attracted to that area and it results in damaged lawns and garden beds. Please guide dogs to use common areas and always clean up afterward.
2. The ALC manual gives specific guidance on when a landscape project requires an application. It is found in section 4.3, page 5. Basically, no approval is needed for general yard clean up such as spreading bark dust or pruning a shrub or tree. If a street tree needs pruning, please submit a request through the ALC. No application is needed for back and side yards that are not visible from a common area.
3. Pansies, blooming bulbs, geraniums, fuchsias, lavender and ranunculus are just a few options for Spring planting. There are many resources out there for advice on what to plant when. OSU has a great website and several nurseries do too. So find your favorite nursery website and get planting 😊

Hellebores are spectacular in March!

Submitted by Virginia McEwing, ALC secretary.

## **CONDO LANDSCAPE COMMITTEE**

The Landscape Committee had their first meeting with Thomas Cornillis, from Rain or Shine. His workers will be focusing on removing remaining leaves and doing some pruning. Our committee will also be getting bids on tree pruning and removal if necessary. There have been concerns over the tree pruning or removal as it provides privacy for owners. We do understand and take your concerns seriously. The windows cannot be washed and gutters cleaned if tree branches interfere with Pro Maintenance workers. We will consult with an arborist on your concerns.

Our committee has divided the condo property into 6 areas to observe and help with any of your landscape concerns. Julie Stump will monitor the area at buildings 1, 2, 3, and 4. Anna Willis will do the area at buildings 5,6,7. Sherry Kilpatrick will do the area at buildings 8, 9, and 10. Pamela Schagunn will do the area at buildings 11, 12, 13. Judi Kulis will do the area at buildings 16,17,18,19. Lucy Laande will do the area at buildings 14, 15,, 20,and 21.

Our next Condo Landscape meeting will be March 4<sup>th</sup> at 9:00 a.m.

Lucy Laande, Landscape.

## **HOA BLOCK CAPTAINS**

Thank you Captains for your participation at our meeting on Tue. Feb. 20. It's always nice to get together, share information and concerns that we may have throughout our neighborhood. As always, the most important objective that was discussed was "see something, say something"! As captains, and/or community members, please don't put yourself in a situation where the outcome for you is unsure, i.e. opening your door to an unknown person, approaching someone that is soliciting, or approaching unknown individuals doing something you feel they shouldn't be doing. Never ever hesitate to call 911 or King City Police Dept. The King City Police non-emergency number is in our community directory. They are here to help us.

I want to thank Watch Captains Kevin Thompson and Joyce Biglione for their time, their dedication and their extra eyes on our community. It's been greatly appreciated.

**Good news:** we have new captains, and I can't thank you enough for volunteering to become a captain to help make our community safe and welcoming.

So a Huge thank you to:

Michele Kehoe and Denise Rousse on Overgaard Street

Brenda Woodley on Overgaard cul-de-sac

Leslie Elliott on upper 129<sup>th</sup> Terrace

Cheryl Viale on Refectory

Thank you everyone for your extra eyes on our community. It's what makes our neighborhood a safe and inviting place to live.

Connie Holt

Houses Neighborhood Watch Coordinator

## **CONDO NEIGHBORHOOD WATCH**

We had a good meeting of our Watch Captain's in February.

One of our newest Captain's noticed two young boys on the roof of a condo garage and made them get down. Several other condo residents made sure they rode their bicycles out of our community. Who knew the wall afforded access to that garage roof?

We had another garage break-in. They came prepared with a bolt cutter and screwdriver. They cut off the padlock and used the screwdriver to break the emergency override lock in the middle of the garage door to gain access. The locked car in the garage was not touched.

Thieves may have left without reward, but the mess they left behind, the damage done and the feeling of loss of safety and privacy will linger.

Stay vigilant. Keep your car locked in your garage, do not store important papers or anything of saleable value in the garage. Contact the police to let them know our garage thieves are back and to get a police report case number for your insurance company. Leave me a message also, so I can warn our condo residents to be vigilant and to check their garages.

This was the only garage break-in reported this time. But the thieves will be back checking to see if we have become lax in our parking area quest for security.

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

### **CLUBHOUSE INTERIORS & RENTALS COMMITTEE**

Some residents have expressed difficulty lowering the aluminum blinds in the Clubhouse. When speaking with a blinds company rep awhile back, he gave me some tips I wish to pass on.

**Raise** the blinds by pulling the cord down and a couple of feet to the **right** of the window molding to desired height and it will lock in place. To **lower** blinds, pull the cord a couple of feet to the **left** toward the center of the blinds. It will release and drop. By doing it in this manner, the blinds can be raised and lowered without any issues.

March signifies the start of Spring and we in the Pacific Northwest look forward to sunny and warmer days which provide relief from our winter grayish days. We have two special days this month. The wearing of the green is March 17, St. Patrick's day. Check out the clubhouse décor and March 31, Easter which is a bit early this year. Looking forward to more sunlight. Happy Spring!!

Jo Hendrickson, Chair

### **CLUBHOUSE MAINTENANCE**

We have had two unexpected repair projects in the Clubhouse in the last few weeks.

First, the 7 year-old timer which controls all the outside and the parking lot lights quit working. We had a night or two of darkness around the building. With the help of an electrician we replaced the timer and programmed it to turn the lights on and off based upon the ever-changing sundown and sunrise times at this latitude and longitude. The new timer worked perfectly for about a week and failed again. We had three days with the lights on all day.

Another timer is now installed and at this writing it seems to be doing alright.

Home Depot granted a refund on the first replacement. In the process we learned that dusk is defined as the time at which the sun is 6 degrees below the horizon which is about 24 minutes after sundown.

Second, the entire Fire Alarm system was replaced! The annual inspections had been showing decreasing sensitivity in the smoke & heat detectors and the plan was to replace them in 2025. The late 2023 inspection revealed several other problems which led to the decision to replace everything this year. Some of the detectors and warning devices were repositioned to better comply with building codes. The 34-year-old Control Panel was retired and a new bell and warning light was put up outside the building on the North wall. New codes were given to the company which constantly monitors the system via cell phone. A new red framed Annunciator is mounted just inside the front door displaying the state of the system. These new devices will require less effort in the annual inspections so in addition to better detection we will get a small return on our investment.

Jerry Crane and Tom Troyer

### **LIBRARY WHISPERINGS**

Our Highlands library has a very nice selection of large print books. Many of these books are written by our favorite authors, so be sure to check them out. We also have lots of dvds. They are located on the shelves just to the left of the desk.

The library has Suggested Reading shelves on top of the middle book shelf - one for fiction and one for non-fiction. I would like to invite residents to display books they enjoyed reading on these shelves. Just place these recommended books on the Suggested Reading shelves so others may also enjoy reading them.

Bobbi Siegel, Librarian

### **BIBLE STUDY GROUP**

There is so much to look forward to in the month of March: Spring is just around the corner; Daylight Savings begins – the 10<sup>th</sup>; longer daylight hours help with a brighter outlook; for Basketball fans – the college playoffs take place and called March Madness. Just say'n! As always, we look forward to encouraging Christ centered messages at the bi-monthly Bible Study. This month we will enjoy hearing from the following speakers:

**March 5th Serge Dezhnyuk**, Serge leads a weekly Men's Bible Study and has been involved in various ministries at his church in Beaverton. Serge and his wife Ana have four children. He works as a civil engineer in Beaverton and enjoys the outdoors, sports, and studying the Bible in his spare time.

**March 19<sup>th</sup> Michael Westfall**, Michael Westfall is the Lead Pastor at Trinity Community Church in Tigard, OR and has been in ministry, in some capacity, for almost 20 years now. He is familiar with our community as he grew up in Tigard. He has been married to his wife Krista for 17 years and he has a son, Micah, and a daughter, Grace. He received his Masters of Divinity from Azusa Pacific University in 2007 and his Bachelors in Biblical Studies from Hope International University in 2012. Michael enjoys good food, coffee, spending time with his family and doing anything athletic.

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 March.

Submitted by Ron Willis

### **HIGHLANDS ACTIVITIES**

**BOOK TALK** will meet on the second Wednesday of the month: March 13, at 11:00 am in the boardroom. The group is open to everyone who would like to join in the discussion of the book for the month.

The selection for March is *Maisie Dobbs*; by Jacqueline Winspear It is a 2003 mystery novel. Set in England between 1910 and 1929, it features the title character Maisie Dobbs, a private investigator building her business in the aftermath of the First World War. Generally well received by critics, the novel was nominated for several awards and received the 2003 Agatha Award for Best First Novel. It is the first in the series of Maisie Dobbs novels.

Lori Clark  
loriclark2002@gmail.com

### **HAND, KNEE AND FOOT**

**New time announcement** for Hand, Knee & Foot players. We are now playing at the Clubhouse on Thursday evenings at 6:00. Please come and learn this fun-filled game. Lots of people to meet from your community and we all learned at one time or another.

Don't forget 6:00 p.m. on Thursday evenings. Just bring yourselves.

See you at this new time.

Contributed by Cheryl Viale



## **NMJL**

On Thursday afternoon at 1:00, we meet to play Mah Jongg in the cardroom. If you have some experience with the game, you are welcome to join us. Lessons can be arranged for those who are interested in learning this fascinating game.

For more than 86 years, the National Mah Jongg League has been the arbitrator for everything that relates to American Maajh. The League started with 32 members and today numbers over 350,000. The League publishes the American version of the rules and supplies the Official Standard Hands and Rules Cards each year. Proceeds from sales of the League's Official Rule Cards go directly to charitable organizations across the country. Just a very few of the many groups, both past and present, that the League has supported include: Alzheimer's Association, American Cancer Society, American Diabetes Association, American Heart Association, Meals on Wheels, Salvation Army, Shriners Hospital.

For more information, feel free to contact Lori Clark.

Lori Clark  
[loriclark2002@gmail.com](mailto:loriclark2002@gmail.com)

## **POOL LESSONS AND PLAY**

**>> Each Tuesday from 1:00 to 3:00. <<**

Pool Lessons & Play sessions began on January 9<sup>th</sup> and are continuing. Lessons are by video, coupled with demonstration and play.

Subjects covered so far are: "Stance & Grip", "Bridge & Stroke", "Aiming", "Stop/Follow/Draw Shots", and "English". By the time this publishes, we will have covered "Position."

Beginners, rusty players, experienced players, and observers are welcome and encouraged to attend. Gender is no barrier.

Fred Clark  
[fredclark2002@gmail.com](mailto:fredclark2002@gmail.com)

"Even a blind squirrel finds an acorn once in a while."

# KC HIGHLANDS CALENDAR

# MARCH 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
					9 Walking Aerobics 10:30 Coloring 5 Happy Hour	
3	4	5	6	7	8	9
St. Patrick's Day Celebration Ticket Sales 1-2:30 PM	9 Condo Landscape Mtg 10 Zumba 11 Condo Finance & Main. Mtg. 1 Hand, Knee, & Foot 6 Five Crowns	9 Walking Aerobics 10 Men's Coffee 1 Pool Lessons & Play 1 Bridge 7 Bible Study	9:30 ALC Comm. Mtg 1 Mahjong 1 Rummikub 6 Poker	10 Zumba 12:30 Line Dancing 1 American Mahjong 6 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 2 Library Mtg 5 Happy Hour	
10	11	12	13	14	15	16
St. Patrick's Day Celebration Ticket Sales 1-2:30 PM	10 Zumba 1 Hand, Knee, & Foot 1 Caregiver Support Group 6 Five Crowns 7 PM Newcomers Welcome	9 Walking Aerobics 10 Men's Coffee 1 Pool Lessons & Play 1 Bridge 2 Special Events Planning	11 Book Talk 1 Mahjong 1 Rummikub 5:30 Condo Board Mtg. 6 Poker	10 Zumba 12:30 Line Dancing 1 Amer. Mahjong 1:30 PM Event Setup 5 PM St. Patrick's Day Celebration 6 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 5 Happy Hour	
17	18	19	20	21	22	23
	10 Zumba 1 Hand, Knee, & Foot 6 Five Crowns	9 Walking Aerobics 10 Men's Coffee 1 Pool Lessons & Play 1 Bridge 7 Bible Study	1 Mahjong 1 Rummikub 6 Poker	9:30 Crafts Group 10 Zumba 12:30 Line Dancing 1 American Mahjong 3 Clubhouse Interiors Mtg 6 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 5 Happy Hour	Private Event 9 AM – 5 PM
24	25	26	27	28	29	30
31	10 Zumba 1 Hand, Knee, & Foot 6 Five Crowns	9 Walking Aerobics 10 Men's Coffee 1 Pool Lessons & Play 1 Bridge 6:30 Finance Com Mtg.	1 Mahjong 1 Rummikub 3:00 Town Hall HOA Board Mtg to Follow 6 Poker	10 Zumba 12:30 Line Dancing 1 American Mahjong 6 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 5 Happy Hour	

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