

# HIGHLANDS HIGHLIGHTS

## Community News



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503-684-8294  
[www.highlands55.org](http://www.highlands55.org)

**JUNE 2024**

### **HOA BOARD MESSAGE**

So many great things going on in the community. The HOA-owned sidewalks, brick walls, and clubhouse patio have been brought back to life with pressure-washing and look good. The pressure washing did reveal some additional brick wall issues that will be addressed. New spring plantings are going in and the irrigation system is being restarted. Thank you ALC volunteers.

The Board looks forward to proposals for expanded fire and smoke alarms and will consider the final replacement of the major air conditioners at the next Board meeting. Thank you, Jerry Crane, for the diligence maintaining important community assets.

Long-time residents may recall Washington County Community Participation Organization (CPO) meetings being routinely held in the clubhouse. CPO's are the County's public involvement program and opportunity to hear from service providers (KC Police, WashCo Sheriffs, TVF&R, and Clean Water Services) regarding provisions in King City – when available. The CPO volunteer leaders are hoping to restart meetings. They offer opportunities to learn about county programs, provide input, and discuss issues. CPO4K (focused on King City) will be held June 3 and June 24, 7-8:30 p.m. in the clubhouse. Please attend – it is often informative. Learn more: [https://www.ci.king-city.or.us/cpo\\_4k\\_king\\_city\\_and\\_vicinity/index.php](https://www.ci.king-city.or.us/cpo_4k_king_city_and_vicinity/index.php) (No meetings in July or August.)

Many community groups are very active; Zumba, Learning Pool, Friday Night Happy Hour, Line Dance, cards and other games, and Bible Study are just a few. Check out the calendar and show up. Reports are many are still laughing from the recent Trivia Night. Make the most of all these volunteer-led gatherings and join in the fun.

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

## **HIGHLAND PARK CONDOMINIUM BOARD MESSAGE**

The Board thanks Shawn Hunter for an informative presentation regarding our COA insurance policy. He gave a lot of good information on what we should look for, so we don't overpay with our own Condo policy. There was a great turnout.

I want to mention the dates set for the asphaltting of phase 2 of the driveways are May 30 & 31<sup>st</sup>. It is critical that all cars have been removed prior to the workers arriving. We received a compliment last year that we are the only COA community that has not had to have a car towed. Cars left on the parking lots will be towed – please don't let it be yours.

Another item that Sherry brought to our attention is the need to announce that next year (2025) the association will take care of scheduling the dryer vent cleaning as ALL units will be done at the same time. The vents will be cleaned from the outside so no one must be concerned that they will be home on the designated day. The reason the Board decided to do it this way is not getting your dryer vent cleaned is a fire hazard. The budget committee will decide how much to add to our monthly fees if needed. By doing the whole community at once give us a very large price break.

## **UPCOMING EVENTS**

### **SIP AND SAUNTER THROUGH OPEN GARDENS**

We hope everyone has marked their calendars for Sip and Saunter Through Open Gardens on Saturday, June 29th from 2-5 pm. Below is a list of the gardens that will be open. Open gardens will also be marked by mylar helium balloons on the day of the event.

Wear comfortable walking shoes and bring an unbreakable receptacle for holding beverages served by garden hosts.

See all the gardens or just a few and in whatever order you choose. The list below is organized from the East end of the property to the West, but participants may wander through any garden in any order they choose.

The day before the event we will send out on HiNet a new list of open gardens, there may be changes between now and then. A map with the open gardens will be available in the Clubhouse entry the day of the event.

We hope everyone joins us and has a great day on June 29. Contact Elaine Sobel or Crystal Compese if you have any questions.

Co Chairs:

Elaine Sobel

503-703-3200

[elaineankersen@gmail.com](mailto:elaineankersen@gmail.com)

Crystal Compese

818-456-7265

[crystalcompese@gmail.com](mailto:crystalcompese@gmail.com)

### **OPEN GARDEN HOSTS**

Jim & Dennie Peffers	16023 SW Wimbledon Ct
Jeanine Mosgrove	16058 SW Wimbledon Ct
Jerry & Shirley Crane	12594 SW Bexley
Mary Davis	163446 SW 126 Terrace
Cherie Stanley	12581 SW Dickson
Kathy Thigpen	12823 SW Overgaard
Lucianne Phillips	12645 SW Peachvale
Tom & Bonni Chown	12840 SW Peachvale
Elaine Sobel	16065 SW 130 Terrace

### **HIGHLANDS COMMUNITY GARAGE SALE JULY 19<sup>TH</sup> & 20<sup>TH</sup>**

It is time to clean out those closets, clear out those drawers, and bring down all those old unwanted items from the attic because the Highlands Community Garage sale is just around the corner!

This year, there will be no \$5 participation fee per household due to the generosity of Vicki Miller who has offered to sponsor the entire event.

As the dates get a little closer, we will be asking for volunteers to help with media advertising as well as customizing the garage sale signs prior to their placement on King City/Tigard streets. There is also a new electric air pump that will be used to inflate 90 balloons. I am told this device is a lot of fun to operate so we just might have to draw straws to see who gets the honors.

In the meantime, start looking for those items you may want to sell.

Committee Members:

Mary Davis, Sue Starr, Gordon Keeney

## **ARCHITECTURE AND LANDSCAPE COMMITTEE**

For those of you wandering along the condo pathway near the Dickson entrance, there is a brand new bench donated by Elaine Sobel in memory of her husband Ron, who passed away a year ago. Ron was a valued member of the community and a member of our Board of Directors. We thank Elaine for her thoughtful contribution.

It's that time of year when sprinkler systems are getting turned on again and it is essential that they be checked and maintained. Most common problems are leaks, clogged or damaged sprinkler heads, and broken pipes. You can do a little DIY maintenance to avoid having expensive repairs by checking the following:

1. Check for leaks. Is water pooling on the lawn or is the sidewalk/driveway getting too wet?
2. Inspect sprinkler heads for clogging by dirt and debris. They can be cleaned easily with an old toothbrush.
3. Make sure water is on and the controller is plugged in and programmed correctly.

There are several trouble shooting guides on the internet to help you identify potential sprinkler issues before a lot of water is wasted. Make sure to check your street trees also for needed watering. Newly planted trees need to be watered **every day** for 1-2 weeks until roots are established.

Please do your part to help keep our community looking healthy!

Virginia McEwing, ALC secretary

Source: Rainbird.com

## **CONDO LANDSCAPE COMMITTEE**

As summer nears, there have been concerns about the sprinkler system and controls to be tested. This and other landscape concerns were brought to our landscaper's attention. They are working on getting our system up and running. The drainage problem at garage 102 will be addressed as well. Some plantings will be done where trees have died or had to be removed and will take place once the sprinkler system is up and running. We would like to remind condo owners that because you like a certain tree or shrub, if it interferes with safety or the integrity of the brick on our buildings or maintenance; it may have to be removed. The arborist, the landscape committee and the Board will make the decision on removing the tree or shrub.

The next landscape meeting will be Monday at 9:00 a.m. on June 3<sup>rd</sup>

Lucy Laande, Condo Landscape

## **CONDO NEIGHBORHOOD WATCH**

No garage break-ins or stolen packages reported to me. So, all is well in our little neck of the woods as far as I know.

Just sending a reminder to have batteries available for your smoke detectors, Co2 detector and your water leak detectors. A hot water tank leak or a dishwasher leak can cause you and your neighbors a lot of water damage head aches. So, put those water leak detectors by each sink, by the washer/dryer and dishwasher, especially by the hot water heater tank. That tank can hold up to 30 or more gallons of water and keeps on filling as it leaks. A disaster just waiting to happen!! My leak detectors saved my bacon several times.

Take care when getting out of your cars if you park in our parking lot and park near one of our Condo Pine trees. Pine cones can be a walking hazard.

It is that time of year when wasps and bees nest in inconvenient areas. Look around for any of these hazards. It was reported to me, that there is a large wasp nest by the mailbox near buildings 16 and 17. Please report any such hazards to CMI and the condo board.

It takes a village to keep all of us safe,

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

## **CLUBHOUSE MAINTENANCE**

### **Clubhouse Maintenance**

The umbrella covered tables & chairs are now on the patio. We hope that folks will find ways to enjoy them. The furnace filters have been changed and every part of the air conditioning system has been checked out with some minor repairs here & there. I check every day for ants, especially in the kitchen and ball room, spray the building foundation and elsewhere periodically and have had no complaints for several weeks. When we get out of the rainy season we will have the carpet cleaned in high traffic lanes. We are ready for summer.

### **Insurance**

The Internet is becoming a very risky system. It seems that every hacker and many otherwise honest organizations are trying to get as much personal information from us as possible. I get 10 or more e-mail "phishing" requests every day, saying that I have just won a prize from companies that I have never dealt with, or that my credit card information needs to be updated. A \$24,000 savings account went missing several

months ago. Thanks to highly skilled help from my credit union it is back and much more secure. Giant companies, schools, hospitals, even small privately owned businesses are experiencing ransom ware attacks at an amazing pace. Such attacks lock up vital information and demand ransom payment for its release. Billions of dollars have been paid. Data stored in the “cloud” is most at risk. More than 80% of ransomware attacks are on data stored in the “cloud”.

It is time that we review our cyber security, including antivirus protection, back up procedures, access to information critical to our operations and sensitive personal information. To start, I will be asking the Board to approve Cyber risk insurance which would cover, in case of an attack, the cost of expert investigation, recovery of funds or data and legal services as required. Compared to the risks, the premium costs are quite reasonable.

Jerry Crane

### **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 are our guest speakers for June:

**June 4<sup>th</sup>, 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.

**June 18<sup>th</sup>, 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 June.

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 **June 10th from 1:00-2:30 pm** in the clubhouse 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.

**Note:** Each month that I have sent out these notices, I keep forgetting to mention how fortunate we are in this community to have **the only in person support group** in Washington County that is facilitated by Jennifer. Her other two groups are virtual.

Ron Nixon, Neighborhood Resident Sponsor

SW Bexley Ln

503.887.8869

## **COMMUNITY NEWS AND ANNOUNCEMENTS**

### **CONDO DRYER VENT CLEANING – UPDATE**

The board approved taking on the responsibility of covering the cost of the dryer vent cleaning at their May board meeting. This was due to the lack compliance by unit owners to sign up for the cleaning. Only 25 signed up out of 124 units. Dryer vent cleaning is important as lint can become a fire hazard when it builds up in the vent. This change will assure all units comply.

Dryer vent cleaning will be done every other year starting in 2025. Cleaning will be done from outside so home owners will not be disturbed.

Sherry Kilpatrick, Coordinator

### **PICKLEBALL INSTRUCTION**

If you have never played Pickleball but would like to try it, Highland's resident, Vince Arditi, will be offering beginner only Pickleball instruction this summer at Rise Church gym in Tigard.

There is no cost to you and equipment is provided by the church.

Vince needs to have 4-6 people at one time to set up a specific date. Instruction is expected to begin Saturday's on or after June 8<sup>th</sup> from 9:30-11:30 a.m .and depending on interest, this can be an ongoing session over 4 weeks.

If you are interested or would like more details, please contact Vince Arditi . Email is [vince.arditi@gmail.com](mailto:vince.arditi@gmail.com)

## **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



## **HIGHLANDS ACTIVITIES**

### **BOOK TALK**

Welcome to the Book Talk book group.  
We meet on Wednesday **June 12, 2024**, at  
11:00 a.m. in the boardroom.  
Everyone is invited to join the group.

#### **Current Reading:**

June 12, 2024  
*Where the Crawdads Sing*  
By Delia Owens

July 10, 2024  
The Frozen River  
By Ariel Lawhon

For more information, contact me.  
Lori Clark  
[loriclark2002@gmail.com](mailto:loriclark2002@gmail.com)

### **NATIONAL MAH JONGG LEAGUE AMERICAN MAH JONGG**

Mah Jongg is a tile-based game that has been around since its advent in the 19<sup>th</sup> century in China. It remains popular all over the world, especially in Asian countries. The rules of the American variant became standardized with the formation of the National Mah Jongg League in 1937.

Each year the league changes the hands and rules of the game to add more excitement. The game encourages many skills. Tactics, observation, memory, pattern recognition, and adaptive strategies are some of them. Playing and getting better at it can help us improve these skills, which can be very useful for our daily life.

### **MAH JONGG AT THE HIGHLANDS MEETS EVERY THURSDAY AT 1:00 p.m. in the card room**

If you would like to play on Thursdays, or if you would like to learn Mah Jongg feel free to contact me.

Lori Clark  
505 301-4427  
[loriclark2002@gmail.com](mailto:loriclark2002@gmail.com)

## PAST EVENT REVIEWS AND PHOTOS

### Trivia Quiz Night

The Blue Room in the Clubhouse provided an intimate and cozy setting for our Trivia Quiz night on Saturday, May 18. Groans, moans, and laughter filled the air as the teams were confronted with each new challenge. After four rounds of 12 thought-provoking questions, the scores were totaled, revealing the ranking of the teams.

Congratulations go to the two team with the highest results.

#### In first place:

The Boomerangs comprised Nancy Perkins, Mark Perkins, Marcia Wagner, Vince Ardita, and Denette Peffers.

#### In second place:

The Highland Hooligans comprised of Crystal Compese, Claudia Fischer, Ron Nixon, and Judy Baese.

We extend a special thank you to all who attended and to those who participated in restoring the clubhouse to its original condition. This is the true Highland spirit!

Fred and Lori Clark

**A special note of thanks to Fred and Lori Clark for organizing this fun event.** Food, fun and trivia – what could go wrong? Nothing! We all learned a bit more about each other and the world around us. Looking forward to more Trivia Night's in the future.

