

# HIGHLANDS HIGHLIGHTS

## Community News



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

**AUGUST 2024**

### **HOA BOARD MESSAGE**

As we're past the half year mark, the Finance Committee recommended no change to the annual budget as both the operating and reserve budgets look good. The most uncertainty is on the reserve's side (which maintains or replaces community assets) because it depends on home sales. Those sales are exceeding the projected target, and it appears the reserve fund will hit or exceed it this year. Thank you to the Finance Committee and Budget Workgroup, and committee chairs for your oversight and conservative approach to managing HOA monies.

So far, this summer has been full of community activities; Sip & Saunter glimpses of wonderful neighborhood gardens (thank you to Elaine Sobel and Compose).



*2Ballroom Full at 4th of July BBQ*



*Crystal & Elaine*

provided  
Crystal



*3 Pitmasters Hard At Work*

There was the very-well attended 4<sup>th</sup> of July BBQ and pet parade (so many volunteers to acknowledge but thank you to all who contributed). And the wonderfully coordinated community-wide garage sales (thank you Gordon Keeney, Mary Davis, and Sue Starr). Once again, the community benefits from the efforts of volunteers. Is it time to step up?

It recently came to my attention that some confusion exists regarding the HOA and the Highlands Park Condominiums (HPC) governing documents for each. The HOA reflects all property owners, condominium and single-family homes – condominium owners are roughly a third of the HOA community. Combined, all property owners own (and hopefully enjoy) the Highlands amenities including the clubhouse, walking paths, green spaces, and other assets. This is why it's

important to have everyone attend HOA Town Halls and Board meetings – those discussions and decisions affect everyone.

HPC is a separate corporate business entity within the HOA. You have an additional Board, committees, management company, and governing documents. Sometimes it is confusing who to turn to for answers to burning questions. If the questions relate to any item in HPC, your HPC Board or management representative will be able to address those. Any questions regarding something outside HPC is likely an HOA issue and HOA Board members, committee chairs, or our wonderful office administrator may be able to answer (or will find out). And yes, HPC owners (and residents) have two sets of governing documents.

Questions? Reach out:  
Mike Dahlstrom, president  
president@kchighlandshoa.com

## **UPCOMING EVENTS**



### **ICE CREAM SOCIAL !**

**Please join us for the annual Ice Cream Social on Sunday, August 11 at 2:30 p.m. in the clubhouse.**

New residents, who have moved into the Highlands as of August 1, 2023 will be welcomed and they get in for free! They should reserve their places through Beth in the office.

For the rest of us, there will be a sign-up sheet on the bulletin board. The cost will be \$6 per person payable at the door.

For those with dietary restrictions, we will also offer the option of sugar-free ice cream, sugar-free cookies and gluten-free cookies.

Ed Benberg, Special Events Committee Chair

Lucianne Phillips, Co-chair

## **HIGHLAND PARK CONDOMINIUM BOARD MESSAGE**

I want to thank Shawn Mitchell for attending the Board meeting to explain to those in attendance why the insurance has gone up so significantly. I also want to thank those in attendance for coming so they can be informed.

There seems to be a misunderstanding regarding the No Parking signs that have been painted in many areas of our community. No Parking means No Parking. If you are receiving deliveries of some kind, please make sure the delivery person knows not to park in those areas especially blocking the entrance to a resident's garage. A resident should not be denied access to their garage. If you are expecting bulky or heavy item(s) perhaps checking with your neighbors to see if something can be arranged would work. I have received complaints regarding the garages facing 130<sup>th</sup> Ter. Our by-laws specifically state parking in front of our garages is prohibited. We are very fortunate in that we have plenty of parking.

FYI the Board voted last night that any upstairs resident wanting to install hard flooring in their unit must not install any floor without at least a rating of 71. This will be written in the rules and regulations, I just wanted you to know before the official notice goes out in case you are thinking of hard flooring. In addition, if you are planning on installing a hard floor, you must fill out an application so it can be approved by the Board.

Stay safe and enjoy your summer.

## **CONDO NEIGHBORHOOD WATCH**

It has come to my attention that our new owners may not know we have a no smoking policy, in all of our King City Highlands Neighborhood. We voted it into our CC&Rs. That means no smoking in our condos, on our patios or decks, driveways or garages or anywhere on the condo property. You must go outside the surrounding condo walls or walkway to smoke or vape. That means walking out to the sidewalk on Peachvale, Dickson or 131st. Many of our residents have very serious health issues that are affected by smoke. That is why we voted in the no smoking policy. And that is why many owners, like me, choose to live in our condos. This goes for your visitors too. NO SMOKING ON CONDO PROPERTY. Rule breakers are frowned upon....to say the very least.

No garage break-ins or porch pirates reported to me this month!

Stay well and stay safe,

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

## **ARCHITECTURE AND LANDSCAPE COMMITTEE**

**Hot summer days!** And the ALC has several projects to finish up, one of which is the repainting of the stripe on the brick wall that surrounds the community. You may have noticed a color board in the Clubhouse with 5 colors to choose from. Voting can be done by placing a hash mark on the color of your choice; one vote per resident please. Color samples can also be seen on the brick wall near the Clubhouse. The color sample area is identified by a yellow flag attached to the brick wall.

**Voting deadline is August 7<sup>th</sup> and the color choice will be announced at the August Town Hall meeting on August 28<sup>th</sup>.** We are excited to get this completed!

### **Here's what's keeping the ALC busy-**

To date in 2024, the ALC has processed 27 resident applications. Twenty of which were for architectural improvements and 7 for landscape projects. Summer is the time for house painting, window replacement, new roofs and yard tasks. It's interesting to observe the residents' vision come to fruition. In the end, homeowners and the entire community benefit. We continue to work a host of projects with our business partners—particularly irrigation and plantings. Also, we perpetually monitor tree health. *Topics especially important given the recent hot dry weather as we work to maintain the community greenery.*

**Reminder- Please water your street trees even if you choose not to water your grass. Thank You!**

**Submitted by Virginia McEwing ALC**

## **LIBRARY WHISPERINGS**

All is well at the Highlands library. Luckily for our community, we have a wonderful group of volunteers that keep things running smoothly in the library. For new residents, our library is open 24/7. We have lots of new books in the Recent Additions section so "check them out".

Be sure to visit the Give Away Area to the right of the door. There are many books and puzzles that are for residents to take and keep. Please do not return them to the library.

The library also has a selection of Highlands HOA documents that can be read in the library. For puzzle doers, there is a puzzle table in the library for puzzles to be completed in the library.

Bobbi Siegel, Librarian

## **CAREGIVER SUPPORT GROUP**

Are you an unpaid family or friend providing support to your spouse, neighbor, parent, or friend? Join us for this free 90 minute group to support family and friends caregiving!

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 **August 12th 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.

**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

## **BIBLE STUDY GROUP**

I trust that you are enjoying the daily summer heat and cool nights, which is one of the many benefits of living in the Northwest. We are grateful here in the Highlands for many benefits of our community as well. After a brief hiatus in July from our bi-monthly Bible Study, we will resume the normal schedule in August. Our speakers include:

**August 6<sup>th</sup>, Pastor Gary Custis**, Is a graduate of Dallas Theological Seminary, and pastor of Hillcrest Chapel since 1981. Beyond his many church responsibilities, Pastor Custis loves teaching the Word of God to Juniors and Seniors at Horizon Christian High School. We look forward to hearing from Pastor Custis once again.

**August 20<sup>th</sup>, Dennis Beatty** will be joining us again. You will recall; Dennis and his wife Gwyn, are residence of Highlands, and one of our regular bible study speakers. By way of review, Dennis has his doctorate from Fuller Theological Seminary, has been in full-time ministry over 40 years, has been a lead pastor, a lead interim pastor, and served in several denominations. Welcome back Dennis.

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

## **COMMUNITY NEWS AND ANNOUNCEMENTS**

### **Vendor List:**

The Vendor List has been updated and can be found in the Clubhouse entry area in the wall rack by the office and is maintained by Connie Holt. Please keep in mind that these vendors are not endorsed by Highland HOA but have been recommended by residents. This list does not guarantee whether they are licensed, insured or bonded. If that is needed in the work or project you are doing, do your due diligence and please check the vendor websites and on-line reviews.

Word of mouth can make or break a vendor, so if you have any recommendations or reasons to add or delete a vendor from this list, email Connie Holt at [punkshasta@gmail.com](mailto:punkshasta@gmail.com) or you can call Beth at the Clubhouse 503-684-8294 and she can let Connie know of any changes.

## **School Supply Fundraiser for Deer Creek Elementary**

Last year the Highlands community was very generous in donating to Deer Creek Elementary and providing 100 students backpacks full of supplies! Due to the success of the school supply fundraiser, we will do it again.

This year we are asking for the same type of donations in the form of supplies and gift cards. Not all supplies needed by teachers are provided by the school district therefore gift cards may be donated to the teachers as well as students.

The supply list and gift card instructions will be posted on HiNet and available in the club house as soon as I get the supply lists for each grade from Deer Creek.

Boxes will be set out in the clubhouse on August 1<sup>st</sup> and given to the school before classes start the first of September.

Thank you in advance for your kindness and generosity.

Submitted by,  
Pat Combs

## **HIGHLANDS ACTIVITIES**

### **Calling all Uke Wannabees!**

The Highlands Uke Club is starting up again!

Our next gathering is:

Tuesday, Aug 13.

Time: 3 p.m.

Location: 16076 SW 130th Terrace

Bring yourselves, a uke (if you have one) and a willingness to laugh, have fun and make some music! Learning to play many songs can be quite easy.....

Please call Kathryn Margaret for all questions.

Kathryn Margaret: 971-268-0903. Or email to  
[kthemarg@gmail.com](mailto:kthemarg@gmail.com)

## **Chinese Mahjong**

We have room at our tables for a few more Mahjong players whether you are new to the game or have played before.

We can teach you how to play Mahjong, our version, very quickly. No card or \$ or tile set needed. We have two Mahjong sets in the cardroom.

Come join us any Wednesday afternoon at 1pm in the cardroom at the clubhouse.

Sandy Bergeron [Sandber31638@gmail.com](mailto:Sandber31638@gmail.com)

## **Fitness Walking**

No matter what the weather is outside, it's always a comfortable temperature in the Clubhouse to work out.

Fitness Walking or Walking Aerobics meets every Tuesday and Friday at 9 am to work out to CD's that include warm ups, cardio workouts and cool downs.

Sessions are open to everyone and are free. Come and join us and make new friends.

Contact Elaine Sobel with any questions.

Elaine Sobel  
503-703-3200  
Fitness Walking Coordinator

## **Happy Hour**

The Happy Hour Group continues to gather for lively conversation and great food every Friday at 5pm at the Club House. The beautiful air-conditioned Club House is a comfortable place to relax, get to know your neighbors, meet new neighbors, hear a few new jokes, and enjoy a wide variety of food. The conversation often continues out on the patio after the sun goes down.

Bring your beverage of choice and food to share. Food choices vary each week, normally with a balance of appetizers such as veggie trays, fruits, chips and dips, cheese trays; salads and light main dishes; and desserts. At times we have had mostly appetizers, and a few weeks ago we had almost all desserts. The very next week we had no desserts so it is always a surprise. Just bring whatever you feel like bringing. Happy Hour is about the fun and friendships.

Penny Matsler  
503 580-4636 [Penelope64@comcast.net](mailto:Penelope64@comcast.net)



## Pool Lessons and Play

“August ... when we pretend to love the heat but secretly long for Fall.”

The good weather continues to offer people outside choices for recreation; so, Pool Lessons & Play will continue a siesta for a while.

Lessons are still available on-request, given by video, coupled with demonstration and play. Please contact me if you're interested.

Seven subjects covered are: “Nomenclature”, “Stance & Grip”, “Bridge & Stroke”, “Aiming”, “Stop/Follow/Draw Shots”, “English” and “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.”

## Book Talk

Everyone is welcome to join the **Book Talk** book group.

We meet on **Wednesday**

At **11:00 a.m.** in the boardroom.

### UPCOMING BOOKS

August 14, 2024

**Crying in H Mart: A Memoir**

By Michelle Zauner

A poignant memoir that delves into the intricate layers of identity, grief, and the profound dynamics of mother-daughter relationships.

**September 11, 2024**

**Lessons in Chemistry**

By Bonnie Garmus

An engaging novel written with cutting wisdom and, at times, humor both startling and refreshing. It tells the story of Elizabeth Zott, who becomes a beloved cooking show host in 1960s Southern California after being fired as a chemist four years earlier.

**October 9, 2024**

**The Boys in the Boat**

By Daniel James Brown

The story of the University of Washington's eight rowing crew and their epic quest for gold at the 1936 Olympics. This crew transformed the sport of rowing, overcame enormous odds, and grabbed the attention and hearts of their nation.

For more information, contact:

Lori Clark

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

**NATIONAL MAH JONGG LEAGUE  
AMERICAN MAH JONGG**

American MahJongg is played with four players using Mah Jongg tiles. The goal of the game is to be the first, by picking and discarding, to match one's tiles to a *specific* hand from the annually distributed scorecard published by the National Mah Jongg League (NMJL) and American Mah-Jongg Association (AMJA). Scoring is done by matching the points assigned to each pre-determined hand on the annually distributed NMJL card & AMJA card.

**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)

# KC HIGHLANDS CALENDAR

# AUG 2024

| Sunday                   | Monday   | Tuesday   | Wednesday   | Thursday  | Friday  | Saturday              |
|--------------------------|--|---|---|---|---|-----------------------|
|                          |  |   |   | 1   | 2   | 3                     |
|                          |  |   |   | 10 Zumba<br>12:30 Line Dancing<br>1 American Mahjong<br>6 Hand, Knee, & Foot  | 9 Walking Aerobics<br><br>10:30 Coloring<br><br>5 Happy Hour                  |                       |
| 4                        | 5  | 6   | 7   | 8   | 9   | 10                    |
| Private Event<br>10-2    | 9 Condo Landscape Mtg<br>10 Zumba<br>11 Condo Finance & Main. Mtg.<br>1 Hand, Knee, & Foot | 9 Walking Aerobics<br>10 Men's Coffee<br>1 Pool<br>1 Bridge<br>3 Special Events Planning<br>7 Bible study | 9:30 ALC Comm. Mtg<br><br>1 Mahjong<br>1 Rummikub<br><br>6 Poker                        | 10 Zumba<br>12:30 Line Dancing<br>1 American Mahjong<br>6 Hand, Knee, & Foot  | 9 Walking Aerobics<br>10:30 Coloring<br><br>2 Library Mtg<br><br>5 Happy Hour | Event Setup<br>7-9 PM |
| 11                       | 12   | 13  | 14  | 15  | 16  | 17                    |
| Ice Cream Social 2:30 PM | 10 Zumba<br><br>1 Hand, Knee, & Foot<br><br>1 Caregiver Support Group                      | 9 Walking Aerobics<br>10 Men's Coffee<br><br>1 Pool<br>1 Bridge   | 11 Book Talk<br><br>1 Mahjong<br>1 Rummikub<br><br>5:30 Condo Board Mtg.<br><br>6 Poker | 9:30 Crafts Group<br>10 Zumba<br>12:30 Line Dancing<br>1 Am. Mahjong<br>3 Clubhouse Interiors Mtg<br>6 Hand, Knee, & Foot | 9 Walking Aerobics<br><br>10:30 Coloring<br><br>5 Happy Hour                  |                       |
| 18                       | 19   | 20  | 21  | 22  | 23  | 24                    |
|                          | 10 Zumba<br><br>1 Hand, Knee, & Foot   | 9 Walking Aerobics<br>10 Men's Coffee<br>1 Pool<br>1 Bridge<br>7 Bible Study                              | 1 Mahjong<br><br>1 Rummikub<br><br>6 Poker  | 10 Zumba<br>12:30 Line Dancing<br>1 American Mahjong<br>6 Hand, Knee, & Foot  | 9 Walking Aerobics<br><br>10:30 Coloring<br><br>5 Happy Hour                  | 9-4 Private Event     |
| 25                       | 26   | 27  | 28  | 29  | 30  | 31                    |
|                          | 10 Zumba<br><br>1 Hand, Knee, & Foot   | 9 Walking Aerobics<br>10 Men's Coffee<br>1 Pool<br>1 Bridge<br>6:30 Finance Com Mtg.                      | 1 Mahjong<br><br>1 Rummikub<br><br>6 Poker<br>6:30 Town Hall HOA Board Mtg to Follow    | 10 Zumba<br>12:30 Line Dancing<br>1 American Mahjong<br>6 Hand, Knee, & Foot  | 9 Walking Aerobics<br><br>10:30 Coloring<br><br>5 Happy Hour                  |                       |

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

office@kchighlandshoa.com Website: Highlands55.org