



September, 2024

### **HOA Board Message**

The leaves are changing color and as we walk into fall changes abound in the Highlands as well. September begins the work to craft the 2025 budget, HOA Board elections start up, the annual Reserve Study gets finalized (setting the estimations for future reserves expenditures), and we look forward to the November Annual Homeowners meeting.

HOA Board elections are coming up in November with candidate presentations at the October Town Hall. On page 5 of this newsletter, Pat Barcroft and I provide a ***Guide to Consider Stepping Up as a Volunteer***. The HOA and Highland Park Condominium boards are great places to be involved in our community. And the process is simple; Beth has HOA candidate forms in the office and will collect them back. Charlene Mulder has agreed to coordinate the HOA candidate information prior to the October meeting and November elections (thank you Charlene). **We need new voices on the boards. Please consider stepping up.**

And the work of the community continues. The clubhouse has had much attention thanks to Jerry Crane who had the carpets cleaned and oversaw the replacement of the final two air conditioning units installed (the last of a multi-year effort to update all the heating and AC units), and thanks to Joe Mulder and the Architecture & Landscape committee for keeping the common areas well-maintained, Mary Kelly and the Finance Committee for monthly oversight of HOA funds, and the other committee and social group leads keeping the Highlands humming.

Mike Dahlstrom, president@kchighlandshoa.com

### **Highland Park Condominium Board Message**

I am amazed how fast this year has gone. Here it is September. I was struck at how beautiful the Crape Myrtle is along the pathway.

Talking about landscape. For those of you who might not remember, the Landscape Committee is in charge of all of the landscape on the condo property. If you have a question or a suggestion regarding the landscape, please feel free to attend the Landscape Committee meeting so you can share your concern. All work done on the property regardless if it is maintenance or landscape must pass through the Board and be issued a work order. Our Landscape Committee is more than happy to help if possible.

This is the time of year when both the HOA and COA let the word out that there are going to be Board positions to be filled. The COA will have three positions to be filled. Mike did such a good job describing the time commitment of the positions. I can't tell you how important volunteering is to keep our community running strong. If you have experience in finance, or are interested in the way our community looks, please be willing to give a few hours per month. In addition, if interested and would like to visit about it, please feel free to give myself or anyone on the Board a call.

Enjoy the Fall because it is all but here.  
Pat Barcroft, HPC Chair

### **Upcoming Events**

#### **Q&A WITH KING CITY COUNCILOR GELFAND**

King City has assigned the new City Councilors with duties beyond the meetings. New City Councilor Dennis Gelfand has taken on the role as HOA Liaison. Councilor Gelfand will attend the September 25 Town Hall, explain his role, and take questions regarding City-HOA cooperation and issues.

### **PANCAKE BREAKFAST**

Labor Day Pancake breakfast at clubhouse Monday September 2, 9 to 10:30 AM.

Besides special pancakes there will be scrambled eggs, ham steaks, orange juice, milk, coffee and everything that goes with it. You get all that for \$8. Kids 10 and under for half price. Invite friends and family. All are welcome.

There is a sign up sheet on the bulletin board. Please sign so we can prepare for you.

Ed Benberg, Special Events and Lucianne Phillips, Co-chair

### **POOL LESSONS AND PLAY**

Lessons are still available on-request, given by video, coupled with demonstration and play.

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. Please contact me if you're interested.

Fred Clark, fredclark2002@gmail.com

### **STILL CALLING ALL UKE WANNABEES!**

The Highlands Ukulele Club meets weekly: Tuesday, 3:00 p.m.

Location: 16076 SW 130th Terrace

Call or text me with any questions: If not just show up with or without a ukulele and check us out. We do have a happy time and if you were to learn two chords you could play many many songs! Hope to see you!

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

### **HAPPY HOUR**

Happy Hour continues every Friday evening, 5pm at the Club House. We look forward to a few beautiful Oregon Fall evenings that we might be able to enjoy on the patio before the winter hibernation sets in. Just bring your beverage of choice and any type of food to share.

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

### **Architecture & Landscape Committee**

Greetings Highlands residents!

The community has selected Rookwood Sash Green as the new color for the brick wall stripe. It was a close race. Here are the final results; Rookwood Sash Green – 48, Kind Green – 39, Black Of Night – 33, Web Gray – 18, Software – 4. The ALC will work to get this project completed ASAP. Thank you to all who participated in the selection process.

In other news; The irrigation system on Beef Bend Rd has been upgraded. Our business partner Teufel Landscaping has installed drip irrigation to all of the arborvitae along the brick wall. For the time being the system will run daily for one hour. This should supply plenty of water to each arborvitae. Also, to resolve a standing water issue along the greenway path extension off of 126th Terrace, a French drain has been installed. This will eliminate a mosquito breeding ground and keep the pathway dry for safe strolling.

Also. The ALC has completed the yearly revision of the ALC Manual! We use this manual to provide guidance to homeowners planning to make exterior architectural and /or landscaping changes around their home. The ALC is given the authority to establish and maintain these guidelines by the CCR's and The Board of Directors.

The community is welcome to review the manual revisions and give us input. It is available on the Highlands web page; [www.highlands55.org](http://www.highlands55.org) (click on Quick Links button and select A&L manual or use the "Clubs and Committees menu at

the top and click on Architecture & Landscape). There is also a copy on the bulletin board in the Clubhouse. The last page of the manual highlights all changes made, under Revisions, Addition, and Deletions. If you have any questions or input please contact Joe Mulder at [ALCchair@kchighlandshoa.com](mailto:ALCchair@kchighlandshoa.com) no later than September 13th .

From: Virginia McEwing; [vmcewing@gmail.com](mailto:vmcewing@gmail.com)

### **Condo Landscape Committee**

The August Landscape Meeting was well attended with several requests and concerns. One was the crab grass that was spreading in several areas. This was brought to the attention of "Rain or Shine." to be sprayed. Building 1 had concerns about drainage issues and an estimate will be presented to the Board on preventing further problems. There was also concerns of bark and soil close to the foundation on the south side of some of the buildings that will need to be removed to prevent problems in the future. It was also brought to the attention of Thomas at "Rain or Shine" the Ivy that needs to be kept in control so there is no harm to the brick and shrubs. Building 13 had some concerns about the appearance of some of the shrubs which will be addressed. The committee is compiling a list of trees that need to prune in the future.

The next landscape meeting will be September 9th at 9:30 a.m. as Sept 2 is a holiday.  
Lucy Laande, Condo Landscape.

### **HOA Block Captains**

#### **NEIGHBORHOOD WATCH CAPTAIN MEETING:**

We will be having a Neighborhood Watch Captain meeting on **Thursday, October 24, at 3:00** in the Board Room in the Clubhouse. Captains are encouraged to come and everyone in the community is welcome to join us.

#### **For all new residents and a reminder for those who have lived here for a while:**

Each street in our Highlands has a "Watch Captain". Captains are available to answer questions residents may have of the neighborhood. They will be vigilant for unusual happenings on your street and will monitor activity when residents are gone for extended periods of time. They will check in with residents if there is a lack of activity around a house (newspapers not being picked up or other signs that a resident might need some help). Watch Captains are here to help and are appreciated for their "eyes on our neighborhood" to continue to keep it safe and welcoming. There is a map on the hallway bulletin board in the Clubhouse that lists who the captains are for your area. Please check it out.

I can't stress enough how important it is to have watch captains watching out for you, your home and your street surroundings. They are an integral part of our community in keeping everyone on our streets extra safe. Our whole community does a great job helping each other out and watching out for each other. But those "extra eyes" our captains give us is just one more way of monitoring activity for all of us. I continue to thank each captain for volunteering and helping out.

If you would like to become a captain, please let me know. We can always use your help.

Thank you

Connie Holt, Neighborhood Watch Captain Coordinator, [punkshasta@gmail.com](mailto:punkshasta@gmail.com), 503-936-9297

### **Condo Neighborhood Watch**

The next meeting is scheduled for Tuesday September 17th at 4pm in the boardroom.

Our summer has been peaceful. I have not been contacted about any garage break-ins or porch pirates. But...our wonderful fire department has been busy assisting our aging Highland neighbors. If you fall without any injuries, but just can't get back on your feet without help, they will cheerfully assist you. Just let them know the problem when you call 911 and ask for no lights or siren. And use that cane or walker to avoid any more embarrassing missteps.

A lockbox like realtors use for door keys are a good idea for emergencies. You can give the operator the code so the firemen can get into the entryway and your condo.

We are always looking for a few more new people to join us as neighborhood watch captains. We have a few of our 21 buildings we would like to cover with a resident of that building. Some of our captains are covering two buildings.

New or old condo neighbors are welcome to come to our meetings and see what we are about. We are a friendly informal group.

Stay safe and healthy,  
Sandy Bergeron [sandber31638@gmail.com](mailto:sandber31638@gmail.com)

### **Clubhouse Maintenance Committee**

The Clubhouse is used by many different groups for many purposes: exercise, dance classes, Town Hall, Board and committee meetings, private parties and big meal events. The meal events are usually well attended, with 80 to more than 100 residents and family members. Ed Benberg and Lucianne Phillips do the scheduling, planning and shopping for the food. The effort on the day before the event involves setting up the tables and chairs, and placing décor, which can be extensive including placemats, napkins and colorful items on the tables. Plates, silverware, cups, coffee makers, water dispensers are set out and made ready. All of this is done quietly by volunteers with great attention to detail.

On the day of the event the food must be prepared, or plans made for caterers. There are many volunteers assigned to specific tasks, guided by Ed and Lucianne, again with great attention to detail. There are questions, “what about this, what about that”? Then the party begins.

It is the clean up after the event which always amazes. As soon as the signal is given that the party is over, there is an explosion of activity. Scores of men and women spring into action. Tablecloths, placemats, décor pieces, plates and silverware are snatched up and taken to the kitchen where the sinks are already being manned and dishwashers starting to be loaded. 15 round tables are being folded up and rolled to the storage room by almost as many people. 120 chairs are being folded and placed in the racks by a dozen more. As soon as the floor is somewhat clear, someone shows up with a big dry mop, a broom and a dustpan. It is a very important part of the cleanup, seldom done by the same person twice. Someone sees that it needs to be done and finds the tools to do it. The tables and chairs in the Blue Room are pushed back into place. The garbage goes out. Leftovers are offered to take home, except the ice cream which goes back in the freezer, maybe to be discovered by the Happy Hour folks. The kitchen counters get wiped down with 409. The thermostats are reset to normal, and the ceiling fans stopped. The dishwashers can't hold all the dirty dishes, so a volunteer will return to the kitchen the next morning to empty and reload, then return to empty a second time.

There is no one shouting orders or giving directions, this is spontaneous, folks seeing what needs to be done and springing into action. Less than an hour after the end of the party, the lights are turned off, the doors are locked and the place looks like nothing happened.

Jerry Crane, Clubhouse Maintenance Chair

### **Bible Study Group**

Most all of us have heard or even used the term, “I can't believe it”. Well, here it is again, “I can't believe”, that summer is winding down. Families are preparing for fall activities – for some it's back to school, getting back to a regular routine, and of course there's the holidays coming into view - all of this takes planning and organizing. As part of your planning, let me encourage you to schedule the monthly Bible Study into your calendars.

This month we look forward to hearing from two returning speakers:

**September 3rd , 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.

**September 17th , Tim Makin** – also one of our regular speakers, is involved with many ministries. He is director of an active ministry outreach to children and young people in neighboring communities and is the principal at a Christian School in Beaverton. Tim and his wife have a young family of four children, and we are grateful to him for taking time to encourage our Bible Study through time in the Word.

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

Submitted by Ron Willis

## **Stepping Up To Board Positions**

### **GUIDE TO CONSIDERING BEING A BOARD MEMBER**

The HOA Board elections are coming up in November and there are three open positions this 2-year term. Highland Park Condominium elections are in February.

Both the King City Highlands HOA and Highland Park Condominium (HPC) HOA are volunteer run. Both Boards rely on community members stepping forward and taking a turn as part of a board to make decisions impacting the communities.

Often, a reason heard is “I don’t have enough time to participate” or “I don’t have any experience or skill that applies”. Let’s break this down a bit. Both Boards have similarities as well as some distinctions.

Volunteering for an at-large seat (not being an officer). For both boards this entails reviewing whatever material is being brought before the board prior to a meeting. For the HOA, this material is provided a week ahead by the president and generally should take less than an hour to review. For HPC, the management company (CMI) provides the materials ahead of the meeting and also requires very little time. Reviewing these materials allows for informed board members’ discussions prior to a vote.

Many times, boards are considered “rubber stampers”, in other words, decisions have already been made and the board simply agrees. But in the case of the HOA and HPC boards, they invite respectful and healthy discussions, with opposing points of view, prior to decision-making. Democracy is alive and well. And board meetings are once-a-month lasting a couple hours at most. Time should not be a deterrent.

Everyone has experience making decisions – everyday. You think about an objective from cooking dinner to purchasing a home and everything in between. To make that decision, you often consider the alternatives; time, cost, and possible benefit, among others. Being on a board is no different – same process. Other parts of being a volunteer are learning what the regulations are to running an HOA (HOA regulations are based on State and Federal rules), being guided on how meetings are respectfully run, and understanding what authority the HOA has to make decisions. These lessons evolve with each meeting – and every volunteer can ask questions to learn more.

Want to be involved a bit more? Each board elects the officers; president, secretary, and treasurer. These volunteer positions take on more responsibility as outlined in the associations’ bylaws. Each of these may benefit from your life/work experience or there are opportunities to learn the skills.

Now, the differences. The HOA assumes decision-making responsibility for many aspects of the community including; annual dues, maintenance of all commonly-owned items (clubhouse, green spaces, walking paths, brick walls, etc.), office staff, and finances. HPC Board relies on the management company, yet oversees landscaping, reserves finances, and operational income/expenses. However, the decision-making process is the same. *(Continued on next page)*

*Guide to Considering Being a Board Member Continued;*

Current board members are always available to help. There also is much online information. Have a question now? Please reach out to board members. And please, consider this an invitation to volunteer and help keep our communities the great places they are to call home.

Submitted by

Mike Dahlstrom, [president@kchighlandshoa.com](mailto:president@kchighlandshoa.com), and Pat Barcroft, Chair, Highland Park Condominiums

## **Community News, Announcements, and Activities**

### **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:

#### **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.

#### **November 13, 2024**

***The Personal Librarian*** By Marie Benedict and Victoria Christopher Murray

The untold story of Belle da Costa Greene who was hired by J. P. Morgan to curate a collection of rare manuscripts, books, and artwork for his newly built Pierpont Morgan Library.

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

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

American Mah Jongg 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 & #39 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 JONGGAT 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)

### **FREE COPIES OF THE DECLARATION OF INDEPENDENCE/ US CONSTITUTION**

During this active political period there is much talk about what is legal or not in our government and which Articles and Amendments apply to situations. What are the duties of each of our branches of government? Who is responsible for what? How can changes be made? Etc. What is the actual wording of these important documents? If it has been a long time since you have read these important foundations of our government you may like to review what they actually say. We have obtained some copies of our founding documents to read and refer to in finding answers to questions we have or to settle discussions. *(continued)*

YOU WILL FIND COPIES OF OUR DECLARATION OF INDEPENDENCE AND US CONSTITUTION WITH AMENDMENTS IN A BOX ON THE TABLE IN OUR LIBRARY. FEEL FREE TO TAKE ONE WITH YOU.

Submitted by Nancy Crandell

**AMENDING HIGHLANDS HOA GOVERNING DOCUMENTS**

Recently the Board has been asked how to amend the Highlands HOA governing documents. Following is a brief overview of each process; CC&Rs, Bylaws, Resolutions, and the Architecture & Landscape Manual. If you have questions, please reach out to Mike Dahlstrom, board president, [president@kchighlandshoa.com](mailto:president@kchighlandshoa.com)

What Does It Take To Amend HOA Governing Documents?				
Governing Document	CC&R	Bylaws	Resolutions	A&L Manual
Community Suggested Changes	YES	YES	YES	YES
Requires Draft Language	YES	YES	YES	YES
Requires Legal Review	YES \$\$\$	YES \$\$\$	SOMETIMES \$\$	NO
Requires Mailing to All Property Owners To Vote With Return Ballots	YES \$	YES \$	NOTICE TO HINET/HIGHLIGHTS NEWSLETTER, POST TO WEBSITE, PLACE IN LIBRARY REFERENCE	NOTICE TO HINET/HIGHLIGHTS NEWSLETTER, POST TO WEBSITE, PLACE IN LIBRARY REFERENCE
Requires Community Draft Review	YES	YES	YES	YES
Requires Board Approval	YES	YES	YES	YES
Requires % of Property Owner Affirmative Vote	YES 75% OF ALL MEMBERS	YES 50% OF ALL MEMBERS	NO	NO
Requires Recording - County and/or State	YES \$	YES \$	NO	NO
Requires Distribution to Community Mgmt Inc.	YES	YES	YES	YES
Requires Distribution of Revised Documents to Property Owners	YES	YES	NOTICE TO HINET/HIGHLIGHTS NEWSLETTER, POST TO WEBSITE, PLACE IN LIBRARY REFERENCE	NOTICE TO HINET/HIGHLIGHTS NEWSLETTER, POST TO WEBSITE, PLACE IN LIBRARY REFERENCE

KC Highlands community interest and activity articles are always welcome. Just send by email to: [kchoahighlights@gmail.com](mailto:kchoahighlights@gmail.com) by the third Friday of the month. Mike Dahlstrom, Highlights Newsletter coordinator



# KC HIGHLANDS CALENDAR

# SEPT 2024

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

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

office@kchighlandshoa.com Website: Highlands55.org