

September 2025



Upcoming Events

LABOR DAY PANCAKE BREAKFAST AT CLUB HOUSE MONDAY SEPT. 1, 9 TO 10:30 AM.

Besides special pancakes there will be scrambled eggs, ham, orange juice, milk, coffee and everything that goes with it. You get all that for \$8. Kids for half price. Family and friends always welcome.

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

Ed Benberg, Lucianne Phillips, Special Events Co-Chairs

HOA Board Message

Wow, September 1st . Can it be almost Autumn already?

I had the occasion recently to sit in on and participate in a very interesting meeting. This was a gathering of ALC members, to discuss what the 2026 Landscape Maintenance Contract would look like. At that point in time, the ALC had solicited and then was evaluating proposals from three different service providers. One was from our current partner, Teufel Landscaping, but the other two were from new companies; one had no history with our HOA at all, the other hadn't done business with our Association for quite a few years. The discussion, for the most part, really wasn't about the potential cost -- despite the effect that the cost of the contract has on the HOA's annual fee. The landscape maintenance contract is paid for out of the Operations side of the budget (10-7675, Master Landscape Maintenance Contract). For 2025, our contract with Teufel costs the HOA \$3,471/month (\$41,652/year). That comes out to a share of \$130.57/year for each and every one of our 319 Association members. This commitment to this one service provider partner, then, is the second largest of ALL of the HOA's Ops budget line items, second only to the budget for our cable TV services with Comcast. So, yeah, this was an important discussion. Rather than the overall cost, then, the discussion focused on the quality of the service we thought we were getting from Teufel, and whether that service/those services were what we thought we had asked for in the previous contract negotiations. As it turns out, there may well have been miscommunications on BOTH sides. The ALC members (and, yes, I'm still a member of the ALC) lamented over the considerable amount of churn in the Teufel personnel assigned to the Highlands, as well as the problems we've had in getting invoices in a timely fashion. We also discussed, at length, the specific landscape maintenance and additional services we request from time to time -- not least of which are repair services related to our aging irrigation system.

What this all comes down to, I believe (and what I shared with my fellow ALC members) is the need for effective communication. If we aren't happy with something one of our service providers is doing (or not doing), we need to tell them, work with them, and work towards a resolution. Changing to a new landscape maintenance company is very difficult. The Highlands has a rather complex environment; and I know, from past experiences, it can take months for a new landscape contractor to figure out that the areas outside the brick walls, including all up and down 131st Avenue and Beef Bend Road, are all HOA spaces that need their attention. Since I've been with the ALC, we've had three different landscape services partners, and we've had problems with all three.

This was a very interesting discussion. I feel that the participants covered a tremendous amount of ground, and very effectively developed future discussion points to be worked out with Teufel's representatives. For myself, I don't believe in perfection. I don't believe such a condition is attainable, in the first place, and my idea of what's "perfect" could be completely different from your idea. The whole point of the discussion was to

collectively figure out what was best for King City Highlands Homeowners Association, and that requires the perspectives and contributions that multiple volunteers bring to the table. One person can't do this alone; it takes a team.

Folks, there's another serious topic I'd like you to think about. This year, for the HOA's Board of Directors, there are two seats eligible for election. If you've been here in the Highlands for a few years, or are brand-new to our community, please consider joining our Board (or one of our committees). There will ALWAYS be an open seat available to anyone wanting to share their perspective and life experiences with the Highlands. More details about the Board election will be forthcoming in the future -- and we'd love to have you join us.

Thank you, Highlanders. Rob Mustard, president, president@kchighlandshoa.com

Highland Park Condominium Board Message

I have noticed and appreciated that our new landscape company has done a very good job implementing an irrigation protocol that is working with what we have. As it turned out we had several, meaning many, irrigation heads that were not working.

We welcome Beverly Yates to the Board and say thank you Beverly for volunteering. She is taking the place of Brad who resigned. A lot of work is being done by the Finance committee getting ready to present next year's budget. This is the time of year when a lot of us are wondering what next year's COA fees are going to be.

I want to thank everyone who is volunteering their time and energy to make this community a pleasant place to live. Here in the condo association, there will be two positions open for Board member at the beginning of this coming year. I don't know if owners are aware if we do not fill those seats within our community as the state mandates. The positions will be filled from the outside. Do we want outsiders making decisions that impact the community? It doesn't really take that much time to be on a committee and the benefits to our community are immense. Please give thought to what part you might want to play. If you have questions, please contact members of the Board or others who are involved in the various committees. They would be happy to share with you how much time it takes or any other questions you might have.

Have a safe rest of the summer and enjoy. Pat Barcroft, HPC Board Chair

Architecture & Landscape Committee

Highlanders,

Drainage work in both the central and lower greenways is complete. French drains were cleared of mud and organic material. In the case of the central greenway, arborvitae roots found their way into the pipes and had to be manually extracted. We expect to see improved management of runoff as we approach the rainy season.

Our project to replace seven sidewalk panels in front of the clubhouse has been pushed back to late August/early September. The contractor's current project has expanded in scope resulting in ours being delayed. Permits have been secured so work will begin as soon as possible.

Budget time is just around the corner and we are eyeing 2026 projects. We have developed a preliminary list of infrastructure maintenance and improvement proposals for which we will be seeking estimates to bake into the budget. Including sidewalk and pathway safety and brick wall integrity to name a few. Also factoring landscape contractor costs and associated irrigation, plant and tree maintenance among others.

Architectural and landscape applications continue to flow into the ALC inbox. Home and yard upgrades plentiful this time of year as residents prepare for fall and winter. We've processed applications for house painting, storm door replacement and landscape changes to name a few examples. It's heartening to see as the community as a whole benefits from the individual improvements.

Respectfully, Joe Mulder, ALC Chair

Condo Landscape Committee

It was mentioned here last month that the condo community has shown interest in donating money and or plants for the property. This is wonderful news, thank you!

A form was developed for processing donations. It will be available outside the office in the clubhouse. Provide your name and what you want to donate being money and/or plants. We are asking you to identify what you would like planted. A dollar amount you will make and where in the community you may want this to be used. The committee will then evaluate the item/s to determine if your request would be suitable for the area.

In evaluating your request we will look at the habit of the plants, shrubs and trees keeping in mind of our goals. That being selecting the full grown size of the item, does the maintenance of the item/s require a lot of maintenance like on-going pruning or dead heading and how it blends in with the current landscape. Any replacement planting we do will happen in the fall.

The Landscape Committee will meet Monday, September 8th at 9:30. Normally meetings are the first Monday of the month but due to the holiday the meeting has been postponed. We would be happy to review any requests we receive.

Submitted by Sherry Kilpatrick, Landscape Committee

What Did You Miss?

The annual Ice Cream Social, welcoming new residents, was a hit again this year with a full ballroom of attendees enjoying ice cream and Ed's wonderful stories. Open to new (and not-so-new) community members, look for this on the calendar next year! A wonderful way to meet new residents and cool off on a hot afternoon. Thank you, as always, to Ed, Lucianne, and a great group of event volunteers.



Community News, Announcements, and Activities

CALLING HIGHLANDS ARTISTS AND CRAFTERS

Our **10th Highlands Art and Craft Faire** will be held on **Saturday December 6 from 10-4**

Time to get your creative juices going, dust off your tools, needles, brushes or whatever and begin bringing your ideas to life. We will have our **first planning meeting on Tuesday September 16 at 1 pm** in the boardroom at our clubhouse to welcome back our veteran and new participants.

This is an opportunity to meet fellow artists and crafters, share a sample of your creations if you wish, ask questions, share ideas of ways to improve our faire, and anything else you want to discuss. We especially want to encourage new creative residents to consider participating.

You may call me- Nancy Crandell 503-746-6701 with questions or email at [Njcrandell@ gmail.com](mailto:Njcrandell@gmail.com)

SCHOOL SUPPLY FUNDRAISER FOR DEER CREEK ELEMENTARY

Last year the Highlands community was very generous donating to Deer Creek Elementary and providing much needed supplies to students and teachers! 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, should you buy gift cards please label them for students or teachers. Not all supplies the teachers need are provided by the school districts therefore, teachers use their own money to buy supplies.

When the grade lists are posted on the school website they will be posted on www.highlands55.org, an email will also be sent with a attachment for the lists. Boxes will be set out in the clubhouse on August 4th with lists attached. **Supplies will be delivered to the school before classes start the September 3rd.**

Thank you in advance for your kindness and generosity.

Submitted by, Pat Combs

SIP AND SAUNTER 2026

I am still looking for a co-chair for next year's SIP & SAUNTER THROUGH OPEN GARDENS. I can do the set up work for the event, but need someone to take over in June for me and handle the last minute details, since I will be out of the country in June when the event usually occurs.

This is an easy event that is quite fun for the community. We get to see how our neighbors use their outdoor spaces and maybe pick up some good ideas.

If you are interested in being a co-chair for this event in 2026, please contact Elaine Sobel 503-703-3200 or elaineankersen@gmail.com.

THE HIGHLANDS LADIES COFFEE HOUR

The Ladies Coffee Hour continues to be a lively gathering of conversation and community. All ladies of the Highlands are welcome to attend **Wednesday mornings at 10:00.**

Contact Sara DeBolt at 541 705 5067 if you have any questions. Looking forward to seeing you!

UKULELE!

The Highland Strummers, our first ukulele group, will again be meeting at the clubhouse for **each Tuesday in September at 3:00.....** We would love to have you join us! Its a FUN great group. I will occasionally have some practice sessions at my house when needed. Kathryn Margaret of The Highland Strummers



LINE DANCE

Line Dance is still going strong. **Every Thursday, 12:30-1:30 in the Clubhouse.** If you haven't tried it, please do. Lots of good music, great exercise, and it's a ton of fun! Connie Holt

BIBLE STUDY

I am hoping you are enjoying the mild summer weather – not too many upper 90's to contend with. The calendar however, reminds us that planning for vacations is replaced with preparations for fall events and adjusting routines accordingly. Consider scheduling the bi-monthly Highlands Bible Study as part of your fall routine. This month we look forward to hearing from two returning speakers:

September 2nd , Andrew Wachsmith – He has been a high school math teacher in Beaverton for 23 years, but in recent years has also been called into part time ministry at a local church. His calling and passion are in small group and care ministries. He lives in Tigard with his wife Anne-Marie and three children: two still at home, one in college. Welcome Andrew.

September 16th , Chaplain Dave McElheran, we are privileged to hear from Chaplain Dave McElheran as he utilizes his musical talent through leading and singing traditional hymns. He also brings applicable teaching and encouragement from God's Word lived out and experienced through his decades of ministry and service. We look forward to hearing from Chaplain Dave.

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

ZUMBA GOLD

Join us for Zumba on **Mondays and Thursdays at 10 am in the Clubhouse.**

Zumba Gold is a fun, lower intensity fitness/dance class. The moves are easy-to-follow, and you don't need any dance or exercise experience. Join us and give it a try! It's a great way to stay active and meet your neighbors. The first class is free, then \$3 per class after that.

Kathy Thigpen, Zumba Gold Coordinator 530-514-8448

FITNESS WALKING CLASS

Join us for fitness walking on **Tuesdays and Fridays from 9-9:45 am** in the Clubhouse. We work out to Leslie Sansone videos that have warm ups, cardio exercise and cool downs. It is free and everyone is welcome. Enjoy an early morning work out in the comfortable temperature of the Clubhouse.

Elaine Sobel Fitness Walking Coordinator (503-703-3200 or elaineankersen@gmail.com) with any questions.

BOOK TALK



THE SECOND MONDAY AT 1:30 PM IN THE LIVING ROOM.

The Highlands book group meetings are open to everyone. Come join us for some interesting and lively discussions!

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September 8, 2025 The Grapes of Wrath by John Steinbeck

Set against the backdrop of the Great Depression and the Dust Bowl, **John Steinbeck's** classic novel tells the story of the Joad family, tenant farmers who are forced to leave their home in Oklahoma due to economic hardship and environmental disaster.

October 13, 2025 Ask Me (100 Essential Poems) by William Stafford

A collection of poems by the 1975 Poet Laureate of Oregon. He was a Lewis and Clark College professor and a Lake Oswego resident.

November 10, 2025 Spoon River Anthology by Edgar Lee Masters

This is a collection of free verse poems that presents the epitaphs of the deceased residents of a fictional small town reflecting on their lives, struggles, and interconnectedness.

Submitted by Diane Brown, diane.brown30215@gmail.com

THE GAMES WE PLAY



We play many fun and challenging games in our clubhouse each week. Among them, there are card games and there are tile games! Most are easy to learn and you can ask about lessons! Everyone is welcome.

The following is a list of the activities and contact information:

Bridge is a card game for four players, which involves trick taking and partnership. It is played in the ballroom on **Tuesday at 1:00 PM**. Bobbi Siegel at 503-430-1506.

Rummikub is a tile-based game for 2 to 4 players, combining elements of the card game Rummy and the tile game mahjong. **Wednesday at 1:00 PM**, in the Blue Chair Room. Ed Benberg at 503-968-9075

Five Crowns is a card game similar to Rummy where players compete to get the lowest score. **Wednesday at 1:00 PM**, in the Blue Chair Room. Janet Bradley at 503-750-4059

Hand, Knee, and Foot is a variation of Hand and Foot, a game similar to Rummy and Canasta. Players are dealt three hands. The goal is to empty all the hands by melding cards in sets. It can be played with three players or teams of players. **Monday at 1:00 PM and on Thursday at 6:00 PM**, both in the Blue Chair Room. Linda Ray-Keeney at 503-816-6058

Chinese Mahjong is a traditional version of the original tile-based game. It meets on **Wednesday at 1:00 PM** in the card room. Sandy Bergeron at 503-624-7896.

Poker, a penny-ante version with different variations, is played with up to eight players. **Wednesday at 6:00 PM** in the card room. Sandy Bergeron at 503-624-7896.

American Mah Jong is a variation of the original tile-based game. Three or four players compete to be first to match their tiles to the combinations on the scorecard. **Thursday at 1:00 PM** in the card room. Tonie Chess at 775-303-4584.

***Just a reminder that school starts soon.
Be prepared for drop-off and pick-up congestion.
And, as always, watch out for the school children,
we were once that age!
Have a great September!!!***

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

KC HIGHLANDS CALENDAR

SEPTEMBER 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
	OFFICE CLOSED Labor Day Pancake Breakfast 8- Noon	9 Walking Aerobics 10 Men's Coffee 1 Bridge 3 Ukelele 7 Bible Study	9:30 ALC Mtg 10 Women's Coffee Hour 1 Mahjong 1 Rummikub 1 Five Crowns 6 Poker	10 Zumba 12:30 Line Dancing 1 American Mahjong 6 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 5 Happy Hour	
7	8	9	10	11	12	13
	9:30 Condo Landscape Mtg 10 Zumba 1 Hand, Knee, & Foot 1:30 Book Talk	9 Walking Aerobics 10 Men's Coffee 1 Bridge 3 Ukelele	10 Women's Coffee Hour 1 Mahjong 1 Rummikub 1 Five Crowns 5:30 Condo Board Mtg.	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	
14	15	16	17	18	19	20
	10 Zumba 1 Hand, Knee, & Foot	9 Walking Aerobics 10 Men's Coffee 1 Bridge 1 Art & Craft Fair Planning Mtg 3 Ukelele 7 Bible Study	10 Women's Coffee Hour 1 Mahjong 1 Rummikub 1 Five Crowns 6 Poker	9:30 Crafts Group 10 Zumba 12:30 Line Dance 1 Am. Mahjong 3 Clubhouse Interiors 6 Hand, Knee, & Foot	9 Walking Aerobics 10:30 Coloring 5 Happy Hour	
21	22	23	24	25	26	27
	10 Zumba 1 Hand, Knee, & Foot	9 Walking Aerobics 10 Men's Coffee 1 Bridge 3 Ukelele	10 Women's Coffee Hour 1 Mahjong 1 Rummikub 1 Five Crowns 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 9am-5pm
28	29	30				
	10 Zumba 1 Hand, Knee, & Foot	Private Event Boardroom 6-9 pm 9 Walking Aerobics 10 Men's Coffee 1 Bridge 3 Ukelele				

Office Hours: M W F 9 am-noon 503-684-8294

office@kchighlandshoa.com Website: Highlands55.org