

April 2026



**Reminder**

Starting in April, the HOA Town Hall begins at 6:30 p.m., followed immediately by the Board Meeting.

**Upcoming Event**

**Lasagna Dinner on Saturday, April 18 at 5:00 p.m.**

Bring your friends and family to dinner. The menu is Lasagna from Nona Emilia's, Garlic Bread, Green Salad, Ice Cream & Cookies. All for just \$15! Please sign up on the bulletin board in the clubhouse and pay at the door. For those who are gluten free or vegetarian, we can order a gluten free veggie pizza for you.



**HOA Board Message**

Hello, Highlanders! Ah, as I write this, I'm strolling home from the Clubhouse on a beautiful, sunny spring afternoon. We've just wrapped up our March HOA Board meeting (a little more on that later), but for now, I have just one question: What the heck did Oregonians do, who did they so greatly offend, to deserve the curse of weeds that shoot seeds into our eyes? Our home here in the Highlands is the fourth house that Mary and I have had, the first up here in the PNW. I've never encountered hairy bittercress (*Cardamine hirsuta*, also known as "shotweed") before. These weeds are just plain mean! And, they're incredibly prolific. Those little white flowers they produce can each give rise to hundreds of seeds, and when you go to pull the plant (which is actually pretty easy right now), if the seeds pods are mature, the seeds kind of explode out and can go flying through the air for several feet. If you really want to geek out about this, as this old Ecologist does, this seed dispersal method is known as "ballochory", which translates to "ballistic" or "explosive" dispersal! Aptly named, very effective, and very annoying. And you want to know the worst part? *Cardamine* is part of the Brassicaceae family; yes, the mustards. No relation, as far as I know...

Next topic: Yes, those weeds are easy to pull right now. We've had just enough rain to 1) allow for germination of bazillions of seeds in our yards, and 2) make the soil soft and workable. Please, folks, I know a lot of residents have already been doing really wonderful and beautiful work in their yards, but let's try and knock down these invasive weeds, before they become a problem for our neighbors, too. And don't forget to spray or pull the seedlings growing in the seams of your driveway and sidewalk panels.

Finally, to the March HOA Board meeting. It went pretty quick -- 57 minutes, I think. That short duration was a function of a few things, maybe: First, the Board -- and the Committee Chairs who submit proposals for the Board's consideration -- are very efficient, and are able to get through the business of the Association without a lot of excess dilly-dally. Some, yes, but not too much. Second, the Board members (and those Committee Chairs) are also cognizant of the fact that our Reserve fund -- against which those maintain/repair/replacement projects are charged -- has not had a whole lot of income (i.e., transfer fees, the 1% charge from the sale of a home). In fact, save for one transfer fee deposit in December from a home that closed in November of last year, our Reserve fund has had almost no revenue since October of 2025. The folks who ask for and/or approve spending requests have to take that information seriously. But please, let me assure you, our HOA is not in any kind of financial trouble: our Reserve fund balance (as of the end of February) is in excess of \$571,000. We're in VERY good financial shape, folks. Deciding to approve near-term expenditures, though, should be and MUST BE guided by near-term revenues. The discussions that lead up to items that come up on the Board's

meeting agenda(s) almost all originate in our committees (i.e., Architecture and Landscape, Clubhouse Interiors, Clubhouse Maintenance, Library and Special Events). If you REALLY want to know what's going on in our HOA, sit in on a committee meeting. Better yet, GET IN THE GAME! Join a committee, share what you've learned in your pre-Highlands life, and make a difference.

Thank you, Highlanders, for your passion, your concern, and your commitment to our community.

Submitted by Rob Mustard, HOA Board President

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

I would like to welcome 2 new board members, Sarah DeBolt and Helen Hume. They both will be great representatives to our community and are active on committees and activities in the community. I would also like to thank all the work all of our volunteers on the committees do to keep our community a wonderful place to live. A huge thank you goes to Pat Bancroft, whom served the board as Chair for many years and did a wonderful job. I know she will be one of the go to resources for the board members.

A meeting was held on March 11 to explain the masonry project for the condominiums. Summit Construction is doing the work, and Certa is managing the project as the associations quality control. You should be seeing workers around the complex, they all should be wearing Summit Construction tee shirts to be identifiable. Summit will communicate to CMI of the time frames for various projects, and an email will be sent to impacted residents as construction progresses. They are also putting notices on the doors, and will have a notice board on the construction site in front of Building 11 for reference for our residents.

The scope of work is to repair the chimney flashing, repair cracked or degraded brick and mortar. Replace/repair any degraded caulking around windows and doors. Then pressure wash and finally put sealant on the brick. The project is scheduled to complete by July, however is weather dependent. The plan is to do the work in segments doing a few buildings at a time. The project is weather dependent, with work happening from 7:30 am to 5:00 Monday through Saturday.

If you have any concerns, please let Chelsey or a board member know and we will forward the issue to the correct party.

Submitted by Beverly Yates, Highland Park Condominium Chair

### **Architecture & Landscape Committee**

March was a busy month for the ALC. The Board approved a proposal from Halstead's Arboriculture Consultants to inject the root zones of 146 street trees with beneficial mycorrhizal fertilizers to increase the trees overall health. This is a procedure that is done yearly. Soil test parameters were reviewed at the March ALC meeting. Teufels will test 8-10 areas which will include turf areas and the fir grove. The results take about 2-3 weeks and will tell if certain areas need additional fertilizers or amendments to the soil. Moss and Crane fly treatment and aeration will be deferred until the soil testing results are reviewed. The Highlands is a huge area to maintain. Leslie Elliott is the ALC member who works closely with Teufels to maintain the integrity of the property. She coordinates with them on the testing, fertilizing and general upkeep of the area. This is time consuming so a special thank you goes to Leslie for the work she does.

It was noted at the March ALC meeting, that during a recent walkabout several plantings were noted to be dead, dying or not doing well in their current location. The Clock Tower entrance and the one across the street, were just two of many that need help. Bonny Chown and Phyllis Fox, the planting coordinators, will be working with Teufels to address this issue.

Most likely the Highlands will have a water usage issue this year. In 2025 the ALC went over its allotted water budget. Water prices have gone up so the committee will be looking closely at water consumption regarding what HOA areas will have to be cut back on the watering schedule.

If you as a homeowner have a special concern regarding your property or the HOA's, the committee encourages you to attend one of our meetings. Time is set aside each month for guests to address concerns and ask questions. The ALC meets on the first Wednesday of each month at 9:30 a.m. in the Boardroom.

**The ALC meets on the first Wednesday of each month at 9:30 a.m. in the Board room.** Visitors are always welcome. Submitted by Judy Baese – ALC Chair

### **Condo Architecture and Landscape Committee**

Since the Landscape Committee moved their monthly meeting to the last Monday of the month, there were almost two months before the first meeting on March 30 at 9:30. It was necessary to call two special meetings to approve the required landscaping for the masonry work to begin and to approve the Arbor Chip distribution before the HOA meeting which the board did approve.

Save-S-Tree will give us the proper Arbor chips as they come available and Warren from Pacific Landscape will approve and direct where to temporarily dump them that is inconspicuous and convenient for spreading.

We divided the Highlands condo campus into six sections to be inspected by volunteers for possible landscape issues and the MRF Committee will join us to monitor and report maintenance issues. Their report will then be submitted to their separate monthly committees for solutions. Those volunteers are:

Area 1--Buildings 14, 15, 20, 21 Lucy Laande - Landscape and Helen Hume - Maintenance, Area 2 -- Buildings 11, 12, 13 Pam Shagunn - Landscape and Nevelle Loftis - Maintenance, Area 3 - Buildings 1, 2, 3, 4 Beverly Yates -. Landscape and Sheldon Siegel - Maintenance, Area 4 - Buildings 16, 17, 18, 19 Dave Meyer - Landscape and Bruce Edgerton - Maintenance, Area 5 - Buildings 8, 9, 10 Julie Stump - Landscape and Penny Pershey - Maintenance, Area 6 - Buildings 5, 6, 7 Sherry Kilpatrick - Landscape and Ernie Laplace - Maintenance. If anyone wishes to report an issue you may call your volunteer, Shel, or Myself.

Submitted by Nancy Mosson, Chair, HPC Landscape Committee Chair

### **Clubhouse Maintenance Committee**

I have been Chair of the Clubhouse Maintenance Committee for more than ten years. Earlier this year I reported in three consecutive issues of the Highlights many of the repair, replacement and maintenance projects which were completed during that ten year period. I have had some good helpers but it was never a committee. I think we had just one meeting, that late last year to organize the group which was to take care of ice & snow. We team up when something needs to be fixed.

I now want to turn over the responsibility for Clubhouse Maintenance to a new manager. I have no candidates. There are qualified people who could do much of the work but who do not want to do it all, including dealing with the Board of Directors. There is much to know about the building and the contractors who assist us in taking care of it. For example, there are 6 furnace and air handlers in the attic, 6 air conditioning compressors just outside. 6 thermostats to regulate the Heating and Cooling. They get serviced and tested 4 times a year. What are we looking for? Many of the 9 sets of double doors and some of the others will demand attention during the year, needing adjustment. There is the cellphone system which alerts the fire alarm monitor, the timing device which regulates all of the outside lighting. It is not unusual to have a problem which requires immediate attention. Our contractors respond. The list of things which the Maintenance Manager should know goes on and I am ready to do a tour or two, make a list and help out with the transition, but I need a good candidate without which I will not step aside. Submitted by Jerry Crane, Clubhouse Maintenance Chair.

### **Clubhouse Interiors Committee**

The clubhouse interiors committee has been VERY busy since January! The bathroom floors are finished. Partial painting of the clubhouse was completed March 7th. The piano hammers are in the process of being repaired and will be replaced in April. AND the 4 chairs in the living room are now here and in place. If you have not had a chance to see all of the updates, please check them out.

One of the areas in the clubhouse that many don't know about is the hallway immediately outside of the boardroom. This is where all of the ALC information and forms are. It's also a resource for shuttle bus service, realtors, hairdressers, housekeepers, landscapers. It's where lost and found items are as well as greeting cards and calendars donated by residents.

Our committee is currently looking for 2 more members. **We meet on the 3rd Thursday of the month** and we have two functions. We plan and execute changes to the interior of the clubhouse and the second is in conjunction with rentals of the clubhouse. Two of the members meet with the resident who is renting before and go over what is available and what isn't for their use and then follow up to make sure the space has been cleaned and returned to what it was before the rental. Please contact Crystal Compose at either [crystalcompose@gmail.com](mailto:crystalcompose@gmail.com) or 818-456-7265. We are a fun committee.  
Submitted by Crystal Compose, Clubhouse Interiors Chair

### **What Did You Miss?**

#### **St. Patrick's Dinner**

Seventy-five Highlanders enjoyed a delightful evening of entertainment, great food and wonderful company. The Yeats Academy Irish Dancers entertained magnificently with both soft and hard shoe jigs. Some of those talented children started learning to dance from age five. Among the high school age dancers, one has qualified for the Irish Dance World Competition. In



addition to the dancers, we were entertained by Modhran, traditional Irish musicians. Many volunteers worked together under the leadership of Ginger Aarons to prepare a delicious meal of Irish cheese, soda bread, finger sandwiches and smoked salmon for appetizers with a dinner of Irish beef stew, ham, colcannon (potatoes and cabbage), and bundt cakes for dessert. There were many door prizes to add to the festivities.



Submitted by Ed Benberg, Special Events Chair and Lucianne Phillips, Co-chair

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

#### **GOVERNING DOCUMENT REVIEW WORKGROUP**

The Governing Documents Committee, consisting of 7 members, held its first meeting to plan the review of outdated governing documents. The bylaws were last updated in 1998, and there have been substantial changes in laws that affect how HOAs operate. Since the law always has precedence over bylaws, we need to align them to prevent confusion over void and unenforceable ("zombie") rules. The law also allows usage of modern communication methods to save time and money (printing, postage).

The committee has begun a review of the bylaws, building on work done last year. The tentative plan is to do an administrative cleanup of the bylaws first (called a "restatement") and then deliberate on the more substantive updates. The committee will gather feedback from the community on the proposed changes, produce the final draft, and present the bylaws for a vote of the membership.

Submitted by Dennis Freeze, Workgroup Coordinator

#### **COMCAST/XFINITY CABLE TV**

This is a reminder to all HOA and Highland Park Condominium Residents; Comcast cable TV service is included in your annual HOA dues (per HOA Bylaws). The HOA and Comcast have a contract to provide a Preferred Channel lineup (220+ channels including HBO, HBO Max and Cinemax).

**Call Comcast/Xfinity Bulk Services at 1-855-307-4896 and identify yourself as a King City Highlands bulk services tenant and give your address to request service.** If you desire additional services such as

phone, internet or expanded cable channels, you will be billed for those additional charges. You can see what channels are available to you by double-clicking the guide button on your remote.

### **SIPAND SAUNTER**

**On Saturday, June 6, Sip & Saunter Through Open Gardens will be returning to the Highlands.** In this free event Highland residents open their gardens for other Highland residents to view. We ask that garden hosts have easily accessible gardens and that they provide a beverage of their choice for their guests. Garden viewers will carry their own unbreakable containers. It's a wonderful way to spend time with your neighbors and get new ideas for your garden.

As you're enjoying your garden this Spring, please consider opening your garden for this event. Open hours for the neighborhood are 1-5 pm. Hosts will be invited to view the other open gardens on a sneak peak tour from 10-12. We are not looking for the best kept garden or the most unusual, but are interested in seeing how residents use their different outdoor spaces. Invite others to enjoy your garden journey!

Please contact Elaine Sobel (503-703-3200) or Janet Oliver (719-660-9372) if you would like to open your garden on June 6 or have any questions about the event.

### **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!

### **BOOK TALK MEETS 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!

#### **April 13, 2026 - East of Eden by John Steinbeck**

Set in the Salinas Valley, this classic family saga brings to life the intricate details of two families.

#### **May 11, 2026 - What You Are Looking For Is in the Library by Michiko Aoyama**

This is a heartwarming novel that explores the transformative power of books through the experiences of various characters who seek guidance from an enigmatic librarian.

#### **June 8, 2026 - Tilt by Emma Pattee**

Set over the course of a single day, this is an electrifying debut novel following one woman's journey across a transformed city (Portland, OR), carrying the weight of her past and a fervent hope for the future.

#### **July 13, 2026 - Raising Hare: A Memoir by Chloe Dalton**

Dalton stumbles upon a newborn hare that had been chased by a dog and takes it home to rear it.

Submitted by Diane Brown, [diane.brown30215@gmail.com](mailto:diane.brown30215@gmail.com)

### **ZUMBA GOLD**

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. It's a great way to stay active and meet your neighbors. Join us and give it a try! **Classes are in the Clubhouse on Monday and Thursday at 10 am.** 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 workout in the comfortable temperature of the Clubhouse.

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

## UKULELE!



Highland Strummers., our ukulele group **meets the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays** each month in the clubhouse at 3 p.m. Interested??

And - we offer **beginner ukulele lessons starting at 2 :30pm** in the clubhouse. We're growing, laughing and strumming each month! So, dig out the one in the closet or rent from a nearby music store and let's start strumming!! Nothing feels better than making some fun music together. Hope to see you there. Mike Dahlstrom of The Highland Strummers 503-936-9287



## BIBLE STUDY

With Spring finally here – we look forward to the approaching warmer weather, as well as flowers in bloom. Also being thankful, we look forward to hearing from two excellent speakers at the bible study this month.

**April 7th**, To be announced.

**April 21st**, Tim Makin is a regular speaker at our Bible Study, 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 six children, and we are grateful to him for taking time to encourage our Bible Study through time in the Word.

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 April. Submitted by Ron Willis

## FRIDAY NIGHT BINGO



Friday Night Happy Hour Bingo was Fun! We did a White Elephant Bingo and had some unique gifts. Are we ready to play Bingo again?

Lucy Laande and Sara DeBolt.

## 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:

### **Highlands Bridge**

The Highlands bridge players would like to invite residents to join our group. We play casual, fun party bridge **every Tuesday at 1 pm** in the clubhouse. You are welcome to visit on any Tuesday or for more information, call 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. Shel Siegel: 503-430-1506

**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. Beverly Yates 727-318-1711

**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. **Thursday at 6:00 PM** in the card room. Sandy Bergeron at 503-624-7896.

### **Poker Lessons anyone?**

I have been asked if there could be an early afternoon poker game or lessons. Some folks don't like to go out after dark or like me, can stay awake after my supper meal. The lessons are free and no money will exchange hands during the lessons. So it can be a win-win situation. Please let me know if you are interested and I will see if we can find some room on the busy clubhouse calendar.

Sandy Bergeron, (971) 255-3790 text only, 503-624-7896 answering machine , [sandber31638@gmail.com](mailto:sandber31638@gmail.com)

**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.

### **Word Games Club**

If you are logophiles (people who love words) join the new Word Games Club on **Mondays at 4 PM**. Games such as Scrabble, Upwords, One Up, Ad-Lib, Bananagrams, Boggle, etc. will be played. Games will be available or bring your own. We'll play until we run out of words!

Linda Vandermade; [lvandermade5@gmail.com](mailto:lvandermade5@gmail.com) 707-228-6380



KC Highlands community interest and activity articles are always welcome.

Just send by email to: [kchoahighlights@gmail.com](mailto:kchoahighlights@gmail.com).

Mike Dahlstrom, Highlights Newsletter coordinator

# KC HIGHLANDS CALENDAR

## APRIL 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
			<b>9:30 ALC Comm. Mtg.</b> 10 Women's Coffee Hour 1 Mahjong 1 Rummikub 1 Five Crowns	10 Zumba 12:30 Line Dancing 1 Am. Mahjong 6 Hand, Knee, & Foot 6 Poker	9 Walking Aerobics 10:30 Coloring 5 Happy Hour	
5	6	7	8	9	10	11
1	10 Zumba <b>11 Condo MRF</b> 1 Hand, Knee, & Foot 4 Word Games	9 Walking Aerobics 10 Men's Coffee 1 Bridge <b>3 Special Events Comm.</b> 2 Ukulele Lessons 2:30 Ukulele 7 Bible Study	10 Women's Coffee Hour 1 Mahjong 1 Rummikub 1 Five Crowns <b>5:30 Condo Board Mtg.</b>	10 Zumba 12:30 Line Dancing 1 Am. Mahjong <b>3 Condo Finance Com.</b> 6 Hand, Knee, & Foot 6 Poker	9 Walking Aerobics 10:30 Coloring <b>2 Library Mtg</b> 5 Happy Hour	
12	13	14	15	16	17	18
	10 Zumba 1 Hand, Knee, & Foot 1:30 Book Talk 4 Word Games	9 Walking Aerobics 10 Men's Coffee 1 Bridge	10 Women's Coffee Hour 1 Mahjong 1 Rummikub 1 Five Crowns	9:30 Crafts Grp 10 Zumba 12:30 Line Dancing 1 Am. Mahjong <b>3 Clubhouse Interiors</b> 6 Hand, Knee, & Foot 6 Poker	9 Walking Aerobics 10:30 Coloring 5 Happy Hour <b>7 Event Setup</b>	<b>5 PM Lasagna Dinner</b>
19	20	21	22	23	24	25
	10 Zumba 1 Hand, Knee, & Foot 4 Word Games	9 Walking Aerobics 10 Men's Coffee 1 Bridge 2:30 Ukulele <b>4 Condo Neighborhood Watch Mtg.</b> <b>6:30 Finance Comm Mtg</b> 7 Bible Study	10 Women's Coffee Hour 1 Mahjong 1 Rummikub 1 Five Crowns <b>6:30 HOA TOWN HALL - HOA Board Mtg to follow</b>	10 Zumba 12:30 Line Dancing 1 Am. Mahjong 6 Hand, Knee, & Foot 6 Poker	9 Walking Aerobics 10:30 Coloring 5 Happy Hour	<b>9AM - 5 PM Private event</b>
26	27	28	29	30		
	<b>9:30 Condo Landscape Mtg</b> 10 Zumba 1 Hand, Knee, & Foot 4 Word Games	9 Walking Aerobics 10 Men's Coffee 1 Bridge	10 Women's Coffee Hour 1 Mahjong 1 Rummikub 1 Five Crowns	10 Zumba 12:30 Line Dancing 1 Am. Mahjong <b>3 Condo Finance Com.</b> 6 Hand, Knee, & Foot 6 Poker		

Office Hours: M W F 9 AM – Noon 503-684-8294 office@kchighlandshoa.com

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