

Highlands Highlights



King City Highlands Homeowners Association (503) 684-8294

JULY 2018

Board Notes

Of Special Interest

Office Hours:
Mondays 9 – 12
Wednesdays 9 – 12
Thursdays 1 – 4

Office email:
office@kchighlandshoa.com
Community Email:
Hinet@kchighlandshoa.com

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It's so easy to sit back and let your mind wander over what you would enjoy doing or where you might like to go – but I would like to interrupt your thoughts to give you a bit of **Homework** (don't you hate that word).

The HOA board recently appointed Lucianne Phillips as Chair of the newly formed Newcomers/Activities Committee. This new committee does not in any way affect our existing Special Events Committee, but is intended to address other areas of need that we do not currently offer. As a result of several planning sessions, Lucianne has thoughtfully prepared a survey to capture your ideas and to attempt to get a sense of what we could develop for our community and how you would be willing to participate. All of which brings us to your **Homework**. In Lucianne's own words:

"Over time, there has been a change in committees and activities at The Highlands and some have dropped by the wayside. At the May meeting of the Board of Directors, they approved the formation of a Newcomers/Activities Committee. To help prioritize the work of the group, please complete the survey at the end of this newsletter to express your interests and indicate your willingness to

participate or help in the planning.

Completed surveys should be dropped off at the office by July 16."

This is really a pretty simple **Homework** assignment, so we urge you to take a few minutes to highlight what your interests are. Then simply clip off the last page, take it to the clubhouse office, and give it to Nancy Perkins (who is filling in for Mabel) or, if the office is closed, slip it under the door or drop it through the outside mail slot.

Don't forget the Highlands annual Fourth of July Bar-B-Q picnic at 4:00 pm at the Clubhouse. To fill out your day of celebration, note the Fourth of July King City Walk & Roll Parade and Festival from 9:00 am to 2:00 pm with fun for all ages including grand kids.

King City, OR: After the successful 2017 event, the King City Community Foundation is preparing for a Second Annual Walk & Roll Parade and Festival. The Fourth of July event starts at 9 am with a Classic Car Rally in the KCCA parking lot (15245 SW 116th Ave), The Parade begins at City Hall in King City (15300 SW 116th Ave), and culminating in a Festival at *King City Community Park* (17470 SW Montague Way).

Please turn to **Board Notes** on Page 3

Condo Notes



SAVE THE DATE!! On **Tuesday, July 24**, there will be a meeting of the Association of Unit Owners of Highland Park Condominiums. The meeting will start at 6:30 pm in the ballroom at Highlands Clubhouse. The purpose of this gathering will be an open and honest discussion about smoking and where we go from here. All unit owners of record will receive a letter in the mail approximately 30 days in advance that will contain more detail.

HEAT PUMPS: If you have installed a new Amana PTAC style heat pump in the last couple years please be advised that there is a manufacturer's recall in place. Supposedly a recall notice was mailed to owners of these heat pumps. I know of at least three owners besides myself that never received the notice. Since the defect involves a possible fire hazard, it's important that everybody who has an Amana heat pump follow through. It will cost you nothing to get this defect repaired. Here's the internet link that will tell you if your particular heat pump is potentially defective:

www.amana-ptac.com/product-recall. If you do not have internet access ask a neighbor or family member to help you out and check for you.

HOT WATER HEATERS: Here's something that many residents may not know. There is a safety drain for upstairs units' water heaters that protects the building from damage if the heater should fail and spring a leak. One caveat: my understanding is that the heater must be sitting in a pan that catches leaking water. Leaked water will drain from the pan and into the escape drain. No damage to either unit, upstairs or down. This kind of leak recently

happened in building 15 and an alert neighbor noticed the water leaking out of the outside drainpipe. Nobody really knew what was going on but working together several neighbors figured it out, turned off the water heater itself, no damage done. If you ever notice water leaking from a small pipe in an outside wall let the upstairs unit owners know immediately and get the water and pilot light turned off. Also, the old water heater will no doubt have to be replaced.

VOLUNTEER NEEDED: Your board of directors is still short one member. The secretary position is open and we desperately need a computer literate person to fill this important position. Please contact Zoe Allen or another board member if you are willing to help out your homeowners' association.

BUILDING ENTRANCES:

Although there is no formal rule in our Bylaws, it is a long accepted practice at HPC that the entrance doors to our buildings be kept closed at all times. Most owners abide by this unwritten rule, but there are some who do not. Please keep the front doors **closed and locked**. If you see a door open, close it. This is a security matter and it is important to most of our residents.

ANTS REVISITED: Let's talk about carpenter ants. They are quite large and often have wings during the warm weather months. They occasionally like to move in with you. They are not as easy to kill as

Board Notes (Continued)



Board Notes, continued from p. 1

With already twice the number of vendors and bounce houses as last year, the 2018 event is promising to bring even more fun for all ages to King City.

The Classic Car Rally: featuring cars of all eras and models, these cars will lead our parade and host our honorary Parade Marshals, the outgoing City Council members Billie Reynolds and Bob Olmstead as well as King City Mayor Ken Gibson.

The Parade: Connecting neighborhoods of King City featuring walkers, spruced strollers, beautified bikes, gussied golf carts, and more, the parade will wind through King City. All community members are welcome to participate! Visit www.kccforegon.org

or follow the King City Community Foundation on Facebook to find more information on how to join!

The Festival: On top of all vendors returning from our 2017 festival, we have added 20 more! Featuring booths from local artisans, community services, activities and more, our vendors have something for everyone. Local musicians, the Tone Brothers, return this year as well as Koi Fusion and Taco King food carts round out the day's entertainment.

Have a great Fourth of July celebration,

Dave Platt, HOA President

Condo Notes (Continued)

Condo Notes, continued from p. 2

the tiny brown and black ants. If you should happen to have a few come in for a visit please call or email our manager at CMI and let her know. They will arrange for a licensed exterminator to contact you. Erin Ashley can be reached at **503-445-1119** or email her at erina@communitymgt.com. To be clear, we do not have a property wide carpenter ant problem. We do not provide a very hospitable habitat for these large ants, but there is an occasional outbreak.

DRYER VENT CLEANING: Units 4, 23, 38, 56, 74, 77, 82, 103, 106, 109, 124. These are the numbers of the units that did not comply with the board directive issued over a year

ago that all dryer vents be thoroughly (preferably professionally) cleaned. If one of these units is in your building you might want to ask why your neighbor is ignoring this important safety issue. If your unit is listed here but you did take care of this problem please drop your receipt off in the mail drop at the Clubhouse office.

The next Condo Board Meeting will be at 5:30 pm on July 12, 2018. New owners are especially invited so we can meet and welcome you to Highland Park Condos.

Zoe Allen, Chair, Board of Directors



Architectural / Landscape Committee

The month of May was very dry for Portland and long term weather forecasts indicate the summer is likely to be the same.

The existing street trees are treated for disease, trimmed, and replaced when their roots "go rogue" and damage other property. Watering the trees is the responsibility of the home owners. If we get prolonged dry spells, the watering we do to maintain our lawns and shrubs is not adequate for the street trees. The most efficient way to water is as follows:

1. Rough up the ground that surrounds the tree so that water may penetrate.

2. On the upside of the tree, hollow out a small area about 10" X 6" and 2-3 inches deep. Make sure the soil in the hollow is porous for the water.

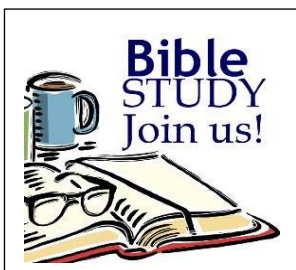
3. Throw a thin layer of bark dust in the hollow.

4. Use a hose and drip water into the hollow for 30-45 minutes. If the bark dust washes out, the water is running too fast. One wants the bark dust to float over the surface of the hollow. This will slow down evaporation rates and makes the water you put on the tree go to the tree, not the dry air.

5. Two to three times a week is sufficient for each street tree you may have. Our street trees have value in our community. Established trees in a neighborhood increase the property values. I hope you will remember this and help to keep our street trees healthy this summer.

Mark Perkins A&L Committee
Chair

Bible Study



Tuesday July 3 - We are privileged to have Steve Isom with us for the first time. He has an in-depth background and ministry, teaching Old Testament and Biblical languages, particularly Hebrew. His 37 years of service has been teaching in Christian Colleges and in administration, retiring to our area in 2017 to serve others in their Tigard adult care home.

Tuesday July 17 - On this evening we are celebrating the 25th Anniversary of the Highlands Bible Study, and invite all residents to join us in thankfully enjoying this blessing together! Dr. Gary Custis will be with us, having been instrumental as an advisor, to the

initial group meetings and Bible Studies in 1993. Dr. Custis pastors a church in SW Portland, and is a gifted teacher of God's word, and serves in a wide variety of educational and church settings in the area. Special music with Bruce Strange.

Each of these presentations starts at 7 pm. They are non-denominational and the messages and the music are one hour in length, followed by coffee, refreshments, and fellowship. All Highlanders are encouraged and invited to attend.

Harmon and Maxine Sommer



Special Events

Our annual **Fourth of July Bar-B-Q picnic** will begin at 4 pm Wednesday, July Fourth. Our Highlander men will be doing the grillin' serving you right off the grill. You will have a choice of a sirloin burger, salmon burger or beef frank in addition to potato salad, cole saw, baked beans, pie and ice cream, all for \$8.00 for adults and \$5.00 for kids under 10. The sign-up sheet is on the bulletin board in the Clubhouse and the **cut-off date is Monday, July 2, 5 pm**. Come, enjoy and invite family and friends. Pay at the door.

If you were unable to attend the planning meeting and wish to help out with setup, food prep, cleanup or assist with any of the numerous tasks necessary to put on this event, come to the Clubhouse on July 4th, 10:30 am. Able bodies are always needed and it's always fun to enjoy and work with your neighbors. If you have any questions, contact Ed Benberg at 503-968-9075 or Gary Melott at 503-598-4636.

Movie Nights in July

JULY 6 - To celebrate the return of Rogers and Hammerstein to the Broadway stage with their Award winning production of "CAROUSEL," we will enjoy the film version starring Shirley Jones and Gordon Mc Rae. This has been called the best of all their musicals. Come and enjoy the music and dance, in one of the most powerful and uplifting musicals ever written.

JULY 20 - What is summer without baseball? During WWII, the stars of baseball were serving in the armed forces, so, in order to preserve the game, a new league was formed a women's baseball league. Come watch Geena Davis, Tom Hanks, Ma-donna, and others, in "A LEAGUE OF THEIR OWN," based on the true story of the great women who lead the way for future generations of female athletes.

Nancy Crandall



Hand and Foot Announcement

**Roses are Red
Mud is Brown
Playing Hand and Foot is Better
Than any night on the town!**

See you Thursdays at 7pm at the Clubhouse!

Book Club

Mark your calendars: **July 18th at 1:30 pm. is our next book club meeting.** July's pick is ***The Whisperers: Private Life in Stalin's Russia*** by Orlando Figes. "...In this powerful work of history, Orlando Figes chronicles the private history of family life during the violent and repressive reign of Josef Stalin. Drawing on a vast collection of interviews and archives, ***The Whisperers*** recreates the anguish of family members turned against one another--of the paranoia, alienation, and treachery that poisoned private life in Russia for

generations. A panoramic portrait of a society in which everyone spoke in whispers." **Senioritus Book Club meets bi-monthly (beginning in January and ending in November). We meet on the third Wednesday, 1:30 pm at Highlands Clubhouse. Join us for coffee, dessert and a lively discussion.** Call Judy Sutton at 503-639-1752 if you have questions. Hope to see you on **July 18th**. Bring your book suggestions for future reads.

Judy Sutton



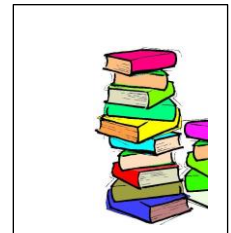
Library Whisperings

We welcome new volunteers for our Library Committee. Committee members attend monthly meetings and keep the library organized.

If you are interested, call Bobbi Siegel at 503-430-1506 or just come to our next meeting on July 13th at 2:30 in the library.

The library has paperback books available to take and keep perfect for vacation travels. They are located in our give away corner.

Bobbi Siegel, Librarian



Dominoes (Mexican Train)

New group starting on **Mondays from 2-4 pm.** The Wednesday group will continue from 2-4 p.m. Both sessions will meet at Highlands Clubhouse. Come join us...the game is easy to learn and there are many volunteers to help new players. Both men and women are

encouraged to come! Lots of fun and laughter! Come join your neighbors for a fun time. If you need more information, contact Lorene at 503-502-2574.



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Summer Tea and Fashion Show

Highlands will be presenting the first Summer Fashion show. The Tigard Discovery Shop ladies will be modeling fashions and jewelry on July 12 from 1 – 3 pm at Highlands Clubhouse.

All fashions have been donated by community members who want to support the mission of the American Cancer Society.

Tea, coffee and cookies will be served. All fashions and jewelry modeled will be available for purchase.

Join us for a fun afternoon at your Highlands Clubhouse. There is no charge. Please RSVP to Vicki Miller, 503-730-0870, (leave message). This will make sure we have enough cookies and tables set-up.

Joyce Biglione and Vicki Miller,
co-chairs



Directory Updates

| July, 2018 | | |
|-------------------------------|--------------|-----------------------------|
| NAME | PHONE NUMBER | ADDRESS |
| Davis, Gordon & Bussey, Tanja | 503-781-2080 | 16345 SW 130th Terrace # 52 |
| Evans, Katherine | 425-919-5070 | 16146 SW 130th Terrace # 4 |
| Haustedt, Debbie | 619-857-2242 | 12616 SW Bexley Lane |

THANK YOU!

Thank you to Quila Bowès for redoing the Clubhouse bulletin boards. Also Billie Angel helped me replace pages in the Resolutions. Again I thank Rob Mustard for helping me with the newly formatted Highlights.

Mabel, Receptionist

Edited by Mabel Weber
The editor retains the right to make copy corrections as needed.

Proofreading by Silvia Theim and Mary Lou Steben.

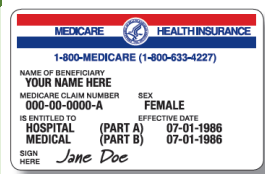
New Medicare Card Info

According to a new AARP survey, more than three-quarters of Americans over age 65 know little or nothing about the federal government's initiative to replace their Medicare cards. And that makes them susceptible to scammers intent on taking advantage of the confusion.

Scammers posing as Medicare representatives have already been calling beneficiaries demanding a processing fee. Other fraudsters are telling beneficiaries that they are owed a refund from transactions on their old card and then asking for bank account

information to process the reimbursement. Medicare will **never** ask an enrollee for a bank account number, and no refunds are owed.

The new cards are free. Medicare officials have emphasized that they will never call beneficiaries about the cards, which are being mailed out by the Social Security Administration. Oregon is one of the first states to receive the new cards. So just hang up on the scammers.



Upcoming Road Projects

There are a number of construction projects coming that will impact our travel. Water, sewer, and road projects are coming to Roy Rogers Rd, Beef Bend Rd, and Bull Mountain Rd. One update, Washington County won't be closing Beef Bend Rd to replace the culvert around 147th - that's been deferred to 2019 (yay?). The jurisdictions responsible for all these improve-

ments have collectively started a website so you can follow all projects: www.GetUsThere.org This site will be updated for projects pending, just starting, road closures (with suggested detours) and links directly to the projects. It's gonna be a zoo out there - be patient and say hi to the people sitting in the cars next to you. We're in this together.



Tech News & Tips

The bad guys are always trying to fool us. Don't fall for the phone scams that pretend to be from Microsoft saying that something is wrong with your computer. Microsoft will never call you. Also, hang up on the call pretending to be from the IRS – they will never call you. When using your computer don't click on any of the ads that

say they will fix or speed up your computer. And never call any of the phone numbers that show up in pop-up ads. They are all scams.

Courtesy of Mark Mehall,
KCCA Computer Club

In Memoriam

Marion McKee (12610 SW Dickson St.) passed away Sunday morning 6/17 the day before their 69th wedding anniversary. Watch Hi-Net for Memorial Service information

Words from our Sponsors...



Highlands Handyman LLC

503.887.8869

highlandshandyman01@gmail.com

Ron Nixon, Owner

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My mission is to help you achieve your dream. Whether your goal is to sell your home for top dollar, or find a home that is truly your vision, I am there for you.

In my past I have done Residential Real Estate lending, so combined I have over 20 years experience in the Residential Real Estate Industry. I know the process from beginning to end, and I have many contacts throughout all phases.

I conduct myself with honesty, integrity and professionalism to achieve quality results.

My true passion is Real Estate and helping people reach and receive their dreams. I look forward to helping you achieve yours.

Karen Harris Broker
Direct: 503.608.0883
Email: Karen.harris@live.com

Ken Miller
& Associates
REALTORS®

11725 SW Queen Elizabeth St. #A
King City, OR 97224
Office: 503.639.0630
Fax: 503.716.3865



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CONTACT

Don Fitzgerald at (503) 572-7202

OR

Bill Norton at (503) 789-7825

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Words from our Sponsors...



Kris Simpson
Oregon Principal Broker, Owner
GRI, SRES, CNE

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16040 SW Refectory

***** SOLD 6/2018 *****
16345 130th Terrace # 50

***** NEW LISTING *****
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KC Highlands Calendar

July 2018

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|----------------------------------|--|--|--|---|--|----------|
| 1 | 2 10 Zumba Exercise 11 Condo Maintenance 2 Dominos | 3 9 Walking Aerobics 10 Coffee Hour 1 Bridge 7 Bible Study | 4 9-9:30 King City Classic Car Rally 9-9:30 Parade 10-2 Festival 4 Highlands BBQ INDEPENDENCE DAY | 5 10 Zumba Exercise 11 Genealogy Class 7 Hand & Foot | 6 9 Walking Aerobics 10:30 Coloring 1 Needle Arts 2:30 Library Committee 5 Happy Hour 7 Movie | 7 |
| 8 PRIVATE PARTY 4-8 PM | 9 10 Zumba Exercise 2 Dominos | 10 9 Walking Aerobics 10 Coffee Hour 10:30 Condo Landscape 1 Bridge | 11 10:30 A/L Committee 2 Dominos 2 Mahjong 7 Mixed Poker | 12 10 Zumba Exercise 1:30 FASHION SHOW 5:30 Condo Board Meeting 7 Hand & Foot | 13 9 Walking Aerobics 10:30 Coloring 1 Needle Arts 2:30 Library Committee 5 Happy Hour | 14 |
| 15 | 16 10 Zumba Exercise 2 Dominos | 17 9 Walking Aerobics 10 Coffee Hour 1 Bridge 7 Bible Study | 18 2 Mahjong 7 Mixed Poker | 19 10 Zumba Exercise 11 Genealogy Class 3 Clubhouse Interiors 7 Hand & Foot | 20 9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour 7 Movie | 21 |
| 22 | 23 10 Zumba Exercise 2 Dominos | 24 9 Walking Aerobics 10 Coffee Hour 1 Bridge 1:30 Finance Meeting | 25 10 Town Hall 10:30 HOA Board Meeting 2 Dominos 2 Mahjong 7 Mixed Poker | 26 10 Zumba Exercise 7 Hand & Foot | 27 9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour | 28 |
| 29 | 30 10 Zumba Exercise 2 Dominos | 31 9 Walking Aerobics 10 Coffee Hour 1 Bridge | Clubhouse Office Hours: Mondays & Wednesdays: 9 – 12, Thursdays 1 – 4 For updates, please check the calendar on the Clubhouse front door window or watch for updates on Hi-Net. | | | |

HIGHLANDS NEWCOMERS/ACTIVITIES COMMITTEE SURVEY

Instructions: Please tear off the survey sheet from the newsletter, write in your responses by hand, and return the survey to the Highlands Office in the Clubhouse by Monday, July 16. If the office is closed, drop it in the mail drop slot to the left of the front door.

Feel free to write comments all over the survey form. We value your input!!

Programs and activities for newcomers:

Long-time residents, think about back when you first moved here. Recent arrivals, think about your current needs. Would the following programs and activities have been (or would currently be) of significant help to you? Please check the appropriate column: Yes, Maybe, No.

| | Yes | Maybe | No |
|--|-----|-------|----|
| 1. Visit from a welcoming committee or home visit from an individual committee member. | | | |
| 2. A quick, one-page checklist for new residents with essential info you should know. Could be a welcome packet. | | | |
| 3. A Highlands web site with an archive of helpful information (e.g., directory, Highlands map, CC&Rs, By-laws, calendar of activities). | | | |
| 4. Resident recommendations for vendors and service providers on the web site or distributed via HiNet. | | | |
| 5. Periodic new resident group meetings to get acquainted and discuss common questions. | | | |
| 6. Please add your suggestions here. | | | |

Additional Highlands Activities:

Which of the following would interest you if these were organized group events for all Highlands residents? Activities would be coordinated with Special Events, as appropriate. Please, please, please (!!!) indicate in the last column if you would be willing to participate in the planning of these activities.

| <u>External Highlands activities:</u> (Transportation by carpooling or hired bus) | WOULD Participate | Would NOT Participate | Will Help Planning |
|--|-------------------|-----------------------|--------------------|
| 7. Community outings (e.g., concerts, talks, plays, sporting events, other community events). | | | |
| 8. Walks and hikes club, with walks of various lengths and levels (e.g. easy, moderate or challenging) | | | |
| 9. Group dining out (e.g., Restaurant of the Month club). | | | |
| 10. Wine tasting club (with hired bus or designated drivers). | | | |
| 11. Golf club with regular outings and tournaments. | | | |

| | | | |
|--|--|--|--|
| 12a. Travel: day trips (e.g., Japanese Garden, Art Museum, OMSI, Gorge, local events like Tulip Festival). | | | |
| 12b. Travel: 2-4 day overnight trips (e.g., Seattle, Eastern Oregon, Coast, Las Vegas). | | | |
| 12c. Travel: extended trips (e.g., cruises, Europe, fall colors in New England). | | | |
| 13. Group visits to farmers markets. | | | |
| 14. Please enter your suggestions for additional external activities here. | | | |

| Internal Highlands activities: (to be held in Clubhouse or homes) | WOULD Participate | Would NOT Participate | Will Help Planning |
|---|-------------------|-----------------------|--------------------|
| 15. Speaker series (not sales pitches) (topics might include health-related information, what you need to know about hearing aids, tricks and tips for using your computer or cell phone, important community information) | | | |
| 16. Science fiction club (videos, books, discussions). | | | |
| 17. Singles club. | | | |
| 18. Please enter your suggestions for additional internal activities here. | | | |
| 19. When are you available to participate in Highlands group activities? Please check one. <input type="checkbox"/> Anytime <input type="checkbox"/> Weekday evenings only <input type="checkbox"/> Evenings and weekends only | | | |

If you checked the box in the last column and are interested in becoming active in the planning of these activities, please provide your contact info below:

Name(s):

E-mail address:

Preferred phone number:

Additional Comments/Thoughts: