

# Highlands Highlights



King City Highlands Homeowners Association (503) 684-8294

SEPTEMBER 2018

## Board Notes

Submitted by Dave Platt, HOA President



### Office Hours:

**Mondays 1 - 4 pm**

**Wednesdays 1- 4 pm**

**Thursdays 1 - 4 pm**

### Office e-mail:

[office@kchighlandshoa.com](mailto:office@kchighlandshoa.com)

### Community e-mail:

[Hinet@kchighlandshoa.com](mailto:Hinet@kchighlandshoa.com)



Board Notes	1
Condo Notes	2
A&L Committee	3
Board Notes (cont'd)	3
Newcomers & Activities Committee	3
Activities	4 - 5
Ice Cream Social	6
Early September Event	6
Announcements	7
Celebrations	7
Thank You!	7
Recycling Styrofoam	8
Directory Updates	8
From Our Sponsors	9
Highlands Calendar	12

### Highlands Highlights

As many of you already know, Quila Bowlés has recently been appointed editor of the Highlands Highlights newsletter. As office receptionist, Mabel Weber's obligations have grown to the extent that it has become crucial to relieve her of the newsletter production. Following its creation, the Highlands Highlights had been produced by the King City Highlands administrator, Ann Arden. It was subsequently turned over to Elsa Mann who produced the newsletter for another five years until her relocation to a senior living facility. Responsibility for the newsletter production was then reassigned to our office receptionist.

Quila comes to us with experience in newsletter production – an invaluable asset considering all the recent changes in the Highlights. As our community thrives on volunteers, we are extremely fortunate Quila was willing to take responsibility for this important function.

To ensure a smooth transition please note the following:

- All newsletter articles must be sent to Quila at [pufftale93@gmail.com](mailto:pufftale93@gmail.com)
- The **preferred format** for submission is Microsoft **WORD**
- You can reach Quila at **(530) 957-9063** (Not a misprint – it's '530', not 503) or via e-mail at [pufftale93@gmail.com](mailto:pufftale93@gmail.com)
- Through the end of 2018, **DEADLINES** for submitting articles to Quila are:
  - September 13<sup>th</sup>
  - October 17<sup>th</sup>
  - November 14<sup>th</sup>
  - December 12<sup>th</sup>
- If you wish to have your article published, **YOU MUST MEET THE DEADLINE**
- We encourage new articles of interest; simply contact Quila
- For a paid advertisement – contact Mabel at the Clubhouse office

### King City Highlands Annual Meeting—Board Elections

At the annual meeting on November 15, 2018, four open board positions will be voted on. Anyone who is an owner in good standing (current in HOA payments and no outstanding violations) is eligible to run in this election. Overview of director duties:

The board has the authority to direct business including maintenance and financial oversight, rules enforcement, and architectural design approval. The board has the authority to hire and oversee the professional management company.

The board meets monthly to review business and to make decisions and enact policy. Between those meetings, there may be an occasional special meeting to deal with an urgent matter that can't wait for a regularly scheduled board meeting. The President has the authority to act on behalf of the board between meetings as long as the matter is authorized by the governing documents or in line with the approved budget.

(cont'd on page 3)

## Condo Notes

Submitted by Zoe Allen, Chair, Highland Park Board of Directors

**Smoking Issue:** Approximately 40 owners showed at the Highland Park homeowners' meeting on July 24<sup>th</sup> to discuss smoking. It was a disappointing turnout considering the importance of the topic and the decision facing your board of directors. Granted, it was a very hot evening—maybe that was the reason for a lack of interest. In any case, those attending were not afraid to express their opinions. As was clear from the written smoking survey results, there seems to be a fairly strong majority in favor of proceeding with a 100% ban. However, before that would happen, many details will need to be worked out and agreed to by the board of directors. We will keep you posted.

Several topics of interest or importance were discussed at the August 9<sup>th</sup> board meeting.

**Deck Repairs:** Many owners having deck repairs were in attendance, but in case you couldn't be there, the problem encountered with the new deck coatings was discussed. The unusually hot weather and prolonged hot spell has played havoc with the application of this product and consequently the schedule. We realize this has caused inconvenience and discomfort to most of the owners, and we and the contractor apologize. The issues were not anticipated and in the future it will probably be a good idea to schedule the work in the spring. Our summers definitely seem to be getting hotter and the hot spells seem longer. The board will be discussing this in detail before we award the contract for next year's repairs.

**Unit Repairs:** Another important topic was what an owner should do when necessary repairs are needed to a unit, building, or garage **in order to close a sale**. This spring and summer there have been some issues discovered by home inspectors that require **condo association** attention. Issues raised that are the owner's responsibility can be resolved through negotiation between the buyer and seller, but sometimes your condo association will need to address the problem. When this happens the unit owner should contact our property manager at CMI, being sure to explain the issue in detail



and supplying all relevant paperwork. Don't call or send this request to the Chairman of the Condo Board of Directors or the President of the HOA Board. CMI, our management firm, will work with you and provide the information you will need to close the sale. If you don't follow correct procedures and you incur out-of-pocket expenses making repairs, you will not be reimbursed. If a new owner does these repairs after purchase and also fails to follow procedure, the result will be the same.

**Venting in condo attics** was another topic discussed at length. We are trying to get a handle on the problems, which is proving to be somewhat difficult. Your board is not going to let this subject drop. It's another of those repair issues that's going to take some time. The problems we are concerned about were discovered by some of the vendors while cleaning dryer vents and cannot be ignored.

**Recycling and garbage** continue to be a concern. The new editor of the Highland Highlights is a dedicated recycler and has found important information about recycling Styrofoam in the Tigard area. You will find an article about this elsewhere in this issue. Also, condo owner (and another dedicated recycler) Valerie Spirit has volunteered to work with the board as a liaison with Pride Disposal. There will be more information coming in the months ahead. In the meantime please try to follow the rules for garbage/recycling which have been detailed in the newsletter numerous times.

**Budget season** is upon us and the finance committee and board of directors will do our best to budget wisely and stretch your dues dollars as far as possible. If you are interested in financial issues in our community, the Finance, Replacement Reserve, Maintenance Committee meets at the Clubhouse on the first Monday of each month at 11 am. (except Sept. when that Monday is a holiday). The committee will meet Tuesday Sept. 4<sup>th</sup> at 11 am.

**We are still looking for an owner to join our board as a director and secretary** until at least February 2019. If interested, please let a present board member or Erin Ashley at CMI know before our next meeting at 5:30 pm on Thursday, September 13<sup>th</sup>. You are badly needed!!

## A & L Committee

*Submitted by Mark Perkins, Committee Chair*

As we enter the late dog days of summer, some things to remember:

- Keep your street trees well watered. This heat really stresses all plants, and especially trees. If they suffer from water loss, they will be more susceptible to invasive insects, viruses, and die-back on branches.
- Annual weeds will grow faster than our domesticated plants or grasses. Some may grow up to 6 inches in two days. Try to remove them before they blossom to prevent the spread of seeds. If they seed, it means more of them next year.
- Paint boards are required for all exterior painting.
- Check out the myrtles along the pathway between the condos and the Clubhouse. They tend to bloom in September and the colors are welcome as most flowering plants are done for the season.
- Stay cool!

## Board Notes *(cont'd from page 1)*

Serving on the board gives you direct impact and influence on how HOA business is handled. While a management, financial or construction background is helpful, no special training is required other than the willingness and availability to serve. The office of director carries a term of two years.

All members have an obligation to serve in some capacity. We hope you will consider running for the board. You may be nominated by another owner or by yourself. If you are interested in being nominated, please contact Jo Hendrickson, the chair of the Nominating Committee. Her e-mail is [riverview733@live.com](mailto:riverview733@live.com) and phone number is (503) 684-6919.

## Newcomers & Activities Committee

### Highlands Survey Results

*Submitted by Lucianne Phillips*

A survey was completed by residents on their views about programs for newcomers and about activities available for all residents. Seventy-one residents completed the survey, of which 25 people said they were willing to help with planning new activities. One key issue is that 20% of respondents said they could only participate evenings or weekends, so this will be an important factor in planning future events to assure inclusion. The following is a summary.

#### Newcomers Programs:

Of the respondents, 67% said they would like a visit from a welcoming committee member and 87% said they would appreciate a one-page checklist of essential things to know when first moving in. [NOTE: there is a one-page document in the packet from the office; it is being reviewed and a personal visit could highlight this.] 80% said a website would be helpful with key information. [NOTE: More information is needed about the CMI website and exploration is needed to review options.] 64% wanted vendor recommendations from other residents. [NOTE: some felt the bulletin boards were sufficient and others wanted more.] 57% wanted new resident group meetings to get acquainted and discuss common questions. [NOTE: The Social Events Committee has the annual Ice Cream Social to welcome new residents and the Newcomers and Activities Committee plans to reinstitute the newcomer orientation.]

#### Activities:

The following activities were favored by residents: Speakers Series - 77%; Community Event Outings - 77%; Day Trips - 67%; Group Dining - 57%; Walks/Hikes - 56%; Farmers Markets Outings - 42%; Wine Tasting - 39%; Overnight Short Trips - 36%; Golf - 25%; Singles Club - 23%; Extended Travel - 21%; Science Fiction Club - 7%.

#### Next Steps:

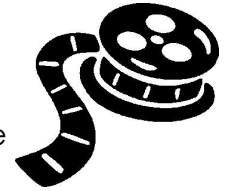
The committee has prioritized the following as next steps:

1. The one-page checklist for new residents is being reviewed.
2. A newcomer orientation will be planned for the fall.
3. A Sunday Speakers Series will be organized with the goal of being held monthly.
4. Contact was made with people who offered to help and planning of activities is moving forward.

# ACTIVITIES

## Movie Nights

Submitted by Nancy Crandell



### MOVIE NIGHTS FOR SEPTEMBER WILL BE THE 2<sup>ND</sup> AND 4<sup>TH</sup> FRIDAYS AT 7:00 pm

For September, we will celebrate our young people and the amazing things we can learn from them. Remember the famous line - "Out of the mouth of babes..."

**SEPTEMBER 14** - We will address the challenges of friendship in "**FRIENDSHIP'S FIELD**" when two kids from very different cultures develop an enduring friendship which triumphs over tragedy and teaches lasting life lessons. "How far should you go to defend your values?" This film is interesting in light of the current conflicts over immigration.

**SEPTEMBER 28** - "**AKEELAH AND THE BEE**" is the story of a young girl, fascinated by words, who aspires to compete in the Scripps National Spelling Bee. "It takes a village..." applies to this inspiring story. Tutored by many and opposed by others, she succeeds in uniting her neighborhood in her daring quest for knowledge.

Both these movies give us hope for the upcoming generation and their ability to lead in the future. If you would like to share either of these movies with a grandchild from about ages 7-12, feel free to bring them with you.

## Bible Study

Submitted by Maxine Sommer



**Bible STUDY**  
Join us!

### September 4

We are thankful to have Steve Isom with us for the first time. He has an in-depth background, ministry, and teaching Old Testament and Biblical languages, particularly Hebrew. His 37 years of ministry has been in teaching at Christian Colleges and in administration. He retired to our area in 2017.

### September 18

Pastor Alex Esquerro has over 25 years of experience in preaching and teaching, working with youth, singles, and college ministries. He has also worked in pastoral and benevolent care, and is carrying out many of these roles, along with other pastors, at his Tualatin church.

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.

#### Found! — Message on a leaflet:

IF YOU CANNOT READ, THIS LEAFLET WILL TELL YOU HOW TO GET LESSONS.

## Library Whisperings



Submitted by Bobbi Siegel, Librarian

Highlands residents are invited to recommend books that they would like others to read. Recommended books are placed on the book stands which are on top of the center book shelf.

When you return that special book, just put a note on it that you recommend it for other readers. The books can be fiction, non fiction or a classic.

Our next library committee meeting will be on September 14<sup>th</sup>. If you are interested in being a part of our committee, please feel free to attend the meeting which starts at 2:30 pm.

## Hand and Foot

For fun and games,  
join us!

Thursdays  
at 7 pm

in the Clubhouse



## ACTIVITIES

### *New! A Dining Social Group*

*Submitted by Pat Combs*

#### **Love food? Love to socialize? Love your neighbors?**

A new social committee is forming to explore different dining social events for our Highlands neighbors. We haven't met yet, but new monthly activities will be planned, such as:

- Restaurant dining groups
- Back yard happy hours
- Potlucks
- Block parties
- Progressive dinner parties
- .... and whatever other creative foodie ideas we or you can suggest

Keep your eyes, ears, and appetites ready to find out what will be planned for October!

Contact Pat Combs at (971) 371-2188 or [combsfamily11@gmail.com](mailto:combsfamily11@gmail.com).

### *Zumba Gold*

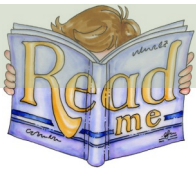
*Submitted by Zoe Allen*

**Zumba Gold** is a low-impact dance exercise done with a group! Every Monday and Thursday at 10 am, we join our excellent instructor Cathy Scott for fun while exercising to music with friends and neighbors.

Our Zumba Gold sessions are tailored to the skill levels of our participants and you can do as much or as a little as feels comfortable for you.

This dance exercise can help with weight loss, strength and balance, plus it just makes you feel good.

The charge is \$3.00 per session, but your first class is free so you can check it out—no obligation. We meet in the ballroom at the Clubhouse. Please join us!



### *Book Club*

*Submitted by Judy Sutton*

Our next book club meeting is on September 19<sup>th</sup> at 1:30 pm at the Highlands Clubhouse. We meet every other month (six times per year) from January through November. Our September book selection is Barbara Pym's fiction **Quartet in Autumn**. It is 186 pages and was written in 1977. Barbara Pym was a writer from the age of 16.

**Quartet in Autumn** is the first of her later novels and is considered by many to be her masterpiece. Pym wrote six novels from 1950 through 1961, and resumed in 1977, writing four more novels. She died in 1980. Come join us on Wednesday, September 19<sup>th</sup> for a lively discussion. We serve coffee and treats too! For more information, contact Judy Sutton at (503) 639-1752.

### *Coffee Hour*

*Submitted by Joyce Biglione*

Every Tuesday morning from 10 am to 11 am, our coffee maker, Rudy Biglione, will be making your morning Java!!

Please join us — you can meet your new neighbors as well as the ones that have been here a long time.

They all have a story to tell — come and tell your story. We have a lot of new residents moving in to our community—this is a great opportunity to meet and share!

### *Highlands Speaker Series*

*Submitted by Lucianne Phillips*



To help expand the upcoming Highlands Speaker Series beginning this fall, the Newcomers and Activities Committee is looking for people who have special talents, interests, or hobbies who would be willing to talk about them.

If you would be interested in sharing with us, our committee would love to hear from you. Please call Linda Dufresne at (503) 519-5743.

# SPECIAL EVENTS

## Ice Cream Social

Submitted by Gary Melott & Ed Benberg



A good time was had by all (who doesn't like ice cream?!) — and thanks to those who brought cookies as well. Highlands newcomers who have joined the community within the last year were welcomed. Ed's jokes and stories were enjoyed as always, as was the socializing. Gary gives thanks to all volunteers who helped with the event!



Socializing...



Beautiful decorations



Always, the long line...

■ Pictures furnished  
■ by  
■ Ed Benberg  
■ &  
■ Denny Peffers  
■



Cookies Galore!



"Are you being served?"



More please, Gary!



Welcoming the "newbies"...

## Early September Event...

### LABOR DAY PANCAKE BREAKFAST

Presented by the Highlands Gentlemen

MONDAY, SEPTEMBER 3rd

9 to 11 am

Adults \$5.00 Children 10 & under \$3.00

Pay at the Door

Pancakes Ham Eggs Apple Sauce

Orange Juice and Coffee



# ANNOUNCEMENTS

## Deer Creek Children Want YOU!

Submitted by Edie Jensen

Some 600+ children will be back at school this month ready to welcome you and other volunteers with bright smiles and hugs. Volunteering at Deer Creek School is a very rewarding experience. The outstanding staff has created an atmosphere focused on nurturing learning—enhancing academic and other abilities, as well as responsible behavior.

Some examples of helping:

- Occasionally – assisting with hearing/vision screening; taking part in the art literacy program; providing lunch items for staff; accompanying field trips; and others.
- Weekly for an hour – laminating and other office and school needs.
- Weekly for several hours – tutoring reading or math with individual or small groups of children; assisting in the library; preparing materials for teachers; and others.



Deer Creek is also adopting a well-developed reading program known nationally as **SMART (Start Making a Reader Today)**. It has been operating in Portland area schools for years; Deer Creek has recently become eligible for support. **SMART** is simple: pair an adult volunteer with a child for weekly one-on-one reading sessions. Volunteers model the joy of reading, while supporting the child's efforts to read independently. To learn more about the program, contact Dina Christophersen, Reading Specialist, at [dchristophersen@ttsd.k12.or.us](mailto:dchristophersen@ttsd.k12.or.us).

### Celebrations

#### Happy Birthday!

Pamela Crane	Sept. 3rd
Don Combs	Sept. 5th
Vicki Miller	Sept. 5th
Bob Diers	Sept. 11th
Bev Melott	Sept. 13th

#### Happy Anniversary!

Don & Pat Combs' 44th on Sept. 7th

### Arts & Crafts Faire Meeting

Submitted by Nancy Crandell



On **SEPTEMBER 17<sup>th</sup> at 1 pm**, we will meet at the Clubhouse for a planning meeting for our **ARTS AND CRAFTS FAIRE** which will be held on Saturday, December 1<sup>st</sup>.

If you would like to participate, are thinking about it and have questions, or have some good ideas to share, we would love to welcome you.

Call Nancy Crandell at (503) 746-6701 with questions.



...to Nancy Perkins for the great job filling in at the office for Mabel while she was out!

### Zombie House

Submitted by Dave Platt

The unoccupied structure at 15990 SW 133<sup>rd</sup> Ave. - otherwise known to the Washington County Sherriff as the "Zombie House" - has been purchased by Tamarack Properties whose intent is to demolish the existing structure and build eight detached homes on the 1.5 acre site. This is much welcomed news to KC Highlands as this property has been a continuing target for vandals as well as an eyesore.

# Recycling Styrofoam!

Submitted by Quila Bowlés



## Recycling Information for Styrofoam (Polystyrene)

After receiving product in a large 26"x18"x13-1/2" polystyrene (Styrofoam) block packaging bin with lid, I wondered what to do with it. Fortunately, there was a referenced website that led me to information about a company right here in Tigard!

The company is **Agilyx** and **they accept clean and dry Styrofoam** (polystyrene) as follows:

- Polystyrene packaging foam
- Polystyrene packing peanuts (must be in clear plastic bag; no starch packing peanuts)
- Polystyrene foam food service items – cups, plates, clamshells, trays (all colors and must be clean and dry)
- Solo™ cups

### Not accepted are:

- NO Construction foam board, and
- NO Starch packing peanuts

**Agilyx** does not charge a drop-off fee for the above accepted items. The 24/7 drop off for residential uses is a "drop box," address 7904 SW Hunziker Street, Tigard. The site is actually off of Hunziker Street and closest to 72<sup>nd</sup> Ave., on Wall Street just past the dog park. The "drop box" is really two very large bins and there is no problem tossing large items into them. The people seem very nice and there is always someone there, in case you need help.

Other Info - Phone: (503) 217-3160 Website: <http://www.agilyx.com>

I have been an avid "recycler" for many years, and was happy to find this location for these kinds of things. So, *please* don't throw your Styrofoam items in the garbage bins – recycle them Instead! Valerie Spirit has also graciously volunteered to help. If anyone cannot get over to this handy location, contact Quila or Valerie to arrange getting your items (**Styrofoam only**) to one of us.

Quila Bowlés Phone: (530) 957-9063 e-mail: [pufftale93@gmail.com](mailto:pufftale93@gmail.com)  
 Valerie Spirit Phone: (503) 289-1579 e-mail: [spirit1579@gmail.com](mailto:spirit1579@gmail.com)

## Directory Updates

Submitted by Mabel Weber

NAME	PHONE NUMBER	ADDRESS
Bristol, Judy	224-280-3835	16321 SW 130th Terr # 56
Diers, Suzanne (New Phone Number)	503-201-1257	16280 SW 126th Terrace
Laande, Lucy	503-639-4264	16466 SW 130th Terr # 116
Laande, Ron	503-715-6202	16466 SW 130th Terr # 116
Pickens, Roger	760-835-2584	16248 SW 130th Terrace # 24
Schmidt, Hans & Joan	386-872-6432	16345 SW 130th Terrace # 50
Sobel, Elaine	503-703-3200	16065 SW 130th Terr
Sobel, Ron	503-915-5560	16065 SW 130th Terr
Zuiderveld, Jay & Maria	503-590-7024	16010 SW 130th Terr

Editor: Quila Bowlés welcomes contributions and suggestions for articles/stories of general interest to the community. The Editor retains the right to edit and make copy corrections as needed.  
 Proofreaders: Susan Kellner and Mary Lou Steben



# From Our Sponsors...



*Kris Simpson*  
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karen.harris@live.com



#### Client Testimonials

**KAREN:** Thank you so much for taking such good care of my elderly parents Art and Doreen.

**Alex H.**

Dear **KAREN:** It was a pleasure working with you on the sale of the house. Your calm reserved professionalism has been very much appreciated.

**Christina and Duane L.**

**KAREN** I can't begin to thank you for all your help, patience, and understanding. So, thank you again **KAREN** for everything. You're pretty special.

**Paul W.**

**KAREN:** Thank you for all your patience and work getting my parents house sold.

**Julie S.**

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### **CONTACT**

Don Fitzgerald at (503) 572-7202

**OR**

Bill Norton at (503) 789-7825

Licensed, Bonded & Insured  
CCB # 189608

# KC Highlands Calendar

# September 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						<b>1</b>
<p><b>Clubhouse Office Hours:</b>  <b>Mondays, Wednesdays and Thursdays 1 – 4. For updates, please check the calendar on the Clubhouse front door window or watch for updates on Hi-Net.</b></p>						
<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>Realtors' First Sunday Open Houses 1-4 pm</b>	<b>9-11 am Pancake Breakfast</b>  <b>No Zumba exercise</b>	9 Walking Aerobics 10 Coffee Hour 1 Bridge 7 Bible Study	<b>10:30 A/L Committee</b> 2 Mahjong 2 Dominos 7 Mixed Poker	10 Zumba Exercise 11 Genealogy class 7 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour	
<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>
	10 Zumba Exercise <b>11 Condo Maintenance</b> 2 Dominos	9 Walking Aerobics 10 Coffee Hour <b>10:30 Condo Landscape</b> 1 Bridge	2 Dominos 2 Mahjong 7 Mixed Poker	<b>9:30-4 Quilting</b> 10 Zumba <b>5:30 Condo Board Meeting</b> 7 Hand & Foot	9 Walking Aerobics 10:30 Coloring <b>2:30 Library Committee</b> 1 Needle Arts 5 Happy Hour <b>7 Movie</b>	
<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>
	10 Zumba Exercise 2 Dominos	9 Walking Aerobics 10 Coffee Hour 1 Bridge 7 Bible Study	<b>1:30 Book Club</b> 2 Dominos 2 Mahjong 7 Mixed Poker	10 Zumba 11 Genealogy class <b>3 Clubhouse Interiors</b> 7 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour	
<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>
<b>30</b>	10 Zumba Exercise 2 Dominos <b>7 CPO #4</b>	9 Walking Aerobics 10 Coffee Hour 1 Bridge <b>1:30 Finance Meeting</b>	2 Dominos 2 Mahjong 7 Mixed Poker	10 Zumba Exercise <b>6 Town Hall</b> <b>6:30 HOA Board Meeting</b> 7 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour <b>7 Movie</b>	