

Highlands Highlights



King City Highlands Homeowners Association (503) 684-8294

April 2019

**April
Contact
Info**

Regular Office Hours:

Monday 9 am – Noon
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Thursday 1 - 4 pm

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Inside This Issue

HOA Board Notes	1
Condo News	2-3
HOA Committee Reports	4
HOA Committee & Special Event Reports	5
April Activities	6-7
Announcements	8
Community Information	9-10
Community Tech Info	11
Items of Interest	12
Traffic Items & Sponsors	13
Tech Trivia & Sponsors	14-15
Highlands Calendar	16

HOA Board Notes

Submitted by Steve Hall, HOA President

It has been another interesting month for the HOA as we work together to build consensus, set policy, solidify our document management, and conduct the business of the Association.

First, in recognition of our many volunteers, the HOA will be hosting a *Volunteer Appreciation Event*. Look for the details in this Newsletter.

Regarding other business, the Board has reached consensus on an important policy. The Board has interpreted our governing documents and has determined that it has the authority to allocate funds from the Operating Account to the acquisition of new capital assets. These capital assets would be new long-lasting improvements to the common property, are assets not currently identified in the Reserve Study but would ultimately require repair, replacement, and maintenance under future Reserve Studies. This now clarifies the HOA position on future capital improvements and on two specific spending issues: the shed which was done last year, and a new sign on SW Dickson Street, which has been proposed for this year and was approved by the prior Board. The Reserve Fund, which receives the bulk of its funding from transfer fees, was deemed not suitable for the acquisition of new capital improvements, as it is specifically designated for the repair, replacement, and maintenance of existing capital improvements in our governing documents. The Operating Account is directly funded by annual fees.

In addition to setting policy, we are making significant improvements in the way we are handling the Association's documents. After an initial pilot project, the HOA made the decision to fund additional licenses

for our existing Microsoft Office 365 collaboration tools provided by Comcast. We have added eight licenses at \$5.00 per month per user and now have licenses for every HOA Board Member, the Finance Committee Chair, and the A/L Committee Chair. We have configured secure online document management and collaboration tools for the Board, and the Finance and A/L Committees. We have configured fine grained access control permissions, which allow Committees to share documents with the Board, while keeping other sensitive documents confidential among Board Members. We can now keep insurance and other documents safe, secure and available, moving us away from our current approaches where HOA documents have been scattered across personal accounts and devices.

We are in the process of working with the ALC and others to consolidate all HOA-related documents off of personal devices and onto the Office 365 portal, which provides two additional benefits. First, each license comes with an HOA e-mail, so we can now do business as an HOA and discontinue the use of personal e-mail accounts. Second, we can collaborate with up to another 80 individuals using their personal or business e-mail addresses to invite them onto the Office 365 portal, where they can collaborate in a secure manner. These additional licenses facilitate Committee members to author, share, and comment via a secure online portal from any location, without having to purchase a license for each of us.

We look forward to seeing our Residents at the upcoming Town Hall, where we have some fun activities planned to help the Community set our upcoming agenda.

Condo News

Condo Board Notes

Submitted by Ed Salzman, Chair, Highland Park Board of Directors



The Highland Park Condominium Association Board of Directors monthly meeting was held on Thursday, March 14th. Some of the agenda items and discussions were as follows:

Smoking Issue -- Smoking is already prohibited in the common areas. The prior Board left the major issue of non-smoking within Condo units for the new Board to review and decide the outcome. The topic of moving to a 100% smoking ban was discussed by Board members and several Homeowners. The current Board will consult with our attorney on the next steps to take.

Building Front Entry Door Locks -- Imagine returning home from shopping and finding your building entry door lock frozen--you are locked out of your home, at least temporarily! That's what happened to some Residents this last month. Fortunately, the door was opened with a Master Key, but the lock remained frozen. A locksmith came out, repaired the lock, and noted that all our locks are so old that more may be subject to freezing. A superficial check was done on all locks and potential problems were found at Buildings 3, 7, 8, 17, 19, and 21. As a result, the Board instructed CMI to hire a locksmith to check out all building entry doors and make indicated repairs.

Sidewalk Safety -- It was reported that there was a dangerous situation with an elevated section of walkway near the mailbox outside Building 20. After Board members verified the hazard, CMI is arranging for a concrete specialist to repair the problem.

Projects, Projects, Projects -- With drier and warmer weather on the way, there are a number of projects to be started--some are already underway. Some of the items are:

- Garage door frames-- Sealing and painting will be done when the wood has dried.
- Striping-- Parking spaces will be striped and no-parking zones will be marked.
- Attic vents -- Hopefully, the inspection of attic vents is underway under the supervision of Board Member Penny Pershey. This challenging job requires the cooperation of all upper-unit Residents.
- Decks-- After the experience last year of dealing with hot summer weather during repairs, this year the contractor is supposed to start work in May on nine patio decks. Letters of instruction will be sent to these Owners.
- Walkway mold-- Pro Maintenance will be using bleach to get rid of sidewalk mold where it is occurring. Pressure washing is tentatively scheduled for next year. However, this year, north-facing attic vents and gables will be cleaned with a power washer.

We invite you to come to the monthly meetings, find out what's going on in our Community, and get involved--it's up to us to have a great place to live!

Volunteering Options for You!

One does not *Submitted by Sherry Kilpatrick* need to know about a subject to volunteer. You only need to be willing to find out about a subject/issue and help make a recommendation/decision regarding whether you think it is worthwhile for our Condo Board to support or invest in the recommendation. *Your opinion counts!* You provide a broader perspective for the Board to help evaluate its options when making decisions for the betterment of the entire Condo Community.

A *Project Committee* usually would only last while an issue exists that needs to be addressed. So it would likely be a matter of a few weeks to a few months to evaluate options and make recommendations to the Board.

Meetings of Committee members can be arranged to work for all members' convenience. That means that meetings can be held in the evenings, days or weekends--whatever time works for those participating. If you work full time you would still be able to participate.

If you have a personal issue, you are the best person to know what you want addressed and work to help resolve your issue.

Condo News

Committees are needed for various special projects, and Volunteers are needed for ALL Committees, regular or otherwise. Please contact Sherry Kilpatrick for where you would be willing to give some help!

Condo Landscape Committee

From the meeting held Tuesday, March 12th:

The Committee met with Jean Jung, our rep from *Brightview Landscaping* and discussions were held regarding our yearly care schedule, the spring irrigation system inspection and repairs, replacement plantings for struggling azaleas, and drainage around certain common areas along with their possible solutions.

Lawn aeration will be done this spring. The down side is, it makes the lawns look ugly for awhile, but hopefully helps us get a better crop of grass.

Of particular concern is the elevated grass area inside the wall along Peachvale, which is dangerous for the *Brightview* workers having to mow along the high retaining wall above the parking area opposite buildings 5 and 6.

Some items are being watched for appropriate timing in which to address them, depending on how spring weather unfolds.



*Write your Troubles in the Sand...
Carve your Blessings in Stone.*



Other "folks" need
Condos too!

*A call, a
note, a hug,
or a hand-
clasp from a
neighbor or friend
nudges aside
uncertainty.*



—Author Unknown

Deer in the Headlights?!

Submitted by Sandy Bergeron



I was driving up to the Clubhouse one evening to play Poker, nearing the Condo street's north roundabout, when a young deer was stepping out going west to east from the middle of the roundabout to cross our Condo street, 130th Terrace. I stopped and it stopped, and we just looked at each other for a few minutes. Zoe, behind me in her car also on the way to Poker, was wondering what the heck I was doing. I inched forward and spooked the deer and it jumped back into the roundabout.

Everyone, we have "visiting" deer. Be on the lookout for them—within other various Highlands Community streets and areas as well. I know they like to snack on the rose bushes in the house yards; perhaps there are some tasty snacks in patio planters as well. If you want to ruin your day, just hit one with your car. The damage to the car and the deer is unbelievable.

Let's also think about, and watch for, other animals in and around our Community properties: stray dogs and cats, skunks, squirrels, coyotes, and raccoons, etc.

REMINDER TO DRIVERS!

PLEASE —

**Go around our
two street roundabouts
(and it IS a street!)
in the counter-
clockwise direction
(that means stay to the RIGHT),
and includes
when stopping at the mailboxes,
and leaving and returning to
garages/parking spaces—
STAY SAFE!**



HOA Committee Information & Reports

Did You Know... Submitted by Steve Hall

From time to time the question of whether to fund a proposed project is brought up in Town Hall, with the speaker generally opposed to funding it. However, many of us don't realize this is generally not the best venue to engage and to voice opinions on a specific project.

Annual project proposals and their funding are discussions initiated within the Finance Committee and approved by the Board in the last quarter of the calendar year. Board meetings are primarily focused on the tactical issue of approving current spending based on evolving priorities, budgetary surprises, and available funding.

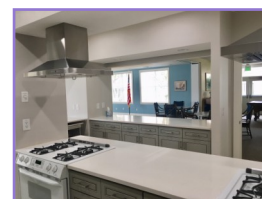
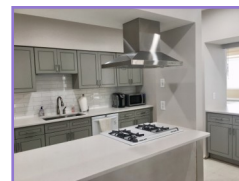
Those who are interested in participating and influencing HOA project spending can best influence it by working within the Committee and the annual budget approval processes. Bill Beecroft is seeking additional volunteers.

Clubhouse Interiors Committee

The Committee Submitted by Jo Hendrickson has received numerous positive comments regarding our newly updated kitchen, and we thank everyone who has taken the time to express their appreciation.

Update: The LVT flooring has now been ordered and we should receive it in early April. We will keep the community informed as to the installation date and time frame needed.

Here are some of the new kitchen views:



Architecture & Landscape Committee

Submitted by Rob Mustard

In our Highlands Community, you can always tell when spring is coming. The crocuses and snowdrops have popped up; daffodils are right behind; tulips are getting ready to make their appearance. Shrubs and deciduous trees have leaf buds, waiting to open and start soaking up sunshine. You also see more of our Homeowners beginning their spring projects!

The Architecture & Landscape Committee (ALC) also has a brand-new Project Application Form ready for use. We've "rearranged the furniture" a bit, moving all the fields that Homeowners need to fill out onto the first page (the signature lines often were overlooked). We've also added reminders and recommendations to the second page (mostly things you'll find in the Architectural & Landscape Manual) to keep in mind during the planning phase of your project. Another important change is the submission deadline. Rather than having only one deadline per month (previously "no later than five days prior to the committee's monthly meeting"), now if you submit your application by 10:30 a.m. on Monday morning, it will be reviewed by the ALC at that Wednesday's meeting! You may not know that a couple of years back, the ALC started meeting on a weekly basis specifically to consider Homeowners' applications, so contractors can be lined up and projects started as quickly as possible.

Spring is also a popular time for exterior painting. The *Approved House Paint Colors* reference binder is in the Clubhouse, on the table right next to the ALC's literature rack in the hallway. The "Paint Book" has examples of all the pre-approved colors for exterior, trim, and door colors. If you select from the pre-approved colors and you include a paint board with your application, there should be no problem getting it approved.

Please don't hesitate to contact the ALC if you have questions about an upcoming project. Also, feel free to drop in on a meeting--Wednesdays at 10:30 a.m. There are always interesting things happening here!



Library Whisperings

Submitted by Bobbi Siegel, Librarian



All is well at our great Highlands Library! We have a wonderful Committee that keeps the library running smoothly. Just a reminder: we have lots of large print books and a very nice selection of DVDs.

We appreciate all donated items. But don't forget, we aren't able to accept books that are more than 15 years old.

HOA Committee & Special Event Reports

Newcomers/Activities Comm.

Submitted by Lucianne Phillips

When the Committee was formed last year, it conducted a survey of Residents to determine what they desired for Highlands. Based on the 70 responses, the Board of Directors asked the Committee to take on the organization of new activities, recognizing that such activities would be of interest to all Residents, not only newcomers. Based on the expanded request, the following were organized: Dining Group, *Living Well* Speaker Series, Highlands Travelers, Events and Outings, wine tasting, walkers/hikers group, and Newcomers Welcome.

Twenty-five people offered to volunteer to support the new activities and since that time, we have had presentations in the Clubhouse, held a Newcomers Orientation, initiated a Welcome Basket program for new arrivals as of January 1, organized attendance to a holiday show, held travel presentations, and attended restaurant happy hours. The wine tasting and walkers/hikers groups are still in a planning phase hoping to launch soon.

There are two issues under discussion with the HOA Board of Directors. The first is that when the Committee was formed last year, there was a resolution to create a Newcomers Welcome Committee, but while the additional activities from the survey were requested by the Board in a meeting, there was never a formal resolution to that effect. The Committee has provided details of its work to the Board of Directors for consideration of a formal resolution to create a charter to reflect its actual work. The second is an insurance-liability question for the Homeowners Association regarding off-site activities. This has been the topic of a lot of concern and we all want what is best for the Association. Information was provided to the Board of Directors which may offer a solution to adequately protect the Association and allow for off-site activities to proceed which will be discussed at the next meeting.

St. Patrick's Day Dinner

Submitted by Gary Melott & Ed Benberg, SE Co-Chairs

Thank you Gary and Ed for arranging this wonderful dinner. Kam & Kam Catering did a superb job putting it together—the many positive comments have been relayed to them. It was great seeing everyone, and fun admiring all the green attire. Ed's 'stories' were outstanding as usual! Thanks to the SE Committee for the holiday décor, to the clean-up crew, and all who made the evening a great success!!



A wonderful buffet!



Table décor goes green...



St. Paddy's Day décor



Lucianne Phillips & Barbara Sloop enjoying the Social!

Pictures by Ed Benberg & Bonny Chown



April Special Event—Soup & Salad Dinner

Submitted by Gary Melott & Ed Benberg, SE Co-Chairs

Saturday, April 20th

**Social at 5:30 p.m.
and Dinner at 6:00 p.m.**



There will be a choice of several soups provided by a few of our wonderful chefs here in the 'village'. In addition, there will be garlic bread sticks, garden salad, and a surprise dessert! BYOBeverage if you wish, and coffee will be provided.

Cost: \$7.00 at the door

A sign-up sheet will be on the Clubhouse bulletin board. Additional information will also be forthcoming on Hi-Net.

Looking forward to seeing a great crowd there!



April Activities

Movie Nights

Submitted by Nancy Crandell



APRIL MOVIE NIGHTS WILL BE THE 1ST AND 3RD FRIDAYS AT 7 P.M.

April 5th - We will share the movie "**SAVING MR. BANKS**" starring Tom Hanks as Walt Disney and Emma Thompson as author P.L. Travers. When Walt Disney decides to make the movie version of the classic children's book "*Mary Poppins*," he must bring Mrs. Travers from England to approve his effort. The sparks fly as their ideas for the movie conflict. You won't want to miss this one--great acting, great story, totally absorbing!



April 19th - In observance of this holy Easter season, we will watch the story of another spiritually selfless individual, "**MOTHER TERESA.**" She dedicated her life to the salvation of the poorest of the poor, humbly and fearlessly fighting for the unloved and forgotten, and eventually earning her the Nobel Peace Prize. The small miracles and triumphs of Mother Teresa will inspire you. Beautifully acted and spiritually uplifting, you will leave with gratitude and love for all mankind.

*Do not wait for leaders.
Do it alone, person to person.
— Mother Teresa*

Bible Study

Submitted by Ron & Anna Willis

With spring finally here – and all are thankful now that the cold weather is lessening, we look forward to hearing from two excellent speakers at our Bible Study.

April 2nd - We welcome back Mike Stern, an Associate Pastor in his Lake Oswego Church. He is married to Stefanie and has four children ages 6, 4, 2, and one on the way – due this month. He is currently pursuing a Masters of Divinity degree from Western Seminary and occasionally teaches Biblical Interpretation at Multnomah University. We look forward to hearing from you, Pastor Mike.

April 16th – We are privileged to have Chaplain Dave McElheran coming to teach applicable truths from God's Word in today's world. He brings decades of ministry and service to draw from as encouragement to us. He will also use his musical talent to lead us in singing some traditional hymns. Welcome back Chaplain Dave.

The speakers volunteer their time to bring us inspiring messages from God's Word. Our studies begin at 7:00 p.m. and include singing, challenging messages, prayer, and a time to gather for fellowship.

Please join us April 2nd and 16th. We look forward to greeting and meeting you.

*Let your
goodness
grow...*



Highlands Travelers

Submitted by Wendy Gardner

**With Collette,
the World is Within Your Reach!**

Collette Tours and vacations are one-of-a-kind. True adventures go beyond incredible destinations or inclusive packages. *Collette* delivers a sense of possibility across all seven continents. Since 1918, they have been sharing our love of travel. Today, their worldwide travel collection features comprehensive land tours, river cruises, rail journeys, small group tours, family trips, garden holidays, and more. With *Collette*, wake up each morning on tour with a new experience in front of you, and when your head hits the pillow at night, you will know it has been an amazing day. Best of all--they seamlessly handle all the details. All you have to do is enjoy the adventure.

Please join me in welcoming Laura Hernandez on **Thursday, April 18th** at 7:00 p.m. Refreshments will be served, so please RSVP to wendygardner2014@att.net or (818) 807-7063. Looking forward to sharing another exciting travel experience with you!

Didn't Know That...

SHIP STATEROOMS: Traveling by steamboat was considered the height of comfort. Passenger cabins on the boats were not numbered. Instead, they were named after states. To this day, cabins on ships are called "staterooms."

April Activities

High Diners

Submitted by Pat Combs

Announcing: The Dining Group has a new name!

We hope you will join friends and neighbors in exploring new dining opportunities in our local communities! The place chosen for April is:

Mizumi Buffet

13500 SW Pacific Highway, #17, Tigard

Thursday, April 25th, 11:30 a.m.

Price; \$10.75 (Unless the restaurant makes a change.)

Please let us know if you plan to attend. We want to be respectful of the restaurants we visit, even when reservations aren't required. We will always plan for an extra 2 seats for last-minute attendees.

A tentative list of dining activities for the next several months is:

May 20: Albertina's Place, the Alberta Kerr Center
424 NE 22nd Ave, Portland, for lunch

June: Oswego Grill, Lake Oswego

July: Picnic, King City Park

August: Café Murrayhill, Beaverton

September: Clockwork Rose Tea Emporium, Beaverton

There will be a sign-up sheet for our April outing at the Clubhouse, or respond to one of the Committee members below. Watch for reminders of our activities through Hi-Net and on the website, highlands55.org.

Pat Combs (971) 371-2188
combsfamily11@gmail.com

Connie Armstrong (503) 481-8880
constancecompanion@gmail.com



The key to eating healthy is not eating any food that has a TV commercial.

—Comedian Mike Birbiglia

Lunch and Learn

Submitted by Sherry Kilpatrick



Come for gluten-free lasagna, a cold-busting salad, a science experiment, and a great educational experience all about nutrition and cooking—**April 18th at 12 Noon** in the Clubhouse.

There is NO COST and nothing is for sale. This 50-minute presentation will educate you on health and time-saving cooking techniques. Limited to 20 guests.

Contact Sherry Kilpatrick to register, or with questions, at (503) 452-4688 or via e-mail to Sherryk8888@gmail.com.

Living Well Speaker Series

Come hear about *Submitted by Linda Dufresne* the King City Community Foundation (KCCF) and what's happening at the City Council. Jamie Fender, President of KCCF and City Council President, will be our featured speaker on **Tuesday, April 16th at 4 p.m.** in the Clubhouse.

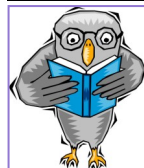
Jamie has been a practicing attorney in the Portland area since 2012, focusing predominantly on business and commercial litigation. She is an Oregon native and University of Oregon alumna.

She will be discussing the impetus of the KCCF, the diversity of King City, how the KCCF attempts to build cohesion among the residents of King City, and how residents of KC Highlands can get involved. Jamie agreed to provide a general update on city affairs on behalf of the King City Council.

Family and friends are welcome.

Book Club

Submitted by Judy Sutton



The Highlands Book Club met in March and discussed Fredrik Backman's novel, "**Bear Town**." If you haven't read it, I highly recommend you put it on your summer's must-read list of books.

Special Announcement: With just four members at the March meeting and a declining membership, those in attendance voted to suspend the Book Club gatherings through next August.

At that time, we will regroup and begin again in September with Kate Summerscale's "**The Suspicions of Mr. Whicher: A Shocking Murder and the Undoing of a Great Victorian Detective**." This is a non-fiction about a murder committed in an English country house in 1860. The search for the killer not only threatened the career of one of the first and greatest detectives, but also inspired "a 'detective-fever' throughout England and set the course of detective fiction."

Look for more information coming in our August Highlights. Hope to see you in September!

Announcements

CPR Class at KC Highlands

Submitted by Denette Peffers

Date/Time:

Wednesday, April 10th 6-7:30 p.m.
(Please note the date change from the previous announcement.)



Did you know that most people who survive a cardiac emergency are helped by a bystander? TVFR is offering compression-only CPR training and a review of the AED (Automatic External Defibrillator).

- Learn how to identify cardiac arrest in adults and teens.
- Learn the importance of taking immediate action while waiting for EMTs to arrive.
- Practice chest compressions on mannequins.
- Review how and when to use our AED. (Do you know where it is?!?)

No rescue breathing is needed, and best of all, THE CLASS IS FREE and THERE'S NO TEST!

Even if you aren't able to perform chest compressions, you are encouraged to attend as you can learn how you can assist someone in other ways when help is needed.

Reminder: Sign-up sheet is on the Clubhouse bulletin board. Class size has been increased to 50, but you still need to register for it. Contact Denette Peffers at (503) 318-3984 or e-mail to djp851@gmail.com with questions.



Over A Barrel...

In the days before CPR, a drowning victim would be placed face down over a barrel and the barrel would be rolled back and forth in an effort to empty the lungs of water. It was rarely effective. If you are over a barrel, you are in deep trouble!

Clubhouse Bulletin Boards

Submitted by Dave Platt



Effective immediately, anything you wish to have placed on a Clubhouse bulletin board:

**– MUST BE SUBMITTED TO THE OFFICE
IN ORDER TO BE POSTED –**

Mabel will date stamp and post all new material. Anything directly posted without going through Mabel will be removed and discarded. Postings will not be left on the bulletin boards indefinitely – old material will be periodically discarded.

**YOU MAY NOT PERSONALLY POST
ANYTHING ON THE BULLETIN BOARDS.**

(The only exception to this rule will be regular postings to the King City Highlands HOA and Highland Park Condo Association business

Great Writing...

**Man Struck by Lightning:
Faces Battery Charge**

(He probably IS the battery charge!)

Volunteer Appreciation Event Coming in May!

Submitted by Steve Hall



I am pleased to announce the HOA will host a special Volunteer Appreciation Event on Saturday, May 4th, 7-10 p.m. The evening will feature entertainment by Naomi LaVoilette, a local artist who creates and performs original works. Music, coffee, and dessert is being provided. Put on your dancing shoes and make an evening of it or come to simply enjoy some great desserts and listen to terrific music. The event is open to the many volunteers who have served the Community along with spouses, or significant others.

If you have not been a volunteer and want to express your thanks, consider leaving a card or note with Mabel at the Clubhouse office. The HOA is not sponsoring any gifts or awards; however, if you would like to contribute cash toward a thank you gift, it also can be left with Mabel.

Pam Sampson has graciously offered to help make the evening special. While the event is a limited volunteer appreciation event, Community members who would like to come by to personally thank the volunteers for their contributions are invited to join us from 9 to 10 p.m. A sign-up sheet for the volunteers and their guests will be posted on the Clubhouse bulletin board.



Community Information

Reminder to New Owners/Residents

Everybody who moves Submitted by Zoe Allen into King City Highlands, whether it's a condo or a house, is required to fill out an owner information form at the Association office in the Clubhouse as soon as possible. Be sure to bring proof of age identification such as a driver's license. Also, please be prepared to provide emergency contact information and information on your vehicles that will be parked onsite.

Mabel's hours at the office are Monday and Wednesday, 9 a.m.-Noon, and Thursday, 1-4 p.m.

Houses Neighborhood Watch

Submitted by Connie Holt



Neighborhood Security Reminder

When the monthly *Highlights* is given to the various Highlands volunteers to deliver to each member's house, it is necessary that they know if the people on their route of houses are currently there. A newspaper, Food Day paper, flyers, or the *Highlights* left on the porch for several days indicate the house is unoccupied and is a red flag to any would-be burglar, or person looking for a place to hang out or set up housekeeping.

Security of our Community is the business of everyone who lives here. If one house broadcasts that it is unoccupied, that also puts the neighboring homes in jeopardy. While "casing" the targeted home for access, the predator will also be prowling around and through yards of the houses next to it.

The point: Snowbirds and those going on vacation should let your Block Captain know you will be gone and for how long. As the *Highlights* is delivered near the end of each month, let them know if you are going to be gone then so the person who delivers in your area knows not leave one. You could also ask a neighbor to pick up anything left at your door.

We are a close, private Community, with many folks living alone—so we need to look out for each other. Be aware of your neighborhood. Without being a nuisance, check on anyone who suddenly is not following normal patterns of comings and goings, picking up newspapers, putting out or bringing in garbage cans, picking up the *Highlights* left on their doors, etc. Call them and ask if everything is OK. If you happen to be the person receiving this type of call, do not become defensive, thinking someone is being snoop. Appreciate the fact that this call could have saved your life if you had been in trouble.

Condos Neighborhood Watch

Submitted by Sandy Bergeron



At our Condos Neighborhood Watch meeting **Tuesday, March 19th** at the Clubhouse, we went over the roster of Building Captains so everyone could be brought up to date regarding recent changes in our team.

We welcomed four new Captains into our ranks. In order to bring the new Captains up to speed, we will meet again next month on **April 23rd**, the fourth Tuesday of the month.

There have been a lot of Condo ownership changes of late, so it's important to make new Residents feel welcome, and that all the necessary Emergency Contact paperwork be turned in, and that they also have the information checklist for new Residents.

To stop the blizzard of handouts and paper waste, please bring back any unhelpful or duplicated handouts to our next meeting. See you then!

Sandy Bergeron, Condo NW Coordinator
(971) 255-3790
sandber31638@gmail.com

Hungary Text ...

I am hungary."

"Maybe you should czech the fridge."

"I'm russian to the kitchen."

"Is there any turkey?"

"We have some, but it's covered in greece"

"ew, there's norway I'd eat that!"

Attention Residents!

Have you lost anything in recently? If so, maybe it was left at the Clubhouse! Please come to the Clubhouse, go down the Information Hallway, and look in the cabinet there. In the bottom drawer, there are many items including two pair of glasses.



When you are at the Clubhouse, look in the coat closet if you are missing a jacket or coat. Several outer-wear items have been left.

— Mabel Weber

Community Information

Highland Park Condo Association & King City Highlands HOA Relationship Overview

Submitted by Zoe Allen

While sorting through all the paperwork I'd accumulated in the four years I served on the Condo Board, I found an article from long ago. It's dated September 2005 and I believe it was published in the HOA newsletter. I've made a few edits and believe the information is correct. I wish I had read something like this when I first moved in because I didn't understand the difference between the King City Highlands Homeowners Association (HOA) and the Highland Park Condo Association. Stand-alone condo associations are often referred to as HOAs, thus adding to the confusion.



When someone purchases a condominium at Highland Park Condominiums, he or she buys an equal undivided fractional ownership in the common elements of the Highland Park Condo Association. In our case, that is everything inside the brick wall and west of the walking path that divides the condos from the houses. The common elements include the grounds, parking areas, 130th Terrace, sidewalks, driveways, lawns, trees, and plants. The Highland Park Condo Association, through its Board of Directors, maintains these common elements plus the building and garage exteriors, and pays for, among other things, water, sewer, garbage, outside lighting, and landscape maintenance. Unit owners are subject to all Highland Park Condo Association Bylaws, rules, regulations and resolutions, monthly dues, and assessments.



A Highland Park Condominium purchase is also subject to the King City Highlands Homeowners Association Covenants, Conditions & Restrictions (CC&Rs), Bylaws, annual fee, plus the 1% transfer fee paid by a Condo unit buyer at close of escrow to the King City Highlands HOA. Condo owners may not opt out of membership in the HOA! Through its own Board of Directors, the King City Highlands HOA operates and maintains the Association's common elements which include, but may not be limited to, the Clubhouse and related parking, the walking paths, the brick wall, the clock tower, green spaces, etc.

All owners of the 194 single-family homes and the 124 Condominiums are dues-paying members of the King City Highlands HOA. Condo owners have equal access to the Clubhouse and all its amenities and activities, can serve on many HOA committees, and even serve on the HOA Board of Directors. Only Condominium owners are members of the Highland Park Condo Association. The King City Highlands HOA has no ownership interest in any Condominium or Condo common element.

Our King City Highlands HOA is part of the municipality of King City, Oregon, 97224, but we are not part of the King City Civic Association.

It Pays to Join A Committee!



In active 55+ communities like KC Highlands/Highland Park Condominiums, committees serve important roles in the association process and to the Board of Directors. Committees:

- Serve as a conduit through which the Board receives "grass roots" input—opinions and attitudes of owners.
- Are a vehicle through which Board actions are explained.
- Enhance the effectiveness of the Board of Directors by providing research analysis and advice needed for policy decisions.
- Can be an instrument for initial implementation of Board policies such as with an Architectural Review Committee.
- Serve as a training ground for future association leaders.
- Are an important linkage between the Board of Directors and owners, but in order to be effective, committees need members! Owner input, involvement and participation is a must.

Consider participating in the Association process and volunteering to serve on a committee. *Your Community needs and wants you!*

--with author permission,
Tigard Life, February/March 2019

Community Tech Information

**GET READY
FOR
A TV EXPERIENCE
LIKE NO OTHER!**



You're Invited!

What: Xfinity Product Demo and Town Hall Meeting

When: Monday, April 29th from 4-6 p.m.

Where: Highlands Clubhouse

Join us for an Xfinity demonstration and Town Hall Meeting. Come by, meet your neighbors, demo Xfinity TV, and learn great tips to get the most out of your service. **Hope to see you there!**

King City Offers...

Submitted by Dave Platt

In the mood for a short hike or a picnic, or a place to let kids run and play? King City has the destination for you. They are dedicated to providing diverse, innovative, and exceptional recreational and cultural opportunities that enrich the lives of its citizens.

The King City Website is:

www.ci.king-city.or.us

For **Parks and Recreation**, go to:

http://www.ci.king-city.or.us/parks_and_recreation/index.php

- Trails & Pathways
- Special Events
- Park SDC

Hi-Net Community Messages

Submitted by Dave Platt



When responding to a Hi-Net Community message, you cannot simply click on 'REPLY' to send a responding e-mail directly to the Hi-Net MESSAGE ORIGINATOR. When you click on 'REPLY', your message is directed back to Hi-Net – and if the administrator responds normally – your message would then be broadcast to 300+ residents of the Highlands Community.

If you want to send a reply to the originator of the Hi-Net message only,

**YOU MUST FIND THE CORRECT E-MAIL ADDRESS OF THE ORIGINATOR
AND SEND YOUR RESPONDING MESSAGE DIRECTLY TO THAT E-MAIL ADDRESS.**

Hi-Net exists solely for the purpose of transmitting a single e-mail to the entire Community network. It does not exist for the purpose of conveniently relaying your e-mail to another single individual.

Because our VOLUNTEER Hi-Net ADMINISTRATOR is such a kind, caring and considerate person, she has been providing an added message relay service to all the folks who cannot seem to direct their responses to the correct e-mail address. If Hi-Net were a Computer Automated Service – you can rest assured this type of relay e-mail traffic would be summarily DELETED!

It is unfair to dump this additional – sometimes double or more – workload on our volunteer administrator. If we can't get this situation under control – we may be forced to simply delete all messages not intended to be broadcast to the whole Community.

Remember, we seem to expect our Hi-Net messages to go out to the Community in a timely fashion, but this unnecessary additional workload only hinders our response turnaround time.



Here are the best tried-and-failed excuses British businesses gave for not paying their taxes on time.

- My pet goldfish died. —*Self-employed builder*
- Our business doesn't really do anything. —*Financial services firm*
- I've been too busy submitting my clients' tax returns. —*Accountant*

Source: HM Revenue & Customs

Reminder... File your taxes by April 15th!



Items of Interest



Recycling 2019—Part 3

Reduce, Resuse, Recycle.
Or earth will kick yo butt!

Submitted by Zoe Allen



This is the last of the various materials presented to bring you up-to-date regarding important recycling efforts.

Glass. Glass bottles and jars should be put in the separate small bin for glass. Remove lids and corks and place them in the garbage bin. Labels need not be removed. Some New Seasons locations will take real wine bottle corks for recycling, but the plastic types are garbage. No light bulbs or mirrors may be put in this bin!

Paper & Paper Products. Newspapers, magazines, mail and envelopes (window envelopes are OK), office/scrap paper, flattened cartons and boxes are all OK in the recycle bins. Large flat pieces of cardboard may be placed standing upright between the recycle bins. However, these pieces of cardboard may not be larger than 36 inches wide or tall.

The following paper or cardboard items may not be recycled and must be placed in the garbage: frozen food boxes and trays. These contain plastic to repel moisture and the plastic can't be separated from the paper. Coffee cups and lids are also garbage. They are lined with plastic that also can't be separated from the paper. Any paper product adulterated by food, such as pizza boxes, needs to go in the garbage.

Metal. The following items can be placed in the recycle bins: Rinsed aluminum, tin & steel cans, empty aerosol cans, clean aluminum foil, and some scrap metal.

Q: Why did the bunny go to the jewelry store?

A: Because she heard there were carats there!

—Author Unknown

Did You Know? — Earth Day

On **Earth Day 2019**, enjoy the tonic of fresh air, contact with the soil, and companionship with nature! Walk through the woods in search of emerging wildflowers and green moss. Go outside, no matter the weather!

What is Earth Day?

Ever wondered how Earth Day started? This observance arose from an interest in gathering national support for environmental issues.

In 1970, San Francisco activist John McConnell and Wisconsin Senator Gaylord Nelson separately asked Americans to join in a grassroots demonstration. McConnell chose the spring equinox (March 21, 1970) and Nelson chose April 22.

Millions of people participated, and today, Earth Day continues to be widely celebrated (mostly on April 22). Common activities include planting trees, cleaning up litter, or enjoying nature through hiking, walking, or gardening.

When is Earth Day?

Earth Day is always celebrated on April 22. It's followed closely by Arbor Day, which falls on the last Friday in April.

—The Editors, www.almanac.com



Arbor Day

—Kate Pullen, Green Living

Trees Are Simply Amazing

They clean air and water, slow climate change, ease poverty and hunger, prevent species loss, and feed the human soul. All we need to do is plant and care for them.

Why Is Arbor Day Important Today?

Although Arbor Day has been celebrated for well over 100 years, its relevance today is as strong as it was when the day was first celebrated. When people wonder 'why is Arbor Day important' they only have to look at the destruction and long-term damage deforestation has on the environment to realize that the issues are as important now as they've ever been. Trees can no longer be taken for granted and it is important that we all learn more about trees and the role that they play in order to fully appreciate their place in our environment.



Traffic Items & Sponsors...

Photo Traffic Lights Update

Submitted by Quila Bowlés
With the resulting goal in mind of improving safety on our local streets and roads, the Photo Traffic Enforcement program is moving forward; however, there have been some delays.

During the first week of March, the following updated information was provided by Stefanie Kouremetis, Community Engagement Program Coordinator for the Tigard Police Department:

The dates have been pushed back. Tigard motorists may see initial testing of equipment as early as May 2019. It is projected that the warning period will start in June 2019. There will be a significant public educational campaign as the program is phased-in.

As we move toward those dates, more updates will be requested, and also can be obtained by going to the following link:
http://www.tigard-or.gov/police/photo_traffic_enforcement.php

Traffic Monitoring

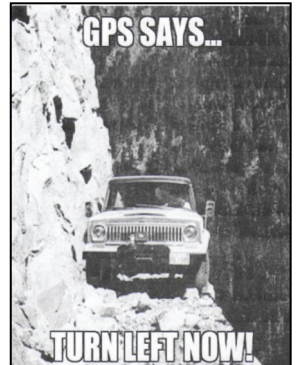
Submitted by Dave Platt

Thanks to an Oregon Department of Transportation (ODOT) safety grant, Tigard Police officers have been able to conduct extra speed enforcement along Pacific Highway, Hwy 217, Hall Boulevard, and other major corridors. The goal is to reduce speed-related crashes.

Please drive safely and slow your roll. Thank you for your cooperation!



New meaning to
"a fork in the road?"



Editor: Quila Bowlés. Editor retains the right to edit and make copy corrections as needed.

Proofreaders: Susan Keltner, Connie Armstrong, and Mary Simpson

Karen Harris



Client Testimonials

KAREN: Thank you so much for all your help with the purchase of my home. And thank you for coming by to visit! And thank you for the very generous card. I appreciate your kindness.

Joan J.

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, you have a selfless heart. It is reflected in your approach as a sales professional. Kind regards.

Pat B.

Ken Miller
& Associates
REALTORS®

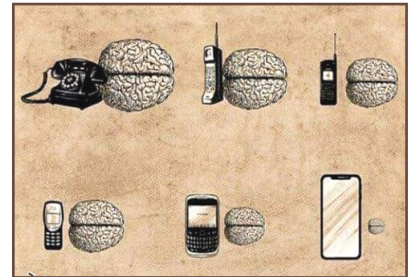
503-608-0883
karen.harris@live.com



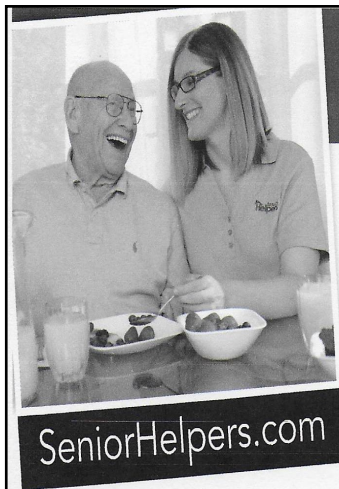
Tech Trivia & Sponsors...



Right now, I'm at work, using the Internet. But in my mind, I'm already at home, using the Internet. . .
—Author Unknown



Your Brain
vs. The Phone...



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There's no place like home.
We help you stay there.

Call Senior Helpers for expertly trained caregivers for in-home care as well as dementia and Parkinson's.

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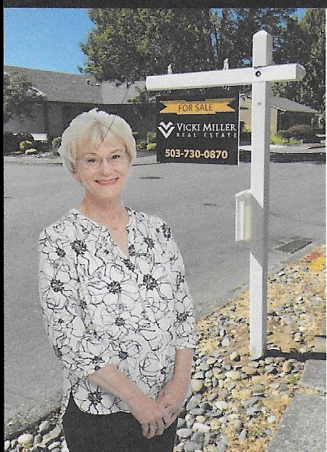
SENIOR
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March
12th was
the 30th
Anniversary
of the
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Vicki Miller



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CLIENT TESTIMONIALS

VICKI I just wanted you to know how much I appreciated all your hard work and help to get the condo sold. It was a big load off my plate to have that chapter finished.

Cindy

Thank you so much for making this dream come true VICKI. I so appreciate all you have done for me. Can't say it enough

Sophie

"OUTSTANDING Customer service" describes VICKI MILLER! VICKI spent much time and effort in finding me just the "right home." VICKI worked with me on a very personal basis and helped me understand what I needed and wanted. VICKI is knowledgeable and always available not to mention her professionalism and positive attitude!

Linda L.

More Trivia & Sponsors...

Use the Correct E-mail Address!

One winter, a Minneapolis couple decided to go to Florida for a long weekend. Because they had trouble coordinating schedules due to jobs, they decided the husband would fly to Florida one day, with the wife following the next day. Upon arrival, the husband checked into the hotel, then decided to send his wife an e-mail. However, he accidentally left off one letter in her address and sent it without realizing his error.

In Houston, a widow had just returned from her husband's funeral. He was a minister and had been called "home to Glory" after a long illness. The widow checked her e-mail, expecting some messages. Upon reading the first one, she fainted, falling to the floor. Her son rushed into the room, found her, and saw the computer screen, which read:

To: My Loving Wife

From: Your Departed Husband

Subject: I've arrived!

I've just arrived and have been checked in. I've seen to it that everything has been prepared for your arrival tomorrow. Looking forward to seeing you then! Hope your journey is as uneventful as mine.

P.S.—Pack lightly as it is hot down here!

—from *No Worries News*, October 2018



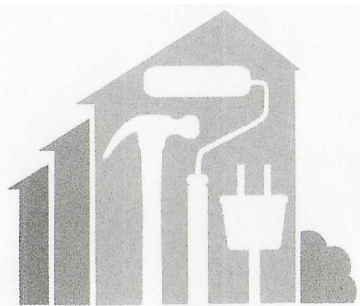
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Your neighborhood resident handyman

A Veteran Owned Business

KC Highlands Calendar**April 2019**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
	10 Zumba Exercise 11 Condo Maintenance 2 Dominoes April Fool's Day	9 Walking Aerobics 10 Coffee Hour 1 Bridge 7 Bible Study	10:30 A/L Comm. Meeting 2 Dominoes 2 Mahjong 7 Mixed Poker 7 Hand & Foot	10 Zumba Exercise 6:00 Town Hall 6:30 HOA Board Meeting	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour 7 Movie Night	
7	8	9	10	11	12	13
	10 Zumba Exercise 2 Dominoes	9 Walking Aerobics 10 Coffee Hour 1 Bridge 10:30 Condo Landscape	2 Dominoes 2 Mahjong 6 CPR Class 7 Mixed Poker	9:30-4 Sewing Group 10 Zumba Exercise 5:30 Condo Board Meeting 7 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 2:30 Library Committee Meeting 5 Happy Hour	
14	15	16	17	18	19	20
	10 Zumba Exercise 2 Dominoes Taxes Due!	9 Walking Aerobics 10 Coffee Hour 1 Bridge 4-6 Speaker Series	2 Dominoes 2 Mahjong 7 Mixed Poker	10 Zumba Exercise 12 Lunch & Learn 3 Clubhouse Interiors 7 Highlands Travelers 7 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour 7 Movie Night Passover Begins	5:30 Soup & Salad Dinner
21	22	23	24	25	26	27
Easter	10 Zumba Exercise 2 Dominoes Earth Day 7 CPO4K Meeting	9 Walking Aerobics 10 Coffee Hour 1 Bridge 4 Condos Neighborhood Watch Mtg 7 Finance Committee	2 Dominoes 2 Mahjong 7 Mixed Poker 7 Hand & Foot	10 Zumba Exercise 11:30 High Diners 6:00 Town Hall 6:30 HOA Board Meeting	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour  Arbor Day	
28	29	30				
	10 Zumba Exercise 2 Dominoes 4-6 Comcast Info Meeting	9 Walking Aerobics 10 Coffee Hour 1 Bridge	Clubhouse Office Hours: Mondays, Wednesdays 9 – 12 and Thursdays 1 – 4. For changes: Please check the calendar on the Clubhouse front door window or watch for updates on Hi-Net.			