

Highlands Highlights



King City Highlands Homeowners Association (503) 684-8294

May 2019

HOA Board Highlights

Submitted by Steve Hall, HOA President

May
Contact
Info

Regular Office Hours:

Monday 9 am – Noon
Wednesday 9 am – Noon
Thursday 1 - 4 pm

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Inside May 2019

HOA Board Highlights	1
Condo News	2-3
HOA Committee/Event Reports	4
Special Events Reports	5
May Activities	6-7
Activities & Announcements	8
Community Information	9-11
Items of Interest	12
Sponsors	13-15
Highlands Calendar	16



After a vigorous debate and investigation, the Board has made a final decision that the HOA will not be involved with off-site activities. While the Board encourages a vibrant and engaged Community, we were advised by our attorney and our insurance carrier that we should not involve the HOA with off-site activities. Additionally, we did not see wisdom in committing the Community to payment of premiums for additional liability insurance, and to all the other requirements that were being suggested for the qualification of drivers. There is nothing in the Board decision that prevents neighbors from freely assembling and engaging in activities of mutual interest. We encourage interested individuals to organize activities neighbor to neighbor, outside the framework of the HOA. A resolution will be mailed to all addresses of record. Per that resolution, various Community communications mechanisms are available for your use to reach out to your neighbors.

The Architecture & Landscape Committee (ALC) has proposed the sign at Dickson be postponed and submitted for the 2020 Operating Budget. Accordingly, the Board will not consider it within this year's budget. Discussion followed regarding signage at walking path entrances. The ALC has designated various drainage projects as higher priorities. Accordingly, funding for 17 signs has been deferred for this year.

The ALC is actively working on ways to reduce our irrigation water costs. This includes investigating what it would take to bring in recycled water. In addition, the Board is promoting the evaluation of a full range of options to reduce irrigation costs. The goal and the challenge are how can we maintain our high standards, while spending less over the long term. All options are under consideration.

Last year, the HOA became aware of a number of incursions by neighbors on KC Highlands HOA property. A property survey was conducted. In response to the survey, the Board is taking additional actions. We have asked the ALC to place placards marking the start of the KC Highlands HOA at the South side of the property where it abuts Monterey Lane and Monaco Lane. We are in the process of formulating a plan on how to address other incursions that have been documented by the survey.

The ALC and Clubhouse Maintenance Committees submitted spending requests per the new process. Income and spending year to date have allowed the Board to approve most of the requests. We appreciate committees working with us to adopt these modest changes.

We are trying to find a way to address the fact that amongst the five-member HOA Board, four terms end at once and one term ends on the alternate year. Proposals are forthcoming.

*Music comes from
an icicle as it melts,
to live again as spring water.*

—Henry Williamson



Condo News

Condo Board Highlights

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

Meet the New Chair -- Most print journalists would rather write about others than themselves, and I'm no exception. But because I'm not known to many Condo residents (my fox terrier is probably better known), I've been urged to write a few lines about myself. My 40-year career in journalism began at the Boston Globe while I was attending Northeastern University. After serving in the Army, I moved to California and worked as a reporter and editor at the Berkeley Gazette, Oakland Tribune, Sacramento Bee, California Journal, and Golden State Report magazine. While at the Journal, I authored numerous books about government and politics. About 35 years ago, I discovered the wonders of Oregon on trips here to cover Presidential and U.S. Senate elections. In 1988, my wife and I went into semi-retirement and moved to Lake Oswego. During the 1990s, I served as Chair of the Clackamas County Board of Property Tax Appeals for seven years (and authored a book entitled "Appeal Your Property Taxes -- and Win"). We moved to KC Highlands six years ago, primarily because we had lived in a condo development that was in financial distress. Free of that experience, it is now a pleasure to serve on our Condo Board.

Please Vote -- It is **very important** that a high percentage of unit owners vote regarding the smoking issue so the Board of Directors can make an informed decision whether or not to pursue amending the Highland Park Condominiums Bylaws. **Friday, May 3rd, is the deadline for your ballot to be received.** It may be mailed to CMI; however, due to mail unpredictability, at this time, please turn it in to the Clubhouse Office. If the Office is closed, there's a mail slot right outside the Clubhouse door, or it can be slipped under the Office door.

(cont'd on page 3)

Condo Landscape Committee

Submitted by Quila Bowlés



From the meeting Tuesday, April 9th:

Jean Jung, from Brightview Landscaping, furnished the Committee an updated Quality Site Assessment, supported with pictures, as of April 5th. Lime treatment was done at the end of March; the spring irrigation system inspection and repairs are complete. Outdated and failed drainage at three garages (#s 6, 8 & 10) has been replaced and the project to replace turf and irrigation behind these three garages on the west side is almost complete.

Further discussion was held regarding diseased azalea treatment or replacement. Homeowners' suggestions were discussed regarding more diligent weed removal and not letting shrubs grow against brick walls.

A question was raised about tree care and maintenance. Unless an urgent situation arises, most is done in fall during the dormant season. Any tree project requiring pruning or removal more than 15 feet above ground will be subcontracted to an arborist.

Reminder: Owners/residents need to treat Brightview's landscape employees with respect. Please express any suggestions or concerns to the Chair of the Landscape Committee, Zoe Allen, or directly to the Committee by attending our monthly meeting on the 2nd Tuesday at 10:30 a.m.

Monthly Dues=Property Values...



...An Insurance.

When we reach for our check-books and write our monthly checks, the thoughts that come to mind tend to be the same ones we possess whenever we are obligated to meet our other responsibilities. One monthly bill is just the same as another, right? Hmm...

Living in active 55+ communities like KC Highlands/Highland Park Condominiums offers many advantages not available to homeowners in the community-at-large. Probably one of the biggest advantages comes in the protection to our property values that community association living provides.

Rules and regulations, Architectural guidelines, CC&Rs, Bylaws, and state and federal statutes were designed to protect our interests by regulating many of the nuisances that usually chew away at home property values.

So, what makes the difference is the property values! The next time you write that COA check, don't feel like you're just paying another bill. It's an investment in your community that will be recouped when you decide to sell. Consider it protection on your investment, just as your insurance premiums protect other investments, such as car or life.

-- with author permission, Tigard Life, April 2019

Condo News

Condo Board... *(cont'd from page 2)*

Up in the Attics -- Board Member Penny Pershey reports that upper-level Residents have been extremely cooperative on the attic vent project. This has been a time-consuming project for her, and she received a well-deserved round of applause at the April Board Meeting for her efforts. Penny reports that many of the vents needed repairs, and in one case a vent was missing, leaving just a hole covered by a shingle.

Entryway Locks -- In checking building entry door locks in April, the locksmith found that so many of them had worn-out elements, he ran out of parts to make repairs. He had to return a few days later to complete the job. It is now unlikely that anyone will be locked in or out due to a frozen lock. Whether to convert current knobs to a handle-style lock will be decided eventually.

Doorbells -- Volunteers are needed to serve on a Committee to deal with the doorbell issue. The goal is to have all doorbells look alike, and to have them all in working order and numbered properly. This should not be a very time-consuming job; please call Ed Salzman at (503) 372-9646 if you are willing to help.

Deck Refurbishing -- The contractor has scheduled Monday, May 6th, as the starting date for work on the nine decks that are being refurbished this year. *Residents of those units will need to remove all furniture, plants, etc. from the decks before the work can be done.*

Rule Reminder -- The COA bylaws state: "No trucks, boats, house trailers, motor homes, pickup campers, mobile homes, or like recreational vehicles shall be used for residential purposes, nor shall they be stored or parked on the general common elements..."

Water Conservation -- A Committee headed by Rob Mustard is studying ways both Associations can save money on water, including the use of less-expensive recycled water for irrigation purposes. Because use of recycled water is a very complex issue and has major fiscal implications for Condo owners, volunteers are needed for this Committee. Call Ed Salzman at (503) 372-9646.

*Alone we can do so little,
together we can do so much.*

—Helen Keller



*Watching the sunrise outdoors
statistically increases your odds of having a
good day... And, needing a nap after lunch!*

— Author Unknown

ANOTHER REMINDER TO DRIVERS



Even though you don't think you see anyone coming, they may not see you. There have been too many "close calls"—even one is too many!

Please go around our two street roundabouts in the counter-clockwise direction (stay to the RIGHT). This is the law! Included is when stopping at mailboxes, and leaving/returning to garages/parking spaces.

KEEP YOURSELF & OTHERS SAFE!

Condo Outside Water Faucets



It's now spring and time to turn the outside water faucets on. The on/off valves for these hose bibs are located inside the units in each building.

Buildings 1 - 4 have multiple outdoor faucets; there will be on/off valves in more than one unit. These valves are typically located in the water heater closet in either an upper or lower unit.

Buildings 5 - 21, with one exception, have only one outside faucet, so there is only one on/off valve—in an upstairs unit, in the vanity cabinet in one of the bathrooms. The exception is *building 12*, which has two outside faucets where one turn on/off valve is in unit 67 under the kitchen sink, and the other is in unit 70 under the master bath sink.

If you can't figure out a location or even if there should be one, there is a list posted on the Condo bulletin board at the Clubhouse. There is also a three-page PDF document that can be e-mailed to anyone who is interested in various plumbing and water questions related to our buildings (also very helpful if you are doing plumbing projects in your unit).

In the meantime, please turn the water to our outside faucets back on so various maintenance projects that require water use will not be delayed.

Editor's Note: *The above information was posted on Hi-Net. As there are so many new residents, and also those that don't get the information online, it was thought to be worth passing along here.*

**The next Condo Board Meeting will be
Thursday, May 9th—see you there!**

HOA Committee/Event Reports

Library Whisperings

Submitted by Bobbi Siegel, Librarian



Our Committee would like to invite everyone to visit our library to "check out" our new updated look. We now have a beautiful new table and chairs. This update is a wonderful addition to our awesome Clubhouse.

Also, we have added a nice variety of DVDs. There are movies, TV series, and documentaries to choose from.

Newcomers/Activities Committee

The Newcomers Submitted by Tom Chown

and Activities Committee met on Thursday, April 11th, with the following items discussed in light of the policy decision of the Board of Directors to separate off-site activities from the HOA.

The following groups/activities will continue:

- High Diners (Dining Group) - Pat Combs, Chair.
- Highlands Travelers - Wendy Gardner, Chair.
- Living Well Speaker Series - Linda Dufresne, Chair. Linda has indicated her desire to resign due to the difficulties of managing the presentations from afar as she is a snowbird. Looking for a new Chair for this activity.
- Newcomers Baskets - Bobbie Sommerville, Chair. Bobbie will continue her work, delivering baskets.
- Newcomers Orientation - Pat Combs, Chair. Pat will chair the next Newcomers Welcome Orientation.
- Wine tasting - Wendy Gardner, Chair. Wendy will explore options.

The following groups/activities were cancelled:

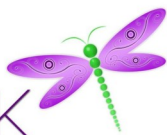
- Events and Outings - No Chair - trip to Seattle.
- Walkers/Hikers Group - Mike Albright, Chair.

Lucianne Phillips resigned her position as Chair of the Newcomers and Activities Committee at the HOA Board Meeting on April 4th. At present, no one has volunteered to take over this position. Lucianne deserves a heartfelt round of applause and a big Thank You for initiating the Newcomers and Activities Committee.

A structure is now in place to address the multiple interests of the Highlands Community.

Lucianne Phillips...

THANK YOU...



Clubhouse Interiors Committee

Our Clubhouse Submitted by Jo Hendrickson

kitchen is complete except for a few minor colorful décor additions. Recently, there was a Lunch and Learn which was a great educational experience about nutrition and cooking. We hope to see our beautiful kitchen used more often for this type of event.

The Committee will be investigating new window blinds throughout the Clubhouse as many have pull cords that do not function properly. A number of the pull cords are worn, and it is almost impossible to close some of the blinds. Reserve funds have been allocated for this purpose.

Another Thanks !

The entire KC Highlands Community should give a well-deserved vote of appreciation and Thank You to coordinator Denny Peffers, the TVFR firemen from Station 35, along with instructor Dorene Boger—Community Affairs Specialist with TVFR. This was an excellent CPR Hands-Only class given to approximately 45 Community residents, family and friends on April 10th.

Again, thank you Denny for coordinating this great presentation.

—Tom & Bonny Chown



In Honor of the "New" Kitchen...

Can you guess which of the following reasons led to the invention of the dishwasher?

- A. Salmonella
- B. Restaurant strike
- C. Nobody had done it.

Hint: Answer is on a later page in this issue!



"Spring is when you feel like whistling, even with a shoe full of slush."

—Author Unknown

Special Events Reports

April's Soup & Salad Dinner

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



At our Soup and Salad Dinner Saturday, April 20th, there was a choice of six different soups provided by a few of our wonderful KC Highlands chefs! Soup volunteers were as follows: Mike Albright made Savory Cabbage Soup with small meatballs; Don Gates made Chicken Noodle Soup; Jane Herron made Corn Cheddar Soup with bacon, sour cream, and cheddar cheese to sprinkle on top; Rob Mustard made Minnesota Vegetable and Wild Rice Cream Soup; Lucianne Phillips made Southwest Chicken Soup with toppings of cilantro and sour cream; and Bobbie Somerville, Ham and Bean Soup with cheddar cheese topping, with a side of whipped butter for homemade Cornbread. We want to say Thank You very much to all of them!

As usual, Ed's entertaining jokes and stories were enjoyed by everyone! Also, thanks go to all the volunteers who helped to set the up the Hall, make salad, bread sticks, cut the cake, and serve ice cream.

And a very special thanks to all who helped clean up, and to Marguerite Burns for emptying the dish washer.

Our Event atmosphere created a wonderful time that was had by all. Afterward, there were so many positive comments that we definitely will have the Soup and Salad Dinner again next year!



Eagerly Awaiting Soup...



The Ladies enjoying social time...

Pictures by Ed Benberg



Soup's On at the "New Kitchen" Counter!



Q: What's the difference between roast beef and pea soup?

A: Anyone can roast beef!

—Author Unknown



Spring Flowers...

For May — Potluck Dinner

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

Our Special Event for **Saturday, May 18th**, will be a Potluck Dinner starting with social time at 5:30 p.m. and service at 6:00 p.m.



There will be a sign-up sheet on the Bulletin Board in the Clubhouse. On the sign-up sheet, there will be room to indicate whether you'd like to bring a main dish, salad, or dessert.



We will be looking for volunteers to help set up the Clubhouse Hall, etc. —more information will be available later.

Great Writing...

Notice in a farmer's field:
THE FARMER ALLOWS WALKERS TO CROSS THE FIELD FOR FREE, BUT THE BULL CHARGES

I'm really not into spring cleaning.



Come to think of it, I'm not into summer, fall or winter cleaning either.

May Activities

Movie Nights

Submitted by Nancy Crandell



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

MAY 3rd - "CATCH ME IF YOU CAN." This movie is inspired by the true story of a master of deception and counterfeiter Frank Abagnale, Jr. He is played by Leonardo DiCaprio, who is pursued by Tom Hanks as the FBI agent. And he always gets his man! Stephen Spielberg does it again as he keeps you on the edge of your seat!



MAY 17th - "ENTRAPMENT" stars Sean Connery and Catherine Zeta-Jones in a "cat and mouse" pursuit that keeps you guessing until the end, and even then... When a priceless painting is stolen, the insurance company sends its most cunning investigator to match wits with a solitary master thief.

No blood or violence in either of these suspenseful and riveting movies.

Highlands Travelers

Submitted by Wendy Gardner

Travel "Round Table"

(or rectangular as the case may be!)

Come join your friends and neighbors for an informal evening to share travel experiences and bucket list items.



Hopefully, we also will have some travel planning, safety, and packing tips to share, as well as favorite trip stories and travel dreams.

We will meet in the Clubhouse Boardroom on Wednesday, May 15th at 7:00 p.m. Please RSVP at your earliest convenience to wendygardner2014@att.net or call Wendy at (818) 807-7063, as refreshments will be served.



Living Well Speaker Series

Submitted by Mike Albright

Updated Internet Talk

So, you think you know the Internet? Maybe not. Mike Albright will reprise his February presentation "A Senior's Guide to the Internet" **Wednesday, May 22nd** at 4 p.m. in the Clubhouse.

He will begin by sharing some eye-popping statistics about how the Internet has changed the world, for better or worse. Layman's terms will be used to describe how the Internet got started and evolved to become the fastest-growing, most widespread technology in history. He'll give options for web browsers, search tools, and security suites.

Perhaps the most important component will focus on the Internet's dark side, and how misinformation campaigns mounted by foreign powers and fringe groups in the U.S. use the Internet to stir up social unrest and influence our democratic processes. Handouts will include a guide to help determine the legitimacy of websites.

Another serious threat is Internet-related crime—the fastest growing field of crime in the world. Cybercrime is estimated to become a **\$6 trillion** industry worldwide by 2021. The FBI estimates that Oregonians lost more than \$10 million to cybercrimes in 2018 alone. Are you aware that more than 60% of hacker attacks are directed at cell phones, not computers? Mike will offer practical suggestions to help protect you and your families.

Mike Albright obtained his first e-mail address in 1988, just three years after the Internet's birth, and has been surfing the world wide web since January 1995, when fewer than 25,000 websites existed in the entire world. He spent much of his professional life training college professors how to use the Internet and other technologies in their teaching.



I reckon Spring is here. The rain is definitely feeling warmer!

"My memory is gone Mildred, so I changed my password to "Incorrect." That way when I log in with the wrong password, the computer will tell me... "Your password is Incorrect." —Author Unknown

May Activities



Bible Study

Submitted by Ron & Anna Willis



With the first part of 2019 in our rearview mirror, we look toward each new season of change and growth. Two speakers are scheduled for May--one familiar, and one new.

Tuesday May 7th – We welcome back Pastor Tom Aylward – an associate pastor in a Beaverton church since 1986. His ministry is to direct home Bible Studies in the church. He also developed and implemented Biblical Counseling as part of his ministry responsibilities, and a vital area of service in the church. He also has broad experience in serving others through teaching and preaching. We look forward to hearing a challenging and encouraging message from Pastor Tom.

Tuesday May 21st – Pastor Dave Martini is new to our list of our speakers, but not new to his Beaverton Church, where he has served alongside Pastor Aylward, as Administrative Pastor for 22 years (since 1997). Teaching and preaching are also among his various roles and responsibilities, and he loves to encourage people with the doctrines of scripture. He's married, has two children and five grandchildren. Welcome Pastor Dave.

For those new to KC Highlands, the speakers volunteer their time to bring messages of encouragement and challenge. Our studies begin at 7:00 p.m. and include singing, a biblical message, a time of prayer for specific needs, and a time to gather for fellowship and refreshments.

Please join us!

Wrap yourself in your angel's wings and be at peace.

—Author Unknown

Needle Arts

Submitted by Nancy Perkins

Hello fellow crafters. Did you know that a group of like-minded friends meet Fridays from 1-3 p.m. in our Clubhouse living room to work on our projects and chat? As a bonus, Jane Herron, our expert knitter, quilter, and teacher is there to offer advice and help fix those pesky mistakes.

If your favorite craft involves a needle (and even if it doesn't) come join us. We share our finished projects, so we get to enjoy looking at gorgeous quilts, delicately knit gloves, and squishy baby sweaters to inspire us.

You are welcome to bring your current project or just sit with us and visit. We look forward to seeing you!



Needle Work with Carol Brown & Jane Herron!

High Diners

Submitted by Pat Combs

Our next exciting dining experience is to one of Portland's oldest and dearest charitable organizations.

Monday, May 20th, 12:30 p.m.
at ALBERTINA'S KITCHEN



The Albertina Kerr Center

424 NE 22nd Ave., (between Flanders and Glisan)
(503) 231-0216 www.albertinakerr.org/AlbertinasPlace

Typical 3-course lunches include soup or salad, entrée, and dessert at an approximate cost of **\$17.00**.

The menu changes weekly. Beer and wine are available.

For any dietary restrictions to consider, we must inform the restaurant no later than **May 15th**.

Our meals will all be listed on one check.

Please bring cash to reimburse the person who pays the entire bill.

We can also enjoy shopping--antiques, heirlooms, apparel, and accessories are uniquely displayed in the upscale thrift shop.

Since the early 1900s, the Center (think Kerr canning jars) initially provided adoption and daycare services. Now, its mission is assisting people with developmental disabilities and mental health issues.

Reservations have been made for 15. Please sign up at the Clubhouse or contact:

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

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

Activities and Announcements

NOTICE !

**Due to the Memorial Holiday,
Monday, May 27th:**

Zumba Gold and Dominoes activities have been cancelled for this day.

And the CPO4K meeting, which would normally occur on this date, has been postponed to Monday, June 3rd, at 7 p.m. in the Clubhouse.

Zumba Gold

Submitted by Zoe Allen



Zumba Gold classes are offered twice a week on Mondays and Thursdays at 10 a.m. in the Highlands Clubhouse ballroom.

Zumba Gold is designed for older adults, so it isn't as strenuous as regular Zumba.

The first session is free, and if you decide to return, the cost is \$3.00 per class. *Please join us!*

Benefits**

1. It's easy on the joints. Zumba Gold is an excellent low impact workout. It protects your joints and muscles while raising your heart rate and improving balance, posture and coordination.
2. It keeps your brain sharp because it offers an endless variety of movements. The fancy footwork keeps your brain active and focused.
3. You will always be improving. Mastering each new move is a small win. Success will inspire you to challenge yourself again, moving toward more advanced moves.
4. Zumba Gold helps you stick to an exercise routine. Most participants truly enjoy the experience.
5. Last and most important, it's a chance to let go and laugh. You get to "dance like nobody's watching." It helps to remember that messing up is part of learning. Be willing to laugh at yourself. Laughter is the key ingredient of a Zumba Gold class and a happy, playful life.

***Source: Cathy Scott, Certified Zumba Gold Instructor*

Mahjong

Submitted by Sandy Bergeron



Our group plays Mahjong every Wednesday at 2 p.m. at the Clubhouse. Our American National Mahjong lessons have ended for now, and we play that way at one table. We use a second table for those who still want to play the Chinese way.

We welcome whoever would like to play and/or learn this great game!

Sandy Bergeron (971) 255-3790
sandber31638@gmail.com

ABOUT
LIFE...



Highlands July 4th Parade — of the "Pup" Kind???

Submitted by Nancy Crandell

Do you have a pup you like to walk and show off ?



It has been brought to my attention that for several years we had a "Highlands Pup Parade" on the morning of July 4th and I've had requests that we consider doing it again. We met at the Clubhouse and took our precious pups for a parade around the Highlands Community and gave prizes for special dogs.

I will place a sign-up sheet in the Clubhouse for those interested in participating and/or helping. If there is enough interest, we will consider reinstating this fun, happy event. At the end of May, we will decide based on the amount of interest, so be sure to sign on if you like the idea, or you can e-mail or call me.

Nancy Crandell at (503) 746-6701 njcrandell@gmail.com



Costumes are optional!

Community Information

A Little Bit of History...



The Highlands Community is 30 years old this month!

Submitted by Sue Anderson

I had the honor of planning a 15th anniversary celebration in May 2004. We had the original realtors, construction manager, first office administrator, 16 of the first homeowners, and all of the original Board Members. Each Committee Chair shared the highlights of what their Committee did and introduced their members. Besides the usual HOA Committees, some special ones were represented: Super Bowl, Cookie/Candy Classes, Arts and Crafts, Pool, Tap Dancers, Singles, Pinochle, Travel Club, Ladies Golf, Men's Golf, Bingo, Line Dancing, Square Dancing, Peach Shortcake, King City Parade, and Holiday Dinners.

Rupert Fixott led us in "Thanks for the Memories." A display of 250 snapshots was hung all around the room. There also was a table laid out with a Highlands hat, sweatshirt, pill box, keychain, wine glass, watch, T-shirt and visor, as well as a 1990 site map and roster.

The Fisher's hosted another anniversary event later—a wonderful formal tea at the Clubhouse.

It was very special too!

A Bit of Nostalgia Trivia from 1989...

The cost of living: New house - \$120,000.; Average Income - \$27,225.; New car - \$15,403.; Average Rent - \$425.; Tuition to Harvard - \$12,715.; Movie ticket - \$3.50; Postage stamp - \$.25; and Gasoline - \$.97.

World News: Hungary and Poland adopt new democratic constitutions. The Berlin Wall is torn down.

National News: George Bush was President and Dan Quale was Vice President. The largest oil spill in U.S. history occurs when the Exxon Valdez strikes a reef in Alaska's Prince William Sound.

The Perks of Dog Ownership

We've begun to long
for the pitter-patter
of little feet,
so we bought a dog.
It's cheaper,
and you get
more feet!

—Rita Rudner



Thanks for the Memories...

15th Anniversary Poem by Rupert Fixott;
updated by Sue Anderson May 2019

Thanks for the Memories

Thanks for the memories...

Though some of us are here and
some of us are gone.

We're playing hard, enjoying life,
until God says we're done.

We thank you so much!

Thanks for the memories...

Gary's dinners, Ed's jokes,
the laughter and the fun

With Secretary Mabel who plans
and gets things done.

We thank you so much!

Our presidents protect our Highlands

With administration by their side.

The leaders, the CC&R's give us
A place to enjoy with pride. So,

Thanks for the memories...

Of Steve now in charge with
others by his side,

No spare time for our volunteers,
We look to them with pride.

We thank them so much!

Thanks for the memories and
just remember this

If 'ere you move away,
you'll surely be missed.

It's time to honor our Residents –
original and current

And say, "We thank you so much!"

(from page 4)

In Honor of the "New" Kitchen...

The correct answer is:

C. Nobody had done it.

The first useful dishwasher was invented by Josephine Cochran in Shelbyville, IL and she received the patent in December 1886. She entertained often and got frustrated when dishwashing took so long and her dishes kept getting chipped!

Source: CBS Henry Ford's
Innovation Nation

Community Information

Condos Neighborhood Watch

Submitted by Sandy Bergeron



A second meeting to help the New Neighborhood Watch Captains was held on April 23rd. We discussed the process of getting the Neighborhood Watch Emergency Form to new Residents and back to Mabel in the Clubhouse Office, so that she can get a copy to me for my master book.

Other than being the "eyes and ears" of our Condo Community, your most important duty is to get the Emergency Contact Form filled out and turned into the Office. Mabel locks it in the file cabinet there for emergency use only. New residents can get a wealth of information from the Neighborhood Watch Captains.

Everyone is welcome to our meetings, and we are always looking for more Captains to add to the team.

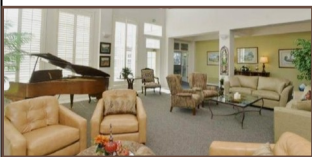
Sandy Bergeron, Condo NW Coordinator
(971) 255-3790
sandber31638@gmail.com

*"If you want others to be happy,
practice compassion.
If you want to be happy,
practice compassion."*

—Dalai Lama

Clubhouse Rental

Submitted by Mabel Weber



Highlands Residents may rent the Clubhouse for private events. After you have decided you would like to host an event, please call the Clubhouse Office to check the calendar for available dates. You may then pick up an application at the Clubhouse Office. If the Office is closed, there are application forms in the literature rack to the right of the Office door in the top left slot.

If the date you desire is open, please complete the application, making sure you read all the information and initial each paragraph. Bring the completed application to the Office along with your \$75.00 check for the deposit. The deposit check will be refunded if everything is put back and cleaned property.

There is a fee based on the number of guests attending the event, which is explained on the application. That fee is not refundable and must be in the Office one week before the private event.



*Remember when?? —
Store bottles didn't
have safety caps or
hermetic seals because
no poison attempts
had been made?*

What to Do With Old Meds?

Dispose of Your Old Medications Today! Submitted by Edie Jensen

Flushing or trashing old prescriptions is harmful to our environment and can be misused by other people. Instead, take them to the Tigard Police Department at 13125 SW Hall Blvd. where there is a special drop-box in the lobby. It's open daily, 8 a.m. to 11 p.m. Certain drug stores may also take them—check locally.



For more information, find it on the following website: https://www.tigard-or.gov/police/drug_drop_box.php



IN MEMORIAM

Our dear neighbor and friend, Muriel Lynn, who lived on Bexley Lane, passed away on March 19th at the age of 91.

Her life was celebrated on March 29th at the Lincoln Memorial Funeral Home in Portland, followed by a reception.

Our condolences go out to the family.



Community Information



Where Does My Money Go?

Submitted by Mike Dahlstrom



Recent conversations indicate that home and condominium owners aren't quite sure where the *1% Transfer Fee on home/condo purchases, Highlands Homeowners Association (HOA) Fees, and Condominiums Owners Association (COA) Fees* go. This is an opportunity to clarify how your money is spent.

Some of the confusion may come from the names of the two entities. The King City Highlands HOA (KCHOA) is all the residential properties in the development—single family homes and condominiums. The Highland Park Condominiums Owners Association (HPCOA) is an association of shared residences (condos) that is a subset of the KCHOA (see map in KCHOA Directory). All Residents (homes and condos) share the KCHOA common properties while HPCOA residents have additional responsibilities to maintain within the condo area.

1% Transfer Fee: The buyer of every home/condominium purchased in KC Highlands pays 1% of the purchase price into the overall KC Highlands HOA Reserve Fund. This fund is specifically dedicated to maintaining the amenities available to all residents including the Clubhouse, walking paths, signs, sprinkler systems along common greenways, major landscape changes/improvements, and brick walls along Beef Bend and 131st Avenue, to name a few. The Clubhouse maintenance includes the recent exterior work, roof, all the mechanical, electrical, alarms, windows, doors, and recent new floors, complete kitchen remodel, and interior paint, among other items. These common properties are available to all home and condominium residents. The 2019 Reserves Fund budget is \$109,940.



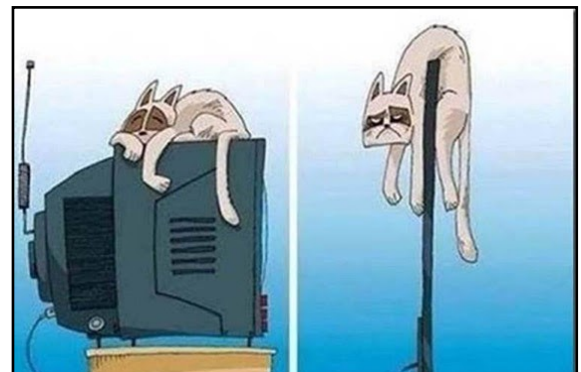
HOA Annual Fee: The annual \$920 fee pays all the KC Highlands HOA Operations Fund costs common to the HOA (again to benefit all residents). These funds pay for the HOA management company, insurance (liability, workers comp for our part time staff person, overarching umbrella policy, and flood insurance), landscape and grounds maintenance, water, professional fees (attorney, CPA), newsletters, website, Hi-Net and utilities for the Clubhouse, minor repairs, Clubhouse safety and security, staff payroll, and special events, among others. The HOA fee also pays for Comcast basic cable service to all residences—homes and condominiums. The 2019 Operations Fund budget is \$324,414.



COA Monthly Fee: Single family home owners in the HOA pay for all their own home's maintenance, utilities, landscape, and all expenses that a typical homeowner pays. Highland Park Condominiums owners in the COA pay an additional monthly fee that is divided between a COA Reserve Account and an Operations Account. The COA Reserve Account is drawn on for repair and maintenance of capital assets and is available for major costs to be able to pay for ongoing maintenance of the buildings' exteriors, private street/parking areas, and sidewalks, just to name a few. The Operations funds pay for the management firm (Community Management, Inc. which pays all the utility—water, sewer, garbage, and contractor bills), minor repairs, and landscape maintenance. Condominium owners are responsible for their own unit's electric, gas, and phone bills, as well as interior work, doors, and windows. The 2019 combined Operations and Reserve funds budget is \$453,864.



We hope this answers the question of where your fees go. Mike Dahlstrom (Highlands HOA Treasurer) and Wayne Staley (Highland Park COA Treasurer).



TVs — Then and Now!

Many ideas grow better when transplanted into another mind than the one where they sprang up.

—Oliver Wendall Holmes

Items of Interest

Mother's Day — How It Started...



The modern holiday of Mother's Day was first celebrated in 1908, when Anna Jarvis held a memorial for her mother at St. Andrew's Methodist Church in Grafton, West Virginia. Her campaign to make Mother's Day a recognized holiday in the United States began in 1905, the year her mother, Ann Reeves Jarvis, died.

Mother's Day is the third largest holiday in the United States for sending cards. According to the greeting card industry, it is estimated that more than 50 percent of American households send greeting cards on this holiday.

Carnations have come to represent Mother's Day since Anna Jarvis delivered 500 of them at the first celebration in 1908. Many religious services later adopted the custom of giving away carnations. This also started the custom of wearing a carnation on Mother's Day. The founder, Anna Jarvis, chose the carnation because it was the favorite flower of her mother.

The commercialization of the American holiday began very early, and only nine years after the first official Mother's Day, it had become so rampant that Anna Jarvis herself became a major opponent of what the holiday had become, spending all her inheritance and the rest of her life fighting what she saw as an abuse of the celebration. Mother's Day is now one of the most commercially successful American occasions, having become the most popular day of the year to dine out at a restaurant in the United States.

--<https://en.wikipedia.org>

Innovation from World War I

Zippers... Originally known as a slide fastener, the zipper wasn't mass-produced until World War I, when the U.S. military requested them for flight suits and money belts, which were a necessity for U.S. sailors because their uniforms didn't have pockets.



—No Worries, Nov. 2018

Did You Know? — Senior Health Day

Announcing: Senior Wellness Faire!

The Senior Wellness Faire at the Sherwood YMCA will be held this year on **Wednesday, May 29th, 10 a.m. – Noon** in celebration of National Senior Health and Fitness Day.

There will be over 35 vendors. Thanks to the two main Sponsors this year--*The Ackerly* (newly opened in Sherwood) and *Always at Home Care*—they are able to showcase many of the wellness activities that are available to Older Adults in our local community. Learn about opportunities available to help prevent disease and injury, and improve and enhance the quality of your life. Find inspiration and motivation to be an advocate for your own health and dive into the positive perceptions of aging.

Enjoy a cup of coffee, a sweet treat, play a game of bingo, and enjoy time learning about what resources are available to you.

This free community event is open to all, at:
 Sherwood Regional Family YMCA
 23000 SW Pacific Hwy, Sherwood, OR 97140
 Phone: (503) 625-9622

Memorial Day Observance...

Memorial Day, as Decoration Day gradually came to be known, originally honored only those lost while fighting in the Civil War. But during World War I, the United States found itself embroiled in another major conflict, and the Holiday evolved to commemorate American military personnel who died in all wars.



Did you know? Each year on Memorial Day a national moment of remembrance takes place at 3:00 p.m. local time.

It is unclear where exactly this tradition originated; numerous different communities may have independently initiated the memorial gatherings. Nevertheless, in 1966 the federal government declared Waterloo, New York, the official birthplace of Memorial Day.

Many Americans observe Memorial Day by visiting cemeteries or memorials, holding family gatherings and participating in parades. Unofficially, it marks the beginning of the summer season.



--www.history.com

"I am going to try to pay attention to the spring. I am going to look around at all the flowers, and look up at the hectic trees. I am going to close my eyes and listen."

—Anne LaMott



Sponsors...

Senior Lingo...

Senior citizens have taken to texting with gusto. They even have their own vocabulary:

- BFF: Best Friend Fainted
- BYOT: Bring Your Own Teeth
- CBM: Covered by Medicare
- FWIW: Forgot Where I was
- FWB: Friend with Beta-blockers
- LMDO: Laughing My Dentures Out
- MILF: Meal I'd Like to Forget
- WTF: Wait! Too Fast!

—www.rd.com

*"The meaning of life is to find your gift.
The purpose of life is to give it away."*

—William Shakespeare

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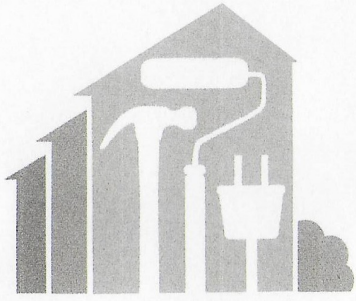


Happy Memorial Day



**APRIL
SHOWERS
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BUYERS!
MAY I
HELP YOU
SELL?**

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Vicki Miller



Vicki Miller

Realtor

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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.

Sponsors...

YOUR NEIGHBORHOOD REAL ESTATE RESOURCE

Karen's Client Reviews

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.

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Real Estate Professional
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503-608-0883
karen.harris@live.com

When you know someone that is thinking of or planning on moving please give me a call



Market Update May 2019

Recent Home Sales in Highlands

Type	Address	Bed	Bath	sq.ft.	Selling Price	\$/sq.ft.	Sales Date
HOUSE	16296 SW 126TH TER	2	2	1682	\$375,000	\$222	Dec-18
HOUSE	16330 SW 129TH TER	2	2	1851	\$445,000	\$240	Jan-19
CONDO	16398 SW 130TH TER #90	1	1	816	\$172,900	\$211	Feb-19
CONDO	16363 SW 130TH TER #98	2	2	1042	\$235,000	\$225	Feb-19
CONDO	16370 SW 130TH TER #81	2	2	1002	\$230,000	\$229	Feb-19
CONDO	16248 SW 130TH TER #20	2	2	1336	\$299,500	\$224	Feb-19
CONDO	16139 SW 130TH TER #35	1	1	816	\$190,000	\$232	Mar-19
HOUSE	12636 SW PEACHVALE ST	3	2	1668	\$399,900	\$239	Mar-19

February Portland Residential Highlights: According to the **Regional Multiple Listing Service** activity in Portland was mixed this February, but some gains were seen compared with last month. Closed sales, at 1,726, rose 19.0% ahead of the 1,451 closings recorded last month in January 2019, but fell 4.4% short of the 1,806 closings recorded last year in February 2018. Pending sales (2,208) fared similarly, ending 5.5% under the 2,337 offers accepted in February 2018 but rising 8.0% over the 2,045 pending sales from January 2019. New listings, at 2,444, fell 3.4% short of February 2018 (2,530) and 19.8% short of January 2019 (3,048). This was the coolest February for new listings in the Portland metro area since 2014, when 2,354 were put on the market. Total market time decreased by one day in February to end at 75 days. During the same period, inventory decreased to 2.7 months. There were 4,579 active residential listings in the Portland metro area in February. Average and Median Sale Prices Comparing the average price of homes sold in the twelve months ending February 28th of this year (\$452,100) with the average price of homes in the twelve months ending February 2018 (\$432,200) shows an increase of 4.6%. In the same comparison, the median has increased 4.4% from \$383,000 to \$400,000. More local sales activity is available at kenmillerassociates.com

Find out why **Ken Miller Associates** are the most respected Oregon Licensed Real Estate Brokers for buying and selling in the active 55+ Highlands, Summerfield and King City neighborhoods of Oregon.

Curious about how much your home would sell for? Call us!

Statistical information obtained from public sources not guaranteed and should be verified.



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503-639-0630

Realtor Open House

1st Sunday




May 5th 1 - 4pm

Highlands
Summerfield
King City

Invite your friends and family to
tour multiple properties For Sale

KC Highlands Calendar

May 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
			10:30 A/L Comm. Mtg. 2 Dominoes 2 Mahjong 7 Mixed Poker May Day	10 Zumba Exercise 7 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour 7 Movie Night	7-10 Volunteer Appreciation Event
5	6	7	8	9	10	11
	10 Zumba Exercise 11 Condo Maintenance 2 Dominoes	9 Walking Aerobics 10 Coffee Hour 1 Bridge 7 Bible Study	2 Dominoes 2 Mahjong 7 Mixed Poker	9:30-4 Sewing Group 10 Zumba Exercise 5:30 Condo Board Mtg 7 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 2:30 Library Committee Mtg 5 Happy Hour	
12	13	14	15	16	17	18
	10 Zumba Exercise 2 Dominoes	9 Walking Aerobics 10 Coffee Hour 10:30 Condo Landscape 1 Bridge	2 Dominoes 2 Mahjong 7 Highlands Travelers 7 Mixed Poker	10 Zumba Exercise 3 Clubhouse Interiors 7 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour 7 Movie Night	5:30 Potluck Dinner
19	20	21	22	23	24	25
	10 Zumba Exercise 12:30 High Diners 2 Dominoes	9 Walking Aerobics 10 Coffee Hour 1 Bridge 7 Bible Study 7 Finance Committee	2 Dominoes 2 Mahjong 4 Living Well Speaker Series 7 Mixed Poker 7 Hand & Foot	10 Zumba Exercise 6:00 Town Hall 6:30 HOA Board Mtg	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour	
26	27	28	29	30	31	
	Activities canceled due to Holiday Memorial Day	9 Walking Aerobics 10 Coffee Hour 1 Bridge	2 Dominoes 2 Mahjong 7 Mixed Poker	10 Zumba Exercise 7 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour	

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.