

# Highlands Highlights



King City Highlands Homeowners Association (503) 684-8294

June 2019

## HOA Board Highlights

Submitted by Steve Hall, HOA President

### Inside This Issue

HOA Board Highlights	1
Condo News	2-3
HOA Committee & Event Reports	4
More Events —	5
June Activities	6-7
Announcements & Community Info	8
Community Information	9-10
Local Community Info	11
Items of Interest	12
Sponsors	13-15
Highlands Calendar	16

I recently learned about an inspiring American woman and athlete, Mia Hamm. Mia is a retired professional soccer player, two-time Olympic Gold Medalist, and two-time World Cup Champion. Mia is hailed as a soccer icon. In her own words:

*"I am a member of a team, and I rely on the team, I defer to it and sacrifice for it, because the team, not the individual, is the ultimate champion."*

In a similar fashion, each of us is a member of the Highlands Community. Many of us, like Mia, believe we are part of a team. We volunteer, we discuss, we influence, we defer to the Community's consensus, and we help shape our future.

A few Community members don't. They choose conflict over cooperation and insist that things be their way. Some shout at other volunteers, create conflict with their neighbors, and do things like ordering their neighbors' gardeners out of the area—even though the gardeners are working during appropriate hours as approved by the HOA.

Part of the mission of the HOA is to preserve and enhance home values. There is a tremendously successful Community effort supporting that goal. Upgrades and maintenance to the Clubhouse and to the Community grounds over the last few years have been significant contributions.

Yet, no matter how beautiful the grounds and the Clubhouse might be, nobody will want to live in a community filled with conflict and shouting matches.

So, who will you be? Will you be a member of a Community, defer to it and sacrifice for it, because the Community, not the individual, is the ultimate champion?

### Did you know...

When moving into KC Highlands, we all agreed to become members of a Community with shared interests and responsibilities. Together, we protect our investment in one of our largest assets, our homes, by maintaining a high-quality neighborhood. Each of us has partial ownership in the shared property, including the common grounds and Clubhouse. We have shared financial interests. Our roles, rights and responsibilities are defined in the Bylaws; Covenants, Conditions, and Restrictions (CC&Rs); and the Resolutions.

Some of us may be new residents and have not had the time to read them as shopping for and moving into a home can be a hectic time. Others may have gotten them many years ago when they moved into the neighborhood and may be fuzzy on the details.

These documents can be found on the web site and are full of useful information. Have you reviewed them lately?



June  
Contact  
Info

### Regular Office Hours:

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

### Office E-mail:

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

### Community E-mail:

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

# Condo News



## Condo Board Highlights

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

The monthly meeting of the Highland Park Condominiums Board was held on Thursday, May 9<sup>th</sup>.

**Smoking Issue Vote Results:** The following are the results of the "preliminary vote" on the prohibition of smoking in the Highland Park Condo units. A total of 95 votes were cast, representing 77% of the 124 possible ballots. The tally was:

- Immediate ban (to be effective in 90 days) — 35
- Ban with one-year grandfather clause — 19
- Ban with full grandfather clause — 25
- No ban — 16

After receiving the results at the May meeting, the Board decided to ask attorney, Stephen Russell, for guidance in the possible placement of a Bylaws measure before the Owners. His response: "There is no legal content to the decision whether to go to the expense and effort of an Owner vote to ban smoking; it's a political decision the Board needs to make on its best judgment about what the Community wants. Thirty-five votes are obviously way short of the 63 votes needed to amend the Bylaws."

This issue will be on the Agenda for the June Board Meeting.

**Current Projects:** At the May meeting, the Condo Board approved expenditures for a variety of projects. Some of them are:

- ⇒ *Roundabout Signs* — Four arrow signs were authorized for each of our two street roundabouts in an effort to keep vehicles traveling in a counter-clockwise direction.
- ⇒ *Doorbell Numbers* — Purchase and installation of 16 new numbers were approved.
- ⇒ *Gable Cleaning* — Pro Maintenance (Bobby Gang) was given the go-ahead to power wash north-facing gables with the understanding that the work would be done so that water did not get behind any siding. Window washing will follow gable cleaning.
- ⇒ *Sidewalks and Curbs* — Pro Maintenance began pressure washing the Condos non-curb areas Monday, May 13<sup>th</sup>, and sidewalk curb sections were started Thursday, May 16<sup>th</sup>, with expected completion of all areas by month's end.
- ⇒ *Irrigation Repairs* — The expenditure was approved for repair of sprinkler systems by the landscape contractor.

**Attic Vents:** Board Member Penny Pershey reported that all 62 attics have been inspected, that no mold problems were discovered and that, with one or two possible exceptions, all vents are now properly attached and cleaned.

**Entry Lock Handles:** The locksmith who repaired our entry locks submitted a bid for the installation of handle-type locks on all 33 entrances. The Board referred this issue to the Reserve Fund/Maintenance Committee for possible inclusion in a future reserve-fund budget. Competitive bids will also be solicited.

**From the Finance Report:** A Certificate of Deposit (CD) matured at the end of April, and COA Treasurer, Wayne Staley, placed the funds in a 19-month CD earning 2.52%—a much higher rate than the old CD.

### Ants Common To Highland Park Condos...

Submitted by Zoe Allen



#### ...And What To Do About Them!

**Sugar Ants:** The little dark brown/black ants that we see outside all over the property are commonly referred to as "sugar ants". They are found outside everywhere in the Portland Metro area. They aren't harmful, they rarely bite, and they don't damage buildings. The cost to try to exterminate this little ant from the property would be huge and probably a total waste of money.

These little devils do occasionally invade our homes; however, eliminating them inside your home is the owner's responsibility. Since our buildings don't have crawl spaces and are pretty well constructed, we haven't had lots of problems. In the almost five years I've lived in this area, I've had one small infestation in my kitchen. I was able to totally eliminate them with a product called Terro, available at Home Depot, Fred Meyer, etc. It took a few days but once the ants stopped coming in, they have never returned. I have also used Terro outside near my garage door because there is a nest in the area--Terro has worked there too.

(cont'd on page 3)

**Next Condo Board Meeting will be Thursday, June 13<sup>th</sup> at 5:30pm. See you there!**

## Condo News

### Helpful Hints...

Submitted by Zoe Allen

#### ... for New Condo Owners

Lots of new owners have been added to our Community in the last six to eight months, many of whom have never lived in a condominium association environment. Here are a few things you might not know, and are also good reminders for our long-time owners/residents.

1. We have a partial smoking ban that's been in place for two years. No smoking is allowed in the common or limited common areas. At the present time the only place you can smoke is inside your unit. This ban applies to owners, visitors, and workers.
2. Per our insurance resolution, every unit owner **must** carry homeowner's insurance. The specific policy for condos is an HO-6 policy. Be sure that is what your agent or broker sells you.
3. If you decide to replace your windows and frames you must have permission from your Board of Directors. There is a specific Milgard frame style and color that has Board approval and substitutes will not be accepted. If you are just replacing glass, no permission is required. Window replacement information is available from CMI and is also posted on the Condo bulletin board at the Clubhouse.
4. Garbage and recycle pickup is provided by Pride Disposal. Garbage is picked up early every Monday morning, and recycle, every other Monday. In June, recycle will be picked up on June 10<sup>th</sup> and 24<sup>th</sup> and every other Monday thereafter. Please do not overfill the bins, as the lids must close.
5. Board of Directors Meetings are the 2<sup>nd</sup> Thursday each month at 5:30 p.m. in the Clubhouse Boardroom. Owners are welcome and are encouraged to attend. Meetings are a very good way to learn about your new home and meet fellow residents.
6. Volunteers are needed for our two permanent committees: Landscape and Replacement Reserve/Maintenance/Finance. The Landscape Committee meets on the 2<sup>nd</sup> Tuesday at 10:30 a.m. in the Card Room at the Clubhouse, and Replacement Reserve on the 1<sup>st</sup> Monday at 11:00 a.m. in the Boardroom. Please consider getting involved in this way.

### Condo Maintenance Committee

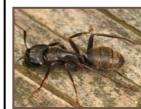
Is your doorbell broken? If so, it may soon be replaced. The Maintenance Committee is working on a major doorbell upgrade project and wants to give highest priority to those that aren't working. Maintenance Contact, Shel Siegel, requests that Condo residents report broken doorbells to Mabel at the Clubhouse office at (503) 684-8294.

### Condo Landscape Committee



The Committee met with our Brightview Landscape rep, Jean Jung, on May 14<sup>th</sup>. Next Meeting will be Tuesday June 11<sup>th</sup> at 10:30 a.m. at the Clubhouse. Any Condo resident with landscape concerns is invited to attend. This Committee is always looking for new volunteers. At the May meeting, we discussed upcoming irrigation repairs and a potential landscape project at the north end of our Condo property, above the cement retaining wall. Two of our newer owners stopped by with questions and concerns.

Water usage and conservation is an important concern for our Landscape Committee, the COA Board of Directors, and the HOA Board of Directors. Much more on this subject will be discussed in the coming weeks and months.



### Ants...

(cont'd from page 2)

**Carpenter Ants:** The other ant that is very common to Western Oregon is the Carpenter Ant. They are a much larger brown ant and they can do very significant damage if ignored. They develop wings in early summer and flying in may be how they sometimes end up on our property. There really isn't much to attract them to our property and these ants are very rare at Highland Park, but not unheard of. Our building style, landscaping, etc. do not offer a habitat that attracts Carpenter Ants. They prefer dark, damp places such as a crawl space. Somewhat like termites (which don't live in western Oregon), Carpenter Ants like to burrow in and feast on damp, rotting or dead wood.

If you should find Carpenter Ants in your home, please contact our property manager, Erin Ashley, at (503) 445-1119. They will send a professional exterminator to take care of the problem. *Don't try to do it yourself!*

# HOA Committee & Event Reports



## Architecture/Landscape Committee

Submitted by Rob Mustard

There's an old saying about "April showers..." somehow leading to May flowers. Well, here in the Portland area this year, April was a little rough! We had an unusually warm and dry spell in April, but then we had some nice rains here in mid-May. Back in April, though, when lots of our street trees were going through bud-break and leafing out, our trees got a little stressed. Too warm, too soon. The Bradford pears, in particular, are showing that stress with lots of curled, gray leaves that have fallen to the sidewalk, and are crunching under foot. The good news is that those pear trees will probably recover from that early heat stress. If you have some 10-10-10 fertilizer handy, sprinkle a light layer under the tree and work it into the soil. There are some other street tree issues underway, specifically regarding the columnar maples in the neighborhood. As of this writing, we're still trying to work up a treatment plan for them; stay tuned for further developments.

The "audit" of the Highlands' irrigation system continues. Kevin McCaleb, the Water Conservation Specialist from the City of Lake Oswego, should have his onsite work done by the end of May, and his full, written report will be delivered to us in early July. I'll make sure a copy of that report is available to all Highlanders. It should make for very interesting reading!

Speaking of the HOA's irrigation system, there are many, many sprinkler heads and nozzles that needed replacement. There was a bit of deferred maintenance from 2018 (during the brief real estate slow-down), and that maintenance was taken care of by Silverleaf in the latter part of May. That should have a good impact on reducing water use for irrigation all by itself.

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

*"It is better to be a young June-bug than an old bird of paradise"*  
—Mark Twain

## Library Whisperings



Submitted by  
Bobbi Siegel, Librarian

The Library is giving away lots of our "western themed" books. These are books by Louis L' Amour, Zane Grey, and other authors. You will find these books in our give-away corner.

Please help yourself! Consider keeping what you take or "gifting" them forward; only just be sure NOT to return them to our Library.

## May's Spring Potluck

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



The May potluck was a great success. The selection and quality of food was excellent thanks to all the great cooks in our Highlands Community. The fellowship is always wonderful, as are Ed's hilarious jokes and readings!

And once again, thanks to the volunteers who helped set up and clean up/take down afterwards. —Ed & Gary



Someone Must Have Told A Joke!



Dessert "Spread" — Sweet!



Yummy Main Dish/Salad Table



Enjoying the Food & Company...

Pictures by  
Ed Benberg

## More Events — Busy Months!

### May — Volunteer Appreciation...

Submitted by Ed Benberg

KC Highlands volunteers wish to express their great appreciation for the fun evening and party on May 4th! Pam Sampson, pictured here, helped to make the evening very special.



Pictures by Ed Benberg



"In a bowl to sea went wise men three,  
On a brilliant night of June.  
They carried a net,  
and their hearts were set  
On fishing up the moon."

—Thomas Love Peacock

### June — Pizza & Salad Dinner

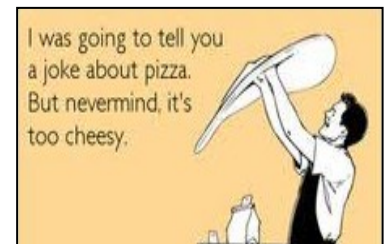
Submitted by Gary Melott & Ed Benberg, SE Co-Chairs



#### THE PIZZA PARTY IS COMING!!

Our Special Events Committee is excited to have our annual **Pizza Party** on **Saturday, June 8th** with **Social Time at 5:30 p.m. and Serving at 6 p.m.**

There will be four different flavored pizzas to choose from, plus a nice garden salad and dessert surprise!



A sign-up sheet is on the bulletin board and you can indicate your choice of Hawaiian, Combo, Vegetarian, or Pepperoni pizza flavors there. You can choose *two different kinds* if you like. We will plan for all you can eat—all this for just \$8.00 at the door.

*Family and friends are always welcome. See you there for a fun evening!*

We will be looking for volunteers to help set up the Clubhouse Hall, etc.—more information regarding this will be available soon, as the 8th is “right around the corner!”

Question: Is there a correct way to hold a piece of pizza?



Q: What do you call cheese that isn't yours?

A: Nacho cheese!

—Author Unknown



### July — Annual Barbeque on the 4th!

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

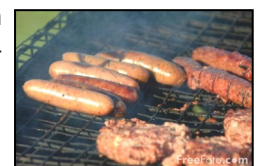


We ask that you keep in mind and mark your calendars for our annual 4th of July Barbecue here at the Clubhouse. It will begin at 4 p.m. You will have a choice of sirloin burger, salmon burger, or beef frank. In addition, there will be offerings of potato salad, coleslaw, baked beans, and pie and ice cream for dessert. All this for just \$8.00 and \$5.00 for kids under 10.

As an added feature, Larry Wilder will be entertaining us this year. He is an exceptionally talented singer and a champion yodeler. You definitely will enjoy him!

There will be a planning meeting on Wednesday, June 26th at 11 a.m. in the Clubhouse. We will need many volunteers for this fun event--more information to follow.

Watch for the sign-up sheet later in June!



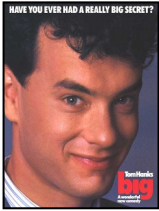
## June Activities



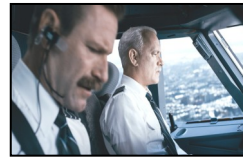
### Movie Nights

Submitted by Nancy Crandell

**JUNE MOVIE NIGHTS WILL BE THE 2<sup>ND</sup> AND 3<sup>RD</sup> FRIDAYS AT 7 P.M.**



**JUNE 14<sup>th</sup>** - Remember back when you were a child and wished you were BIG because adults could do whatever they wanted, and nobody bossed them around? We will watch together as a young Tom Hanks (12-year-old Josh Baskins), through the magic of a carnival fortune teller, overnight becomes the adult he wishes for in his movie, "**BIG.**" He even earned an academy award nomination for this early part!



**JUNE 21<sup>st</sup>** - We will watch a seasoned and experienced Tom Hanks in the role of "**SULLY,**" the experienced pilot who, on January 9, 2015 during a routine flight, was forced to land the passenger plane he was flying in the frigid waters of the Hudson River shortly after takeoff. This saved the lives of the 155 passengers who were aboard. He was heralded as a hero, yet his career and reputation were on the line in the investigation that followed.

**Don't miss either of these great films!**

### Highlands Travelers

Submitted by Wendy Gardner



**Cruise ships take you to countries; AMAWaterways river cruises takes you thru them!**

Please welcome Andy Magistrale once again. Andy has returned to his beloved AmaWaterways and is looking forward to sharing their new ships and destinations with us.

Family-owned and operated, AmaWaterways was founded in 2002 by three families; however, their river cruise story began well before that. In 1975, one of the co-founders/co-owners traveled to South America for a journalism assignment on the Amazon. It was here he designed his first ship, using what he could find to build a raft that would take him up and down the river during the next seven months. Soon thereafter, he started working in travel, creating unique tour experiences in Europe.

When the Rhine-Main-Danube Canal was completed in 1992, the company was quick to envision a new tourism business developing around long-distance river cruising. The significance of the canal's completion meant connecting two of Europe's greatest rivers: the Rhine, via its tributary the Main, with the Danube, allowing travel from the North Sea all the way to the Black Sea.

From the beginning, their goal was to create a river cruise company that they themselves would enjoy. To them, that meant the highest-quality, locally sourced food and wine; elegantly appointed ships with staterooms offering maximum views to enjoy the ever-changing countryside; and a crew who goes above and beyond, treating every guest like they are part of THEIR family.

With that in mind, they have been building one-of-a-kind ships with added comforts and conveniences ranging from their revolutionary twin balconies with both a French balcony and an outside balcony to the one-and-only Chef's Table specialty restaurant. In 2019, they continue to innovate with three new ships, including the extraordinary AmaMagna—a distinctive evolution of their exceptional European river cruise fleet, offering the ultimate in luxury with even more space and more choices while sailing the legendary Danube.

We will meet in the Clubhouse Boardroom on **Wednesday, June 12<sup>th</sup>** at 7:00 p.m. Please RSVP at your earliest convenience to [wendygardner2014@att.net](mailto:wendygardner2014@att.net) or call Wendy at (818) 807-7063, as refreshments will be served.

### Traveling Trivia...

What innovation in 1970 led to the redesign of the suitcase?

- A. Plastic shell
- B. Wheels
- C. Zippers

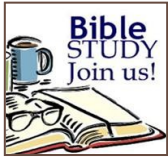


Hint: Answer is on a later page in this issue!

# June Activities



## Bible Study



Submitted by Ron & Anna Willis

This time of year--late spring--can be quite busy for many of us, with possible graduations of grandchildren, work in gardens, planned outings, family activities, and the list goes on. That said, it's important to schedule time for our monthly bible studies. We have two returning speakers from 2018.

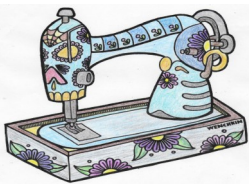
**Tuesday, June 4<sup>th</sup> – Tim Makin**, who is a young man with many ministries, will be with us once again. He is the principal at a Christian School in Beaverton and director of an active outreach ministry to children and young people in neighboring communities. Tim and his wife have a young family of four children; we are grateful to have him.

**Tuesday, June 18<sup>th</sup> – Tim Nguyen** is a graduate of West Coast Bible College with a degree in Education. He has a goal to serve as a missionary in Viet Nam, the land of his forefathers. Tim is currently teaching at a Christian school in the area. Welcome back Tim.

We look forward to hearing from gifted speakers each month that bring us Christ centered messages that both encourage and challenge us in all areas of our lives. The study is from 7 p.m. to 8 p.m. and includes singing, the message from God's word, a time of prayer, followed by refreshments and fellowship.

Please join us this, and every month—we look forward to seeing you.

## Highlands Sewing Group



Come sew with us, 'cause we have **"Sew Much Fun!"** We meet in our Clubhouse and sew all day, or as long as you want, on the 2nd Thursday of each month. Bring your sewing machine and your passion for sewing.

It matters not if you sew fashions, quilts, home decor, or fun crafts. Many of us have "done it all," so we can offer help and inspiration on whatever your project is.

Come join us for all day, part of the day, for as long as you like, or pop in with your sack lunch and visit with us. Perhaps we will encourage and inspire you...

## 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—**June 12<sup>th</sup> at 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 if you have questions, at (503) 452-4688 or via e-mail to [Sheryk8888@gmail.com](mailto:Sheryk8888@gmail.com).

## Great Writing...

Seen on an office sign:  
*Finally! My winter fat is gone...  
 Now I have Spring Rolls.*

## High Diners

There will *Submitted by Pat Combs* not be a High Diners destination outing for June, but keep your eyes and ears open for an event in July!

In the meantime, feel free to contact either Pat or Connie for information on the group's activities, and suggestions/input are always welcome.

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

Connie Armstrong (503) 781-8880  
[constancecompanion@gmail.com](mailto:constancecompanion@gmail.com)



**Editor's Note:** *The above cute sewing machine picture was done as a "coloring project" one Friday morning at the Coloring Group—another opportunity to relax, have fun, and get in a creative mood with neighbors and friends (both women AND men!). That group meets every Friday morning at 10:30 a.m. for about 1-1/2 hours in the Clubhouse.*



# Announcements & Community Info



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

Submitted by Nancy Crandell



### REMINDER: Would you like to have a "Pup Parade"?—We need to know!

I've had requests that we consider doing a "Highlands Pup Parade" on the morning of July 4th again. It would start at 10 a.m. When we had this event in past years, we met at the Clubhouse and took our precious pups for a parade around the Highlands Community and gave prizes for special dogs.

There is a sign-up sheet in the Clubhouse for those interested in participating or helping. We will reinstate this fun, happy event if there is enough interest. **If you like the idea, please either add your name to the sign-up sheet, or e-mail or call me by June 15th.**

Nancy Crandell at (503) 746-6701 [njcrandell@gmail.com](mailto:njcrandell@gmail.com)



### Office Announcement

Mabel will be out of the office beginning June 5th, and likely for the rest of the month, recovering from knee surgery.

Terri Sharpton will be filling in for Mabel in the Clubhouse Office. Office hours will remain the same.

We all wish Mabel a speedy recovery!



*Like sunlight in the mind,  
cheerfulness lasts far longer  
than the lightning-like burst  
of amusement that glitters  
for only a split second.*

—Author Unknown

### KC Highlands Signs

Submitted by Rob Mustard

#### Regarding signs:

(I'm reminded of this, as the ALC and other folks are involved in updating the Architecture & Landscape Manual.)

Among other things, the A&L Manual reinforces rules and guidelines from the CC&Rs and other Governing Documents. Article VI, Section 5 of the CC&Rs state that no signs are allowed anywhere in KC Highlands, except for an 18" x 24" sign in front of the house or in the window of a condo advertising the living unit being for sale or for rent.

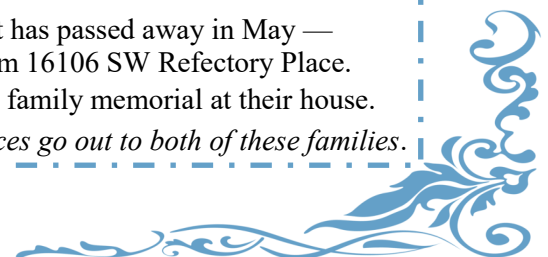
Please don't let realtors, contractors, or anyone else leave signs near intersections throughout the neighborhood; those things tend to get tossed aside by the landscapers anyway when they try to mow the grass.

### IN MEMORIAM

Our dear former resident, Bobee Rinehart passed away Thursday, April 25th. She and her husband Bill were residents in Highlands for many years and were wonderful volunteers. They have been living in King City Senior Village, formerly Pacific Point Retirement Community.

Another resident has passed away in May — Barbara Lowe from 16106 SW Refectory Place. There will only be a family memorial at their house.

*Our sincere condolences go out to both of these families.*







# Community Information

## Solicitor Reported...

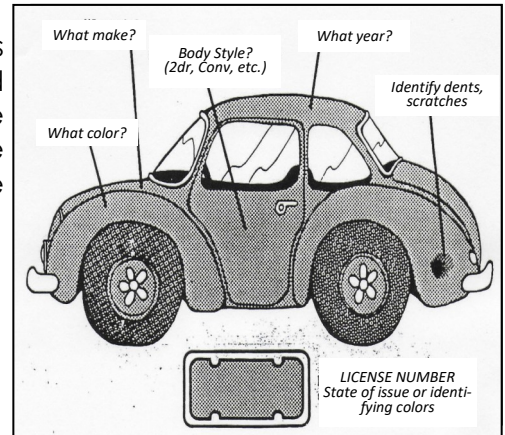
Submitted by Mabel Weber

During the last week of April, Residents from the houses reported a man going around supposedly representing and soliciting for Frontier. He was trying to sign people up for Frontier Internet Service by saying the HOA had changed from Comcast to Frontier. **THIS IS NOT TRUE!**

The Clubhouse Office reported it to the police, and they went looking for the man. The fellow was found and was told he could not solicit here in KC Highlands without a permit.

If the fellow comes back, or in fact, if ANYONE is trying to solicit within our Community or who looks suspicious at any time, Residents are encouraged to call the Non-Emergency phone number for the police. It is (503) 629-0111.

Here is an auto diagram of what to look for in a vehicle's description, which will help you give the police more detailed and better information. It is also posted on the Clubhouse "Neighborhood Watch" bulletin board. In addition, on that same sheet are the following questions that when answered, will assist the police when making a report:



"The police can use answers to as many of these questions as possible. Please remember that wrong information is worse than no information at all. Answer only those questions that you're sure of.

1. How many suspects were there?
2. What did they do?
3. What did they take?
4. Which way did they go?
5. Were there any other witnesses? Names and Addresses? Phone numbers?
6. Is there any other information you feel is important?"

In addition, it certainly would be wise to alert your Neighborhood Watch Houses Block Captain and Chief Captain, or Condos Building Captain and Condos Coordinator, depending on where you live and where the incident has taken place. It is important that they know what is going on in our Community neighborhoods, and it may be important for the whole Community to be Informed as well.

Please be very cautious, **never** give a solicitor money, and certainly **do not** let anyone into your house whom you are not expecting or don't know from outside our Community.

## Condos Neighborhood Watch

Submitted by Sandy Bergeron

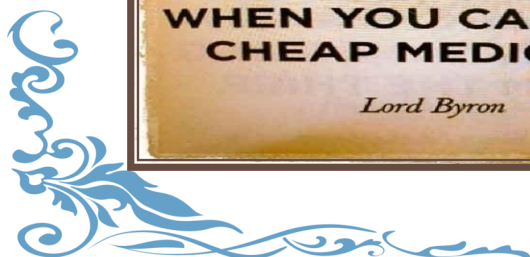
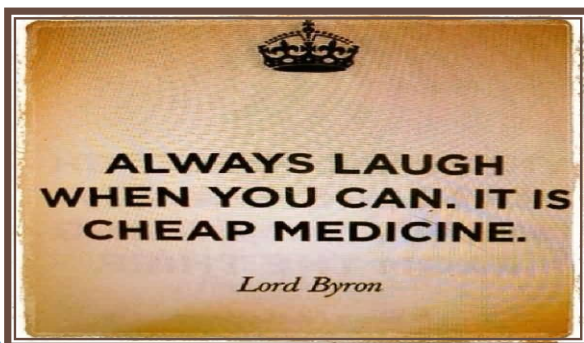


Condos Neighborhood Watch Captains, please keep those Emergency Forms up to date as much as you can. Also, please text or e-mail me when a Condo under your watch goes up for sale, is vacant, or someone new moves in.

Our next Condos Neighborhood Watch meeting will be on **Tuesday, July 23rd**, at 4 p.m. in the Boardroom.

Everyone is invited!

Sandy Bergeron  
 Condos Neighborhood Watch Coordinator  
 (971) 255-3790  
[sandber31638@gmail.com](mailto:sandber31638@gmail.com)



# Community Information



## Clubhouse "Rules of Etiquette"



Submitted by Billie Angel

(Remember what you were taught about respecting others.)

- "Thou shall not walk through a meeting in progress.*
- Thou shall not disrupt a meeting by loud talking or laughing.*
- Thou shall not play the piano when a meeting is in progress nearby.*
- Thou shall not eat food in the Library.*
- Thou shall not leave dirty cups [or dishes] in the Kitchen sink.*
- Thou shall not leave tables & chairs in disarray after any gathering or Group Meeting.*
- Thou shall not use the Coat Closet as a storage closet.*
- Folding chairs shall be folded and returned to their closet.*
- Canes and walkers shall be positioned so as not to trip anyone."*

## Snakes I Love to Hate...

Submitted by Sandy Bergeron



I went out to my garage recently only to find a snake by the garage door — it initially went out toward the parking lot, but then turned around and slithered back in. Not being a big fan of snakes, I've been parking my car outside for the time being!

After researching snakes of Oregon and looking at (ugh!!) multiple pictures. It was decided the snake in the Condo garage was a juvenile Gopher Snake.

How to keep snakes from hibernating over the winter in your garage? They don't like the smell of vinegar or ammonia. Soak some rags with vinegar or ammonia before they hibernate and place them in your garage; they will go elsewhere for the winter.

- Baby snake: *Mommy, are we poisonous?*
- Mother snake: *Yes, son. Why?*
- Baby snake: *I just bit my tongue!*

## Recycling Reminder!!



### Regarding Shredded Papers:

If you shred confidential papers and documents at home, there has been a change in the recycle instructions from Pride Disposal.

You may no longer place the shredded material in a plastic bag and then place the bag in your recycle bin. **Please be sure to use a paper bag and staple the bag closed. Never place loose shredded paper in the bin without bagging it,** as the small paper pieces fly all over when the bins are emptied into the truck.

## Traveling Trivia...

(from page 6)

The correct answer is: B. Wheels

Bernard Sadow was inspired to put wheels on suitcases while going through customs in Puerto Rico and saw a man pushing a cart on wheels! He attached casters and a strap to a suitcase and tried to sell the idea. Finally, Macy's sold his first suitcases in 1970; Sadow was granted a patent in 1972.

## Tips for Storing Your Food...

**In the Fridge:** Most fruits, veggies, herbs and all cut produce can be stored in the fridge.



**Store separately:** Store fruits and veggies separately. Gases from ripening fruit, especially apples, pears, and bananas, can make other produce ripen and spoil faster.



**On the Counter:** Basil, tomatoes, and avocados can live on the counter. Stone-fruit (peaches, apricots, plums) and citrus can be out until they ripen and then go in the fridge.

**In a cupboard/pantry:** Store onions, garlic, winter squash, potatoes, mangos, papayas and pineapples in a cool dark place, like a cupboard.



**Special Note:** Store potatoes separately from onions. Gases from the onions will make potatoes sprout faster.

—Washington County Recycling Update

# Local Community Information



## Document Shredding Event!

Submitted by Quila Bowlés



**Are you looking for a place to get rid of your personal papers that you don't want to put in with your normal recycling?**

Law enforcement strongly encourages residents and businesses to shred paper-work containing personal and sensitive information in order to reduce the risk of identity theft. Information released from the Oregon Attorney General noted Oregon ranked 15<sup>th</sup> in the nation regarding the growth of reported incidents of identity theft.

To combat the threat of identity theft, the *Tigard Police Department* has teamed up with *Pride Recycling* to offer a free document shredding event for the local community. This allows residents to securely dispose of paper documents containing personal information.

The event is on **Saturday June 1<sup>st</sup>, 9:00 a.m. - Noon.** Location: *Tigard City Hall Parking Lot, 13125 SW Hall Blvd.* Each household is limited to two hand-carry boxes, bags, or containers (no exceptions!). Do not bring any garbage or other items for disposal or recycling.

**This event is FREE!** They only ask that you please bring some non-perishable food items to donate—these will help support St. Anthony's Food Pantry. Cash donations will also be accepted.

—In part, from [www.tigard-or.gov](http://www.tigard-or.gov)

## King City Community Park...

Submitted by Dave Platt

### Field Improvement Project:

**The large field and pathways will be CLOSED to public access from May 27, to October 15, 2019. The Reason:**

The City of King City is committed to improving the livability of our residents and visitors. The Improvements in the field include:

- Installation of a Drainage system
- Field smoothing, including:
  - ◊ Broadleaf weed control
  - ◊ Cutouts for the Baseball field
  - ◊ Soccer field
  - ◊ Seed.

During construction, access to the gravel parking and the playground will be available. The construction site will be clearly identified with temporary signage and fencing—only authorized personnel are permitted entry into this area during the closure period.

**Please use caution when using the Park and trails!**

**Also note:** *The field will be open for the July 4th Festival (one day ) for all to enjoy.*

*Some days you're the bug;  
some days you're the windshield.*

~Author Unknown

## Measuring Our Garbage...

**The results are in...and they may surprise you!**

Every five years, the State of Oregon asks researchers to take samples of our garbage and measure what they find. It turns out that we waste a LOT of food! Almost 20% of our garbage is food that should have been eaten!

Individual households are responsible for throwing out almost 33,000 TONS of edible food per year in Washington County. At the same time nearly 11% of Washington County residents don't have reliable access to nutritious food.

We're not alone in this. About 40% of food in the U.S. is wasted. When we waste food, we waste everything that went into growing and producing that food, e.g., water, land, energy, and labor.

**The good news IS: when everyone makes small changes at home, it can add up to making a real difference!**

—Washington County Recycling Update



## Items of Interest



### *Origins of Father's Day...*

The campaign to celebrate the nation's fathers did not meet with the same enthusiasm as Mother's Day—perhaps because, as someone said, “fathers haven't the same sentimental appeal that mothers have.”

On July 5, 1908, a West Virginia church sponsored the nation's first event explicitly in honor of fathers, a Sunday sermon in memory of the 362 men who died in the previous December's explosions at the Fairmont Coal Company mines in Monongah--but it was a one-time commemoration.

The next year, a Spokane, Washington woman named Sonora Smart Dodd—one of six children raised by a widower—tried to establish an official equivalent to Mother's Day for male parents. She finally was successful in drumming up support for her idea: Washington State celebrated the nation's first statewide Father's Day on June 19, 1910.

In 1916, President Wilson honored the day by using telegraph signals to unfurl a flag in Spokane when he pressed a button in Washington, D.C. In 1924, President Calvin Coolidge urged state governments to observe Father's Day.

Today, the day honoring fathers is celebrated in the United States on the third Sunday of June. In other countries—especially in Europe and Latin America—fathers are honored on St. Joseph's Day, a traditional Catholic holiday that falls on March 19th.

--www.history.com

### *Do You Know...*

#### **...what a “mirror neuron” is?**

A “mirror neuron” is a neuron that fires both when an animal acts and when an animal observes another animal performing the same action. Mirror neurons are why we yawn when we see someone else yawn, and why we tend to take on some of the emotion of those around us. We all know that it's hard to be in a good mood when you're with someone who's sad or angry.

Being aware of our emotions, how we project them, and how that may be impacting others around us is important. Obviously, we can't go around hiding emotions all the time, but it makes sense to be thoughtful about how, when, where, and to what extent they're being expressed. —C.A.T. Culture Corner



*“Father, I will always be that same boy who stood by the sea and watched you tower over me. Now I'm older, I wanna be... the same as you.”*  
—Yellowcard

### *The Longest Day—Shortest Night*



June solstice is your signal to celebrate summer in the Northern Hemisphere and winter in the Southern Hemisphere.

In the Northern Hemisphere, this solstice marks the longest day of the year. Early dawns. Long days. Late sunsets. Short nights. The sun at its height each day, as it crosses the sky. South of the equator, winter begins.

**What is a solstice?** Ancient cultures knew that the sun's path across the sky, the length of daylight, and the location of the sunrise and sunset all shifted in a regular way throughout the year. They built monuments, such as Stonehenge, to follow the sun's yearly progress.

Today, we know that the solstice is an astronomical event, caused by Earth's tilt on its axis and its motion in orbit around the sun. It's because Earth doesn't orbit upright; rather, it is tilted on its axis by 23-1/2 degrees. Earth's Northern and Southern Hemispheres trade places in receiving the sun's light and warmth most directly. At the June solstice, Earth is positioned in its orbit so that our world's North Pole is leaning most toward the sun.

All locations north of the equator have days longer than 12 hours at the June solstice. Meanwhile, all locations south of the equator have days shorter than 12 hours.

—www.earthsky.org

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### A Song of June

Mine is the month of roses;  
yes, and mine, The month of marriages!  
All pleasant sights and scents,  
The fragrance of the blossoming vine,  
The foliage of the valleys and the heights.  
Mine are the longest days, the loveliest nights;  
The mower's scythe makes music to my ear;  
I am the mother of all dear delights;  
I am the fairest daughter of the year.

—Henry Wadsworth Longfellow

*"Don't equate your self-worth with how well you do in life. You aren't what you do. If you are what you do, then when you don't...you aren't."*

~Wayne Dyer

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

**Proofreaders:** Susan Keltner, Connie Armstrong, & Mary Simpson

### Didn't Know That...

**It's called "Hotel Door Squeak!"**



Silence a squeaky door in seconds. Your bathroom door lets out a loud screech whenever you open it and you're all out of WD-40. The substitute that works just as well: conditioner! Apply 1 tsp. of the product to a clean towel and rub it on the door's hinges. Conditioner works as a lubricant, nixing friction and allowing the metal hinges to move quietly each time you open the door.

—No Worries News,  
March 25, 2019

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### 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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## Karen Harris

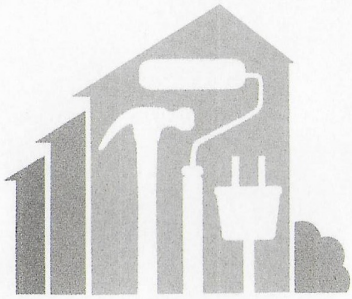
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Vicki Miller

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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.*



## Market Update

June 2019

### Recent Home Sales in Highlands

Type	Address	Bed	Bath	sq.ft.	Selling Price	\$/sq.ft.	Sales Date
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
HOUSE	12598 SW DICKSON ST	2	2	1296	\$385,000	\$297	Apr-19
CONDO	16146 SW 130TH TER #1	2	2	1200	\$257,500	\$214	Apr-19
HOUSE	12807 SW DICKSON ST	3	2	1586	\$425,000	\$267	Apr-19
CONDO	16190 SW 130TH TER #12	2	2	1002	\$240,000	\$239	Apr-19



11725 SW Queen Elizabeth St. #A  
King City OR 97224

503-639-0630

**Realtor Open House**

**1st Sunday**

June 2nd 1 - 4pm  
Highlands  
Summerfield  
King City

Invite your friends and family to tour multiple properties For Sale

**March Portland Residential Highlights:** According to the **Regional Multiple Listing Service** March brought some gains to the Portland metro area, but all measures were cooler than last year in March 2018. There were 3,504 new listings, a 43.4% increase over February 2019 (2,444) but new listings fell 3.9% short of the 3,648 new listings offered last year in March 2018. Pending sales (2,738) ended 5.4% below the 2,894 offers accepted last year in March 2018 but rose 24.0% over the 2,208 offers accepted last month in February 2019. Closed sales, at 2,183 in March, fared similarly, ending 7.9% below the 2,371 closings recorded in March 2018 but rising 26.5% from last month in February 2019 when 1,726 closings were recorded. Inventory decreased to 2.2 months in March, with total market time decreasing to 68 days. There were 4,808 active residential listings on the market in the Portland metro area this March. Average and Median Sale Prices Comparing the average price of homes sold in the twelve months ending March 31st of this year (\$452,700) with the average price of homes in the twelve months ending March 2018 (\$434,800) shows an increase of 4.1%. In the same comparison, the median has increased 3.9% from \$385,000 to \$400,000. More local sales activity is available at [KenMillerAssociates.com](http://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? Please call us!**

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

# KC Highlands Calendar

# June 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
<p><b>Clubhouse Office Hours: Mondays, Wednesdays 9 – 12 and Thursdays 1 – 4.</b>  <b>For changes: Please check the calendar on the Clubhouse front door window or watch for updates on Hi-Net</b></p>						<p>9-Noon Shred Event @ Tigard City Hall</p>
2	3	4	5	6	7	8
	<p>10 Zumba Exercise  <b>11 Condo Maintenance</b>                      2 Dominoes  <b>7 CPO4K Mtg</b></p>	<p>9 Walking Aerobics                      10 Coffee Hour                      1 Bridge                      7 Bible Study</p>	<p><b>10:30 A/L Comm. Mtg.</b>                      2 Dominoes                      2 Mahjong                      7 Mixed Poker</p>	<p>10 Zumba Exercise                      7 Hand &amp; Foot</p>	<p>9 Walking Aerobics                      10:30 Coloring                      1 Needle Arts                      5 Happy Hour</p>	<p><b>5:30 Pizza &amp; Salad Dinner</b></p>
9	10	11	12	13	14	15
<p><b>2-4 Private Event</b></p>	<p>10 Zumba Exercise                      2 Dominoes</p>	<p>9 Walking Aerobics                      10 Coffee Hour  <b>10:30 Condo Landscape</b>                      1 Bridge</p>	<p>2 Dominoes                      2 Mahjong  <b>12 Lunch &amp; Learn</b>  <b>7 Highlands Travelers</b>                      7 Mixed Poker</p>	<p>9:30-4 Sewing Group                      10 Zumba Exercise  <b>5:30 Condo Board Mtg</b>                      7 Hand &amp; Foot</p>	<p>9 Walking Aerobics                      10:30 Coloring                      1 Needle Arts  <b>2:30 Library Committee Mtg</b>                      5 Happy Hour  <b>7 Movie Night</b>                      Flag Day </p>	<p><b>2-6 Private Event</b></p>
16	17	18	19	20	21	22
<p>  <b>Father's Day</b></p>	<p>10 Zumba Exercise                      2 Dominoes</p>	<p>9 Walking Aerobics                      10 Coffee Hour                      1 Bridge                      7 Bible Study</p>	<p>2 Dominoes                      2 Mahjong                      7 Mixed Poker</p>	<p>10 Zumba Exercise  <b>3 Clubhouse Interiors Comm.</b>                      7 Hand &amp; Foot</p>	<p>9 Walking Aerobics                      10:30 Coloring                      1 Needle Arts                      5 Happy Hour  <b>7 Movie Night</b>                      First Day of Summer</p>	
23	24	25	26	27	28	29
<p>30</p>	<p>10 Zumba Exercise                      2 Dominoes</p>	<p>9 Walking Aerobics                      10 Coffee Hour                      1 Bridge  <b>7 Finance Committee</b></p>	<p>2 Dominoes                      2 Mahjong                      7 Mixed Poker  <b>7 Hand &amp; Foot</b></p>	<p>10 Zumba Exercise  <b>6:00 Town Hall</b>  <b>6:30 HOA Board Mtg</b></p>	<p>9 Walking Aerobics                      10:30 Coloring                      1 Needle Arts                      5 Happy Hour</p>	

