

# Highlands Highlights



King City Highlands Homeowners Association (503) 684-8294

July 2019

## ***HOA Board Highlights***

Submitted by Steve Hall, HOA President

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### July 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)

#### **Website:**

[www.highlands55.org](http://www.highlands55.org)

### **Board Member Succession**

The HOA has started a Board Member succession discussion in order to find a more balanced rotation amongst Board Members. Currently, we have five Directors who serve two-year terms. One of those terms ends this November and four end the following year. We believe it's in the best interest of the Community to find a more balanced rotation to avoid the potential for an 80 percent turnover during a single year.

Several approaches have been discussed, including ones that would require changes to our governing documents. Approaches that involve changing governing documents require consultation with legal counsel and other expenses necessary to ratify the changes within the Community. We are advocating for a more practical and less costly approach. Dave Platt has indicated a preference to resign in November this year. We are proposing that we elect two Directors in November, with the understanding that once the two individuals have been seated, Mr. Platt would resign. This will leave us with a five-member Board, and a three- or two-Board Member rotation in future alternating years.

The governing documents do not specifically promote this approach; however, we believe it is a well-established precedent. Additionally, by moving ahead openly and honestly, with a clear explanation and a vote by the Community, we can achieve the goal at minimum cost. Please attend upcoming Town Hall events to voice your opinion, so the Board can take Community feedback into account as we move ahead.

The HOA has benefited from the excellent work conducted by the 2018 Election Committee and is seeking volunteers to lead the 2019 Election Committee. Please reach out to any Board member to lend a hand. Finally, think about running for the Board.

### **Insurance**

Did you know the HOA carries extensive insurance coverage, with affordable deductibles? We also carry earthquake coverage. However, unlike other types of coverage, earthquake has high out-of-pocket costs. The HOA has set a reserve fund floor, which we believe is adequate to cover all reasonably anticipated insurance deductibles without having to resort to a special assessment.

### **Solicitors**

The HOA will never approve house-to-house solicitation. Any service providers who may, from time to time, be approved to present to the Community will be invited to a community-wide meeting at the Clubhouse. Do not trust any door-to-door solicitors who say otherwise.

### **Irrigation Cost Reduction**

The cost of irrigating the common property was raised as a top concern during our April Community input event. Coincidentally, a team lead by Rob Mustard has been investigating the issue and our options. During the regular June meeting, the HOA Board will begin getting briefed, and will provide input to the team to help steer this project. Additionally, discussions between our two Associations (HOA and Condos) have been initiated. Please come to an upcoming Town Hall to learn more and share your views.



# Condo News



## Condo Board Highlights

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

The monthly meeting of the Condominium Owners Association (COA) Board was held June 13<sup>th</sup> at the Clubhouse.

### Important—Proposing A New Bylaw



Condo Owners will soon receive ballots in the mail on a proposed new bylaw prohibiting smoking in the Condo units. The proposal will contain a so-called "grandfather clause" permitting current Residents to continue smoking in their units.

A majority affirmative vote of the Owners would be required for the measure to go into effect. If the bylaw is approved, all new Residents would be prohibited from smoking in the units. Smoking is already banned in the common areas of the Community.



At the Board Meeting, Directors requested that the attorney for the COA draft the bylaw, which would then be submitted to the Board for approval.

The next step would be the preparation of the ballot by CMI, the Association's management firm. The ballot and accompanying explanatory material would also be submitted to the Board for approval before being mailed to Owners.

Once the ballots are distributed, Owners will have 90 days to vote and return the ballots to CMI by mail or to the Clubhouse Office. If the measure is approved, all prospective home buyers will be notified that smoking is prohibited inside the units.

The attorney was also asked to determine whether a bylaw would be required to mandate that all smokers obtain, operate, and maintain air filter machines in their units. If a bylaw is not necessary, the Board could require the installation of air filters, whether or not the prohibition measure is approved. These filters have been proposed as a method of reducing second-hand smoke in units adjacent to smokers.

The Board chose the full grandfather clause option over an immediate ban or a one-year exemption because Directors felt that the proposal had the best chance of receiving a majority vote of the Highland Park Condominium Owners.

**The Next Condo Board Meeting will be Thursday, July 11th at 5:30pm. See you there!**

### Projects —Finished, Continuing, and New

- ⇒ A major new project may be under way. It has been discovered that many of the water shut-off valves in the ground outside the Condo buildings are inoperable or inaccessible. Some are rusted away. Some are under a foot of water, and others sit under a blanket of mud. To determine the extent of the problem, the Board authorized hiring a plumber to conduct a survey and tell the COA how many valves need to be repaired and at what cost.
- ⇒ The garage door-frame repairs are finally finished. The contractor made good on promises to correct errors that were made during the initial frame construction.
- ⇒ Installations have been made to the following: directional arrows on all four sides on each roundabout; and Unit numbers next to some of the doorbells.
- ⇒ The Committee studying possible use of recycled water for irrigation is not ready to make a proposal because not enough financial information is yet available. Our Board has invited Rob Mustard, Committee Chair, to give a status report to the Board at our July meeting.

### New Doorbells Coming



At its June meeting, the Board decided to install new doorbell ringers at the entrance to all units. A total of 150 ringers will be purchased, allowing for some in reserve for those that break over time.

The doorbell replacement project was triggered by a desire for uniformity throughout the Community. Currently, a few doorbells are broken and quite a few different styles have been installed over time. The next step will be to hire someone to install ringers for all 124 Condo units. The Board also must decide whether to purchase name holders to be installed adjacent to the new doorbells.

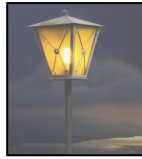
*By helping family, friends,  
and neighbors and using  
the resources of humor and courage,  
we offer nourishment  
for their very spirits.*  
—Author Unknown

# Condo News



## Condo Community Maintenance

### Lighting Our Private Street...



For about a year, our COA Board has been grappling with the street lighting problem. The Board was originally informed that there were no bulbs available to replace those that burn out. The only solution, it seemed, was to install new fixtures at substantial expense. Lo and behold, in June it was discovered that a limited number of replacement bulbs were available. Two were purchased immediately to replace burned out bulbs.

*For to be free is not merely to cast off one's chains, but to live in a way that respects and enhances the freedom of others."*

—Nelson Mandela

## Keeping Everyone Safe & Secure... Building Entry Door Policy

The Condo Board has received complaints that some Residents are leaving the entryway doors open for no apparent reason. *For safety and security reasons, all entry doors should remain closed and locked except for short periods of time when groceries or other items are being loaded or unloaded.*

## Explaining Condo Common Areas — Part I

Submitted by Zoe Allen



The first thing to remember about *condominium common areas* is that all Owners and Residents have equal access to them. Secondly, it is the Board of Director's responsibility to budget for, and maintain, all these common areas.

At Highland Park, the **common areas** consist of our private street—130<sup>th</sup> Terrace, the parking lots, and all sidewalks and curbs. Next—and this is very important for all Residents to understand—**all grounds are common areas**. No Resident has "their own yard." Your Association pays a professional landscape company and arborists to maintain all the shrubs, plants, trees and lawns. You may not decide to plant anything in a *common area* without written permission from the Landscape Committee and your Board of Directors; nor should you take it upon yourself to start pruning trees or shrubs.



You may not tell a neighbor that they can't walk their dog near your building. Equal access, remember? Of course, if the dog is a nuisance, i.e., being allowed off leash, incessant barking, human not cleaning up after their dog, etc., you should speak politely to the irresponsible human. If that doesn't work, you can talk to your Neighborhood Watch Building Captain, or as a last resort you can send a written complaint to our property manager at CMI who will pass your concerns on to the Board of Directors. Dogs are the only pets specifically addressed in the Highland Park House Rules. Cats are not mentioned, but the Board strongly recommends that cat Owners not allow their pets to run loose outside. It is very dangerous for the cats themselves and annoying to some Owners.

One last thing: human Residents can walk around buildings, on the grass, etc. It is not appropriate to tell your neighbors to "get out of your yard"—it is not your yard.

There are more parts of the property that are defined in the CC&R's as *limited common areas*. Look for these to be addressed in the August *Highlights*.

Knock knock!  
Who's there?  
Isabelle.  
Isabelle who?  
Isabelle working,  
or should I keep  
knocking?



—Author Unknown



## Committee Meetings

Submitted by Ed Salzman

Please consider this a blanket notice that a quorum of Condo Board Directors may be attending any Committee meeting. That has been happening with some regularity, and when three or more Directors are present, per Oregon Condo Law it would become a Board meeting; however, no Board action can be taken at a Committee meeting.



# HOA Committee & Event Reports



## Architecture/Landscape Committee

Submitted by Rob Mustard

Weather-wise, the warm months of 2019 have gotten off to a fairly mild start. We had a little bit of rain in early May, a couple of warm spells, but overall, mostly comfortable temperatures. The rain we've received isn't up to the typical average, but it's wetter than 2018!

So, what does that mean? Well, it *should* mean that we'd need to use less water to irrigate the plants around the common areas. In reality, it's still pretty early in the year, and this year's HOA water bills appear to show the exact same amount of water consumed as last year, so there's no real change in watering expenses. The "watering season" only starts at the beginning of May, however, so it's a little soon to see any real effects.

Still, the newer plantings that have been done around the neighborhood—and even in our own yards—may not have had time to get established. The new street trees, for example, can take up to two years of steady watering to stretch out their roots to allow for resilience in times of stress. Already this year, we've had enough nice, sunny days to encourage lots of photosynthesis. As the plants are soaking up sun and producing beautiful flowers and leaves, that means they're drawing moisture from the soil. Folks, if you have one of those new street trees, it's quite possible that they're getting thirsty. Please, keep your street trees watered!

Regarding street trees: even though they're in your front (or side) yard, those trees are still the property of the HOA. Ordinarily, unless the trees are storm-damaged, diseased, or causing damage to infrastructure, the HOA would not remove them. However, a Homeowner can elect to have a large, mature street tree removed and replaced – *at the Homeowner's expense*. That would require an ALC application, but the Committee will be happy to work with Homeowners to facilitate that kind of project. Contact the ALC and let us know.

If you have any questions about an upcoming project, please don't hesitate to contact the ALC. In fact, feel free to drop in on an ALC meeting held at 10:30 a.m. on Wednesdays--there are always interesting things going on here.

## Library Whisperings

Submitted by Bobbi Siegel, Librarian



A big "thank you" is in order to all the Highlanders who have donated items to our library. We accept books, puzzles, magazines, and DVDs.

These donations provide a large variety of materials which make our library so special. Please remember that we do not accept books that are over 15 years old.

## June's Pizza Party!

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



The **PIZZA PARTY on June 8<sup>th</sup>** was a great success. The pizza was delivered hot and on time, with the promised choices of Pepperoni, Vegetarian, Everything-On-It, and Hawaiian. And there was plenty to go 'round ('scuse the pun!)—even for some to go back for more! The salad and trimmings were delicious, and the ice cream/cookie dessert, yummy. As usual, "amazing Ed" delivered such great, funny stories and jokes! The volunteer help was wonderful once again--thank you!



The line-up for pizza!



A happy, satisfied table!



Oh — choices, choices...



Welcoming Décor...



Guys, hurry with the Ice Cream!



More table socializing...

A really fun time was had by all—the pizza party is definitely a "keeper!"

Pictures by Ed Benberg, Bonny Chown and Rob Mustard



# Events — It's All About the 4th!

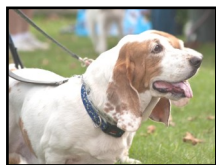
## Highlands July 4th Pup Parade

**Yes, the "Pup Parade" returns!** Submitted by Nancy Crandell

Remember to sign up for the Pup Parade! We will gather at the Clubhouse at 10 a.m. You can doll your doggies up for the Holiday if you wish, or just let them be their own kind of cuteness. There may even be some prizes!



The planned route will be through the green belt down to 126th, then back up to Peachvale and return to the Clubhouse. There will be some activities for your pup beside the path, if you want to try it, or you can just walk along the path. If you wish, you can end your walk at 126th.



Miss signing up? No problem! Just show up for the fun and enjoy this happy event with neighbors and friends, along with their four-legged companions. Helpers are also invited.

Not Parading? BRING YOUR LAWN CHAIR OR BLANKET AND ENJOY THE PARADE!

For questions or to volunteer as a helper—please call Nancy Crandell at (503) 746-6701.

## 10 Things About the 4th of July!

1. The Declaration wasn't signed on July 4<sup>th</sup>.
2. The first celebrations weren't much different than today's.
3. Eating salmon on the Fourth is a tradition in New England.
4. Massachusetts was the first state to recognize the Holiday.
5. The oldest annual Fourth of July celebration is held in Bristol, Rhode Island...
6. ...And the shortest parade is in Aptos, California.
7. There are around 15,000 Independence Day fireworks celebrations every year.
8. We'll eat obscene amounts of hot dogs...
9. ...And we'll spend billions on food.
10. Three Presidents have died, and one was born, on the Fourth.

—Jay Serafino

Q: Why did the duck say bang?

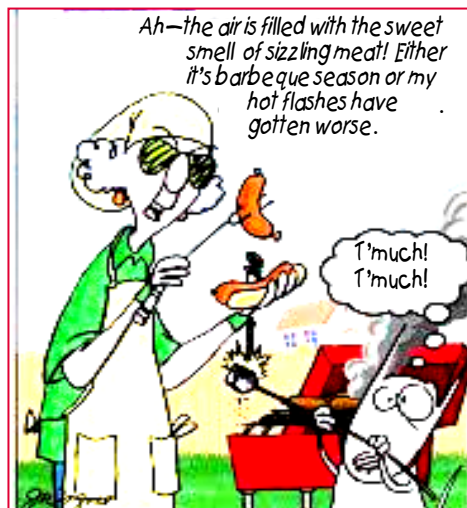


A: Because he was a firequacker!

—Author Unknown

## Did You Know?

A statistic from the year 1918: "The American Flag had just 45 stars."



## July 4th Annual Barbeque!

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

Come on out and join us for our annual **4th of July Barbecue here at the Clubhouse. It will begin at 4 p.m.**



From the menu:

A choice of Sirloin Burger, Salmon Burger, or All Beef Hot Dog

Baked Beans, Coleslaw, Potato Salad with all the Trimmings

Apple Pie and Ice Cream for Dessert

All this for just \$8.00 and \$5.00 for kids under 10!

An added feature this year, Larry Wilder will be entertaining us after the Barbeque Dinner. He is an exceptionally talented, accomplished singer and a champion yodeler. You definitely will enjoy him!



Come one, come all—family and friends! There is a sign-up sheet on the Clubhouse bulletin board.

We will need many volunteers for this fun event. There is a separate sign-up sheet for those interested in helping—please be sure to put your phone number on it.



If you have any questions, call Ed at (503) 968-9075 or Gary at (503) 598 4636.

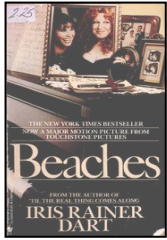
# July Activities



## Movie Nights

Submitted by Nancy Crandell

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



**JULY 5<sup>th</sup>** - When 11-year-olds, irrepressible CC Bloom (Bette Midler) and shy Hillary Whitney (Barbara Hershey) first meet under the Boardwalk at the beach, all they had in common was the need for a best friend.

"**Beaches**" is the story of a lifelong friendship with its ups and downs, yet they remain steadfast through it all. This film will remind you of what being a true friend means.



**JULY 19<sup>th</sup>** - When Miss Pettigrew (Frances McDormand) stumbles onto a chance to become the new "social secretary" to glamorous high-society singer and actress Delysia Lafosse (Amy Adams), she seizes the opportunity despite being totally out of her element.

Come watch "**Miss Pettigrew Lives For A Day**" -- "A delightful Champagne Cocktail of a Comedy!" (from *People Magazine*).

**Put these dates on your calendar for two great films!**

## Highlands Travelers

Submitted by Wendy Gardner

**Please join me in welcoming Kara Lucchesi, GPS - Global Purpose Specialist with G Adventures**

*National Geographic Journeys with G Adventures* is a jointly branded line of small-group trips. Together, *G Adventures* and *National Geographic* have hand-selected itineraries that feature a collection of unique activities and enhanced hands-on experiences that are exclusive to this product line. These trips offer a meaningful connection to local culture, knowledgeable local guides, access to interesting people and places, and interactive experiences that support local initiatives. They also include the element of learning and exploration that *National Geographic* is best known for.

*G Adventures* is an adventure travel pioneer offering the widest selection of affordable small group tours, safaris and expeditions to more than 100 countries on all continents. It was the first adventure travel company to offer 100% guaranteed departures in 2013. Powered by an international team of passionate travelers, the award-winning trips embrace authentic accommodations, exotic cuisine and local transport to put travelers on a first-name basis with the planet's people, cultures, landscapes, and wildlife. The intimate, authentic, and sustainable approach to small-group travel introduces travelers to the highlights of a destination while offering the freedom to explore it on their own. Whatever age, interest, ability or budget, *G Adventures* has a genuine life-changing experience.

We will meet in the Clubhouse Boardroom on **Wednesday, July 17<sup>th</sup>** at 7:00 p.m. Please RSVP by July 15<sup>th</sup> via e-mail to [wendygardner2014@att.net](mailto:wendygardner2014@att.net) or call Wendy at (818) 807-7063. Refreshments will be served.

## Mixed Poker

Submitted by Sandy Bergeron



We are looking for Poker players! We welcome beginners. —I will personally teach you the games we play. It isn't just Five Card Draw or Seven Card Stud.

Most of the bets are with penny poker chips. The buy-in is \$4.25. I am the banker and I collect your money. I give you \$3.25 worth of chips, because one dollar from each of us goes to the player who gets the highest hand for the night. We moan and groan when someone has a higher hand and beats us out of a few pennies, but we are not high-stakes players. Even if I lose, where else can I have so much fun and companionship for so little?

We play every Wednesday at 7 p.m. and start cashing out at 9:15 p.m. We are a fun group of men and women and have between four and seven players each night. Come visit with us some night and watch us play.

For more information, contact:

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

# July Activities



## HOLIDAY NOTICE !

**Due to the Independence Day Holiday,  
Thursday, July 4th:**

**Zumba Gold** exercise has been cancelled for this day. Class will resume on Monday, July 8th.

For that week, **Hand and Foot** will be moved to Wednesday, July 3rd at 7 p.m. in the Clubhouse.

*"A country free enough  
to examine its own conscience  
is a land worth living in,  
a nation to be envied."*

~Prince Charles

## **Bible Study**

Submitted by Ron & Anna Willis



**July 2<sup>nd</sup>** -- Caleb Beickel is returning to share God's Word with us. Caleb grew up with a ministry mind set—his father was a pastor, so he learned early on to serve as well. He's ministered as an associate pastor, missionary to the Philippines, and currently is very active at his church in Sherwood. He and his wife serve together in the choir and teach Jr. church.

**July 16<sup>th</sup>** -- Pastor Gary Custis will be joining us once again for our Bible Study. He is no stranger to the Highlands study group, as he was an advisor to the initial group meetings and Bible Studies in 1993. He is a graduate of Dallas Theological Seminary, interned at Central Bible Church, and now Pastor's Hillcrest Bible Church. He also teaches Junior and Senior Bible at Horizon Christian High School.

We invite all to attend our twice-a-month Bible Studies on the first and third Tuesdays. Our gifted speakers bring us challenging and encouraging messages each month. 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!*

*To do a good deed,  
One does not need a halo—  
only the will to do good.*

~Author Unknown

## **High Diners**

Submitted by Pat Combs

### **Reasons for joining High Diners events!**

- ◆ Great, fun people go
- ◆ No need to cook that evening
- ◆ Gets you out of the house
- ◆ Opportunity to meet new neighbors
- ◆ Don't watch TV while eating
- ◆ Happy Hour menus are less expensive than dinner menus
- ◆ Always great places to eat

### **Dine "Al Fresco" in July and August!**

The following is our High Diners outing for July:

**Monday, July 15<sup>th</sup>**

**4-6 p.m. Happy Hour**

at the **Thirsty Lion Washington Square**

10205 SW Washington Square Rd.,

Tigard, OR 97223

(503) 352-4030 [thirstyliongastropub.com](http://thirstyliongastropub.com)



Weather permitting, we will be seated outdoors. More information will follow via Hi-Net e-mails--the menu will be posted then.

Put the following date on your calendar for August:

**Monday, August 12<sup>th</sup>, 4-6 p.m. Happy Hour**

at **Café Murrayhill, Beaverton**

More info to follow in the August Highlights and via e-mail; also, be sure to watch for more news and information for the next few months' High Diners events! For information, contact:

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

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

# Announcements & Community Info



## Property Survey



Submitted by Steve Hall

Follow-up has been done regarding the numerous incursions on HOA common property that were identified in the property survey. Letters have been sent to each Homeowner and to the King City HOA. We are getting highly cooperative responses and should soon have the issues resolved in ways that are in the best interest of King City Highlands.

## Office Update

Mabel is at home recovering nicely from the knee surgery. Her daughter—here initially—returned to Montana and her son from South Carolina is with her now.

She has physical therapy twice a week and is doing well with her assigned home exercises.

Mabel thanks everyone for all the many cards and "Get Well" wishes received from the Community!

—Linda Lucero



**Editor's Note:** In Mabel's absence, Terri has been such a big help—Thank you Terri!

## Condos Neighborhood Watch

Submitted by Sandy Bergeron

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



Bring to the table any questions, issues, or ideas you want to share to help make living in our Community better.

Everyone is invited!

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

## Houses Neighborhood Watch



Connie Holt states that there's nothing to report this month. Look for something in the August Highlights.

## Who Signed?...

There was one little boy in the teacher's class who really struggled to learn.

One day the teacher asked him who signed the *Declaration of Independence*, and of course he didn't know.

The teacher asked him every day for a week, but still he couldn't give the right answer.

Finally, in desperation, she called the boy's father to come and see her. She said to him, "Your boy won't tell me who signed the *Declaration of Independence*."

The father said to his son, "Come here, boy, and sit down."

The boy duly did as he was told and then his dad said to him, "Now if you signed that stupid thing, just admit it so we can get out of here."

## Summer Games...

Submitted by Sandy Bergeron



We are still playing both Dominoes (Mexican Train) and Mahjong games during the summer months when enough players show up to play.

They're both "tile" games and experienced players of each game are eager to teach you.

The bonus is that the Clubhouse is nice and cool. Days and times are on the Highlands Calendar—be cool and just show up for the fun!



Let Freedom Ring...

## Regarding the "Living Well" Speaker Series...

We have discontinued the *Speaker Series* for now. We'll send out a notice and/or report if/when that changes.

—Linda Dufresne





# Community & Safety Info

## Community Safety

**Important Reminder!** Submitted by Steve Hall

It was brought to the HOA Board's attention that numerous parties have been posing as solicitors, claiming they have HOA approval to speak directly with Homeowners to solicit new business in KC Highlands.

This will never be the case. Be advised the Board will never approve house-to-house solicitation. The Board will only approve service providers presenting to the Community in the Clubhouse. These presentations will be rare, will be scheduled, and advance notice will be provided.

Anyone claiming they have approval of the HOA will be misrepresenting the situation. In general, we should all be wary when unexpected people knock on our doors. We should be even more wary when someone starts out misrepresenting themselves. Let good safety practices and common sense be your guide: don't give information or money to these folks, and by all means, never let any unexpected visitor into your home.

If you answer the phone with  
 "Hello, you're on the air!"  
 Most telemarketers will quickly hang up!  
 —Author Unknown

## Serving You...

### Around the clock...

In 2018, Tualatin Valley Fire & Rescue (TVF&R) crews responded to 49,337 incidents. You'll find it surprising that nearly seven out of 10 of those calls included medical care. It's why their firefighters spend so much time training to perform medical procedures, and why every unit has at least one paramedic. It ensures that you and loved ones receive the highest quality medical care in the field within minutes of a 911 call.



### You can help...

When you have a medical emergency, it's important that the crews know about existing medical conditions and current medications. Having the information ensures you receive the best care possible.

By completing a TVF&R Medical Emergency Card, you can share important information about prescriptions, allergies, physician information, past surgeries, emergency contact, and hospital preference with first responders. You can also include the location of advanced directives such as *Do Not Resuscitate* orders.

You (or a relative or friend for you) can download a card today from [www.tvfr.com](http://www.tvfr.com), fill it out, and post it on your refrigerator.



A new safety idea...  
 Wireless doorbells sitting on their chargers!



## Living Here...

### Living here is a blessing.



Please be aware of your neighbors and if you see them regularly. If not, call to say hello. After more than one or two failed attempts at reaching them, please alert your Neighborhood Watch, Block or Building Captain as they are about our member's well-being.

—from Highlights, July 2010

## Fireworks are Scary



Keep Your Pets Safe  
 This 4th of July!

I don't want to say I'm old and worn out, but I make sure I'm nowhere near the curb on trash day.



# The Wider Community



## Things of Summer...

### Berry Season in Oregon

Summer is wild berry season all across the United States. In Oregon, we are blessed with many varieties. **Strawberries** are available from early May through June and then again in August through September. **Raspberries** ripen mid-June through July with others coming in mid-August through September. Red, Black and Evergreen raspberries are common favorites. From July into September you'll find a wide variety of local **blueberries**. The **boysenberry** — thought to be the result of a blackberry crossed with a Loganberry or red raspberry — reigns mid-July through mid-August. **Marionberry** season also starts in mid-July and goes into August. This Chehalem blackberry and Olallieberry cross is named for Marion County where it was first cultivated in the 1950s and is known as the cabernet of blackberries.



We can find fresh berries at many of the 100-plus **farmers' markets** statewide. Do-it-yourselfers will enjoy **U-pick farms** on the Hood River County Fruit Loop, The Vineyard and Valley Scenic Tour Route, Canby Farm Loop, and farms throughout the Willamette Valley and Southern Oregon.

Look for the **Oregon Berry Festival** in July. Admission is free, and you'll find Oregon berries transformed into ice creams, pies, cobblers, jams, shortcakes, sauces, liqueurs, chocolates, sodas and much more. Or find *Oregon berry recipes* and cook up your own delicious dessert.

—Eileen Garvin, <https://travaloregon.com>

### Great Writing...

As seen on a repair shop door:  
*We can repair anything! —Please knock hard on the door—the bell doesn't work!*  
 (Is sign proofreading a dying art,?!)



Everyone's invited to the King City Festival. Enjoy the Classic Car Rally, Parade, Festival, Kids Float competition, live music, food, vendors, kids activities, and more! See flyers around town for details. The Park will be open and free ADA accessible shuttles are available!

#### The day's timeline:

**9-9:30 a.m.** — The Parade will travel from the City Hall down to the King City Community Park. The Car Show will be in front of the newly refurbished City Hall!

**10 a.m. to 2 p.m.** — The Festival will be at the King City Park. Also don't mind the park improvements—the park WILL BE OPEN for the event!

#### The Shuttle Service:

Parking is limited! How about walking or taking a shuttle ride—it will run in a loop and stop at each of the following locations about every 30-40 minutes:

- ◆ KCCA Clubhouse
- ◆ King City Senior Living/Ken Miller's office
- ◆ King City Community Park
- ◆ **Highlands Clubhouse**

The first shuttle will leave the KCCA Clubhouse at 9:30 a.m. and follow the parade to the Park. The last shuttle will leave the Park at 1:30 p.m.



### Help the King City Lions Club...

**Did You Know?** Donating items to the King City Lions Club helps them give to the local community, while helping the environment?

In the Clubhouse information hallway, there is a box from the Lions Club on the table. Glasses can be deposited in the box. They are cleaned up and given to those in need. The glasses can also be left in their cases.

Early every Tuesday morning— 7:30 a.m.! — two men in a white Lions Club pickup come through our Community and pick up bags of our newspapers. Leave them out by the curb (houses) or by the mailboxes (condos). If you're not a morning early bird, it's fine to put them out the night before.

Do a little something for someone—your contributions really do help!!

## Items of Interest



### About The Bald Eagle...

1. Benjamin Franklin, John Adams and Thomas Jefferson served on the committee that picked the Eagle for the national seal [Franklin wanted the turkey].
2. Bald Eagles have few natural enemies and live only in North America.
3. Bald Eagles get their white head and tail feathers at about four to five years of age.
4. Bald Eagles are not, and never were bald. The term comes from when "bald" meant "white-headed."
5. Their maximum speed: 40 mph or over 100 mph while in a dive.
6. They can lift roughly half their body weight.
7. The Bald Eagle is no longer considered endangered, and now only threatened.
8. The only other kind of Eagle in North America is the Golden Eagle.
9. Bald Eagles mate for life, but if one dies, the survivor will accept a new mate.
10. It is a felony to shoot an eagle.



—Author Unknown

### Birds & Bees...

Submitted by Sandy Bergeron



Did you know honey is a mixture of bee spit and flower nectar or pollen? Honey never spoils—you could still eat 100-year-old honey! It just gets dehydrated or is crystalized. Warm it up in the microwave and add some water if needed.

**But-- do not** use honey to make nectar for hummingbird feeders. That nectar is a one-to-four mixture of white granulated sugar to boiled water, made up of one-fourth cup of sugar to one cup water.



There are a lot of nice flowers where the hummers are getting most of their nectar at this time of year, but I am leaving one feeder up and full because they still come back for a sip now and then.

Bees need water, but they can't swim. I have a shallow dish filled with ocean glass and water so they can get a sip of water without drowning. The hummingbirds like a sip of water too. Change it often because mosquitoes like to breed in standing water.

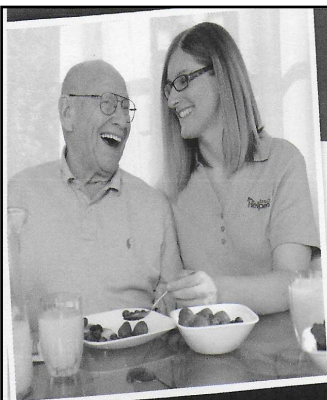
### 4th of July Humor

Nicholas took his four-year-old son, Bryan, to several baseball games where *The Star-Spangled Banner* was sung before the start of each game. Later, Nicholas and Bryan attended St. Bartholomew's Church on the Sunday before Independence Day. The congregation sang *The Star-Spangled Banner*, and after everyone sat down, Bryan suddenly yelled out at the top of his voice, 'Play ball.'

### Remember when??



...You laid on the grass and played,  
"What does that cloud look like?"



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We are given thousands of paths that could be taken.  
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—Author Unknown

## More Items & Sponsors...

### Useless Facts...



The largest bill to go into circulation in the U.S. was a \$10,000 note.

On July 14, 1969, the Federal Reserve and the Department of the Treasury announced that the larger bills would be discontinued (due to lack of use!).

The opposite sides of a dice cube will always add up to seven.



The lint in the bottom of your pocket has a name (gnurr).

—No Worries News May 2019

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## More Items & Sponsors...



### More Summertime...

#### Wildflowers in Mount Rainier National Park, Washington

Home to over 100 varieties of wildflowers including lupine and marsh marigolds, Mount Rainier National Park is one of the best places to go wildflower viewing. The best time to go is from mid-July to early August, when multiple colored flowers are usually blooming in the park's forests and meadows, including the famous Paradise meadow.

—<https://weather.com>

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

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Susan Keltner,  
Connie Armstrong,  
and Mary Lou Steben

*"I believe in America because we have great dreams, and because we have the opportunity to make those dreams come true."*

—Wendell Willkie



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### CLIENT TESTIMONIALS



**Vicki Miller**  
Realtor

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Ken Miller & Associates

*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.*

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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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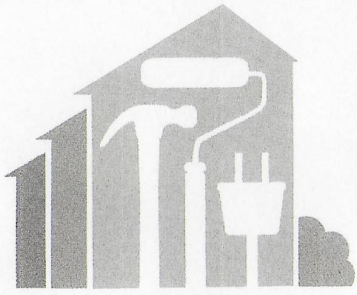
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## Market Update

July 2019

### Recent Home Sales in Highlands

Type	Address	Bed	Bath	sq.ft.	Selling Price	\$/sq.ft.	Sales Date
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
CONDO	16286 SW 130TH TER #59	2	2	1200	\$265,000	\$220	May-19
CONDO	16354 SW 130TH TER #77	2	2	1336	\$250,000	\$187	May-19
HOUSE	12610 SW DICKSON ST	3	2	1624	\$414,950	\$255	May-19
HOUSE	12591 SW BEXLEY LN	3	2	2069	\$480,000	\$231	Jun-19



11725 SW Queen Elizabeth St. #A

King City OR 97224

503-639-0630

**Realtor Open House**

**1st Sunday**  
July 7th 1 - 4pm  
Highlands  
Summerfield  
King City

Invite your friends and family to tour multiple properties For Sale

**April Portland Residential Highlights:** According to the **Regional Multiple Listing Service** the Portland metro area saw mostly gains this April, with new listings leading the way. There were 4,210 new listings, a 5.5% increase over April 2018 (3,990) and a 20.1% increase over the 3,504 offered last month in March 2019. This was the strongest April for new listings in the area since 2010, when 4,713 were offered. Pending sales, at 3,102 in April, increased 3.1% over April 2018 (3,008) and 13.3% over March 2019 (2,738). There were 2,409 closings in the region in April, a 10.4% increase over March 2019 (2,183) but a decrease of 4.5% from the 2,523 closings recorded last year in April 2018. Total market time decreased in April to 53 days, with inventory holding steady at 2.2 months. There were 5,400 active residential listings in the Portland metro area in April. Average and Median Sale Prices: Comparing 2019 to 2018 through April, the average sale price has increased 0.3% from \$444,600 to \$445,900. In the same comparison, the median sale price has increased 1.2% from \$395,000 to \$399,600. More local sales activity is available at [KenMillerAssociates.com](http://KenMillerAssociates.com)

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

# KC Highlands Calendar



## JULY 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
	10 Zumba Exercise <b>11 Condo Maintenance</b> 2 Dominoes	9 Walking Aerobics 10 Coffee Hour 1 Bridge  7 Bible Study	<b>10:30 A/L Comm. Meeting</b> 2 Dominoes 2 Mahjong  7 Mixed Poker <b>7 Hand &amp; Foot</b>	<b>Independence Day</b>  <b>10 "Pup" Parade</b> <small>Happy 4th of July!</small> <b>4 July 4th Barbeque</b>	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour  <b>7 Movie Night</b>	
7	8	9	10	11	12	13
	10 Zumba Exercise 2 Dominoes	9 Walking Aerobics 10 Coffee Hour <b>10:30 Condo Landscape</b> 1 Bridge	2 Dominoes 2 Mahjong  7 Mixed Poker	9:30-4 Sewing Group 10 Zumba Exercise <b>5:30 Condo Board Meeting</b> 7 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts <b>2:30 Library Committee Meeting</b> 5 Happy Hour	
14	15	16	17	18	19	20
<b>9:30-4 Private Event</b>	10 Zumba Exercise 2 Dominoes  <b>4-6 High Diners</b>	9 Walking Aerobics 10 Coffee Hour 1 Bridge  7 Bible Study	2 Dominoes 2 Mahjong  <b>7 Highlands Travelers</b> 7 Mixed Poker	10 Zumba Exercise  <b>3 Clubhouse Interiors</b> 7 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour  <b>7 Movie Night</b>	
21	22	23	24	25	26	27
	10 Zumba Exercise 2 Dominoes	9 Walking Aerobics 10 Coffee Hour 1 Bridge <b>4 Condos Neighborhood Watch Mtg</b> <b>7 Finance Committee</b>	2 Dominoes 2 Mahjong  7 Mixed Poker <b>7 Hand &amp; Foot</b>	10 Zumba Exercise  <b>6:00 Town Hall</b> <b>6:30 HOA Board Meeting</b>	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour	
28	29	30	31			
	10 Zumba Exercise 2 Dominoes	9 Walking Aerobics 10 Coffee Hour 1 Bridge	2 Dominoes 2 Mahjong  7 Mixed Poker	<b>Clubhouse Office Hours: Mondays and Wednesdays 9 – 12; Thursdays 1 – 4.</b> <b>For changes:</b> Please check the calendar on the Clubhouse front door window or watch for updates on Hi-Net. 		