

Highlands Highlights



King City Highlands Homeowners Association (503) 684-8294

AUGUST 2019

HOA Board Highlights

Submitted by Steve Hall, HOA President

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August
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I am pleased to report that we have mostly worked through our backlog of issues, and overall, things are going quite well. Home sales are generating transfer fees that are tracking with budgetary estimates. Planned maintenance projects have been, or are in the process of, being completed. The irrigation systems have been prepared for summer operation, while overall the grounds and the Clubhouse are looking very attractive. We have had a few surprise expenses; however, we are managing priorities and slipping some lower priority work to keep our spending in line with our budgets.

Looking Forward—An update to our Reserve Study has been initiated by Mike Dahlstrom, Dave Platt, and Bill Beecroft. As you may know, the Reserve Fund is exclusively established for the repair, replacement, and maintenance of existing capital assets that are identified in the Reserve Study.

The Reserve Fund receives money from two sources. The primary source is from transfer fees that are paid by buyers who purchase a home in the Community. The second source is a five percent transfer of annual fees we all pay, which is the required minimum per our governing documents. That minimum amounts to \$46.00 per year, per household, which is approximately 15 percent of our annual maintenance spending on capital assets.

The Reserve Study examines the current condition, life expectancy, and cost of replacement for our existing capital assets to provide guidelines on how much money the Community needs to have available, as well as when we will likely need to address maintenance of existing capital improvements to the property. Useful life of these capital improvements can

range from a few years to decades. Examples of capital assets in the Reserve Study include the Clubhouse, street trees, common landscaping, walking paths, irrigation, and the brick walls surrounding our Community—to name a few.

The good news is that volunteers in our Community have dedicated many hours to ensure that our capital improvements are well maintained, which preserves and enhances our property values. The other good news is that the Reserve Fund maintains a healthy balance. The update to the Study will record and reset estimates based on the current state of our capital improvements, including the capital asset maintenance items that the Community has completed, such as: the Clubhouse exterior work, furnace replacements, parking lot maintenance, library furnishings, and kitchen updates.

Budgeting for 2020—will commence in September. The budgeting will be led by Treasurer, Mike Dahlstrom. The update to the Reserve Study is a large input to the budgeting process. In addition to addressing scheduled maintenance per the Reserve Study recommendations, it's time for Community members to start thinking about priorities and what needs to be funded next year. Mike will need a few volunteers to help work on this initiative. Please consider lending a hand for this limited term engagement.

The CMI Web Site—Tom Chown is currently investigating its remaining content. He will be working with Rob Mustard and our Board Members to make recommendations and to help finalize our transition from the CMI web site as much as, and as soon as, reasonably possible.

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 July 11th.

Irrigation Water Study Presentation—Highlanders who attended were treated to a very informative presentation by Rob Mustard, Chair of the joint HOA-COA Committee studying ways to save money on landscape irrigation throughout the KC Highlands Community (both Houses and Condos). Rob provided charts showing that our Community could save huge amounts of money by using recycled water from *Clean Water Services* instead of domestic water from the *City of Tigard*.



The Committee does not know yet what it will cost to install a reclaimed water system for irrigation purposes or how the costs will be financed. In addition, we still don't know whether pumping stations will be required and how much the electricity will cost to pump the water. This project could have major financial implications for both the HOA and the COA, and volunteers are needed to serve on the Committee and help evaluate the project as it develops.

Garage Door Access in Emergencies—During the recent power outage, several Condo Owners apparently were unable to use the manual backup system to open their garage doors as those Residents did not have keys that provide access to the wire cord that, when pulled, releases the door lock. Condo Owners should have received those keys when they bought their units; in some cases, the former Owners failed to provide at least one key that performs this function.



Garage doors and locks are the responsibility of the Unit Owners. Anyone wanting to solve this problem should contact a reputable garage door company.

New Bylaw Amendment Vote— By now, Condo Owners should have received their ballots on the proposed Bylaw provision that would eventually prohibit smoking inside units. Smoking is already prohibited in common areas, and patios/decks.

The proposed amendment would not prohibit smoking inside units by any current Residents. Because of the "grandfather clause," it would apply only to those who purchase units after the effective date of the measure.

Although there is plenty of time before the close of voting, Owners are encouraged to submit their ballots without delay. Ballots may be mailed to CMI or may be filed with the Clubhouse Office. Return envelopes should also have been received by all Owners. The measure will go into effect only if it is approved by a majority vote of the Condo Owners.

The decision to offer a Bylaw provision was based on a preliminary vote earlier this year in which an overwhelming number of ballots favored some form of ban. The Board selected the most lenient of the three alternatives on that preliminary ballot in an effort to make the measure as acceptable to as many Owners as possible.

Recent Projects Status—



- ◆ **Deck Rehabilitation** -- This year's deck work is complete. The contractor proved overly optimistic in estimating the time it would take to do nine decks, but there have been no significant complaints about the work quality.
- ◆ **Streetlights** -- A major streetlight project has been avoided for at least the next four years. Two dozen replacement bulbs are now on hand, and they are usually used at the rate of six per year.
- ◆ **Doorbells** -- Replacement doorbells have been purchased and nameplates are on order. An installer has not yet been selected. The nameplates are to be available by the end of August.
- ◆ **Water Shut-off Valves** -- A survey of the valves showed that some need repair or replacement. However, the plumber conducting the survey did not check those that were under water or covered with mud. The plumbing company recommended that all so-called gate valves be replaced by ball valves, which should last longer. This issue is under study by the Maintenance/Reserve/Finance Committee.

The next Condo Board Meeting will be Thursday, August 8th at 5:30 p.m. See you there!

Garage Door Trivia...

What year was the overhead electric garage door opener invented?

- A. 1926
- B. 1940
- C. 1963



Hint: Answer is on a page 11 in this issue!

Condo News

Keeping Garages Secure...



Especially as Submitted by Sandy Bergeron there has been a recent Condo garage break-in with some items stolen, PLEASE keep your garage door closed, your car locked (be sure the keys are with you!), and keep valuables out of the garage, if possible. The exceptions to this should be only for taking things in and out, or working in your garage. By keeping the door open for any length of time, this gives potential thieves time to scope out your items and puts both you AND your neighbors at risk for being the next potential garage theft victims.

For added security, you can pop the circuit breaker to the garage at night so the garage door can't be activated by key or remote. Most circuit breaker boxes are located in the master bedroom in the Condos, with the bottom-most circuit breaker switch on the left being the garage power supply. If you have a full freezer of food stored in your garage, of course it's not recommended that the electricity be off for eight hours every night. Some of our Condo Owners have added a keypad on the door frame that requires a code, or an extra padlock installed on their garage door, or have disconnected the electrical to the key mechanism on the garage siding by the door.

This is a safe place to live, but don't invite trouble. We're lucky to have enclosed garages for our cars and for storing items—let's all keep them safe and secure.

Condo Landscape Committee



The Committee met on Tuesday, July 9th. Our *Brightview Landscaping* representative was not able to attend. Several Condo Residents came who had some requests and questions about irrigation, shrubs, and trees.

Detailed discussions were held regarding the *Brightview/COA* relationship, irrigation problems, as well as requests and questions. Comments were taken into consideration, including a plan for making future recommendations.

Shrub "shearing" is being done now and weekly irrigation days are cut back by one for both lawns and shrub/tree areas. Regarding large trees, a walk-through to identify problems is done in August or September. Actual pruning is done in November or December by *Halstads* (our arborists) when the deciduous trees are dormant. *Brightview* will prune small trees and many shrubs in September or October.

A property walk/inspection with our *Brightview* representative was done July 19th. This will help in planning for areas that need attention.

The next meeting is Tuesday, August 13th.

"I always wanted to be somebody, but now I realize I should have been more specific."

-Lily Tomlin

Explaining Condo Limited Common Areas — Part II

Submitted by Zoe Allen

The declaration says **limited common elements** are areas where the use is restricted to the units to which they pertain. Although use is restricted to unit or building Residents, major and in some cases routine maintenance, is a Board responsibility. Making and enforcing rules pertaining to these areas is also up to the Board of Directors and examples may be found in the House Rules.



An obvious example of a *limited common area* is the *building entrance*. The inside entrance and stairs are for the use of the Unit Owners and their guests. The Board maintains the lock and doorknob/handle for the main entrance door, the interior carpet and lighting, and necessary painting. A master key for the front door allows Board Members and maintenance workers access. The front porch is actually defined as a common area so if you are thinking of putting planters, chairs, decorations etc. in that area you must request Board permission. There are rules that cover what Owners can place in the *limited common areas* and those are found in our House Rules.

Decks and Patios are *limited common elements* and are for the use and enjoyment of the Unit Owner or Resident. The Board expects Residents to keep the deck/patio in a neat and clean condition at all times. Necessary maintenance and repairs are the responsibility of the Condo Association. The Board has contracted for comprehensive deck repairs and is doing the work in stages. The fifth year in this process was just completed. Once again, the House Rules define some of the "do's and don'ts" regarding these areas; when in doubt, be sure to consult with the Board.

Lastly, there is an individual garage assigned to each Unit. The Condo Association is responsible for major maintenance with two exceptions: the garage door itself and all locks related to the door are the Unit Owner's responsibility. This includes replacing and/or painting a damaged door if necessary or if the Board instructs you to do so.

Remember, *smoking is not allowed in common or limited common areas*. This rule has been in effect since the spring of 2017, and will remain in place whether or not the proposed Bylaw change passes.

HOA Committee & Event Reports



Architecture/Landscape Committee



We are well Submitted by Rob Mustard into summer now—peak season for landscape maintenance—not just for the Associations, but also for Homeowners. Please bear in mind two things: first, the ALC asks that you do not interrupt the landscape or arborist workers as they go about their duties. They're running on tight schedules, and already have a list of things that we've asked them to do. Folks, if you have requests for our landscaper or arborist, please pass them along to me at alcchair@kchighlandshoa.com.

Second, we ask Homeowners and their landscapers with those noisy leaf blowers to NOT blow leaves off into the HOA's common areas. It might be handy to hide debris behind shrubs, but someone has to clean that stuff out eventually!

On the street tree front, by the time you receive this issue, our arborist will probably be taking down a dozen sickly and dying columnar maples. These mature trees are a sad loss, but they're suffering from a systemic fungal infection known as "leaf blister," and they won't survive. The leaves start showing ugly black spots, and eventually curl up and die. After the trees are removed, the soil will be treated to kill off remaining spores, and new street trees will be planted in the fall.

Regarding the Water Project—two presentations have been done for the Highlands Community illustrating the water use and cost history of the Condo and Homeowner Associations, as well as the impacts on our monthly and annual assessments. (Reminder: materials are posted at highlands55.org/water for your review.) As of this writing, we're waiting on the written "irrigation audit" report, as well as updated and detailed cost figures from *Clean Water Services* on the implementation of the recycled water option. As information becomes available, it will be delivered to everyone via Hi-Net, on the web site, and through our Community meetings.

Please don't hesitate to contact the ALC if you have any questions about an upcoming project. Also, feel free to come to an ALC Meeting (10:30 a.m. Wednesdays). Interesting things happen in our Highlands Community!



Someone is sitting in the shade today because someone else planted a tree a long time ago.
—Warren Buffett



July 4th "Pup Parade"

As reported by **Lyra Crandell**

We all gathered at the Clubhouse at 10 a.m. With 10-12 of us getting our name tags and pictures taken, it was a bit chaotic at first but Quila bravely, with flag in hand, led our Parade to the route through the green space between 129th and 126th. It was fun getting cheered along the way!

The large grass area was where some of us had a chance to play with some agility equipment and greet the Highlands Watchers who became judges for medals. Joan Stremich with *Lindy Lou* won "Best Costume" as a cute butterfly. Mary Mills and *Lola* won "Best Float" with their decorated stroller (they were our only "float" this year). Pat Combs with Vegas won "Best Attempt at the Activities." Maybe we should have a best trick prize? The oldest dog was 18 and the youngest, 3.

Some of the humans took their pups home at 126th, and the rest of us continued up Peachvale toward the Clubhouse. Everyone was nice to each other and we had lots of fun! I hope my Mom comes up with a good costume for me next year and I hope I will wear it.

Thanks to all our Parade Walkers, Watchers, AND to my Mom for bringing back this fun event—lots of laughs were had all around!



Best "Float"—Lola



Getting Vegas to master the Hoop!



More "cuteness!"



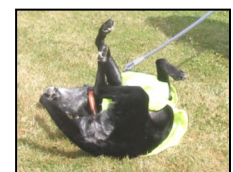
Jack & Mom color coordinated...



Best Costume—Lindy Lou



Some Parade Watchers headed home...



I'll make up my own tricks!

Special Events



Annual July 4th Barbeque!

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



Beautiful Décor to greet you...

We had a great turnout (115 people, at last count!) for our annual **July 4th Barbecue**, and what a beautiful day it was to have it and celebrate the Holiday!

After a delicious dinner, we enjoyed Larry Wilder singing a wide variety of songs, including some yodeling, and accompaniment on his guitar and banjo. Among the highlights of his time with us were songs honoring five military branches of service while inviting all those veterans and military families to stand—an awesome site in the room at that conclusion! He sang many genres of songs, and invited the audience to sing along and to make requests.

On behalf of your Special Events Co-Chairs, we want to thank everybody who came and all the volunteers who made the day's Event go so VERY, VERY SMOOTHLY—it was WONDERFUL!



Getting the grills ready...



Red, white and blue at the money table...



Happy BBQ Director, Denny!



Larry Wilder entertaining...



Happy 4th from The Melott's!

Pictures by Bonny Chown and Quila Bowles



The Banner made by Pat Gaines is up!



A Star-Spangled Table!

August Ice Cream Social

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

Come one, come all to our annual Summer Ice Cream Social at the Clubhouse—and who doesn't like ice cream?!



Sunday, August 11th, 2:30 p.m.

We will have Ice Cream Sundaes with Hot Fudge, Strawberry, and Blueberry toppings, along with chopped nuts and whip cream for those who like to add them. And what's ice cream without cookies? You won't be disappointed—rumor has it there will be home-made cookies by some of our Resident bakers.

This annual event is always special, as we welcome all new Residents (Houses and Condos) who have moved here between July 31, 2018 and July 31, 2019. There are 57 new Residents who will be guests of the Community and will receive invitations in the mail.

All people who have been Residents longer than one year are welcome to come and meet our "newbies," and the cost for you "oldsters" will be just \$4.00/person.



There is a sign-up sheet on the Clubhouse bulletin board. Pay at the door.

Any questions, please call Gary at (503) 598-4636 or e-mail to g.gmelott@frontier.com.

Appreciation is a wonderful thing.
It makes what is excellent
in others belong to us as well.

—Voltaire

Labor Day Pancake Breakfast

Submitted by Ed Benberg, SE Co-Chair



As Labor Day is early this year, this is a "heads up" to be sure you add this "**Best Breakfast in Town**" to your calendar!

**Monday, September 2nd
9:00 to 11:00 a.m.**

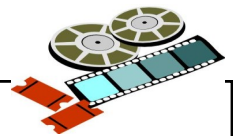
We'll enjoy Ed's famous recipe for his delicious pancakes. Ham, eggs, apple sauce, orange juice and coffee will complement the menu.

Adults only \$5.00 Kids 10 & under \$3.00
No sign-up required — Pay at the Door

Invite family and friends to also come and enjoy this Holiday favorite event presented by the Highlands Gentlemen!



August Activities



Movie Nights

Submitted by Nancy Crandell

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

The theme for this month's movies is: Lives are changed when someone cares!



AUGUST 2nd —

"SAFE HARBOR." A couple's dream of sailing around the world is side-tracked. When they are asked to provide refuge for a troubled teen, they reluctantly accept—then another, and another. They discover they can be a real influence for good in the lives of these boys. How much sacrifice will be required to help them reach their full potential? Starring Nancy Travis and Treat Williams, this movie is filled with challenges and triumphs. You will be inspired.



AUGUST 16th —

A down-and-out country singer (Robert Duvall) stumbles into a small-town gas station and meets a young widow and her son who will end up turning his life around. **"TENDER MERCIES"** is the story of a life redeemed when someone cares—although the years of hard living and the resulting scars present obstacles to a new life. This film won Robert Duvall his only Academy Award in six nominations.

High Diners

Submitted by Pat Combs

Come On and Get HAPPY!

August High Diners invite you to our next outing:

**Monday, August 12th,
4-6 p.m. Happy Hour**

**at Café Murrayhill,
14500 SW Murray-Scholls Dr., Ste 103
Beaverton**



Weather permitting, we'll be seated outdoors. Watch for more information to follow via Hi-Net e-mails—the menu web site will be noted then.

A sign-up sheet will be posted in the Clubhouse.

For information, contact:



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

Penny Matsler (503) 580-4636
pjmatsler@hotmail.com

The September Event will be:

**Thursday, September 19th
at Clockrose Tea Emporium & Confectionary**

Improving Your Day...

*Just taught my kids about taxes
by eating 38% of their ice cream.*



—No Worries News, June 2019

Walking Aerobics Exercise

Come join this fun group doing an indoor video aerobic activity. We meet every Tuesday and Friday at 9 a.m. in the Clubhouse Ballroom.

The exercise moves are very easy to follow. We start with a warm-up and gradually build to a fat-burning speed. We have a great group of neighbors and friends to exercise with—no registration required—just show up.



Doesn't this look like a fun exercise group?!



On Tuesdays, then stay for the 10 a.m. Coffee Hour. Make new friends and greet old friends. Free exercise routine and free coffee—who can beat that combo?

"We do ourselves the most good when we are doing something for others."

—Horace Mann



August – September Activities



Q: Why did the ice cream take karate lessons?

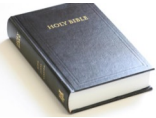
A: Because it got tired of getting licked!

~Author Unknown~



Bible Study

Submitted by Ron & Anna Willis

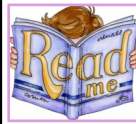


August 6th—Serge Dezhnyuk will be joining us to share God's Word. He leads a weekly Men's Bible Study and has been involved in various ministries at his Beaverton church. Serge and his wife have been married seven years and have two boys. He works as a Civil Engineer in Beaverton and enjoys the outdoors, sports, and studying the Bible in his spare time.

August 20th— Pastor Steve McCracken is no stranger to our Highlands' Bible Study – he has been faithfully teaching God's Word to our group for many years. His enthusiasm and decades of ministry service has been a delight and encouragement to us all.

We invite all to attend our twice-monthly Bible Study on the first and third Tuesdays in the Highlands Clubhouse. Our studies begin at 7:00 p.m. and include singing of traditional hymns, a biblical message, a time for specific needs, and followed by refreshments and fellowship. We look forward to seeing you.

Book Club Is Restarting!



After enjoying the summer off, the Book Club is set to restart **in September**. The first meeting is scheduled for **Wednesday, September 18th at 1:30 p.m.**

Our September book is ***The Suspicions of Mr. Whicher*** by **Kate Summerscale**. Kate Summerscale writes about an extremely disturbing murder committed in an English country house in 1860 that inspired a "detective-fever" throughout England.

Check the September *Highlights* to confirm the date and time, and for more information regarding the Book Club, call Judy Sutton at

Dominoes (Mexican Train)

Submitted by Lorene Guell



The form of Dominoes we play is called Mexican Train—you each have a little train playing piece and your string of tiles that starts at the center becomes your "track." It's an easy and fun tile game.

There are always volunteers to help new players learn to play. Games are played every Monday and Wednesday at 2 p.m. in the Clubhouse. Come when and as often as you want to and are able!

For more information, contact Lorene Guell at (503) 502-2574.

Calling All Highlands Travelers

It is with a great deal of sadness that I announce my departure from the Highlands Community in the near future. It has been an honor and privilege to bring new travel opportunities to all of you and hope it has expanded your interests and desire to explore new places.

It is my fervent wish to see this endeavor continue and would love to find a new coordinator/facilitator for travel presentations. I will be more than happy to consult with you to arrange destination speakers in future months. Please search your passion for travel and discover that perhaps you might be that special person who wants to continue to bring exotic destinations to the Highlands Community.

Please call me at (818) 807-7063 or e-mail a message to wendygardner2014@att.net if you are interested in helping your neighbors continue to explore their travel wanderlust!

Wendy Gardner, CTC

(818) 807-7063

wendygardner2014@att.net

wendy@axtravelcenter.com

cst: 1003143-10



CPO4K Meetings

These local area's meetings will resume in September, held monthly on the 4th Monday at 7 p.m. in our Clubhouse. They will continue through November, skip December due to the Holidays, then start again in January.

What are the meetings? Look for more information in the September *Highlights*.

Faith in mankind begins with faith in oneself.

~Author Unknown~

Announcements & Community Information



WARNING!



Recently coyotes have been seen both in the near vicinity of our Highlands Community and even within the property perimeters. Please watch your small dogs carefully, and be sure to keep cats indoors!

Condos Neighborhood Watch

Submitted by Sandy Bergeron



We had a great turnout at our meeting July 23rd, and a big thank you to all who attended. Lucianne Phillips gave a very informative presentation about disaster preparedness, along with available handouts and online resources for information. If you didn't get a handout of all the topics covered, Mabel at the Clubhouse Office will have a folder with a copy of each handout so she can make a copy of any that you missed.

Building #15's Captain, Lorene Guell, is back from California, and we have a brand-new Captain, Marguerite Burns, for building #10. We now have 18 Captains covering 21 buildings. My ultimate goal is to have a Captain for each entryway—meaning a Building Captain plus three other Residents using the same entry. How difficult is that? You probably see them every day anyway.

There is a new Building Captains list on the Clubhouse message board in the hall by the kitchen. New Condo Residents may check it to see who your Building's Captain is. They can be very helpful in showing you the ropes and they know who to call if they don't know the answer to your question.

Stay safe and be kind to each other.

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

IN MEMORIAM

We were sorry to hear that Dale Zinck, who lived at 16289 SW 129th Terrace, passed away on July 2nd.

A Celebration of Life for Dale was held at the Highlands Clubhouse on July 29th.

Our sincere condolences go out to the family.

"Thank You" from Mabel Weber

I wish to thank all the Highlands Residents who sent the lovely Get Well cards while I was recovering from my surgery. I appreciate your thoughtfulness. I want to thank Linda Lucero for coming to visit several times and bringing all the cards to me.



It's good to be back!



I also want to thank Terri Sharpton for filling in for me while I was gone. You did a good job.

Blessings to you all for your kindness.

Attention Artists and Crafters!

Submitted by Nancy Crandell

It's not too early to begin thinking about our **Highlands 5th Annual Holiday Art and Craft Faire**. I hope some of our new talented Residents will consider joining us this year. The expected date is **Saturday, December 7th**. We will have a gathering in September to share ideas and find out who would like to participate.



Proceeds from our famous Cookie Bar have helped several local charities, and our Toy Box donations (new last year) went out to children in need of Christmas cheer. We have developed a reputation for high quality, social fun, and delicious cookies.

If you have questions, call Nancy Crandell at (503) 746-6701.

Houses Neighborhood Watch

Submitted by Connie Holt



Attention Block Captains

Our next Houses Neighborhood Watch meeting will be on **Wednesday, September 18th, at 10:30 a.m.** in the Clubhouse Boardroom.

Please bring any concerns, issues, or ideas to discuss. *Everyone is invited to attend.*

Connie Holt
Houses Neighborhood Watch Coordinator
(503) 936-9297

Community Information



Wondering about 131st Avenue?



Report by Mike Dahlstrom

Of course! This is a King City project that includes a planted center median (trees/shrubs), ADA access points at every intersection, a cross walk to Deer Park Elementary School, pavement resurfacing, curb bump-outs at intersections south of Dickson (ensures sight lines from side streets—no parking to block visibility), and it appears (to me) to include street-side bioswales to address some of the storm water runoff—but not sure about that.

Complete drawings are available at: <http://www.ci.king-city.or.us/Projects/131%20Ave%20Improvements/King%20City%20131st%20Avenue%20Improvements%20Project.pdf>

This is a substantial project and will change the look and dynamics of 131st Avenue (I think for the better) so yes, it will take some time. The contractors are aware, just as Clean Water Services was during their work, that Highlands Residents will require access/egress at all times—although some will likely be by flaggers during daylight hours. Expect delays as the signs say—try to keep patience in mind. This project will eventually end...

Murphy's REAL Laws...

It is said that if you line up all the cars in the world end to end, someone probably would be stupid enough to try and pass them!

~Author Unknown



"Deep summer is when Laziness finds respectability."
—Sam Keen

Birds and Bees Forever

Submitted by Sandy Bergeron



My bee watering station is just a plastic dish from the Dollar Tree and some "ocean glass" and river-smoothed rocks, also from the Dollar Tree. Then I just add water.

So, how's that working out? Haven't seen a bee or hummingbird use it, but the wrens love it!

Each time I water my outside plants, I fill the plastic dish to overflowing in order to wash out debris and hopefully wash away any mosquito larvae.



WHEN THUNDER ROARS, GO INDOORS...

...Stop all Outdoor Activity!

On June 26th, The National Weather Services was letting us know about strong thunderstorms forming throughout the State, especially toward the Cascades. Smaller cells were forming that afternoon here in Washington County and were predicted for the next day (Thursday) afternoon as well.

If you can hear thunder, the safest thing to do is to avoid outdoor activity.

—Philip Bransford, Communications Officer
Washington County

Requests Have Been Made for Another Presentation!



What: Xfinity Product Demonstration



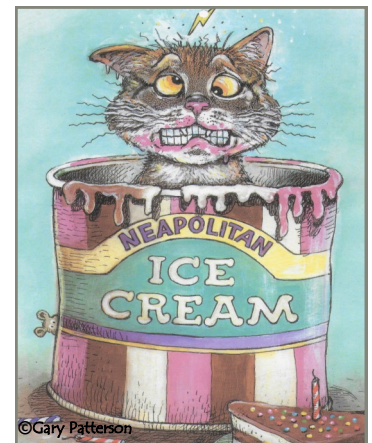
When: Monday, August 26th from 4 to 6 p.m.

Where: Highlands Clubhouse

Join us for an Xfinity demonstration. Come by, meet your neighbors, demo Xfinity TV, and learn great tips to get the very most out of your service.

Hope to see you there!

"BRAIN FREEZE!"



©Gary Patterson

Items of Interest



Places for Summer...

Did you know that there are **252 Oregon State Parks**? That means you can visit a different one every day for eight months! These are awesome opportunities for exploring Oregon—a variety of sights and experiences right in “our own backyard” for summertime!

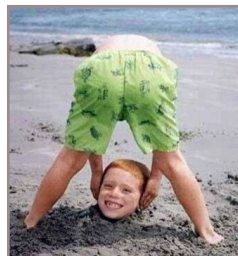
A Day at the Beach

Cannon Beach is one of the most significant and popular beaches of Oregon, Cannon Beach offers spectacular visions which are further complemented with plenty of activities and rich flora and fauna.

Cannon Beach is also home to one of Oregon’s legendary landmarks – the Haystack Rock. Standing at 235 feet from the shoreline of Cannon Beach, the Haystack Rock is an impressive sight to capture, especially during low tide. Get a little closer and you can spot sea stars, crabs and anemones sticking to the base of the rock while puffins rest on it. Other notable sea creatures on and around the rock are California mussels, gooseneck barnacles, purple sea urchins, and black leather chiton.

While the tide pools in the area are open to the public, the Rock is preserved as a part of Oregon Islands National Wildlife Refuge area.

The adjoining Ecola State Park is a great spot for short and long hikes and a sunset picnic to wrap up the day.



Summer at the beach ... why mothers yell so much!!

<https://www.thecrazytourist.com>

Remember when??



Summertime meant playing outside with your hula hoop!

Summer Dilemma...

How to have a beach body.

Answer:

1. Have a body.
2. Go to the beach.

Apollo 11 Moon Landing Fun Facts

- ◆ It took place **50 years ago**--from launch to splash-down, it was 8 days, 3 hours, 18 minutes, 35 seconds— **July 16, 1969 to July 24, 1969.**
- ◆ Apollo 11 coasted toward the moon at 24,000 miles per hour.
- ◆ “Fly Me to The Moon” was the Frank Sinatra recording that Buzz Aldrin played while on the moon’s surface.
- ◆ One-fifth of the world’s population (about 500-600 million people) watched the moonwalk on TV or followed along via live radio.
- ◆ “Buzz” Lightyear, the *Toy Story* character originated in 1995, is named after astronaut Buzz Aldrin.
- ◆ Armstrong and Aldrin brought back 40 pounds of moon rock from the trip.
- ◆ Aldrin, Collins, and Armstrong signed and left behind hundreds of autographs for their families in case of their deaths. They couldn’t afford life insurance, so figured this was the next best thing.
- ◆ The Apollo program introduced us to freeze-dried food, Velcro, memory foam, water filters, scratch-resistant coatings used on eyeglasses, and the shoe insoles that make sneakers comfortable.
- ◆ Apollo’s legacy: development of micro-electronics and computer systems, which kick-started a new computer chip industry.



Thank you, Apollo!

--Parade, June 2019

Summer Uses of Watermelon!



Agua Fresca— Puree 6 cups of seedless melon, strain. Stir in 3 Tbsp lime juice and ½ cup agave syrup.

Serve over ice. Top off each glass with ¼ cup club soda and fresh mint. Serves 8.

Ice Pops— Puree 2 cups melon and 2 cups strawberries, and strain. Mix in ¼ to ½ cup simple syrup and 1 Tbsp lime juice. Freeze in eight 3-ounce molds.

Salad— Shake 3 Tbsp olive oil, 1 Tbsp orange juice, 1 Tbsp lemon juice, ¼ tsp salt and ½ tsp pepper. Drizzle over salad: 3 cups watercress, 3 cups seedless melon, ¼ cup thin-sliced red onion, ½ cup crumbled feta cheese, and 1 Tbsp chopped basil. Serves 4.

--D.J., AARP Magazine June/July 2019

Items of Interest & Sponsors



THE SCOOP on ICE CREAM

No one is sure who made the world's first ice cream, but it is believed the Chinese were making iced desserts using milk as early as 1,400 years ago. Cookbooks with frozen dessert recipes appeared in the late 1600s, and in many parts of Europe in the early 1700s.



For a long time, making ice cream was a long and difficult process. Because of this, ice cream was only found in the homes of kings, queens, and the wealthiest of families. Hundreds of years later, people finally invented easier and better ways to make and store it.

Ice cream gained popularity around the world with the invention of the household refrigerator in the mid-1900s. Prior to that, ice cream was mainly enjoyed by the wealthy. Today, it's seen more as a symbol of fun, especially with the invention of the ice cream cone--first becoming popular at the 1904 World's Fair in St. Louis!

—Jeff Harris, Shortcuts

Did You Know...

A hummingbird weighs slightly less than a penny...

—Hope In The Wild

Garage Door Trivia...

(from page 2)

The correct answer is: A. 1926

The first electric automated garage door opener was invented by Mr. C. G. Johnson in 1926. Mr. Johnson also brought us the first overhead garage doors in 1921. Early garage door openers only offered the most basic of functions – lifting and closing the door. Mr. Johnson founded Overhead Door Corporation which continues to be an industry leader today, almost 100 years after the introduction of his first garage door.

The exact timeline regarding the introduction of the remote radio control transmitter is unclear, but information points to the mid-1940s. The addition of the remote control made automatic operation of the garage door a true convenience.

— CBS Henry Ford's Innovation Nation
www.overheaddoorco.com

How About A Movie?

AARP recommends the following flicks:

- ◆ **Sing along—with "Rocketman."** The story of Elton John's life, starring Taron Egerton. The tunes are sure to spark memories.
- ◆ **Enjoy some grandkids time—at "Toy Story 4" and "The Lion King."** The reunion of Buzz and Woody will tickle you, but computer-generated Simba is way cute!
- ◆ **Remember when—"Once Upon a Time in Hollywood."** Quentin Tarantino brings back this dramatic time in Tinseltown through the lens and music of the fateful summer of 1969.
- ◆ **Have a laugh—while viewing "Late Night."** Emma Thompson may be a mean boss, but she needs her new hire (Mindy Kaling) to help save her talk show job.

--AARP Magazine June/July 2019

Summertime Choices...



The ice cream truck's other job is to interrupt whatever outdoor game is being played!



~Author Unknown



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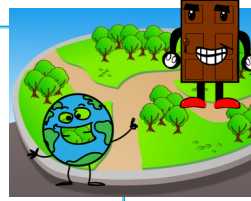
Ice Cream Flavors...

Chocolate and Vanilla are the two most popular flavors of ice cream in the world!



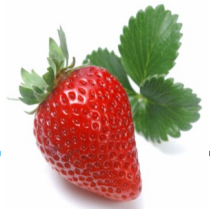
—Shortcuts

If the world ever beats a path to your door — Don't Answer it !!

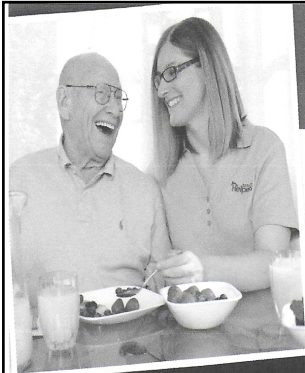


—Animal Crackers

Fun Food Facts...



Strawberries are not berries; they're an "accessory" fruit. A banana is classified as a berry, and the avocado is a single-seeded berry. A watermelon is a type of berry called a "pepo." Peanuts are not nuts—they grow in the ground and are really legumes.



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Summer is the best time to sell!

Sponsors...

*"In winter I get up at night
And dress by yellow candle-light.
In summer quite the other way,
I have to go to bed by day.
I have to go to bed and see
The birds still hopping on the tree,
Or hear the grown-up people's feet
Still going past me in the street.
And does it not seem hard to you,
When all the sky is clear and blue,
And I should like so much to play,
To have to go to bed by day?"*

—Robert Louis Stevenson,
Bed in Summer

Editor: Quila Bowlés.

*Editor retains the right to edit
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Proofreaders:

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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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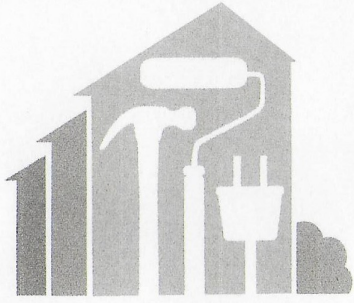
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Market Update August 2019

Recent Home Sales in Highlands

Type	Address	Bed	Bath	sq.ft.	Selling Price	\$/sq.ft.	Sales Date
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
HOUSE	16051 SW REFECTORY PL	2	2	1466	\$405,000	\$276	Jun-19
HOUSE	16106 SW REFECTORY PL	2	2	1466	\$401,100	\$273	Jun-19
CONDO	16398 SW 130TH TER #87	2	2	1336	\$317,000	\$237	Jun-19
CONDO	16264 SW 130TH TER #27	2	2	1200	\$272,000	\$226	Jun-19
HOUSE	16011 SW 129TH TER	3	2	1706	\$415,000	\$243	Jun-19
HOUSE	12562 SW BEXLEY LN	2	2	1919	\$475,000	\$247	Jun-19



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Realtor Open House

1st Sunday
August 4th 1 - 4pm
Highlands
Summerfield
King City
Invite your friends and family to tour multiple properties For Sale

May Portland Residential Highlights: According to the **Regional Multiple Listing Service** May brought sunny numbers to real estate activity in the Portland metro area. There were 2,969 closed sales, a 5.9% increase over May 2018 (2,803) and a 23.2% increase over April 2019 (2,409). This was the strongest May for closings in the area since 2006, when 3,054 were recorded. Pending sales (3,292) rose 2.8% from May 2018 (3,201) and 6.1% from April 2019 (3,102). There were 4,902 new listings offered, a 5.1% increase from May 2018 (4,665) and a 16.4% increase from April 2019 (4,210). This was the strongest May for new listings since 2008, when 5,182 were offered. Inventory decreased slightly to 2.1 months in May, with total market time decreasing to 48 days in the same period. **Year to Date Summary:** Activity is mixed so far in 2019 compared with 2018. New listings (18,257) are up 4.3%, while pending sales (13,011) are down 2.6% and closed sales (10,986) are down 4.4%. **Average and Median Sale Prices:** Comparing 2019 to 2018 through May, the average sale price has increased 0.9% from \$448,600 to \$452,700. In the same comparison, the median sale price has increased 0.7% from \$399,500 to \$402,400. More local sales activity is available at KenMillerAssociates.com

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

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

KC Highlands Calendar AUGUST 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Clubhouse Office Hours: Mondays, Wednesdays 9 – 12 and Thursdays 1 – 4. For changes: Please check the calendar on the Clubhouse front door window or watch for updates on Hi-Net				1	2	3
				10 Zumba Exercise 7 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour 7 Movie Night	
4	5	6	7	8	9	10
	10 Zumba Exercise 11 Condo Maintenance 2 Dominoes	9 Walking Aerobics 10 Coffee Hour 1 Bridge 7 Bible Study	10:30 A/L Comm. Meeting 2 Dominoes 2 Mahjong 7 Mixed Poker	9:30-4 Sewing Group 10 Zumba Exercise 5:30 Condo Board Meeting 7 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 2:30 Library Committee Meeting 5 Happy Hour	
11	12	13	14	15	16	17
 2:30 Ice Cream Social	10 Zumba Exercise 2 Dominoes 4-6 High Diners	9 Walking Aerobics 10 Coffee Hour 10:30 Condo Landscape 1 Bridge	2 Dominoes 2 Mahjong 7 Mixed Poker	10 Zumba Exercise 3 Clubhouse Interiors 7 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour 7 Movie Night	
18	19	20	21	22	23	24
	10 Zumba Exercise 2 Dominoes	9 Walking Aerobics 10 Coffee Hour 1 Bridge 7 Bible Study 7 Finance Committee	2 Dominoes 2 Mahjong 7 Mixed Poker 7 Hand & Foot	10 Zumba Exercise 6:00 Town Hall 6:30 HOA Board Meeting	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour	
25	26	27	28	29	30	31
	10 Zumba Exercise 2 Dominoes 4-6 Comcast Presentation	9 Walking Aerobics 10 Coffee Hour 1 Bridge	2 Dominoes 2 Mahjong 7 Mixed Poker	10 Zumba Exercise 7 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour	

