

# Highlands Highlights



King City Highlands Homeowners Association (503) 684-8294

SEPTEMBER 2019



## HOA Board Highlights

Submitted by Steve Hall, HOA President

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### September Contact Info

#### **Office Will be Closed:**

*Labor Day, Mon., Sept. 2nd*

#### **Regular Office Hours:**

Monday 9 a.m. – Noon

Wednesday 9 a.m. – Noon

Thursday 1 - 4 p.m.

#### **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)

It has been an interesting period in my life where the confluence of three circumstances have helped me to see KC Highlands with a renewed perspective. First, some concerns regarding compliance with our covenants, conditions and restrictions have been brought to my attention. As a result, I have had the opportunity to drive and to walk our neighborhood numerous times. Second, Don and I just completed the remodel of a condo on Crown Drive in King City, where my mother now resides. Third, Don and I have recently visited friends' neighborhoods, our prior neighborhood, as well as a number of neighborhoods in the vicinity of KC Highlands. During the home search with my mother, we surveyed properties in KC Highlands, Summerfield, and King City. Each of these communities offers unique living experiences and have differing amenities.

There are few neighborhoods as visually appealing as our KC Highlands Community. The common areas look terrific and the 'curb appeal' of homes is excellent. In contrast to many other neighborhoods I have visited this summer, KC Highlands stands out as extraordinary.

The surrounding community has noticed as well. Homes and Condos in KC Highlands have been selling very quickly and at favorable prices. We have welcomed many new Homeowners this year, culminating in the Ice Cream Social where annually we meet and greet our new neighbors. Don and I have enjoyed a similar, but informal, welcome to the King City Condo Association where my mother lives now. It seems the area is full of friendly neighbors who share common interests and who look out for one another.

It is the commitment to our Community, to our neighborhood, and to one another that has sustained KC Highlands as a premier property for nearly three decades. All the commitments we make to one another are itemized in our governing documents. Everyone is

encouraged to review them from time to time. However, it's also common sense and remembering the golden rule—be the neighbor that you would want to have living next door.

Some troubling situations which have been called to my attention this month include: dogs that bark incessantly, motor homes parked on streets for days at a time, cars parked on the street for days on end in front of a neighbor's home, and un-kept or unsightly bushes and trees abutting the rear or sides of neighboring properties—to name a few. While we encourage neighbors to speak with and to work with one another, we are finding that neighbors are hesitant to speak up, as they don't want to be offensive.

It may be time for self-reflection and for reaching out to our neighbors. Could it be my dog that does not bark while I am home, might be barking incessantly until I return? How would I know—perhaps I should ask my neighbors. Maybe I should venture out into my yard and look at my bushes and trees from my neighbor's perspective—would I want to have that view? Perhaps the landscape could use a bit of attention or trimming. Maybe I should move my car from in front of my neighbor's living room window. Yes, I suppose I did have the motor home on the street a few days longer than I should. Perhaps I ought to check in with my neighbors to see if any of those or other things might be bothering them. I will commit to do better, to ask, and to initiate the discussion.

As your President, I have volunteered to lead the organization. I don't want to become the neighborhood compliance officer, and I am quite sure you don't want me to show up at your front doors. Let's all prevent further escalation of compliance issues. Take some time to see if you are the neighbor that you would like others to be.

Thank you, Steve

# Condo News



## Condo Board Highlights

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

The monthly meeting of the Condo Owners Association (COA) Board was held August 8th.



### Still Time to Vote...

The "polls" are still open on the proposed smoking measure even though enough affirmative votes have been submitted to place the smoking ban into the COA Bylaws.

CMI's Erin Ashley reported at the August 8th Board Meeting that 84 votes had been cast—66 were in favor and 18 against, with 63 "yes" votes required for approval. Nevertheless, the Board would like more Owners to cast votes so that a larger percentage of the Association's membership is represented in the final tally.

The measure will become effective after the required legal paperwork is done. No current Resident will be affected by the measure because it contains a grandfather clause exempting all current Owners from the ban on smoking inside the units.

After the Bylaw amendment becomes effective, all new Owners will be covered by the prohibition. CMI routinely provides copies of the Bylaws to all prospective buyers of units, who will be notified that Highland Park is a non-smoking community.

Anyone wishing to vote and who has misplaced their ballot can get a replacement from Erin at CMI (503-445-1119).

### Condo Projects Galore...

- ◆ **Doorbells and Name Plates** -- Before the summer is over, the new doorbell ringers and name plates should be installed. The Board delayed having the bell work done until name plates were available. After that work is completed, it will be necessary to print out laminated names and insert them into the plates.
- ◆ **Deck Repairs/Rehab** -- This year's deck rehabilitation work was almost completed at the time of the August Board Meeting, but there were a few problems that still needed correction. It will take two more years to complete the deck project, with 17 units still to be completed.
- ◆ **Water Shut-Off Valves** -- Repairing broken water shut-off valves is still a work in progress, partly because it has not yet been determined how many valves are broken. Nevertheless, the Board authorized repair of the valve outside Building 7--and that's a tricky project because the valve box is full of mud and water.
- ◆ **Irrigation System** -- Irrigation system leaks were discovered near Buildings 7 and 10, and *Brightview* was given the go-ahead to find the source of the leaks and repair them.
- ◆ **Hacker Protection** -- The COA's accountants recently recommended that the Association obtain "fidelity and computer fraud insurance." Upon inspection, it turns out that the COA already has \$650,000 coverage for employee dishonesty, forgery, and computer fraud.

### Our Condo Association Name...

Submitted by Quila Bowlés

The legal name is "Association of Unit Owners of Highland Park Condominium." As you can see, it is very cumbersome for every-day use.

After research and Board consensus, the suggested common uses will be: "Condo Owners Association" (COA); and in some instances, "Highland Park Condo Owners Association" (HPCOA).

Hopefully, this verbiage also helps lessen the confusion when reference is made to the association name for our total Highlands Community (houses AND condos): "King City Highlands Homeowners Association" (usually referred to as the HOA) and all it encompasses.



Did you hear about the man who paid the seller's price+ for a brick house, and got stucc-o?

~Author Unknown

**REMINDER:** Attendance at monthly meetings is important to keep abreast of the Condo happenings/issues facing our Community and to offer your Input. It's also an opportunity to ask questions you're concerned about or might not understand.

**The Next Condo Board Meeting will be Thursday, September 12<sup>th</sup> at 5:30 p.m.**

# Condo News



## A Funny Bone Moment...

The main function of the little toe on your foot is to make sure that all the furniture in the house is in place!



~Author Unknown

## Garage Door Locks

Submitted by Sandy Bergeron

There are several new Condo Unit Owners who do not have a key for their garage door emergency lock. They would have trouble getting into the garage to get their car out or get needed supplies if there was a power outage or emergency/disaster that affected electricity,



The type of lock shown here has a different type of key and is harder to breach with a screwdriver than some of the others have been. I would suggest the door lock on the garage siding be changed to the same type of lock at the same time the emergency lock is changed.

I had a couple of handymen change my garage door emergency lock when I first moved in. If we have enough Unit Owners interested, perhaps we can get a group deal from a locksmith to do them all. Another option is to have a reputable garage door company, such as *Dave's Garage Doors*, do the work.

As of this writing there are 14 people interested. Inquiries will be made soon to see who will give us the best service and price, but you still have time to think about it and you'll be kept informed about the progress in this process.

If you're interested in having locks changed, please call and leave a message for me at (503) 624-7896.

## The "Roosters" and the Queen

The Queen of England has met with the last 12 Presidents of the United States! It's shocking to think how long she's been around, and also gives new meaning to the phrase "**Long Live the Queen!**"

So, how old does that make you feel?!

## Condo Landscape Committee

The Committee met on Tuesday, August 13<sup>th</sup> with Jean Jung, our *Brightview* rep, present.

Zoe Allen explained what funds were still available in the 2019 budget for miscellaneous landscape projects, irrigation, and tree care.

Arrangement was made with *Halsteads Arborists* to do a walk-around to inspect our larger trees, looking at what will need to be done this fall in the way of high pruning, tree removals, and treating for disease.

Jean reported that almost all the summer shrub and plant shearing is done. Both round-a-bouts are looking good—there is good growth and will be left as is for now. The irrigation inspection was completed, but the written report isn't complete yet. Approval to repair two major leaks was given at the August Board meeting.

The spray techs continue to spray for weeds. Two committee members requested we explore options other than the generic Round-Up product being used. Jean reported that we could explore going with organics, but they are not as effective, and more costly. She will research this.

The Committee went through *Brightview's* Proposals dated August 6<sup>th</sup>, item by item. The committee will recommend that the Board approve small planting projects at five locations, leaving enough dollars in this year's budget for possibly one more project before year-end.

**Next Meeting is Tuesday, September 10<sup>th</sup>, 10:30 a.m.**

*Gratitude is the Heart's Memory.*

~Author Unknown

## Emergency Preparedness

Submitted by Quila Bowles

Lucianne Phillips' talk at the last Neighborhood Watch meeting, inspired some of us to start work on some materials and plans to help our Condo Residents in differing emergency situations.



A small "pod" of four buildings' Captains, headed by Sandy Bergeron, has formed to explore the Community's needs.

It's a "work in progress" and we'll keep you posted. Questions or suggestions, contact:

Sandy Bergeron

Condos Neighborhood Watch Coordinator

(503) 624-7896

[sandber31638@gmail.com](mailto:sandber31638@gmail.com)



# HOA Committee Reports

## Architecture/Landscape Committee

Submitted by Rob Mustard

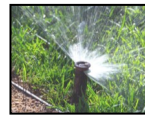


After all the noise and sawdust flying around in the past month, things have suddenly gone a little quiet! Oh, except for the noise and dust from the construction zone on 131<sup>st</sup> Avenue, of course...

**Regarding the Sickly Maples:** All of them have been removed, and things should be ready for planting the new street trees this fall. To that end, Mark Perkins has worked up a new list of street tree options. The old list included the very popular Venus dogwood, plus a couple of other species. The problem was that those other two species just weren't readily available from the local nurseries. So, we'll now have a half-dozen options to choose from, including a hawthorn, two different ash species, a tree lilac, Ginkgo, and that ever-popular Venus dogwood. These options offer a variety of flower colors (or not), trunk and foliage colors and textures, fruit (or not), and definitely will bring some new variety to our streetscapes. The Homeowners who lost their trees recently will be able to make their selections, and planting should occur in a few months.

**Patchy Lawn Areas:** You may have noticed some out in front of the Clubhouse, or even in the lawns of some Homeowners. Summer is peak season for the growth phases of a variety of insect species, including various beetles and crane flies. Beetle grubs must give off quite an irresistible aroma—to the neighborhood skunks and raccoons, that is—leading to dug-up patches of turf. Crane fly larvae also can wipe out a lawn pretty quickly all by themselves, as has happened in front of the Clubhouse. Fortunately, there are easy treatments to get rid of those insect larvae. Head for your favorite

lawn and garden center and ask for beneficial nematodes, or milky-spore powder, or one of the granular insecticides for turf applications.



**Irrigation Assessment Report:** This long-awaited report from Kevin McCaleb arrived in mid-August! A summary of Kevin's findings has been sent out to the Highlands Community, and the full report can be found on the ALC page of [highlands55.org](http://highlands55.org). Lots of good advice is there.

Please don't hesitate to contact the ALC if you have any questions about an upcoming project. In fact, feel free to drop in on an ALC meeting (10:30 a.m. Wednesdays). Interesting things are always happening in our Highlands Community!



## Library Whisperings

Submitted by Bobbi Siegel, Librarian



**NEW!** Our Highlands Library now has a CPR kit for self-instruction that is produced by the American Heart Association. The kit contains a 20-minute DVD and a mannequin. This is for hands-only CPR.

If you are interested in learning CPR in 20 minutes, you may borrow the kit from the Library, and please just bring it back when you are finished with it so others may take advantage of this great tool.

We contain all the ages we have ever been.

—Anne Lamott

## Clubhouse Interiors Committee

Submitted by Jo Hendrickson

Wow, where did summer go!! Fall is upon us and our Committee will be changing accessories in the Clubhouse soon. Fall is also the HOA budget time and this Committee will be preparing a budget for next year that will entail Bathroom renovations.

New aluminum blinds will be installed on both Ballroom exit double door windows and transoms. This will help reduce the summer heat, especially for those groups using the room for exercises.

Some Residents have expressed that they're experiencing difficulty lowering the blinds in the Game Room. When speaking with the blinds company rep, he gave me a couple of tips I wish to pass along:

- ◆ **Raise** the blinds by pulling the cord down and a few feet to the **right** of the window molding to the desired height and it will lock in place.
- ◆ To **lower** the blinds, pull the cord a few feet to the **left**, toward the center of the blind. It will release and drop.

Hope this helps—he raised and lowered the blinds without any issues, stating they are in good condition.



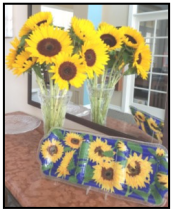


# Special Events & Holiday Notice



## Summer Ice Cream Social

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



Bright Entryway to greet you...

On behalf of Special Events, we want to thank all the Highlanders for coming to the Social. A good time was had by all. We served about 75 people—"Newbies" and "Oldsters." Our ice cream sundaes with delicious special toppings were a real hit!

This annual event is always special, as we welcomed new Residents (Houses and Condos) who have moved here during the previous 12 months. New Residents received special invitations and were guests of the Community, and the "Oldsters" gave a warm welcome to them.

Thanks to all the volunteers who made or bought cookies, and to everyone who helped make it all work. And a special thank you to Barb Sloop for making the blueberry topping, and to Ed for telling a few stories.

See you at the Pancake Breakfast!



In line for the "goodies" and socializing at the Social!



Tabletop displays by the Ladies...



Can the Crew stay out of the cookies?!



What a Cookie display!

Pictures by Denny Peffers, Bonny Chown, Cheryl Viale, and Don Gates



It was a perfect August day for a spot out in nature, but all "Ed" could think about was ice cream & cookies...



## Labor Day Pancake Breakfast

Submitted by Ed Benberg, SE Co-Chair



Labor Day is early this year—start your Holiday month with:

**The "Best Breakfast in Town!"**

**Monday, September 2<sup>nd</sup>**

**9:00 to 11:00 a.m.**

Enjoy Ed's famous recipe for his delicious pancakes! Ham, eggs, apple sauce, orange juice, and coffee will complete the menu.

Adults only \$5.00 Kids 10 & under \$3.00

No sign-up required — Pay at the Door

This is a very popular Event—last year, we served 133 people! Invite family and friends to come with you to this great Holiday breakfast presented by the Highlands Gentlemen!



**Who Thinks of These Things?!**

*You can't tell which way the train went by looking at the track.*

~Author Unknown

## Calendar Reminder!



Be sure to mark your calendars for **Ed's Great Potato Bake** on **October 5th** at 5:30 p.m.

An added feature will be Eldon coming with his accordion to entertain us.

**You won't want to miss it!**

**On a Hot Dog Stand Sign...**

**"Franks" a Lot... for stopping by.**

## HOLIDAY NOTICE !

**Due to the Labor Day Holiday, Monday, September 2<sup>nd</sup>:**



**The Office** will be closed.

**Zumba Gold** exercise has been cancelled for this day. Class will resume on Thursday, September 5th.

**Dominoes (Mexican Train)**—also cancelled—will be played Wednesday, September 4th.

# September Activities



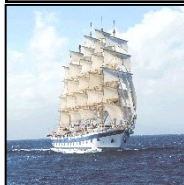
*Blessed are the flexible,  
for they shall never  
get bent out of shape*

~Author Unknown



## Highlands Travelers

Submitted by Wendy Gardner



### Experience Unique Sailing Adventures with Star Clippers

Imagine yourself on the teak deck of a timelessly elegant clipper ship, a warm breeze blowing, and Vangelis 1492 Conquest of Paradise playing softly in the background as the Captain and his crew unfurl 54,000 square feet of sails above you. A tingle begins within you from head to toe. As you sail into the sunset and on to tomorrow's next hidden cove, you sigh when you realize, this is the most incredible experience you have ever had.

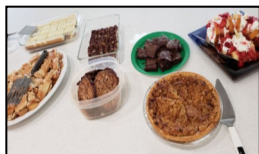
There are few adventures more thrilling than sailing aboard a tall ship on the open sea. Anyone who's experienced it can tell you --- there's this moment when you feel the wind catching the sails just so and suddenly, you're flying. The powerful sensation of being one with nature takes over and leaves you exhilarated, humbled, and awed all at once.

Please welcome Beth Lindsley Elwood of *Star Clippers* who will make this dream come true! Come for information on **Wednesday, September 18<sup>th</sup>** in the Clubhouse from 7:00 p.m. to 8:30 p.m. Please RSVP (for now) to [wendygardner2014@att.net](mailto:wendygardner2014@att.net) or by phone at (818) 807-7063.

## Happy Hour

Submitted by Bobbi Seigel

Happy Hour is still going strong with lots of Residents participating. Join the fun every Friday evening from 5 to 7 p.m. at the Clubhouse. Bring any kind of food to share such as an appetizer, salad, or dessert, and the beverage of your choice. Look at these examples of yummy dishes that have been brought for our time together!



On the twice-a-month *Movie Nights*, make it a "dinner and movie night" and stay for the movie at 7 p.m.

Best of all, be prepared to be welcomed into our Community!

Pictures  
by  
Bonny Chown

## Book Club Is Back!

Submitted by Judy Sutton



September is here and the Book Club is set to meet on **Wednesday, September 18<sup>th</sup>, at 1:30 p.m.** in the Clubhouse. We welcome new members! At this first gathering since our summer break, we will have a short organizational meeting to pick books for the coming year. Bring your ideas.

After the meeting, we will begin our critique on ***The Suspicions of Mr. Whicher*** by Kate Summerscale. It is a non-fiction about an extremely disturbing murder committed in an English country house in 1860. This murder inspired "detective-fever" throughout England. According to *-Time* "...it is the story of the birth of forensic science."

For more information, contact Judy Sutton at (503) 639-1752. **See you soon!**

## CPO4K Meetings Start Up Again

The first meeting will be **Thursday, September 26<sup>th</sup> at 7 p.m.** The location is still being worked on, so check in a week or so before the meeting at <https://www.co.washington.or.us/CAO/CPO/CPO4K/index.cfm>. This meeting will be held jointly with CPO4B (Bull Mountain), so even more neighbors will be there. **See more info on page 9.**

## Living Well Speaker Series

Submitted by Lucianne Phillips



### "What's All This Talk About CBD?"

Come to a presentation:  
**Sunday, September 15<sup>th</sup> at 2:00 p.m.**  
in the Clubhouse.

*CBD is the hot new thing— it seems to be everywhere! How can you know what's being advertised is actually in the bottle?*

Join Sam Durfey, cannabis educator and CBD expert, in a discussion about CBD. Learn tips and tricks on how to read labels to make sure you're getting what you pay for. He's also ready to answer any questions that you may have about CBD, including the science behind it, its effects, manufacturing, extraction, serving size, and any other concerns you may have.

Sam Durfey holds a Bachelor of Science Degree in Environmental Science. He is a passionate and firm believer in the medicinal qualities of cannabis and has worked in the cannabis industry for two years.

# September Activities



## Movie Nights

Submitted by Nancy Crandell

**FOR SEPTEMBER, MOVIE NIGHTS WILL BE THE 1ST AND 4TH FRIDAYS AT 7 P.M.**

**This month we will enjoy the stories of two unlikely friendships.**



**SEPTEMBER 6<sup>th</sup>**— Morgan Freeman and Jessica Tandy star in "**DRIVING MISS DAISY.**" When Miss Daisy's son decides she shouldn't drive any longer, he hires Hoke Colburn as her chauffeur with great protest from her—and neither are willing to give in. The bumpy road they travel together leads to a lifelong friendship. This film received nine Oscar nominations and two awards.



**SEPTEMBER 27<sup>th</sup>**— Enjoy another unlikely friendship as Nicolas Cage (Secret Service) is given the detail of guarding Shirley MacLaine (Widow of the Late President) in "**GUARDING TESS.**" This is a comic and compassionate look at life after the White House and the challenges of protecting a former First Lady who is unpredictable, ornery, and impossible to please—and yet a great friendship is the final result.

### A Sign of the Times...

Remember the movie, "Catch Me If you Can?" Now there's a book out titled, "Scam Me If You Can" by Frank Abagnale. —www.aarp.org

### Bible Study

Submitted by Ron & Anna Willis



Most all of us have heard or even used the term, "I can't believe it's..." Well here it is again, "I can't believe" that summer is winding down. Families are preparing for fall activities—back to school, getting back to a regular routine, and of course there's the holidays coming up. All of this takes planning and organizing – as part of our planning, I encourage you to schedule the monthly Bible Teachings on your calendars. This month we will hear from two returning speakers:

**September 3<sup>rd</sup>**—Caleb Beickel will share God's Word with us. Caleb is a PK ("Preachers Kid"). Following in the footsteps of his father—a pastor, Caleb learned early on what it means to serve. He has ministered as an associate pastor, missionary to the Philippines, and currently is very active at his church in Sherwood. He and his wife Sarah serve together in the church choir and co-teach Jr. Church. Welcome back Caleb.

**September 17<sup>th</sup>**— We welcome Alex Esquerra. Pastor Esquerra has over 25 years' experience in preaching and teaching, working with youth, singles, and college ministries. He has also worked in pastoral and benevolent care ministries, and is carrying out many of these roles, along with other pastors at his Tualatin and Lake Oswego Church campuses.

Each month, we look forward to hearing from gifted speakers who bring us encouraging and challenging Christ-centered messages. The study is one hour in duration from 7 to 8 p.m., followed by a time of fellowship and refreshment.

*Please join us—we look forward to seeing you.*

## High Diners

Submitted by Connie Armstrong

Our September Outing will be:

**Thursday, September 19<sup>th</sup> at Noon**

**Clockrose Tea Emporium & Confectionary**  
([clockworkrosetea.com](http://clockworkrosetea.com)),

12412 SW Broadway, Beaverton --  
Located near the former Beaverton Bakery



This delightful "steampunk" tearoom will entertain us for two hours with High Tea items such as tea sandwiches, soup/salad, savories, scones, and desserts. The price will be approximately \$41, including tip. Some accommodation for dietary restrictions is available, with advance notice, but an additional fee may be involved.

Due to the popularity of this venue, the reservation could only be made for eight people, but we hope to arrange another visit to this restaurant next year. Please contact Connie or Fran as soon as possible to insure your seat at the table. A sign-up sheet is posted at the Clubhouse. My credit card was required to guarantee our reservation!

Connie Armstrong 12741 SW Bexley Lane  
(503) 781-8880 [constancecompanion@gmail.com](mailto:constancecompanion@gmail.com)

Fran Hardiman 12757 SW Dickson St.  
(541) 604-6611 [fran1009@hotmail.com](mailto:fran1009@hotmail.com)



# Announcements & Community Information



## Houses Neighborhood Watch

Submitted by Connie Holt



### Reminder: Houses Block Captains

There will be a Houses Neighborhood Watch meeting 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. Thank you!

Connie Holt  
Houses Neighborhood Watch Coordinator  
(503) 936-9297 [punkshasta@gmail.com](mailto:punkshasta@gmail.com)

## Did You Ever Wonder...

...why the time of day with the slowest traffic is called 'rush hour'?

~Author Unknown

## Street Projects Update...

Report by Mike Dahlstrom



The work on the 131<sup>st</sup> Avenue improvements project has moved forward, and as of this writing, is mostly complete except for painting and planting. It might impact the start of school and if so, will likely be upsetting to some—but public works take time. If "flaggers" are still out there, please be patient and kind!

You also may notice the sign on Pacific Highway--Beef Bend will close from September 4<sup>th</sup> through mid-October. This is the Washington County project to replace the culvert on Beef Bend Rd. near 147<sup>th</sup>. This will be a complete closure, as there will no getting around the ginormous hole they will be digging!

No detours are posted yet, but you can look for them on [GetUsThere.org](http://GetUsThere.org).

## Art and Craft Faire Meeting

Submitted by Nancy Crandell

**OUR 5TH ANNUAL ART AND CRAFT FAIRE WILL BE ON SATURDAY, DECEMBER 7th**

**Come to the Clubhouse for a meeting on**

**Monday, September 9<sup>th</sup> at 1 p.m.**



All who are interested in participating or just want to find out more information, please come! If you are new to the Highlands Community and enjoy creating, join us and meet fellow Highlands artists and crafters. Unable to come? After the meeting there will be a sign-up sheet on the bulletin board to add your name to the list.

Call Nancy Crandell at (503) 746-6701 with any questions you may have.

## Attention Snowbirds...

Submitted by Mabel Weber



Fall will be here soon, and you Snowbirds are probably already thinking of going off to warmer weather. We would like you to come to the Clubhouse Office and complete a *Snowbird Form* so we know when you will leave and return. I can also e-mail the form to you if that helps.

There will be forms in the literature rack to the right of the Office door. If the Office is closed when you come, please complete the form and put it in the outside mail drop slot to the left of the front door.

If you want to receive the *Highlights* by e-mail while you're away, please make a note of that also.

Contact Mabel at the Clubhouse during Office hours if you need further assistance.

## IN MEMORIAM

Fran Gefroh, a former resident on Dickson, passed away July 24<sup>th</sup>. She requested no memorial service. She had moved away from Highlands, but there are long-time residents who will remember her.

Aina Pamovskis moved into KC Highlands in 1991, but she really was a citizen of the world. She was a very active community member, always wanting to win at playing Bingo! She moved to Hearthstone several years ago and just passed away at the age of 100.

Her memorial service was held at her Latvian Church, 5500 SW Dosch Road on July 28<sup>th</sup>. Gone but never forgotten.

*Our sympathies go out to both families.*

## Condos Neighborhood Watch

Submitted by Sandy Bergeron



Our next meeting will be **Tuesday, November 12<sup>th</sup> at 4 p.m.** in the Clubhouse Boardroom. In the meantime, feel free to contact me with any questions or issues regarding our Condo Community.

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

# Announcements & Community Information



## What are CPO4K Meetings?

It's CPO Season!! Submitted by Mike Dahlstrom  
 No, that's not a national holiday (but it could be). It's the start of your **Community Participation Organization** meeting season—the place where you can talk about issues in the city, county (or beyond), learn about planning and development coming to the area, ask questions of the agencies that provide you water, sewer, streets, and other great stuff, or just come to be social—your neighbors attend...

The first meeting welcomes your **Washington County Board of Commissioners Chair, Kathryn Harrington**. Learn what efforts the County is undertaking and bring your questions about local and regional growth and transportation (among other topics).

Your **CPO4K** (for King City area out to Roy Rogers Road) usually meets the fourth Monday, but this month's meeting will be **Thursday, September 26th at 7 p.m.—location is TBD**. Then it's back to fourth Mondays at the Highlands Clubhouse. **See September meeting details on page 6 of this issue.**

Upcoming topics include the history of our area from local and regional historians; Metro's proposed Transportation Bond; the Southwest Corridor MAX line progress; changes to Haag Lake dam; updates on the River Terrace construction; and conversations with King City leaders and planners about the work on 131st Avenue, changes to zoning at Fischer/131st, and Master Planning for the city's expansion westward—to note a few projects.

*This is your community, and your CPO is the place to hold these discussions, get answers, and provide your voice to decision-making. Hope to see you there!*

## Photo Enforcement Update

After several delays, photo traffic enforcement will come to Tigard this fall at three intersections along Pacific Highway (99W)—SW 72nd Ave, SW Hall Blvd, and Durham Rd.—making them safer for drivers, pedestrians, and bicyclists.



The technology produces high resolution videos and images capturing vehicles entering an intersection during a red light. Photo enforcement is not designed to get you in trouble; it's intended to improve driver behavior, promote compliance, and make our roadways safer.

The Oregon Department of Transportation (ODOT manages Pacific Hwy) is reviewing the plans. After a permit is granted, *Conduent*, the City's contractor for photo enforcement, installs the equipment. When the system is up and running, a 30-day warning period will follow. Owners of registered vehicles photographed running red lights at these intersections will receive warning letters that future violations will result in traffic citations.

When the system flags a violation, a police officer reviews the video and photos to verify that a violation did occur. The mailed citation includes a link to photos and video footage, so the driver can also review the incident. Before the "go-live" date, a hotline will be established to answer general questions about traffic citations related to photo enforcement and will connect individuals with the correct city representative to follow up.

## Back to School...

### Reminder:

Compounded with the 131st Avenue construction project, children will be returning to school this month. Specifically, nearby Deer Creek Elementary will start **September 3rd.**



**When out driving—watch for the kids!**



## Free Shred Event!

King City Police Department and City Hall are partnering with Pride Recycling to offer a free "**Community Shred Day.**" **Saturday, September 28th, 9 a.m. to Noon** in front of City Hall.



Please limit your materials to two bags or boxes that can be carried easily.

They will be accepting donations of non-perishable food items for the St. Vincent DePaul Food Pantry, a local partner to The Oregon Food Bank. Your donation will help feed hungry local area families and residents.



*When I ask for directions, please don't use words like "East."*  
 ~Author Unknown



*Isn't driving challenging enough without this?*

## Info & Items of Interest

*If you want to feel happy, look inward.  
If you want to feel inspired, look skyward.*

~Author Unknown~



### Labor Day Misconceptions...

The common one is that since Labor Day is a National Holiday, everyone gets the day off. NOT!



The first Labor Day was created by striking, but the idea of a special holiday for workers was easy for politicians to support. This was because proclaiming a Holiday costs legislators nothing and benefits them by finding favor with voters. In 1887, Oregon, Colorado, Massachusetts, New York, and New Jersey declared the special September legal Holiday to celebrate workers.

Within 12 years, half the states in the country recognized Labor Day as a Holiday. It became a National Holiday June 1894 when President Grover Cleveland signed the Labor Day Bill into law. Congress' proclamation covers only federal employees. Each state declares its own legal holidays.

Proclaiming an official Holiday means little, as it does not require private employers and some government agencies to give their workers the day off. Many stores are open, essential government services in protection and transportation continue to function, and even less essential programs like National Parks are open. Because not everyone is given time off on Labor Day, union workers as recently as the 1930s were being urged to stage one-day strikes if their employer refused to give them the day off.

<http://theconversation.com>

### ALERT: Social Security Fraud

Someone in our area reported a robocall early in August that her Social Security was being suspended. DO NOT call back the number given (in that case 615-821-2590). Social Security will NEVER call you. If you call back, they will ask for your Social Security Number and your name. That's all they need to commit fraud.

PLEASE alert your family and friends to NEVER give out their Social Security Number to unknown persons!

—Nextdoor Overgaard

### REMEMBERING 9/11

This was originally published in September 2016, and updated in September 2018:

"...years later, the attacks of September 11, 2001 are still fresh in the memories of many Americans.

Nearly 3,000 people in New York, Virginia, and Pennsylvania lost their lives on 9/11 after terrorists orchestrated by Osama bin Laden hijacked airplanes as weapons. As the years pass, suffering continues alongside the memorializing—among those who lost loved ones and by survivors who sustained injuries or who were forever changed by the horrific events—even as the country and the world change.

Now, the site of the New York City attacks is home to One World Trade Center, the tallest building in the Western Hemisphere and a marker of resilience in the face of tragedy. There are also memorials near the Pentagon and in Stoystown, PA.

To honor the anniversary, the National September 11 Memorial & Museum in New York City—which opened in 2014—hosts its annual 9/11 Commemoration Ceremony, followed by the "Tribute in Light," in the evening, with twin beams of light representing the World Trade Center buildings illuminating the New York City skyline from 3 p.m. to midnight EDT.

The events complement the permanent parts of the museum that document the tragedy of that day. Clifford Chanin, vice president of education and public programs at the museum, said in a previous interview that "many of the images from 9/11 still convey the rawness and brutality of the attack ... they still have the capacity to shock."

<https://news.nationalgeographic.com>

### ANNOUNCEMENT

Although we're now a part of the City of King City, if interested, Tigard Police Department announces:

#### An OPEN HOUSE

13125 SW Hall Blvd., Tigard, OR 97223

Saturday, September 21st, 10 a.m.—1 p.m.



## Info & Items of Interest

### Did You Know?

September is the best time to buy: Computers, Leaf Blowers, and Dishwashers

—Consumer Reports

*Dream BIG, and  
Never entertain  
the idea of giving up!*

—Mo Rocca

### Another Movie...

If you read the book (or you haven't), you'll want to see *The Art of Racing in the Rain*. TV star Milo Ventimiglia moves into the fast lane in this heart-tugging tale.

He's a race car driver named Denny Swift, but the real scene stealer is his character's dog, Enzo (voiced by Kevin Costner), who narrates the story—and looks up to Denny so much, he hopes to be reincarnated as a human in his next life.

It's quite a journey from beginning to end, and everything we get to experience in between. Per Milo, it's about living a loved, full life.

The movie opened in theaters August 9th, and it co-stars Amanda Seyfried.

—Parade, August 2019



### THE U.N. 2019 THEME: *Climate Action for Peace*



The United Nation's **Sustainable Development Goal 13** "**Climate Action**" is a call for immediate action by all to lower greenhouse emissions, build resilience, and improve climate change education.

It draws attention to the importance of combatting climate change as a way to protect and promote peace throughout the world. Climate change causes clear threats to international peace and security.

*Natural disasters displace three times as many people as conflicts*, forcing millions to leave their homes and seek safety elsewhere. The salinization of water and crops is endangering food security, and the impact on public health is escalating. The growing tensions over resources and mass movements of people are affecting every country on every continent.

Peace can only be achieved if direct action is taken to fight climate change. UN Secretary-General António Guterres has said, "*nature does not negotiate.*" He emphasized four measures Governments should prioritize to reach carbon neutrality by 2050: tax pollution, not people; stop subsidizing fossil fuels; stop building new coal plants by 2020; focus on a green economy.

On September 23rd, the United Nations is convening a *Climate Action Summit* with concrete and realistic plans to accelerate action to implement the Paris Agreement. <https://www.un.org>



### Remember When...



*The '57 Chevy was your dream car?*

### Is Friday the 13th Really Unlucky?

Although a run on unlucky days might just seem like a sign of the times, we all know that *Friday the 13th* is a superstition. On *Friday the 13th*, the superstitious try to stay clear of black cats, spilling salt, walking under ladders, broken mirrors, and stopped clocks. Some people even have "paraskevidekatriphobia," fear of the 13th of the month falling on a Friday.

#### Why is Friday the 13th Considered Unlucky?

According to biblical tradition, 13 guests attended the Last Supper, held on Maundy Thursday, including Jesus and his 12 apostles (one of whom, Judas, betrayed him). The next day was Good Friday, the day of Jesus' crucifixion. Some say this is the root of thinking that having 13 table guests is a bad omen.

One of the most popularized myths attempting to explain the Friday 13 superstition stems from events in 1307. King Philip IV of France was perturbed with a group of warriors, the Knights Templar. By the 14th century, the Order had amassed too much money and power for the King's liking. Philip took advantage of stories of their alleged use of black magic and scandalous rituals. A raid on a core group took place on Friday, October 13, 1307. This began the end of the Knights Templar, which was disbanded by Pope Clement V in 1312.

#### So, Have a Lucky Day Instead!

Although there are a variety of possible stories of origin, there isn't any scientific evidence backing claims that the day is inherently unlucky. *Time* noted that it's possible a self-fulfilling prophecy is to blame for bouts of bad luck that occur on *Friday the 13th*.

[www.history.com](http://www.history.com), [www.newsweek.com](http://www.newsweek.com), [www.smithsonianmag.com](http://www.smithsonianmag.com)



## More Items & Sponsors...



### U.N. INTERNATIONAL DAY OF PEACE

Each year, the **International Day of Peace** is observed around the world on **September 21st**. The General Assembly has declared this as a day devoted to strengthening the ideals of peace, both within and among all nations and peoples.

The United Nations Member States adopted 17 *Sustainable Development Goals* in 2015 because they understood that it would not be possible to build a peaceful world if steps were not taken to achieve economic and social development for all people everywhere, and ensure that their rights were protected. The Sustainable Goals cover a broad range of issues. **Sustainable Development Goal 13, "Climate Action,"** is the theme for 2019.

Leading up to the International Day of Peace on September 21st, the United Nations calls upon all to take action to tackle climate change. Every human is part of the solution—from turning off the lights to taking public transport, to organizing an awareness campaign in your community.

<https://www.un.org>



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**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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## Sponsors...

Touch has an amazing power. Shake or hold hands, pat a shoulder, squeeze an elbow, give a hug—pass it on to those around you.

~Author Unknown



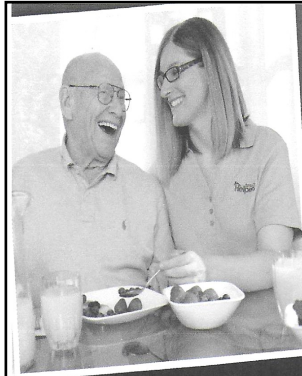
*Tools for building peace include a kind heart, sturdy hands, and faith in each rebuilt bridge...*

~Author Unknown



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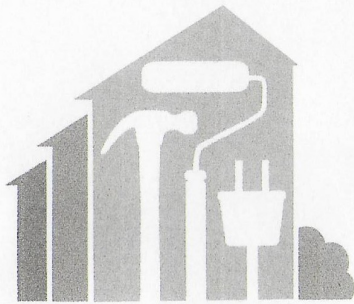
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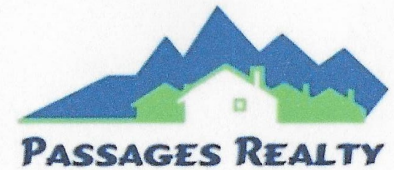


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**Curtis Cooper**

Kris did a great job selling our house. . . I have worked with other brokers . . . Believe me, they do not all work for their money. Kris really did, and it shows in this sale versus all the other sales of the past. I highly recommend you get the best Broker you can find. And I believe Kris is that Broker.



## Market Update

September 2019

### Recent Home Sales in Highlands

Type	Address	Bed	Bath	sq.ft.	Selling Price	\$/sq.ft.	Sales Date
HOUSE	12591 SW BEXLEY LN	3	2	2069	\$480,000	\$231	Jun-19
HOUSE	16051 SW REFECTIONARY PL	2	2	1466	\$405,000	\$276	Jun-19
HOUSE	16106 SW REFECTIONARY 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
HOUSE	12627 SW PEACHVALE ST	2	2	1475	\$440,000	\$298	Jul-19



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**June Portland Residential Highlights:** According to the **Regional Multiple Listing Service** pending sales saw the sole gain this June in the Portland metro area. At 3,083, pending sales rose 0.8% compared with June 2018 (3,059) despite decreasing 6.3% from last month in May 2019 (3,292). New listings, at 4,281, fell 5.2% short of the 4,515 new listings offered last year in June 2018 and 12.7% from last month in May 2019 (4,902). Closed sales performed similarly, ending 6.4% under the 2,946 closings recorded in June 2018 and 7.2% below the 2,969 closings from May 2019. Inventory rose slightly to 2.4 months in June. Total market time decreased to 42 days in the same period. There were 6,735 active residential listings in the Portland metro area this June. **Year to Date Summary:** Activity is mixed so far in 2019 compared with 2018. New listings (22,599) are up 2.4%, while pending sales (15,956) are down 2.1% and closed sales (13,842) are down 4.8%. **Average and Median Sale Prices:** Comparing 2019 to 2018 through June, the average sale price has increased 0.7% from \$453,400 to \$456,700. In the same comparison, the median sale price has increased 1.8% from \$400,000 to \$407,000.

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 SEPTEMBER 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
	<b>9-11 Pancake Breakfast</b>  <b>Labor Day</b> <b>Office Closed</b>	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	10 Zumba Exercise  7 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour  <b>7 Movie Night</b>	
8	9	10	11	12	<i>Friday the 13th</i>	14
	10 Zumba Exercise <b>1 Craft Faire Planning Mtg</b> 2 Dominoes	9 Walking Aerobics 10 Coffee Hour <b>10:30 Condo Landscape</b> 1 Bridge	2 Dominoes 2 Mahjong  <b>Day of Remembrance</b> 7 Mixed Poker	9:30-4 Sewing Group 10 Zumba Exercise <b>5:30 Condo Board Mtg</b> 7 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts <b>2:30 Library Committee Meeting</b> 5 Happy Hour	
15	16	17	18	19	20	21
<b>2 Living Well Speaker Series</b>	10 Zumba Exercise 2 Dominoes	9 Walking Aerobics 10 Coffee Hour 1 Bridge  7 Bible Study	<b>10:30 Houses Neighborhood Watch Mtg</b> <b>1:30 Book Club</b> 2 Dominoes 2 Mahjong 7 Mixed Poker <b>7 Highlands Travelers</b>	10 Zumba Exercise <b>Noon High Diners</b> <b>3 Clubhouse Interiors</b> 7 Hand & Foot	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour	 <b>UN Int'l Day of Peace</b>
22	23	24	25	26	27	28
	10 Zumba Exercise 2 Dominoes	9 Walking Aerobics 10 Coffee Hour 1 Bridge  <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> <b>7 CPO4K Meeting**</b>	9 Walking Aerobics 10:30 Coloring 1 Needle Arts 5 Happy Hour  <b>7 Movie Night</b>	<b>9 – Noon King City Shred Event</b> 
29	30	<b>**Not at Clubhouse—Location TBD.</b> <b>Clubhouse Office Hours:</b> <b>Mondays, Wednesdays 9 – 12 and Thursdays 1 – 4.</b> <b>For changes:</b> <b>Please check the calendar on the Clubhouse front door window or watch for updates on Hi-Net.</b>				
	10 Zumba Exercise 2 Dominoes					