

# Highlands Highlights



King City Highlands Homeowners Association (503) 684-8294

AUGUST 2020

## In This Issue...

HOA Board & During These Times Messages	1
Condo Updates	2
HOA Updates & Events	3
Event & Activity Updates	4
Community Messages	5-6
Community— In These Times	7
Just for Fun & Sponsors	8
Sponsors	9-11
Highlands Calendar	12



## August Info

### Office E-mail:

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

### Reach Your Board:

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

### Community E-mail:

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

### Website:

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

### Office Hours:

Monday 9 am – Noon

Wednesday 9 am – Noon

Thursday 1 - 4 pm

To protect Mabel, the Office Door will remain closed for the time being. Visitors are welcome to talk with her through the glass door.

## HOA Board Message

Submitted by Mike Dahlstrom, President

Hooray for our Highlands Community. Our members continue safe and healthy practices, which protects us all – **Thank you!**

We all continue to adapt to our environment and find ways to continue our lives as COVID-19 persists. Your HOA Board is no different. The work of the Highlands HOA continues, which requires a shout-out to the committees that support the Board's efforts. Finance, Architecture & Landscape, Clubhouse Maintenance, and Special Events have each continued doing their work for your benefit.

What's coming up for the HOA Board? First an effort is underway to contract with a new Reserves Study consultant for the 2021 on-site assessment. The annual budgeting process is about to kick off, which sets the Annual HOA Fee by November. With home sales much different than in the past, the budget discussions will have to take into account the potential change in Reserves Funds.

On the lighter side, **Mark Braverman**, HOA Board Director, has done much work to rededicate the flagpole and highlight the community project leader and contributors, currently set for September.

And on the practical side, **your HOA Board needs your help!** There are three HOA Board positions open in November. This is a chance to be part of the Community's decision-making. If you are interested, or know someone who might be, please reach out to an HOA Board Member today. All the contacts are listed in the Highlands Directory.

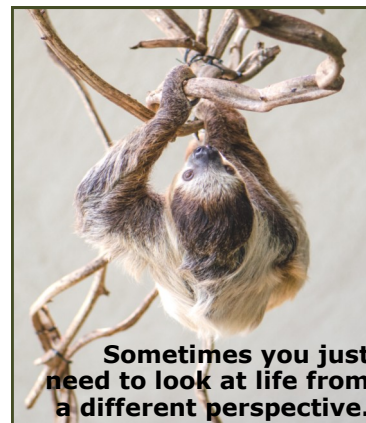
A last note—It is **Everyone's responsibility** to maintain the health and safety of our Community, especially where use of the Clubhouse is involved. **Please, please, please** if you use the Clubhouse for a get together or meeting—**wipe down all the surfaces with which you had contact, using sanitizing wipes.** Don't make that the responsibility of the next Clubhouse user—**plan that extra few minutes after your gathering.**

## During These Times...

As of this printing date, more groups and committees are moving cautiously toward having meetings as communities slowly continue re-opening.

When meetings cannot be in person, they may be held via online or teleconferencing. Watch Hi-Net for ongoing changes to meeting specifics, and please share information with neighbors who don't have internet or aren't on Hi-Net.

If, or when, you do attend a group activity please remember to be courteous to the next folks in the Clubhouse by wiping down hi-touch areas and surfaces you've used. Together we can minimize the risk to us all.



**Sometimes you just need to look at life from a different perspective.**

**NOTE: SEE PAGE 7—ITEMS...for IN THESE TIMES!**

## Condo Updates

### Condo Board Message

Submitted by Sherry Kilpatrick, Chairperson



The COA Board Meeting July 9th had a good turnout considering the virus is still keeping many folks home. The Board approved several small maintenance projects for ProMaintenance.

Steve Eck was given Board approval to replace Zoe Allen, who resigned last month. Steve is a local builder/contractor with 30 years' experience and has already been a great resource for us.

It's apparent that in recent years, numerous Owners, especially in upstairs units, wish to replace the old PTAC style heat pumps. New technology/products are available with more modern, efficient split duct equipment. The goal is to identify types of units available, agree on acceptable locations depending on the condo unit style, and more important is where and how to vent the units. Once information is gathered, the process of bidding and installation could be simplified and speeded up for both Owners and the Board. An ad hoc committee (task force) led by Pat Barcroft, Board Secretary, has been authorized by the Board to develop all the information to help this whole process. If you would like to join in and help with this important project, please contact Pat.

The Board approved repairs to the valve box outside Building 10. It seemed the best way to proceed and reduces our cost by not subbing the plumbing work to a landscaping vendor. We plan on doing one area at a time--each box/situation is different and will likely vary in costs.

#### Attention All Condo Owners & Residents

We choose to live here as our Community is one of the nicest in the area. For us to maintain it, your help is needed. It takes only a few hours a month to sit on a committee with Condo neighbors, discuss and determine how best to resolve current issues, and if needed, report your recommendations to the Board.

It's clear, we need more 'helping hands' for our Community to run well. We have approximately 153 Residents, yet just a few people who are attempting to handle too much, which does not serve the Community as a whole. If we do not have more volunteers, we may have to look at alternative ways to do what needs to be done for the Community. If we want a more vibrant, successful Community, it just takes a little effort from everyone and can be fun and a great way to meet neighbors. **Please get involved.**



### Condo Committee Volunteers Are Wanted and Needed!

#### Finance/Replacement Reserve/ Maintenance

Submitted by Zoe Allen

If you care about your Condo Association's finances, the condition of the property and maintaining property values, this would be the Committee for you. Once upon a time this single Committee was three separate committees, but over the years interest dwindled. By 2016, it was decided to combine them into one larger committee. This is not ideal, but until more volunteers are willing to help, it will have to remain as one.

A condo property turning 30 years old requires the close attention of the Board of Directors, the Property Management Company, and the members of this vital Committee. They advise the Board of Directors on major maintenance requirements per the Replacement Reserve Study, and preventive maintenance per the Maintenance Plan. Most importantly, through preparing the annual Operating and Reserve budgets, this Committee decides how everything will be financed.

We meet in the Clubhouse Boardroom the first Monday of the month at 11 a.m. (except for Labor Day). You do not need to be a member to attend. Come check it out if you wish.

#### Landscape

Submitted by Sherry Kilpatrick



Zoe Allen announced at the July Landscape meeting that she was resigning as Chair. The Board wishes to thank her for all her efforts on behalf of our Community!

This Committee urgently needs more members and a Chairperson. In the meantime, the in-person meetings have been temporarily suspended.

If you are interested in joining and helping out, please contact any COA Board member.

**Residents, please help keep our Community beautiful!**

### Condo Deck Repairs Update

Submitted by Zoe Allen

As this is written, it looks like all deck repairs will be completed by August 1st. The one thing that could slow everything down is several days of hot weather above 85 degrees, as the final coating application doesn't react well to really hot weather. The final step will be disinfecting the decks and patios down below.

All in all, this year's repairs have gone more smoothly than previous years. All remaining deck repairs should be completed in 2021.

There have been questions about cleaning coated deck surfaces. I have downloaded some instructions from the manufacturers website and will make that available to anyone who would like a copy. Call me at (503)430-0045 and I'll deliver a copy to you.



# HOA Updates & Events



## Library Whisperings

Submitted by



Highlanders have been reading up a storm, thanks to our wonderful Library. Since January, 1,120 books have been processed by the Library Committee members. June was the busiest month with 273 books. However, this doesn't include the many puzzles, magazines, and DVDs that have also been circulated.

At this time, the Tigard Library is offering a curbside option. Books can be ordered or reserved online, an appointment is made, and the books are picked up at their Library at the scheduled time. The Tigard Library web site is: [tigard-or.gov/library](http://tigard-or.gov/library).

Bobbi Siegel, Librarian

## Architecture/Landscape Committee

Submitted by Rob Mustard



Things have quieted down a bit for projects coordinated by the Architecture & Landscape Committee (ALC). Earlier in 2020, we finally got the new *Highlands* sign installed at the Dickson entrance; we saw new concrete poured in a few locations, plus some high edges ground down for safety; a big drainage project was completed in the southeast corner; the HOA's sidewalks were pressure-washed; we had about 100 trees pruned and others treated for insect and/or fungal infestations; lots of shrubs have been trimmed, plus new shrubs installed or transplanted; a few new LED floodlights were also installed at the Clock Tower.

One big project just wrapped up is a comprehensive examination and update, as necessary, of the HOA's irrigation systems. We have no fewer than six irrigation controllers, somewhere around 35 valve-controlled zones, and maybe 450 or so sprinkler heads (plus two separate drip irrigation zones). There was a lot of work that needed to be done, including installation of a new battery-powered, Bluetooth-connected controller to replace an old one where an improperly-installed electrical circuit failed. The whole irrigation system will continue to be optimized for efficient use of that most precious resource, water.

A couple of other projects that have been approved by the Board are yet to begin. One is the installation of nearly 20 new shrubs in the gaps of the brick wall along Beef Bend Road (and addressing the problems with the drip system up there). The other project—the “big one” for this year—is the landscape renovation known as the “Dickson Triangle”, the very-visible space on the south side of Dickson, just west of 129<sup>th</sup> Terrace. A few diseased trees were removed from there at the end of 2019, and the whole area will be re-landscaped later this year.

(cont'd on pg 6)

## July 4th Events— The Pup Parade ...

Submitted  
by Nancy Crandell

We started our July 4th celebration with our Pup Parade from the Clubhouse, through



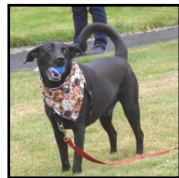
Costume Winner  
Lindy Lou

the green with stops for activities on the way. There were prizes, clapping, and laughter as owners



Leader Nancy with Lyra

tried to get their pups over jumps, through the tunnel and hoop, and around the cones!



Mo playing Fetch



Pat, Don, & Vegas

Nature's Pets in Sherwood donated bags of goodies for participants. Many thanks to those of you who came out to cheer us on and help with choosing the prize winners—the Pups enjoyed having an audience!

## Fab 4th at 'Highlands on the Green'...

Despite the cancellation of our much-loved Barbecue, we Highlanders celebrated our Independence Day this year in style. We took advantage of our wonderful green space and great weather with a Community Picnic. It was such fun to see so many of you able to visit and enjoy each other's company while remaining safe. There were takeout boxes, picnic baskets, wine bottles, pop cans, laughter, and conversations.

The ice cream truck was a big hit with many treats we remember from childhood. Larry Wilder entertained us with songs, stories, picking, and a yodel or two. It was a great event and I hear requests for another in the future, maybe sometime next summer, when we may not have to be quite so careful.

Pictures by Mary Kelly  
& Quila Bowles



We even had entertainment!



Enjoying the picnic and beautiful weather...

## Event and Activity Updates

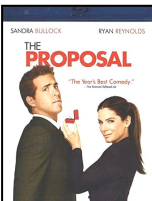
### Movie Nights for August Will Be the 1st and 3rd Fridays at 7 P.M. Submitted by Nancy Crandell

**Two Movies Not to Be Missed!**



**August 7th—** In 1998, the staff at Whitwell Middle School in rural Tennessee, realizing that the children of their community were very homogeneous, decided to teach the need for tolerance of others through a study of the Holocaust of WWII Germany. The documentary **"PAPER CLIPS"** tells the story of a community project that became a world-wide lesson over a 4-year period, of what happens when intolerance reins and prejudice goes unchecked. Small beginnings teach large lessons, and lead to a *Miracle—one paper clip to honor each life lost!* This is a powerful movie that everyone should see and learn from.

**August 21st— "THE PROPOSAL,"** starring Sandra Bullock and Ryan Reynolds, is a change of pace and has been called the year's best comedy. Under threat of deportation, a high-powered career woman announces her engagement to her unsuspecting assistant. They head to Alaska to meet his family and convince immigration that their charade is real. Full of laughs (Betty White is fabulous as grandma), this one will uplift your spirits and leave you with a smile.



Current distancing, protections, and group guidelines will be followed to keep everyone safe.

### Bible Study Submitted by Ron and Anna Willis



Summer is in full swing and the weather is co-operating quite nicely. These beautiful sunny days are a welcome sight and helps to brighten our outlook—which I'm sure you agree we all need. Our Bible Studies are yet another means of brightening our outlook as speakers encourage our focus upon the SON – The Lord Jesus Christ. This month we have two familiar speakers for that encouragement.

**August 4th-- Caleb Beickel** will join us once again. Caleb grew up in a pastor's home and has served in ministry as a pastor, a missionary to the Philippines, and currently as a layman in his Sherwood church. He and his wife Sarah have one child born within the last year.

**August 18th-- Pastor Tom Aylward** is well known to all at HBS. He's an Associate Pastor of Biblical Counseling, Home Bible Studies, teaches practical growth classes, and has broad experience serving members of his church in Beaverton.

We look forward to challenging and encouraging messages from Caleb and Pastor Tom. Our meetings are held from 7 to 8 p.m. at the Highland Clubhouse on the first and third Tuesdays each month.

We continue to practice group safety guidelines for our sessions – social distancing and masks for all in attendance. We look forward to seeing you.!

### Highlands Travelers... Submitted by Wendy Gardner

#### ...to continue "Pause of Operations"

Sadly, we still continue to hear that phrase in the travel industry, even in light of the country recently opening up in phases. Therefore, *Highlands Travelers* is CONTINUING our "pause of operations" until further notice. I know those who attended presentations in the past truly enjoyed learning about the destinations that were presented. Those who attended the Zoom presentation on June 17<sup>th</sup> now have a better understanding of tour and both small and big ship protocols in the future.



I would still like to continue offering Zoom presentations to those who would commit to attending them. To that end, would you please take a few minutes to answer a survey. (which will be delivered via Hi-Net) as to your level of interest in continuing *Highlands Travelers'* presentations. The link is <https://www.surveymonkey.com/r/VL7327N>. If you do not actively participate in Hi-Net, please call me at (818) 807-7063 and I will mail you a copy of the very short survey.

Again, thank you so much for your past support and continuing understanding. Stay safe and healthy!!

### Newcomers Orientation Postponed

Submitted by Lucianne Phillips



We tried to schedule the Newcomers Welcome Orientation in August, but with the ongoing COVID-19 precautions, it will not be possible. We will postpone the event and hope that we can reschedule it in the near future. The purpose of the orientation is to provide new Residents with information on living in King City Highlands, the opportunity to ask questions, and a way to meet neighbors.

A brilliant suggestion was made for us to make an orientation video and post it on the website. If there is someone who is talented at making videos, please contact me.

H: (503) 430-1938

C: (425) 686-0075

[Lphillips53@att.net](mailto:Lphillips53@att.net)



## Community Messages

### ***Tribute to Our 'Unsung Heroes'...***

*...featuring Bill Beecraft.* Submitted by Jerry Crane



Bill and I have worked together on a number of projects and situations. When Bill started as Finance Chair, he had much to learn about finance management. It is a testament to his dedication and persistence that, for the next nine+ years, he led volunteer Community teams in protecting the HOA's funds and fiscal health. He has done all this with determination to understand what is happening and ask questions until it is figured out to be either accepted or fixed. He knows how to ask questions.

He worked with me for over a year to assess the HOA's insurance issues in 2015 and contributed to the robust and comprehensive plans we have today. He also was incredibly valuable working with the HOA's CPA firm by drafting and insisting on the addition of language in the annual Financial Statements clarifying the level of fiscal responsibility the HOA volunteer Board provides. This addition places the fiducial legitimacy for financial reviews back on the CPA firm and the HOA's management company.

He also has led both the HOA Annual Budget and Reserves Study assessments with HOA Board members and other Community volunteers. The Annual Budget process establishes the HOA Annual Fee and holds Committee Chairs to budgets they set keeping the HOA the beautiful and functional place it is. The Reserves Study provides identification of all the HOA's capital assets, their intended life usefulness, and projects replacement costs. This important process provides insights to managing the Reserves Fund.

**CONTINUED MESSAGE TO ALL:  
STAY HEALTHY, SAFE, & KIND!**

### ***Houses Neighborhood Watch***

Submitted by Connie Holt

Hi Captains,

I continue to thank you all for watching out for each other, especially during this difficult time when COVID-19 just won't go away. There's been a few new people moving into our neighborhood. Please remember to drop off their welcome envelope that is available in the Clubhouse Office. You can get one from Mabel when she is in the Office.



And this is for everyone in our neighborhood: I'm sure most of you have seen a lot of deliveries being made. Please stay vigilant if a box is delivered and the house owner maybe hasn't seen it on their porch. Give them a call to remind them if there's a delivery on their doorstep.

It's hard to believe its August already, and Fall is right around the corner. So, let's continue to enjoy these nice summer days and stay safe, stay healthy, stay kind!

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

### ***Clubhouse Interiors Committee History...***

Submitted by Jo Hendrickson

Due to the virus, we are temporarily on hold—so instead, here is a little history. This Committee was initially formed as the Blue Room Committee and was approved by the Highlands HOA Board in June 2013 as a permanent Committee of the Highlands Community. A group of Residents desired to renovate what was then known as the Blue Room, which is now our Great Room. After completion of that project, we were asked to update other areas of the Clubhouse and we became the Clubhouse Interiors Committee. The objective of this Committee is to follow ADA guidelines by maintaining a senior safe and friendly environment in the Clubhouse, while keeping our décor updated.

Major projects completed: The Great room is updated and now a comfortable area for socializing. The interior of the building has been painted and colors were used to accentuate the grand architecture of the building. Storage cabinets were installed in the present Game Room, formerly the Pool Table Room. New flooring was installed, and we now have a remodeled kitchen. The Committee and interested Residents also decorate the entire Clubhouse interior for the Holiday season.

We meet on the 3<sup>rd</sup> Thursday of the month at 3 p.m.—check the Highlands monthly calendar. If you are interested in joining our Committee, contact Jo Hendrickson, Chair at (503) 539-8767. We keep it light with lots of laughter at our meetings.



*'Blue Room' before the update.*



*Today's 'Great Room'*

## Community Messages



### HOA Architecture/Landscape (cont'd fm page 3)

With those completed projects, plus those that have been approved and not yet started, the ALC's budget is in pretty good shape. We've exceeded the spending plan for a few of our budget line items, but overall, the ALC is at about 73% of the amount budgeted for the year, with no other big projects on the horizon.

Even with the slower sales of properties in the HOA, the ALC isn't the only group getting things done. The Committee has also discussed and approved well over 40 applications from house owners for exterior architecture and landscape projects.

Please feel free to contact me at [alc-chair@kchighlandshoa.com](mailto:alc-chair@kchighlandshoa.com) with any questions about an upcoming project. In fact, feel free to sit in on an ALC meeting (9:30 a.m. Wednesdays, currently via Zoom).

There are always interesting things happening in KC Highlands!

### ...from our Special Events Committee

Hello Highlanders: Submitted by Gary Melott

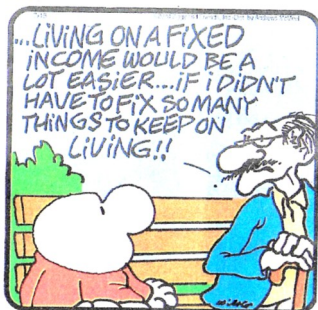
A Special Events Committee update of events that would usually be coming up—the Ice Cream Social in August and the Labor Day Pancake Breakfast will be CALLED OFF due to what is happening in our State and Washington County. And to be honest, we're not sure if anything for the rest of the year will happen, but we'll see. Even so, I'm sure HOPING the Christmas Dinner will happen. Once again, TIME WILL TELL!!

If you have any questions or comments, please call or e-mail Gary at (503) 598-4636 or [ggbmelott@frontier.com](mailto:ggbmelott@frontier.com)

*Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has."*

~Margaret Mead

Ziggy



### Highlands Vehicle Parking Stickers...

...A Reminder to All—

Submitted by Mabel Weber

(House and Condo Residents)

Did you know that a parking sticker for the back window of your car is available to all Highlands Residents?

Why would you need one? If you park your vehicle on the street you may need one—any car that does not display a parking sticker and parks on our streets could be towed. If you live in an area where there could be people from other subdivisions parking on Highlands' streets, you may need one.



In addition, Condo Residents also look out for unfamiliar cars parked in the Condo parking areas for a long period of time, and the sticker helps identify cars belonging to Condo Residents.

Anyone who needs, or just wants, a parking sticker may come to the Clubhouse Office during regular hours and pick one up. Office hours are Mondays and Wednesdays 9 a.m.-noon and Thursdays 1 p.m.-4 p.m.

### Living and Loving It Here...

Hello Everyone,

My Mom moved to Florida! The only reason I'm telling you all this, is because while she was with Mike and me for four months, I saw our neighborhood through her eyes. I realized once again why we moved here and why we love it here.

When she would go with us on our walks riding her GoGo cart, she would marvel at all the well-kept yards, the beautiful flowers, the sounds of the birds, and most importantly how nice and friendly everyone was. She loved the July 4th picnic in the 'park,' the music, and everyone's friendliness.

While we are still trying to survive this COVID-19 distancing in everything we do. I thank each and every one of you for doing your part in making our Community the best that it is. We still are all in this together, so please continue to be safe and wear masks where appropriate. I truly appreciate all of you and our neighborhood. THANK YOU!

Connie Holt

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

(503) 936-9297

*I was visiting my Daughter last night when I asked if I could borrow a newspaper.*

*"This is the 21st century," she said. "We don't waste money on newspapers. Here, use my iPad."*

*I can tell you this...that fly never knew what hit him.*

Author Unknown



## Community — In These Times...

### Face Coverings Work!

#### CDC Investigation of Missouri Salon shows efficacy of masks...

We continue to learn more about how wearing face coverings help prevent the spread of COVID-19. The growing evidence about face coverings, combined with our rise in cases since reopening show why it's so critical that Oregonians follow the [statewide regulations about face coverings](#).

This week, the CDC released more information about a situation in Missouri, where two hair stylists learned they had COVID-19 after they had interacted with 139 clients. An investigation found that none of these clients were known to be infected with COVID-19. The hair stylists and clients wore face coverings, which likely helped prevent the spread of COVID-19.

Please share the social card below with your friends and family. Help us get that word out that wearing a face covering is one of the best ways we can work together to prevent the spread of COVID-19.

More about the investigation at: <https://bit.ly/MMWR71420>.  
[healthoregon.org/coronavirus](https://healthoregon.org/coronavirus), 7/17/20

**Two hair stylists with COVID-19**  
**spent at least 15 minutes with 139 clients**

**EVERYONE WORE FACE COVERINGS** **NO CLIENTS ARE KNOWN TO BE INFECTED\***

**WEAR CLOTH FACE COVERINGS CONSISTENTLY AND CORRECTLY TO SLOW THE SPREAD OF COVID-19**

\*No clients reported symptoms, all 67 customers tested had negative tests

CDC.GOV [bit.ly/MMWR71420](https://bit.ly/MMWR71420) MMWR

*Celebrate each step as you  
ascend the mountain of life.  
Each day is a step. And...  
perspectives change everything.*

~Author Unknown



### REMINDER: **STILL DO THE FIVE**



HANDS—Wash Them Often  
ELBOW—Cough Into It  
FACE—Don't Touch It  
FEET—Stay At Least 6 Feet Apart  
FEEL SICK—Stay Home  
*Help Stop the Coronavirus*

### Beautiful Rainbow Clouds...

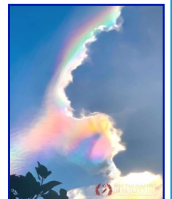
...appeared after an eclipse. On Father's Day, parts of the Philippines were plunged into darkness when a **solar eclipse** occurred late in the afternoon of June 21, 2020. Such events are steeped in superstition. Some Filipino elders still believe eclipses are omens of death or incoming disasters.



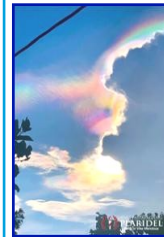
But a reassuring sight in the form of **rainbow clouds** occurred right after the eclipse. The atmospheric phenomenon is called

**cloud iridescence**, which occurs when certain types of clouds bearing ice crystals diffract light from the sun.

In these photos, you can see a stretch of cloud iridescence above **Antipolo**. The photos were taken in the late afternoon of June 21st, right after the solar eclipse.



The cloud iridescence and the solar eclipse that occurred on June 21st are unrelated events. It was just a lucky coincidence that they occurred within minutes of each other.



[www.msn.com/en-us/news](https://www.msn.com/en-us/news)

**Editor's Note:** *Flowers and rainbows have always symbolized 'hope'. In these challenging times, can't we all use a little more sunshine and beauty to view?*



### In These Times of Puzzles...

#### Can you solve this classic brain-teaser?

A traveler arrives at a riverbank with a goat, a head of cabbage, and a wolf. The boat there can only carry the traveler and one other across at a time.

If the traveler leaves the goat and wolf alone on either bank, the wolf will eat the goat. If the goat remains with the cabbage, the cabbage will also meet its end.

So, how can they all cross safely? **(Answer on page 8)**



## ...Just for Fun & Sponsors

### In These Times of Puzzles... (From page 7)



**...The Answer:** To get the wolf, goat, and cabbage across the river safely, the traveler should follow these steps:

1. Cross with the goat, leave it on the far side and return to the original riverbank alone.
2. Cross with the wolf, leave it on the far side and return to the original riverbank with the goat.
3. Leave the goat on the original riverbank, cross with the cabbage and leave the cabbage with the wolf.
4. Return and get the goat.

~The Oregonian, 7/19/20

*Surprise comes from defying expectations.*

~Seth Godin

**Editor:** Quila Bowlés

Editor retains the right to edit and make copy corrections as needed.

**Proofreaders—this issue:**

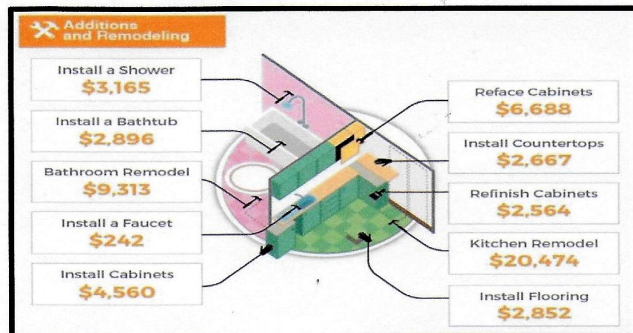
Susan Keltner, Connie Armstrong, & Mary Simpson



**PASSAGES REALTY**

*Courtesy, Respect, Results*

Assisting Sellers & Buyers in the Highlands since 2011



**Remodeling Pays Off When You Are Ready to Sell!**

**May I Be of Service When That Time Comes?**

**Kris Simpson**

Oregon Principal Broker/Owner

GRI, SRES, CNE, iRep

503-367-5817

Kris@PassagesRealty.com



## Feel the Warmth of Family at Hearthstone



### Feel the difference at Hearthstone at Murrayhill

Independent living, assisted living, and memory care. The way you want to be. Locally owned. Locally managed.

Come feel the difference for yourself. Schedule a tour today.



10880 SW Davies Road • Beaverton • (503) 521-3000 • [HearthstoneAtMurrayhill.com](http://HearthstoneAtMurrayhill.com)



## Sponsors...



**GO WITH WHO YOU KNOW!**  
**PRO MAINTENANCE CO., LLC**  
 BOBBY GANG



Personally servicing the highlands HOA clubhouse since 2007  
 Local references available

Providing a full range of professional services

- ★ Interior/Exterior painting
- ★ Windows and Siding installation
- ★ Deck and Fence Repair & installation
- ★ Roof Maintenance and Gutter Cleaning
- ★ Pressure Washing and Window Cleaning
- ★ Many Handyman Services
- ★ Home Inspection Repairs

**503-913-0752**

Licensed/Bonded/Insured ccb#203109



*You can count on Bobby's dependable and reliable care*



**KEEPING SENIORS SAFE  
 & HEALTHY AT HOME**

Senior Helpers offers expertly trained caregivers to provide personalized in-home care solutions, including Alzheimer's, Dementia and Parkinson's Care.

**Contact us today for a free consultation.**

 **SENIOR  
 Helpers®**

**503.892.1189 | seniorhelpers.com**

All rights reserved. Senior Helpers locations are independently owned and operated.  
 ©2020 SH Franchising, LLC.

**For The Best In  
 HIGHLANDS Real Estate Service  
 TALK WITH VICKI MILLER!**

**503-730-0870**

Oregon Licensed Real Estate Principal Broker



**Vicki Miller  
 Ken Miller  
 & Associates**

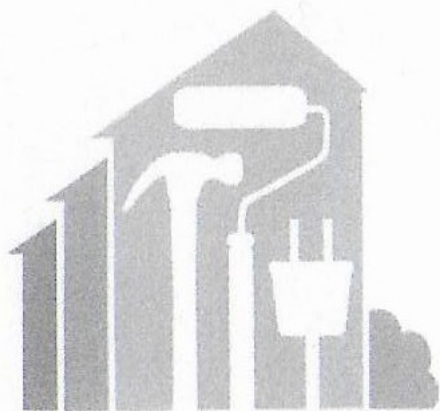


## Sponsors...



### Your neighborhood resident handyman

Ron Nixon, Owner



Highlands Handyman LLC

503.887.8869

*A Veteran Owned Business*

- Grab Bar and Hand Rail installation
- Pressure Washing
- Box Kit Assembly
- Interior/Exterior Painting  
(Brush & Roller only)
- Minor Plumbing
- Minor Electrical
- Deck Resurfacing
- Pre-home Sale Cleanup and Repair

*Licensed CCB# 219567 • Bonded • Insured*

# Karen Harris



#### Client Testimonials

Dear **KAREN**, Thank you again for selling my house so quickly. I really appreciate it. You have no idea how much. We will stay in contact. All my hope and God's blessing.

**Margaret M.**

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 want to thank you for all you've done. I knew I chose the right person when I asked my neighbors and they said you'd be the perfect fit for me.

**Don S.**

**Karen**, you have a selfless heart. It is reflected in your approach as a sales professional. Kind regards.

**Pat B.**

**Ken Miller  
& Associates**

**503-608-0883**  
[karen.harris@live.com](mailto:karen.harris@live.com)

Good Things Ahead!



## Sponsors...

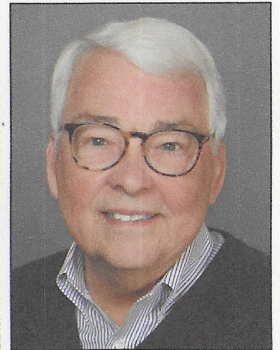


# Market Update

August 2020

### Recent Home Sales in Highlands

Type	Address	Bed	Bath	sq.ft.	Selling Price	\$/sq.ft.	Sales Date
HOUSE	12730 SW DICKSON ST	2	2	1926	\$473,500	\$245	Nov-19
CONDO	16363 SW 130TH TER #96	2	2	1042	\$239,500	\$229	Nov-19
CONDO	16248 SW 130TH TER #24	2	2	1125	\$259,900	\$231	Nov-19
HOUSE	12748 SW DICKSON ST	2	2	1466	\$399,500	\$272	Dec-19
HOUSE	16333 SW 129TH TER	2	2	1705	\$411,500	\$241	Dec-19
HOUSE	16021 SW 130TH TER	2	2	1829	\$539,500	\$294	Feb-20
HOUSE	12831 SW PEACHVALE ST	2	2	1466	\$422,000	\$287	Mar-20
HOUSE	12741 SW OVERGAARD ST	3	2	1624	\$440,000	\$270	Mar-20
HOUSE	16308 SW 129TH TER	3	2	1652	\$438,000	\$265	Mar-20
CONDO	16248 SW 130TH TER #23	2	2	1042	\$205,000	\$196	May-20
HOUSE	16245 SW 129TH TER	2	2	1489	\$390,000	\$261	Jun-20
HOUSE	12667 SW OVERGAARD ST	2	2	1475	\$395,000	\$267	Jun-20
CONDO	16146 SW 130TH TER #5	2	2	1336	\$248,500	\$186	Jun-20



Ken Miller, Founder and CEO

**Ken Miller  
& Associates**

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

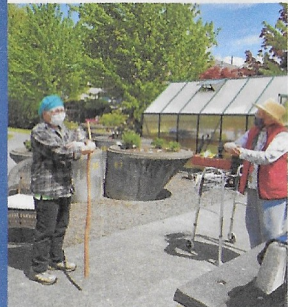
**503-639-0630**  
KenMillerAssociates.com

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

We are a real estate brokerage of 9 Realtors specializing exclusively in the 55+ communities of Highlands, King City and Summerfield. Our brokers are active members of the communities we serve equipping us with insider knowledge and sensitivity to our neighbors and their families during important life transitions.

**How much could your home sell for? Call us at 503-639-0630 to find out!**

## KING CITY SENIOR VILLAGE



### Independent & Maintenance-Free Living

Even during these challenging times we are finding ways to celebrate and connect! Tours and new residents welcome!

July & August Move-in Special: Get up to \$1500 off your moving expenses. **Call to schedule a visit today. 503-684-1008**



11777 SW Queen Elizabeth St., King City, OR 97224 • kingcityseniorvillage.com



# KC Highlands Calendar

## AUGUST 2020



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>Clubhouse Office Hours: Mondays, Wednesdays 9 – 12 and Thursdays 1 – 4.</b> <b>For changes: Please check the calendar on the Clubhouse front door window or watch for updates on Hi-Net</b>						1
2	3	4	5	6	7	8
	10 Walking Aerobics <b>11 Condo Finance/ Maintenance</b>	9 Walking Aerobics  7 Bible Study	<b>9:30 A/L Comm. Mtg</b> (via Zoom)	9 Walking Aerobics	9:30 Walking Aerobics 10:30 Coloring  <b>7 Movie Night</b>	
9	10	11	12	13	14	15
	10 Walking Aerobics	9 Walking Aerobics <b>10:30 Condo Landscape</b> (temporarily suspended)		9 Walking Aerobics 10-4 Sewing Group  <b>5:30 Condo Board Mtg</b>	9:30 Walking Aerobics 10:30 Coloring  <b>2:30 Library Committee Mtg</b> (canceled)	
16	17	18	19	20	21	22
	10 Walking Aerobics	9 Walking Aerobics  7 Bible Study		9 Walking Aerobics  <b>3 Clubhouse Interiors Comm. Mtg</b> (canceled)	9:30 Walking Aerobics 10:30 Coloring  <b>7 Movie Night</b>	
23	24	25	26	27	28	29
	10 Walking Aerobics	9 Walking Aerobics  <b>7 Finance Comm. Mtg</b> (via Zoom)	<b>6:30 Town Hall HOA Board Mtg to Follow</b>	9 Walking Aerobics	9:30 Walking Aerobics 10:30 Coloring	
30	31					
	10 Walking Aerobics					

**PLEASE NOTE:** Even though reopening has started, we still live in very uncertain times—any notations here are from requests as of our printing date. Scheduled meetings not held in person may be done via online or teleconferencing. **A few activities have resumed with caution as the Community slowly feels safer having them. Please be sure you schedule Clubhouse time and space with Mabel in the Office for the Clubhouse calendar.**