

Highlands Highlights



King City Highlands Homeowners Association (503) 684-8294

SEPTEMBER 2020

In This Issue...

HOA Board & During These Times Messages	1
Condo Updates	2
Condo & HOA Updates	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



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Website:

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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

It's the Annual Budget Season— Any Budget Ideas?

The HOA is guided by both Static and Dynamic Governance. Sounds geeky, but the HOA is guided by several kinds of processes. The "static" are the Bylaws and CC&Rs which remain mostly consistent through the years. There are Board enacted Resolutions that periodically provide clarity or updates to the CC&Rs, but for the most part, the original documents endure.

On the other hand, the HOA relies on the Annual Budget and Reserve Study processes. These are "dynamic" and respond to changes in the financial environment and on-going oversight of the Community's capital assets. The Reserve Study is a compilation of all of the HOA's capital assets from the pathways, brick walls, clock tower, Clubhouse, parking lot, sidewalks and irrigation system to the heating/air conditioning, kitchen and bathroom facilities, furniture and office elements (among other things). The Reserve Study identifies every asset, when it was purchased, its life expectancy, projected replacement costs, and looks at these over a 20-year time-frame. The Reserve Study acts as a maintenance plan based on this information and is available to all Community Members.

Submitted by Mike Dahlstrom, President

The Annual Budget is especially dynamic—it anticipates upcoming operating costs including utilities for the Clubhouse and irrigation, Comcast service to all residences, staff salary, HOA insurance, landscape maintenance, etc. Some costs the HOA has control over and some, like HOA management fees, utilities, and insurance provisions, increase annually from the providers (just like our personal budgets).

The budget process is underway as you read this and is open to Community suggestions. **Have an idea that you would like considered?** Send it to treasurer@kchighlandshoa.com by September 15th. The HOA Board Treasurer leads the budget development with the recommended budget prepared prior to the October Board meeting. The budget establishes the Annual Homeowner Fee set at the HOA Annual Meeting in November.

Last, but not least, on behalf of the HOA Board, a tremendous "thank you" to **Gary Melott** for his gift of humor, graciousness, and great organization co-chairing the Special Events Committee. Gary has decided to step back from those duties (but has agreed to continue as event "host") and hand off the co-reins at the end of the year. Interested in helping Ed Benberg, co-chair? Reach out to either Gary or Ed.

During These Times...



The on-going pandemic continues to result in uncertainty and caution about gatherings, even within current guideline limitations. The ability to meet in-person also continues to evolve at the same time. The Board and committees must do the work of the HOA and groups desire to resume some gatherings. Hi-Net is the best resource for Community meeting changes and how meetings are held.

If/when you do attend a group activity, please 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.



**SEE PAGE 7— for
In These Times**

Condo Updates



Condo Board Message

Submitted by Sherry Kilpatrick, Chairperson

The Condo Owners Association (COA) Board met August 13th via Zoom, and many folks tuned in.

Garbage Bin Area Issues

Sunday, August 5th, a very large chair was found in the dumpster area in front of building 19. There is no way to determine if this was dumped by a homeowner or someone from outside our Community, but suspicion is that it didn't come from inside.

We hope you all know that this is not how you dispose of old furniture. Please help us keep an eye open for anyone unfamiliar who might try to do this. This garbage bin area seems to have a larger amount of garbage and similar debris than other areas, and it may be due to the convenient location for folks coming from outside the Community. If you spot a suspicious vehicle, please take their license plate number. These drop-offs seem to occur on Sunday evenings.

Please report to a COA Board Member if you see anything not seeming right.

Projects Update

- ⇒ The valve box repair outside Building 10 has been completed. This gave the Board a good idea as to what to be facing on future boxes. We hope to tackle one more area this year.
- ⇒ ProMaintenance (Bobby Gang's crew) painted the yellow curbs and step edges. They now look clean and fresh! They also replaced some rotted boards around a garage and a couple of patios.
- ⇒ Brightview has been working on sprinkler issues. It sounds like the repairs have been made and it's just a matter of time for the grass to rebound.

Final Deck Repairs Update

Submitted by Zoe Allen

At this writing, the most recent update from the project manager for GreenPointe Construction is that decks would be finished by August 21st. Unfortunately, whether or not this is true is anybody's guess. The original estimate at the start of the project was six to eight weeks and we are at the end of week 12. This year's weather has been much more accommodating than 2018 or 2019, but apparently that hasn't helped the schedule.

I could apologize on behalf of the Maintenance Committee, the Board of Directors, and CMI—but nobody is at fault this time except the contractor. The lack of communication and bad information passed on to our Homeowners by workers has contributed to Homeowners' unhappiness and impatience. We have one more year of deck work and then we will be done for a few years.

Heating/AC Units Task Force Update

A new Task Force led by Pat Barcroft is researching heating/AC units. They are interviewing vendors and looking at equipment with the goal of establishing standard configurations for each floor plan, upstairs and down, along with approved heating/AC units and vendors. Once their study is complete, they will recommend to the COA Board what they find best for us.

Landscape Committee

We have three new members on our Landscape Committee: Lucy Laande, Pam Schagunn, and Joan Schmidt—thank you for volunteering! If anyone else is interested in joining the Committee, the next meeting is **September 8th at 10:30 a.m.** Whether you have a green thumb, or just enjoy the beauty of our property, you can help too!

Condos Neighborhood Watch

Submitted by Sandy Bergeron



I hope everyone is doing well during this pandemic. I am doing OK but have several preexisting conditions that would not bode well for me if I got COVID-19. I spent the better part of my life as an Operating Room RN, keeping surgical patients safe from disease during their surgery, so I know you can never be too careful.

I was asked by our Condo Board to convey a message. As the eyes and ears of the Condos, we Captains can prove useful by taking a walk around our buildings now and then—with a mask on of course—and check to see if our paid yard-work people are doing their job properly. Are they cleaning up and weeding? We aren't going to do the job we are paying them to do, but we need to hold them accountable. Please send a message of your concerns to a Condo Board Member, or to me and I will forward it to the proper person.

Next, we may have some outsiders coming into the Community to deposit their trash in our trash bins. Please keep an eye out for such activity, especially on Sundays. Try to take a picture of their license plates on your phone, so we can track them down and hold them accountable.

Stay safe, stay healthy, stay connected.

Sandy Bergeron CNW Coordinator
Talk/Msg: (503) 624-7896 Text: (971) 255-3790
sandber31638@gmail.com

Condo & HOA Updates

...from the Special Events Committee

Dear Highlanders, Submitted by Gary Melott

The Special Events Committee is looking for a new co-chair effective January 2021 to work with current co-chair, Ed Benberg, and the wonderful team members of the Committee.

In the meantime, I would recommend that if you are interested, just join the committee now and see how we do things. Be sure to come with questions and ideas. Anyone in our great Community is welcome!

If you have any questions, please feel free to call or e-mail Gary at (503) 598-4636 or g.gbmelott@frontier.com.

Life is like a camera...

Focus on what's important, capture the good times, develop from the negatives, and when things don't work out... Take another shot!

Attention Highlands Artists & Crafters

Submitted by Nancy Crandell



December 5th is the projected date for our 6th Annual Art and Craft Faire. It is not too early to begin thinking, planning, and creating for our event. We hope some of our new Residents will choose to participate this year along with our returning artists and crafters with your wonderful high-quality creations. Share your skills with friends, neighbors, and our greater community while earning some \$\$ for yourself.

In light of the current restrictions due to COVID-19 and not knowing what will be in place in December, we should get together to discuss ways we can go forward with this event while keeping everyone safe. If you are considering joining us this year, come to the Clubhouse on **Tuesday, September 22nd at 1:00 p.m.** with questions and ideas to consider. We will follow current safety requirements—masks and distancing, etc.

If you have questions or interest in signing up, call Nancy Crandell at (503) 746-6701.

Next Condo Board Meeting:

Thursday, September 10th at 5:30 p.m.

It might very well need to be a Zoom meeting—Owners will be sent a notice via e-mail with the link to access the meeting.

If we can hold it in the Clubhouse, a notice will be put at each building entrance as usual.

Architecture/Landscape Committee



Submitted by Rob Mustard

The Architecture & Landscape Committee (ALC), like pretty much everyone else, has been slogging through the summer heat, drought, and COVID-19 doldrums. Highlands house owners are still submitting applications for exterior architectural and landscape renovations, and we're acting on those on a pretty rapid basis. We have only a couple of ongoing projects: irrigation fixes and updates, and some shrubbery work up along the Beef Bend brick wall. That irrigation stuff is pretty important, though; we're trying to address inefficiencies (and reduce consumption of expensive water), while also trying to deliver enough water to our plants. A couple of problem areas on that latter point are the two zones with drip irrigation: up along the Beef Bend brick wall, and down in the southeast corner, under the Douglas firs. Yes, both of those zones are a mess, but we're working toward a solution with *Landscape East & West* as soon as we can.

One exciting new project will be kicking off right about the time this issue of the *Highlights* hits your doorstep. The Dickson Triangle project will begin around the first of September, with some re-working of the berms where the trees were cut down in 2019. Other "infrastructure" work includes a complete re-do of the irrigation system. As soon as that foundation is laid, brand-new trees, large boulders and a few shrubs will be brought in. This first phase should wrap up, weather permitting, by mid-September. A few other small projects will be pitched to the Board at their August 26th meeting.

The ALC is also on the lookout for new members. If you're a Highlands house- or condo-owner, and you're interested in participating in all of the things the ALC engages in, please get in touch. In addition to the landscape renovation and irrigation projects, we're also working on the 2021 budget. That's where the real action is!

Please feel free to contact me via e-mail at alc-chair@kchighlandshoa.com with any questions about an upcoming project. Also, you may sit in on an ALC meeting (9:30am Wednesdays, via Zoom). There are always interesting things happening in KC Highlands!



Q: What happens if you use a jigsaw puzzle for a pillow?

A: You'll wake up with a puzzled look on your face!

~Author Unknown

Event & Activity Updates

Movie Night for September Submitted by Nancy Crandell

We will have just one movie night for September, on the 3rd Friday.

September 18th – "SOMETHING'S GOTTA GIVE"

—a mature romantic comedy that stars Jack Nicholson and Diane Keaton. The sparks fly as a "mature" playboy with an eye for younger women is put into a situation where he needs reluctant care by the mother of his latest "conquest." Could there be an attraction for an "older woman?" This is a *great movie* and a lot of fun to watch two masters of comedy match wits.



Lunch On the Lawn...

If you aren't doing anything on Labor Day, bring your lunch to the Green Space around noon to picnic with friends and neighbors. Masked when not eating and social distancing, of course.



Special Events

Submitted by Gary Melott

Special Events Committee update—we regret having to keep cancelling events, including the traditional *Labor Day Pancake Breakfast*, due to continued State and Washington County restrictions. And we're still not sure if anything further can be planned, but we'll see. Even so, we're **HOPING** the Christmas Dinner will happen. Once again, **TIME WILL TELL!!**

Questions or comments, please call or e-mail Gary at (503) 598-4636 or g.gbmelott@frontier.com.

Newcomers Welcome Orientation

Submitted by Lucianne Phillips

Despite our best efforts, the Newcomers Welcome orientation will be rescheduled once the COVID-19 restrictions are eased to allow for safe meetings.



At that time, we will have presentations from volunteer leadership and committee chairs to give an overview of life in our Highlands Homeowners Association. There will also be an opportunity to ask questions and to get to know neighbors.



Highlands Travelers...

Submitted by Wendy Gardner

...To Continue "Pause of Operations" Indefinitely

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* will cease presentations at this time. I had hoped to continue to offer Zoom/virtual presentations to those who would attend them; but with the low response to my survey last month, I have concluded that the level of interest in continuing *Highlands Travelers* presentations is not there for now. Should Residents be interested in resuming presentations, either virtual or live, I will be happy to revisit this program. *Stay safe and healthy!!!*



"I cannot do all the good that the world needs, but the world needs all the good that I can do."

~Jana Stanfield, singer/songwriter

Bible Study Submitted by Ron and Anna Willis



No doubt you are wondering, as I am, where summer has gone. Here we are facing September startups – schools in session, back to regular routine of work and daily living. But wait! Nothing is normal these days – as we hear now, it's all about the 'new normal.' So, what does that suggest, and what is expected moving forward? One very consistent activity each month is our *Highlands Bible Study*. Our speakers have been a great help as we navigate through the COVID-19 pandemic. This month will be no different as we come together to hear encouraging messages. We welcome:

September 1st — Serge Dezhnyuk will be joining us — He leads a weekly Men's Bible Study and has been involved in various ministries at his Beaverton Church. Serge and his Ana have two boys. He is a Civil Engineer in Beaverton and enjoys the outdoors, sports, and studying God's Word as much as possible.

September 15th — Pastor Steve McCracken is no stranger to our Bible Study — He has been faithfully teaching God's Word to our group for many years. His enthusiasm and decades of ministry service and experience brings a wealth of knowledge to enlighten us.

We invite all to attend our twice-monthly Bible Study on the first and third Tuesdays in the Highlands Clubhouse from 7:00 to 8:00 p.m. We continue to practice group safety guidelines for our sessions – social distancing and masks for all in attendance. *We look forward to seeing you!*

Community Messages

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

A Special '2020 Welcome to New KC Highlands Residents

*Submitted by
Denette Peffers*

In August of prior years, the Special Events Committee has hosted an ice cream social at the Highlands Clubhouse. The event provided a fun and yummy way to introduce new Residents (living in the condos or houses) to our Highlands neighbors. Since this year's restrictions have challenged our ability to gather and get to know one another, we would still like to acknowledge our new neighbors with a 'virtual nod' in the next few months via our *Highlands Highlights* newsletter.

See page 6 for our first two Introductions!!

We invite you to participate if you have moved here within the time frame of 7/31/19 to 7/31/20. Please contact either Denette or Gary and we will send you a short questionnaire and arrange for a quick photo.

Looking forward to meeting you!

Denette Peffers (503) 318-3984 djp851@gmail.com,

Gary Mellot (503) 598-4636 g.gbmellot@frontier.com

Wearing Masks In the Clubhouse

Submitted by Connie Holt
I hate this COVID virus as much as anyone. I hate that we now have to wear face masks and be so careful everywhere we go, I hate that we can't hug our family or friends, I hate that socializing is totally different now than it used to be, and I hate that people still don't follow the rules and guidelines set up for everyone's safety and protection. But that's the environment we now live in.

So, when you see the sign on the Clubhouse door that says *Wear Your Masks*, that means just that! It doesn't mean bring them in and set them down on the table to have a meeting, play cards, or do a puzzle, it means wear your masks all the time inside the Clubhouse no matter how short of time you are there, or who you are talking to, or what you are doing. If you can't do that, then don't use the Clubhouse. And if I see that you aren't abiding by the rules and guidelines set up for everyone's safety and protection for our Community inside the Clubhouse, then I will call you out on it, and I don't care if you get upset.

This isn't something we should take lightly. So, again, I'm asking everyone to please abide by the rules and guidelines, be respectful to everyone in the community, and wear your masks at all times while you are in the Clubhouse. Thank you.

Connie Holt

Houses Neighborhood Watch Coordinator
punkshasta@gmail.com (503) 936-9297

HOLIDAY NOTICE !

**The Clubhouse Office will be closed for the
Labor Day Holiday, Monday, September 7th.**

Look to our Highlands Calendar and via Hi-net,
or check with your committee/group
for any other changes/updates.

Clubhouse Flagpole Rededication

Submitted by Mark Braverman



**Honor the
Flag, the man,
and those who made it all possible.**

On **Saturday, September 12th,
1-3 p.m.** at the Clubhouse, we will honor Dean Packard with a rededication of the Clubhouse flagpole and flag which was originally erected on November 11, 2014.

A small gathering is planned with a cake and cookie event thereafter for all in attendance. A commemorative plaque in honor of Dean Packard will be presented and will be hung in the Clubhouse as a lasting memorial to Dean and all those who helped make the flagpole possible.

That person is Dean Packard, Air Force retired, who is now living with his wife at The Stafford, an independent living facility in Lake Oswego. The cost of the purchase, erection, and original dedication ceremony surrounding the flagpole, was paid for and arranged by Dean and other Highlands Residents. Of the 40 or so original Residents who contributed money to the flagpole, 21 are still living at King City Highlands.

NOT EVERYTHING IS CANCELED...

THE SUN IS NOT CANCELED
SUMMER IS NOT CANCELED
RELATIONSHIPS
ARE NOT CANCELED
READING IS NOT CANCELED
DEVOTION IS NOT CANCELED
MUSIC IS NOT CANCELED
IMAGINATION IS NOT CANCELED
KINDNESS IS NOT CANCELED
CONVERSATIONS
ARE NOT CANCELED
HOPE IS NOT CANCELED
And LOVE IS NEVER CANCELED.

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

~Author Unknown



Community Messages

Welcoming Our New Residents

Kathy Robertson

**Highlands Street Address:
12831 SW Peachvale Street**



I moved here from a small house in the West Hills where I enjoyed living for 30 years.

I retired in 2003 from teaching 1st grade in Beaverton. I taught 1st grade the entire time as I loved that age and seeing the rewards of teaching them the basics of reading, math, and writing, etc. After retiring, I became a dog walker for teachers' dogs as they knew me. My main goal was to get out and exercise each day, doing something I enjoyed, and I love dogs.

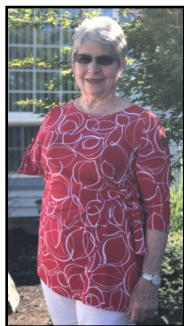
I enjoy movies, reading, gardening, and socializing with friends. I used to play golf often, and hope to take up the game again.

When asked what my favorite ice cream topping is, it's caramel sauce!

I chose King City Highlands for my new home because I was impressed with how beautiful the Highlands neighborhood is. I was also seeking a two-bedroom house in a quieter neighborhood, and there were many here. Living in the West Hills had its challenges with weather, as well as having a home on a steep ravine. Now, I'm sure any snow or ice in winter will be a breeze! I love my new home, and especially the wonderful, friendly neighbors throughout!

Margaret (Maggie) Kresge

**Highlands Street Address:
16086 SW Wimbledon Court**



I just moved here from the other side of Bull Mtn, off Scholls Ferry Rd. Needed to down-size. I retired from *Darigold* after 18 years in sales. Loved my job; I miss the people more than the job.

I love several different hobbies. Quilting, love fishing and just being out in the wilderness seeing all kinds of wildlife. Love to travel, and recently went to Europe seeing nine countries in 18 days.

My very favorite sweet is chocolate, whether it's ice cream toppings or candy, as long as it's chocolate, chocolate, or more chocolate!

I found KC Highlands after a long search. Homes were hard to find and were being bought before I could place a bid. It's beautiful here and I'm making a lot of wonderful friends.

"It's in your moment of decision that your destiny is changed!"

~Tony Robbins

Please Continue to:
Stay physically distant.
Wear face coverings.
Wash hands frequently.
Avoid large gatherings.
Stay close to home.

DMV News -- Online Services, Expired Licenses, and Vehicle Registration...

The coronavirus has impacted many of the services we are used to accessing in person, including the DMV. Beginning July 6th, a host of online services became available at [DMV2U](https://www.oregondmv.com/dmv2u), enabling Oregonians to handle more of their DMV business from home. Customers can:

- ◆ Schedule a DMV appointment
- ◆ Replace a lost, mutilated or stolen license/ID card
- ◆ Upload a commercial driver medical examiner certificate
- ◆ Order a driving record
- ◆ Pay a reinstatement fee
- ◆ Begin a driver's license or identification card application for an initial issuance

See all the services DMV offers online at www.oregondmv.com/dmv2u.

If a service can be accomplished by mail or online, DMV requires customers to use those avenues. Find information and instructions for how to complete common transactions like titling and registering a vehicle in Oregon at www.OregonDMV.com. DMV does not charge any service fees for online forms or use of their online services. Please make sure you are on the official Oregon DMV webpage.

Doing business at DMV offices:

[Watch this video](#) to see how to use the new appointment scheduler.

[This video](#) outlines what to expect for customer and employee safety when you visit a DMV office.

You should be prepared to wear a face covering/mask at all DMV offices.

Grace period in effect to Oct. 1:

A law enforcement grace period on expired licenses and vehicle registration is in effect at least through Oct. 1. The grace period is intended to allow Oregon residents to continue driving while waiting for an appointment or allow some people to delay visiting DMV while it works through the backlog due to COVID-19 restrictions. Law enforcement can verify the status of a driver or vehicle electronically during a traffic stop.

~healthoregon.org

Community — In These Times...

Keeping Coronavirus Out of Your Car



In addition to washing your hands, cleaning high-touch areas of your car (including the steering wheel, door handles, gear selector, and screens) can help keep the coronavirus at bay. Tips on how to keep interiors clean:

Alcohol--

Almost every surface inside a vehicle can be safely cleaned with isopropyl alcohol, and solutions containing at least 70 percent alcohol should kill the virus. But because the sustained use of alcohol can leave leather susceptible to damage and discoloration, use a leather conditioner after applying it.

Soap and Water—

Vigorous washing with soap and water can reduce the presence of the virus and is safe for cloth, leather, and most other car interior surfaces. Scrub with a small amount of water and laundry detergent—too much can leave fabric damp and lead to mold growth—preferably using a microfiber cloth to prevent scratching.

Bleach, peroxide, and ammonia—

Don't use these. They can damage your car's upholstery as well as the nonglare coatings on touch screens.

~Consumer Reports, June 2020

Clubhouse Safety Submitted by Mike Dahlstrom

The efforts to maintain a healthy and safe environment in the Clubhouse appear to be very effective. The work of **Jerry Crane, Quila Bowlés, and Connie Holt** to provide cleaning supplies are taking hold.

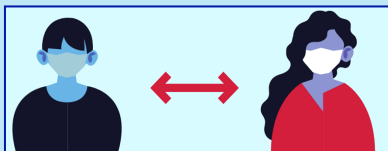
Based on the number of cleaning cloths that are laundered (thank you Connie and others who voluntarily take cloths home to wash) and bottles needing refills, Clubhouse users—YOU ARE DOING YOUR PART—THANK YOU!!!

Let's keep it up and support a healthy Community!

Avoid large gatherings — and rethink your Holiday Plans...

Cases have accelerated after each Holiday, and we don't want the same thing happening over the coming Holiday.

- ◆ Stay apart from people outside your household.
- ◆ Limit the size of your social get-togethers.
- ◆ Wear your mask/face covering.



~oregonhealth.org/
coronavirus

*"Stick to the truth
and you will never
need to remember
what you said."*

~Author Unknown

**Words of
the Day...**

**BELieve
THERE is
GOOD
in the world.**



How to Avoid Coronavirus Scams

The COVID-19 pandemic has given scammers a variety of different opportunities to commit fraud. Learn more about potential scams at the [Division of Financial Regulation's COVID-19 fraud prevention webpage](#). Topics include fake mobile banking apps, government imposters, bogus unemployment claims, and more.

**Beware of scammers - Check out
DFR's COVID-19 fraud prevention page.**



healthoregon.org/coronavirus

**History
repeats itself.
This poem,
written in 1869,
and reprinted
during the 1919
Pandemic—
Is Timeless...**

And people stayed at home
And read books
And listened
And they rested
And did exercises
And made art and played
And learned new ways of being
And stopped and listened
More deeply
Someone meditated, someone prayed
Someone met their shadow
And people began to think differently
And people healed.
And in the absence of people who
Lived in ignorant ways
Dangerous, meaningless and heartless,
The earth also began to heal
And when the danger ended and
People found themselves
They grieved for the dead
And made new choices
And dreamed of new visions
And created new ways of living
And completely healed the earth
Just as they were healed.



...Just for Fun & Sponsors

Boy: Did you get a new phone, Grandpa?
Grandpa: Yep. I finally decided to break down and get with the times. It's got blue teeth, air droop, super hyper retina delay and something called ultra wide waistband support, and other things.
Boy: Do you know how to use all that stuff?
Grandpa: No idea, but it's nice to know it's there.

~Pickles by Brian Crane



*Back up my hard drive?
How do I put it in reverse?.*

~Author Unknown

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

Proofreaders—this issue:
Susan Keltner, Connie Armstrong, & Mary Simpson



GO WITH WHO YOU KNOW!
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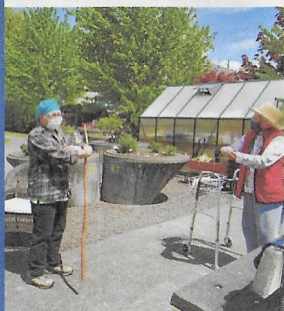
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I WILL KEEP EYES OUT FOR YOUR NEXT HOME,
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Kris Simpson

Oregon Principal Broker/Owner

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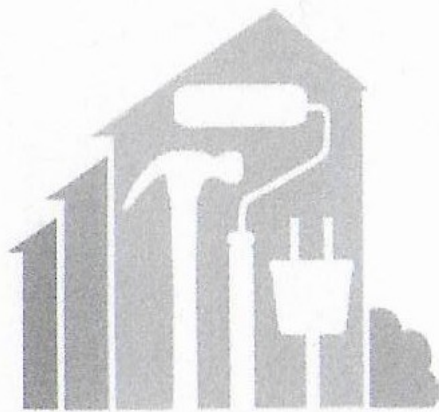
Kris@PassagesRealty.com

Testimonials on PassagesRealty.com



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Ron Nixon, Owner



Highlands Handyman LLC
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Oregon Licensed Real Estate Principal Broker



Vicki Miller

**Ken Miller
& Associates**

Sponsors...

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.

Good Things Ahead!

**Ken Miller
& Associates**

503-608-0883

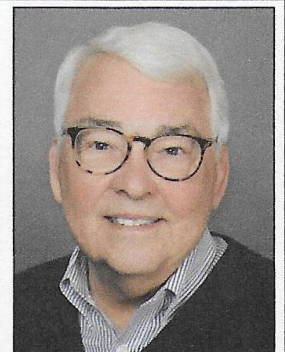
karen.harris@live.com

Market Update

September 2020

Recent Home Sales in Highlands

Type	Address	Bed	Bath	sq.ft.	Selling Price	\$/sq.ft.	Sales Date
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
HOUSE	12681 SW PEACHVALE ST	2	2	1914	\$422,500	\$220	Jul-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!

KC Highlands Calendar**SEPTEMBER 2020**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
		9 Walking Aerobics 7 Bible Study	9:30 A/L Comm. Mtg (via Zoom)	9 Walking Aerobics 7 Hand and Foot	9:30 Walking Aerobics 10:30 Coloring	
6	7	8	9	10	11	12
	10 Walking Aerobics 	9 Walking Aerobics 10:30 Condo Landscape		9 Walking Aerobics 9:30-4 Sewing Group 5:30 Condo Board Mtg (via Zoom) 7 Hand and Foot	9:30 Walking Aerobics 10:30 Coloring 2:30 Library Committee (canceled)	Flagpole Rededication 1-3pm
13	14	15	16	17	18	19
	10 Walking Aerobics 11 Condo Finance/ Maintenance	9 Walking Aerobics 7 Bible Study		9 Walking Aerobics 3 Clubhouse Interiors Comm. 7 Hand and Foot	9:30 Walking Aerobics 10:30 Coloring 7 Movie Night	
20	21	22	23	24	25	26
	10 Walking Aerobics	9 Walking Aerobics 1 Craft Faire Mtg 7 Finance Committee	6:30 Town Hall HOA Board Mtg To Follow	9 Walking Aerobics 7 Hand and Foot	9:30 Walking Aerobics 10:30 Coloring	Private Event 9am – 5pm
27	28	29	30			
	10 Walking Aerobics	9 Walking Aerobics				

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.

NOTE: *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. **Activities resuming must schedule Clubhouse time and space with Mabel in the Office for the Clubhouse/Newsletter calendar.***