



**KING CITY  
CIVIC ASSOCIATION**  
AN ADULT - 55 AND OLDER - COMMUNITY

**NEWSLETTER**

Also available on KCCA's office website: [www.mykcca.com](http://www.mykcca.com)

*Happy New Year*

**Aquatic Center Now Open!**



*Submitted by Sandy Fuhrman*

We are ecstatic to announce that after a LOT of work by the Board, the Construction Committee, and the Pool Committee that the KCCA Aquatic Center is now open! We hope your experience will be relaxing, fun, and memorable for you and your guests!

The facility is open Mon-Sun all hours except when closed for maintenance from 9am-noon. Hours for guests under the age of 18 is noon-2pm. Water aerobics classes are 8:00 am-8:45am and 6:30pm-7:15pm M-F.

A key card is needed to gain entrance to the facility, which can be purchased at the Club House office. Key card cost is \$5 per member.

The 6,078 square foot facility is impressive both in design and function and promises to improve and enrich the community for years to come. It's equipped with a 25'x 50' pool with an average water temperature of 88°, which is perfect for low impact swimming or just good old-fashioned fun. The facility also includes a 12'x 46' 2-lane lap pool with an average water temperature of 82° where you can race a friend or swim solo and

reap the benefits of a great cardio workout. Or perhaps you want to enjoy the relaxing benefits of the 103° 12'x12' hot tub and take advantage of a fun opportunity for socializing with your friends and neighbors.

As always, your safety is our number one concern so please use the pool responsibly and follow the KCCA pool rules.

The Pool Committee works in conjunction with the KCCA Board to address safety and maintenance issues for both the indoor and outdoor pool. If you see something that needs addressing, you are encouraged to complete a comment card that is available inside the Aquatic Center lobby or contact a Pool Committee member directly. The comment cards are picked up every couple of days and reviewed by the Pool Committee, or the Board as needed. If you would like a direct answer to your concern, please leave your

contact information on the comment card and you will be contacted. If you would like to hear the most up to date information on the pools you can be added to the Pool Followers email list by sending a request email to [sfuhrman57@gmail.com](mailto:sfuhrman57@gmail.com) or we welcome you to attend our Pool Committee meetings which are held on the 2nd Sunday of every month at 5PM at the Crown Center.

Please take time to remember the Board, the Construction Committee and Pool Committee is made up of non-paid volunteer Home Owners that have done a lot of work and volunteered a tremendous number of hours to give back to the community. Owning a personal pool is a walk in the park compared to the work involved to keep the community pool open and in tiptop shape! Please help make this a positive year-round community pool!

Thank you all for your patience and we are glad that we can help make your swimming experience more enjoyable and your property values improved through this amazing community amenity.



*Photos courtesy of Denny Gelfand*

ABOUT THE KCCA NEWSLETTER

Publisher/Advertising ..... Mike Antonelli, Tigard Life: 503-692-9215
The King City Civic Association Newsletter is published monthly and provided on a non-subscription basis to all members of the KCCA.
In 2019, articles for the next month's KCCA newsletters are due to info@mykcca.com no later than:

2nd Friday of the month for following month's newsletter

Articles submitted are printed as-is. Members must submit their articles by email, or in typewritten form to avoid name misspellings or other inaccuracies.

For advertising information, please contact Mike Antonelli:

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KCCA BOARD OF DIRECTORS 2019

- Paul Downing – President pdowning@mykcca.com
Diana Platika – Director dplatika@mykcca.com
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Carolyn Griffith - Director cgriffith@mykcca.com
Steve Garner - Treasurer sgarner@mykcca.com
Sandi Fuhrman - Director sfuhrman@mykcca.com
Valerie Schuyler - Secretary vschuyler@mykcca.com

The KCCA Board of Directors and each of the KCCA committees meet monthly in one of the KCCA facilities.

- Board Meeting .....2nd Tues ..... 6:30 p.m.
Board Meeting .....4th Tues ..... 6:30 p.m.
Finance Meeting ..... 1st & 3rd Thurs ..... 2:00 p.m.
Greens Committee .....1st Thur ..... 1:00 p.m.
Landscape Committee ..... 2nd & 4th Tues.....8:30 a.m.
House Committee..... to be announced
Hello Neighbors ..... 1st Fri. ....10:00 a.m.
Pool Committee..... 11/11 & 12/9 ..... 5:00 p.m.
\*Coffee with a Board Member has been canceled.

KCCA CONTACT INFORMATION

Ronnda Zezula, Administrator ..... administrator@mykcca.com
Clubhouse Office Window, 15245 SW 116th Ave. ....503-639-6565
Regular Hours: Monday, Wednesday & Thursday 8:00 am - 1:00 pm
Tuesday 2:00 pm - 7:00 pm • Friday Closed
Pro Shop, open dawn to dusk, 15355 SW Royalty Parkway ..503-639-7986
Joy Olmstead, Pro Shop Manager ..... golf@mykcca.com
Jeff Halfman, Golf Course Superintendent ..... golfsuper@mykcca.com
Crown & Aquatic Centers - 16880 SW 126th Ave. 503-639-0084
503-624-2978
KCCA's Website: www.mykcca.com

Just a Reminder

The Board of Directors announced the 2019 Assessment amount on November 27th of \$423 per resident.

The Board approved the 2019 Operating Budget on November 13th and the Reserve Budget on December 11th. Assessment invoices were mailed after then to each residence, in a yellow packet that also contained the Board approved 2019 Budgets and a list of event room rental and golf fees.

If you have not received a bright yellow assessment packet, you may print a copy from the Announcements section on the home page of our website at www.mykcca.com. Copies are also available in the Clubhouse lobby sorter, to the right if facing the Member Services Window / Office door. Please note we are unable to restock the sorter during evenings and weekends.

This year online payment options are available for all credit, debit or bank account payments (aka "ACH," using information from your paper checks). The link to pay online is also on our website home page under Announcements. The office accepts personal or cashier's checks by mail, in-person or through the mail slot in the locked office door. Payments are due by January 31st. Thank you!

1st Sunday At KCCA

January 6th, 1-4 pm. Invite your friends and family to tour multiple properties for sale (detached homes, townhomes and condos) in our community. In addition the Clubhouse will be open, hosted by a resident volunteer, eager to provide an information packet and lead a guided tour of all KCCA has to offer. For further details or questions email KCCA's Hello Neighbors Social Committee Chair Carolyn Griffith: cgriffith@mykcca.com.

Requests for Age Verification

Members frequently wonder why we ask residents to verify their age, when most members provide proof of age upon first moving to KCCA.

A simplistic explanation is that HUD's Fair Housing Act (FHA) prohibits housing discrimination based on multiple statuses, one of which is age. To allow for senior housing communities, HUD created an exemption called the Housing for Older Persons Act (HOPA).

HOPA-qualified communities must comply with HUD's requirements, one of which is resident age verification. Residents must provide proof of age at least every two years. This can be done using various forms of acceptable ID or by resident signed "self-certification" (avoiding the need for an in-person visit to the office).

Failure to survey residents could jeopardize KCCA's status as a 55+ community. Why do we ask twice

a year? The primary reason is that many residents do not respond the first time, or often the second. Another is how frequently we gain new residents who are not owners.

To be on the safest side possible, we add an age certification to the two major requests for information that we send to all residents annually. In doing this, we feel more assured that we will have the necessary certification from all residents within a two-year period. We are asked throughout the year, generally by lenders, to certify in writing that we can provide documentation that verifies the age of all of our residents. Please help us ensure that we can do this, and maintain our HOPA qualification, by responding. Thank you!

One good source for more information can be found at: https://www.hud.gov/sites/documents/DOC\_7770.PDF.

Computer Club News

Mark Mehall is retiring from the Computer Club, therefore the Club is temporarily on hold while a search for other volunteer teachers is being made. If you have expertise in any computer-related/technological area that you would like to share with others by teaching one or more Saturday morning computer club classes, please call 503-443-1704.



Mark has a wealth of knowledge that he generously and skillfully shared with KCCA residents and guests for many years, and he will be sorely missed. We all wish him the very best!

Your local King City Real-Estate Broker and Mortgage Expert!

A recent testimonial for Brad Wyatt:

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## Administrator's Column

Submitted by Ronnda Zezula

Happy New Year, everyone! I hope each of you enjoyed a wonderful holiday season. I first want to thank our amazing member volunteers, which includes our Board of Directors, for their hard work in 2018. I also want to express gratitude to the dedicated and hard-working people on Team KCCA. Jeff Halfman and Joy Olmstead, who manage their departments expertly, and their teams

(in order of hire): Brian Luoto, Miguel Jaquiz, Teresa Nemeck, Kevin Arguelles, Marcus Luoto and John Fulton (KCCA Team Jeff); Chris White, Al Veith, Mark Olmstead and Peter Ranslow (KCCA Team Joy); join the office team, Sylvia Cheney and Edith Alben, to ensure KCCA remains a stellar community. An enormous thank you to them all!

When I was first asked to share with our members what I was up to in 2018, I started by copying text from updates and self-evaluations sent to the Board during the year (I wound up with 14 pages, too much to print). I realized while culling it down that it is impossible to articulate this job both succinctly and adequately. There are many moving parts, none of the tasks repeat exactly and some are never really "finished" because they evolve regularly.

The struggle to verbalize what I have done reminded me of an article I read in October, "Coping with the Job that's Never Done," written by Julie Adamen\* in the HOA Manager NewsLine (Vol.21 No.10). Julie kindly gave me permission to quote what she called her "aha moment": "... I would never be 'caught up,' because the job doesn't work that way. ... I would never be completely done with anything because the business is a never ending wheel of tasks and deadlines.

We're in community management, the job that never ends, the one that's waiting for you, the one that is really not a job, but a lifestyle. To survive and prosper, you must make this fundamental mental shift: Acknowledge the job for what it is. Do your best, do as much as you can and then end your day."

Even so, the work I did in 2018 was toward getting us to a point of some consistency (while also training myself - it was my first full year) and training two new office staff (speaking of which, the February newsletter will highlight Member Services Window goals now that our budget is in place). There was quite a bit to get done and plenty of unexpected twists along the way. One recent turn was the retirement of our beloved website and IT guru (we'll miss you, thank you!) Taking-over that role has added a good deal of learning curve and time to my days.

Due to article size limitations (and reader exhaustion), I won't spell out everything I've done or offer much detail. Instead, I am highlighting a few things that are beyond my everyday work. Everyday work is generally (but not only):

- **Communications:** email (about 85 per day on average work days, it takes 80-120 emails to get one newsletter published), mail correspondence, meetings (in and out of office) and phone calls with: office staff, managers, members, Board members, Committee Chairs, clubs, the city, vendors and our larger community.
- **Approval of invoices and requisitions:** either approving or procuring Board approval; after researching budget, proposals, past payments and Board votes (if required).

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\*Julie Adamen is President of Adamen Inc. She is a recognized expert in association management.

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- **Managing and assisting office staff with their tasks** (answering questions, resolving issues and training) and human resources for ~15 employees, except payroll which I manage with the bookkeeper.
- **Board meetings:** researching, summarizing and preparing information for upcoming Board meetings toward hitting required deadlines (with the opening of the Aquatic Center meetings dropped from 5-6 per month to two). Examples of a few major deadlines in a year, in addition to routine work, are:
  - January-February:** Assessment payment collection / documentation for ~1,745 members; overdue letters; update member, property and billing records; closing of the prior fiscal year and preparation of the current fiscal year; inventories; annual employee retirement benefit review and update; work with Board on deadlines / schedules for nominating, elections and annual meeting; gather information for CPA and answer questions for annual audit, property and federal/state tax returns (plus reserve study in 2019).
  - March:** Collect overdue assessments; answer CPA questions and

provide follow-up documentation; provide documentation / information and conduct property and equipment inspections with insurance company for renewals; begin work with Elections Committee on processes and notices; complete updating member information from assessment invoice forms.

**April & May:** Annual employee health insurance benefit review and sign-up; multiple meetings, calls and emails with CPA to finalize audit and answer management questions relating to prior and current years; begin preparation of documentation or information needed for annual member's meeting; distribute information to members on upcoming election and work with Elections Committee (and applicants); distribute and track absentee ballots.

**June & July:** Election and onboarding of new Board members; update government agencies, many vendors and financial institutions on new and exiting Board member information; update internal email and document storage systems for new Board member access (disabling exiting members); update multiple lists of Board members and Committee Chairs/meeting days and times.

**August & September:** Employee annual review processes; extensive op-

erating and reserve budget research and preparation with managers and vendors for Budget Committee; request, collect and begin entering new information from members for next directory; update member property and billing records with new information.

**October:** Employee insurance benefit reviews and sign-up for all but health; research, prepare and present staffing proposals to Board for selection; work with Budget Committee and Board on budgeting questions toward adoption; prepare Directory for publication (seven fast turn stages up to publication).

**November & December:** Respond to questions (multiple meetings, calls and emails) leading up to the Board's approval of budgets and staffing expenses; finalize assessment packet with Board-approved budgets / fees and mail to residences / non-resident owners; update website and posted information with Board-announced assessment amount and documentation; begin collecting / documenting early assessment payments; prepare for year-end closing with managers and bookkeeper.

In addition to the daily and deadline work, there are projects. One of the multi-faceted projects my first year was

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### KING CITY SENIOR VILLAGE



# CATCH THE WELLNESS WAVE

THURSDAY, JANUARY 31<sup>ST</sup> • 12:00 - 4:00 P.M.

Complimentary Wellness Event at King City Senior Village, 11777 SW Queen Elizabeth St. Enjoy fitness demonstrations, senior fitness assessments, blood pressure checks, chair massages, Hearing Aide tune-ups, and hourly seminars to help you learn new techniques to improve your health in 2019.

Stay for a healthy meal and a special screening of **Impossible Dreamers**, an inspiring documentary featuring legendary golfer Gary Player and other amazing Senior Citizen Athletes, will screen at 5:30 pm. Dinner is \$10/person. Call 503-684-1008 to reserve your place at our table.

Wellness Event is co-sponsored by: **Prestige Senior Living Riverwood** 18321 SW Pacific Hwy Tualatin, OR 97062 503-925-9310 • www.prestigecare.com

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# Monthly Musical Concert

Submitted by Shirley Frank

On Sunday, January 13th at 2:00 pm, the Monthly Musical is pleased to present Cliff Jetton and his brass ensemble at the King City Clubhouse. For several years this group has been delighting audiences with an upbeat, happy sound that is certain to bring smiles and tapping toes. The band features horn player Cliff Jetton who moved to Portland in the early 80's from San Jose, California, for what was supposed to be a few quick years of college. Somehow, Oregon (and one of Oregon's lovely ladies) claimed him for good and he is now a permanent member of both the state and its burgeoning music scene. Cliff is joined by guitarists Phil Levine and Greg McCarty as well as violinist Nate Baker. Their selections will include the French Gypsy Jazz style, as well as recognizable American swing tunes that they have adapted to their sound.

Gypsy Jazz, sometimes called Gypsy Swing, is a music style that developed in Paris in the 1930's and 40's. A gypsy jazz ensemble

is typically built around two acoustic guitar players who are then joined by other instruments. (Drums are rare in this style, and it's the rhythm guitarist who drives the beat.) This group has been delivering hot acoustic jazz all around town for over a decade. The combination of guitars, violin, horns, bass, and vocals add that musical something extra that'll keep you tapping your toes and maybe even singing along.

Our thanks go to KCCA and Columbia State Bank for their continued sponsorship of these musical interludes this past year and to the Regal Courier for their help in advertising them. We also thank Elaine Sims of Ken Miller & Associates for providing refreshments following this concert. Raffle tickets



Cliff Jetton.

will be available at the door for \$1 for a chance to win cash prizes and January birthdays and anniversaries will be acknowledged.




## Shuffleboard Is Good Fun For Us Old People

As the year comes to an end, the shuffleboard club members look forward to a new and even more enjoyable year ahead of us. 2018 had us introduce some new twists to our regular get togethers. For example, we had a voluntary contest to recognize the person who won the most games during the last quarter and each entr e put up a dollar to participate with the winner taking it all. At the time of this writing, the contest has not ended, but it appears that Charley Morgan will be the champion.

The whole purpose of the club is to have fun and to enjoy, not only the game, but the social interaction of a wonderful group of people. We had quite a few new members join us during the course of the year and hope the 2019 will bring us even more. Our regular playing times are Monday, Wednesday, and Friday. During the winter we start playing at 1:30 (come 15 minutes early) and during the summer we start at 10:30. The difference in the times is due to temperature considerations inside the shuffleboard facility. We do have fans and heaters, but it's a large building so we adjust the starting times to help with temperature control. We hold quarterly meetings to discuss business issues and have a Christmas and Springtime gathering for food and even more fun.

Most of the members never played the game until joining us here and continue to play because it was easy to learn and is a fun way to take advantage of one of King City's amenities. Please come join us at one of our regular playing times and see for yourself what the games are all about. If you would like more information, feel free to call Lono at 971-620-1451 or Jack at 503-747-2766.



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*Wishing each and everyone of you peace, joy and health in 2019. And a big thank you to those of you who helped me exceed my sales goal for 2018.*

– Elaine Simms

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# KCCA ACTIVITIES CALENDAR - JANUARY 2018

## Sunday

### Room Codes:

AC = Arts & Crafts Building  
 BoD = Board of Directors  
 CC = Crown Center  
 CH = Clubhouse  
 MP = Multi-Purpose  
 MR = Meeting Room  
 CR = Computer Room  
 LG = Lounge

## Monday

### Member Services Window Hours\*

Mon. .... 8am - 1pm  
 Tues. .... 2pm - 7pm  
 Wed. .... 8am - 1pm  
 Thurs. .... 8am - 1pm  
 Fri. .... Closed  
 \*except holidays

## Tuesday



### OFFICE CLOSED 1

8:30am MR LARC Meeting  
 9:00am AC Ceramics  
 9:00am CC Private Event  
 9:15am CH Fitness and Fun  
 10:30am Croquet Club  
 12:30pm CH Duplicate Bridge  
 12:30pm MR Ladies Bridge  
 12:45pm MP Cribbage Club  
 1:30pm CC Kings in a Corner  
 5:45pm MP Pinochle  
 7:00pm MR TV Quilt Guild Board Meeting

## Wednesday

8:00am MR Men's Golf Board Meeting  
 10:00am CH Tai Chi  
 10:00am MP Table Tennis  
 11:30am CH Ladies Golf Sack Luncheon  
 12:15pm MP Afternoon Pinochle Club  
 12:30pm MR Women's Golf Bridge  
 1:00pm CC KC Royalty Red Hats  
 1:15pm SB Play Shuffleboard  
 1:30pm CH Lawn Bowling  
 6:00pm CC King City Council  
 6:30pm CH Yoga  
 7:00pm MR Quilt Guild Board Meeting

## Thursday

9:00am AC Ceramics  
 9:00am MP Knitting Group  
 9:15am CH Fitness and Fun  
 9:45am CC T.O.P.S. Club  
 10:00am MR King City Bible Study  
 10:30am CH OREA  
 10:30am Croquet Club  
 1:00pm MP Artists' Guild  
 1:00pm MR Greens Committee Meeting  
 2:00pm CC Finance Committee Meeting  
 2:00pm MR Phase 10 Cards  
 6:00pm AC Poker  
 6:30pm MR Private Group  
 7:00pm CH Democrats Club

## Friday

10:00am CC Mah Jongg Club  
 10:00am CH Tai Chi  
 10:00am MP Hello Neighbors Committee Meeting  
 10:00am MR Bible Study: Book of Genesis  
 12:00pm CH Yoga  
 1:15pm SB Play Shuffleboard  
 2:00pm LG Movie Time  
 6:30pm MR Canasta  
 7:00pm CC First Friday Bridge

## Saturday

9:00am CH Private Event  
 10:00am AC Computer Club Mtg  
 6:00pm MP Pinochle Double Deck

9:30am CH Bread Delivery  
 1:00pm CC Poker Tournament  
 1:00pm LG First Sunday  
 5:00pm CC Pool Committee  
 7:00pm MP Interfaith Devotion

10:00am MP Table Tennis  
 12:00pm CH Yoga  
 1:00pm AC Poker  
 1:15pm SB Play Shuffleboard  
 1:30pm MR Mexican Train  
 2:00pm CH KC Music Club Performance  
 6:00pm CH BINGO  
 7:00pm CC Camera Club Board Meeting

9:00am AC Ceramics  
 9:15am CH Fitness and Fun  
 10:00am MP Republican Women Discussion Group  
 10:30am Croquet Club  
 12:30pm CH Duplicate Bridge  
 12:30pm MR Ladies Bridge  
 12:45pm MP Cribbage Club  
 1:30pm CC Hand & Foot  
 5:45pm MP Pinochle  
 6:30pm CH Board of Directors Meeting

10:00am CH Tai Chi  
 10:00am MP Table Tennis  
 12:00pm CC Quilters  
 12:15pm MP Afternoon Pinochle Club  
 12:30pm MR Women's Golf Bridge  
 1:15pm SB Play Shuffleboard  
 1:30pm CH Lawn Bowling  
 6:00pm CH SW Corridor Republicans Club  
 6:30pm MP Yoga  
 7:00pm MR Quilt Guild Board Meeting

9:00am AC Ceramics  
 9:00am MP Knitting Group  
 9:15am CH Fitness and Fun  
 9:45am CC T.O.P.S. Club  
 10:00am MR King City Bible Study  
 10:30am Croquet Club  
 11:00am CH Line Dancing  
 1:00pm MP Artists' Guild  
 2:00pm MR Phase 10 Cards  
 5:00pm CC Pool Committee  
 6:00pm AC Poker  
 6:30pm CH Garden Villa Board Meeting

10:00am CC Mah Jongg Club  
 10:00am CH Tai Chi  
 10:00am MR Bible Study: Book of Genesis  
 12:00pm CH Yoga  
 1:15pm SB Play Shuffleboard  
 6:30pm MR Canasta

10:00am AC Computer Club Mtg  
 10:00am CH Travel Club  
 6:00pm MP Pinochle Double Deck  
 6:30pm CC Polish Poker

9:30am CH Bread Delivery  
 2:00pm CH Monthly Musical Performance  
 7:00pm MP Interfaith Devotion

9:30am CC Travel Club Board Meeting  
 10:00am MP Table Tennis  
 12:00pm CH Yoga  
 1:00pm AC Poker  
 1:00pm MP Bunco  
 1:15pm SB Play Shuffleboard  
 2:00pm CH Music Club Practice  
 6:30pm AC Woodshop Club  
 6:30pm MR Mexican Train  
 7:00pm CH Camera Club Competition Night

8:30am MR LARC Meeting  
 9:00am AC Ceramics  
 9:00am CC Private Event  
 9:15am CH Fitness and Fun  
 10:30am Croquet Club  
 12:30pm CH Duplicate Bridge  
 12:30pm MR Ladies Bridge  
 12:45pm MP Cribbage Club  
 1:30pm CC Kings in a Corner  
 5:45pm MP Pinochle  
 7:00pm CH TV Quilt Guild

10:00am CH Tai Chi  
 10:00am MP Table Tennis  
 12:00pm CC Quilters  
 12:15pm LG AARP Safe Drivers  
 12:15pm MP Afternoon Pinochle Club  
 12:30pm MR Women's Golf Bridge  
 1:15pm SB Play Shuffleboard  
 1:30pm CH Lawn Bowling  
 6:00pm CC King City Council  
 6:30pm CH Yoga  
 7:00pm MR Quilt Guild Board Meeting

9:00am AC Ceramics  
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 9:45am CC T.O.P.S. Club  
 10:00am MR King City Bible Study  
 10:30am Croquet Club  
 11:00am CH Line Dancing  
 12:15pm LG AARP Safe Drivers  
 1:00pm MP Artists' Guild  
 2:00pm CC Finance & Budget Meeting  
 2:00pm CC Finance Committee Meeting  
 2:00pm MR Phase 10 Cards  
 6:00pm AC Poker  
 6:00pm CH BINGO  
 6:30pm MR Private Group

10:00am CC Mah Jongg Club  
 10:00am CH Tai Chi  
 10:00am MR Bible Study: Book of Genesis  
 12:00pm CH Yoga  
 1:15pm SB Play Shuffleboard  
 6:30pm MR Canasta

10:00am AC Computer Club Meeting  
 10:30am CH Private Party  
 4:00pm CC Sip & Sup  
 6:00pm MP Pinochle Double Deck

9:30am CH Bread Delivery  
 7:00pm MP Interfaith Devotion

### Martin Luther King Jr. Day

### OFFICE CLOSED 21

10:00am MP Table Tennis  
 12:00pm CH Yoga  
 1:00pm AC Poker  
 1:15pm SB Play Shuffleboard  
 2:00pm CH Music Club Practice  
 2:00pm MR HNSC Book Club  
 7:30pm CH Camera Club Programs Night

9:00am AC Ceramics  
 9:15am CH Fitness and Fun  
 10:30am Croquet Club  
 12:30pm CH Duplicate Bridge  
 12:30pm MR Ladies Bridge  
 12:45pm MP Cribbage Club  
 1:30pm CC Hand & Foot  
 5:45pm MP Pinochle  
 6:30pm CH Board of Directors Meeting

10:00am CH Tai Chi  
 10:00am MP Table Tennis  
 12:15pm MP Afternoon Pinochle Club  
 12:30pm MR Women's Golf Bridge  
 1:15pm SB Play Shuffleboard  
 1:30pm CC Bunco Babes  
 1:30pm CH Lawn Bowling  
 6:30pm CH Yoga  
 7:00pm MR Quilt Guild Board Meeting

9:00am AC Ceramics  
 9:00am MP Knitting Group  
 9:15am CH Fitness and Fun  
 9:45am CC T.O.P.S. Club  
 10:00am MR King City Bible Study  
 10:30am Croquet Club  
 11:00am CH Line Dancing  
 1:00pm MP Artists' Guild  
 2:00pm MR Phase 10 Cards  
 6:00pm AC Poker  
 6:30pm LG Community Meeting

10:00am CC Mah Jongg Club  
 10:00am CH Tai Chi  
 10:00am MR Bible Study: Book of Genesis  
 12:00pm CH Yoga  
 1:15pm SB Play Shuffleboard  
 6:30pm MR Canasta

10:00am AC Computer Club Mtg  
 10:00am CH Private Event  
 6:00pm MP Pinochle Double Deck

9:30am CH Bread Delivery  
 7:00pm MP Interfaith Devotion

10:00am MP Table Tennis  
 12:00pm CH Yoga  
 1:00pm AC Poker  
 1:00pm CC Water Aerobics Club Annual Meeting  
 1:15pm SB Play Shuffleboard  
 2:00pm CH Music Club Practice  
 7:00pm CH Camera Club Show & Share Night

8:30am MR LARC Meeting  
 9:00am AC Ceramics  
 9:15am CH Fitness and Fun  
 10:30am Croquet Club  
 12:30pm CH Duplicate Bridge  
 12:30pm MR Ladies Bridge  
 12:45pm MP Cribbage Club  
 5:45pm MP Pinochle

10:00am CH Tai Chi  
 10:00am MP Table Tennis  
 12:15pm MP Afternoon Pinochle Club  
 12:30pm MR Women's Golf Bridge  
 1:15pm SB Play Shuffleboard  
 1:30pm CH Lawn Bowling  
 6:30pm CH Yoga  
 6:30pm MP Royal Gardens HOA  
 7:00pm MR Quilt Guild Board Meeting

9:00am AC Ceramics  
 9:00am MP Knitting Group  
 9:15am CH Fitness and Fun  
 9:45am CC T.O.P.S. Club  
 10:00am MR King City Bible Study  
 10:30am Croquet Club  
 11:00am CH Line Dancing  
 1:00pm MP Artists' Guild  
 2:00pm MR Phase 10 Cards  
 6:00pm AC Poker

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## King City Artists' Guild

Submitted by Diane Tyhurst

Members of the King City Artists' Guild hope everyone had a very Merry Christmas and a Happy New Year.

The art theme for last month and this month is STRUCTURES and/or BIRDS. Our artwork can be seen hanging in the livingroom of the Clubhouse. We are also displaying art at King City Senior Village (K.C.S.V.) and at the Crown Center. Laurie Svec and Diane Tyhurst continue to teach watercolor painting at K.C.S.V. and at Prestige Riverwood where their class members continue to produce unique and amazing paintings. K.C.A.G. member Debbi Estes had a lovely show at the Sweet Siren Boutique in Beaverton where she sold several items. The Village Gallery of Art, of which Laurie Svec and Jan Auten are active members, had a sale of unique Christmas ornaments and other crafts during



the month of December. Guild members attended art shows at Calvin Presbyterian Church in Tigard and Brookwood Library in Hillsboro where the Watercolor Society of Oregon displayed their fine artwork.

In March the Guild will be showing their work at the New Seasons store in Tualatin. Other prospective venues for showing art include the West Hills Unitarian Church, Prestige Riverwood in Tualatin and Frame Central in Tigard.

The K.C.A.G. welcomes new folks who are interested in creating art and learning/sharing new skills and techniques. Dues are \$15.00 per year for K.C. residents and \$20.00 for those who live outside of K.C. Come join us as we welcome your creative spirit.

The K.C.A.G. meets every Thursday afternoon at the Clubhouse from 1:00-4:00 in the multi-purpose room. **We are a fun bunch and enjoy meeting new people.**

## King City Walkers

Are you willing to do 30 minutes of community service, one day a month while on your daily walk?

We have Courier/Newsletter delivery routes open. They are ready to be picked up at approximately 1:00 pm on the last Thursday of the month at the KCCA clubhouse, and need to be delivered by Sunday.

(that's 3 and 1/2 days) Each route takes approximately 30 minutes and can be done at the time that fits your schedule.

If you cannot commit for a route, perhaps you can be on a list to fill in for a delivery person who is sick or out of town.

We also need volunteers from 12:00 pm to 1:00 pm to help stuff the Newsletter and flyers into the Courier and bundle them for each route. To volunteer or for questions contact Mary Thibert 503-670-9063.



## King City Music Club

Submitted by Lynn Turner

Those who were unable to attend the December 3rd performance of the King City Music Club not only missed out on some of the best Christmas music around, but didn't get to see Vernon Coats and Jerry Larsen do a "remarkable" rendition of "Sisters," ala Bing Crosby and Danny Kaye in the movie, "White Christmas." What a hoot!

The next program will be January 7, 2019 at 2 pm at the KCCA building, 15245 SW 116th. We will be singing the wonderful music of Rodgers and Hammerstein. For more information, call President Muriel Dresser at 503-684-3978.

## "MOVIE TIME" Matinée

Submitted by: Ginny Jones



Ginny Says: Sorry about December Movie Time, KCCA had a conflict of events this year. See you 2019 to enjoy featured movie favorites. Always great free movies, all movies are showing on the 1st Friday of each month until Spring. Free popcorn at all movies, just bring your drink and join the "Movie Time" gang. Questions? 503-914-5568. Thanks!



January 4th – Friday 2p  
Free Clubhouse Movie

### "OCEAN'S 8"

RATED: PG13 | 111MIN | HDX | 2018 | COMEDY

Debbie Ocean (Sandra Bullock) recruits a crew of specialists to plan and execute a heist in New York.

## COMING SOON

February 1st – Friday 2p - Free Clubhouse Movie

### "BLACK PANTHER"

RATED: PG13 | 135MIN | HDX | 2018 | ACTION

When young King T'Challa is drawn into conflict with an old foe that puts his homeland Wakanda and the entire world at risk, he must release Black Panther's full power to save them.

March 1st – Friday 2p - Free Clubhouse Movie

### "LOGAN LUCKY"

RATED: PG13 | 120MIN | HDX | 2017 | COMEDY, CRIME, THRILLER

When Jimmy Logan (Channing Tatum) gets fired, he convinces his brother Clyde (Adam Driver) and sister Mellie to help him rob the Charlotte Motor Speedway during a NASCAR Race. But they will need the help of Joe Bang (Daniel Craig), a convicted safe-cracker who is currently doing time.

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# Hello Neighbors Social Committee



Submitted by Nancy Hayes

**HAPPY NEW YEAR** to all our KCCA neighbors from the **Hello Neighbors Social Committee**. May you start the New Year free of fears and worries so the joys and harmony of life can be yours to enjoy.

On December 7th, **Hello Neighbors** hosted its **Holiday BYOB**. Thank you to all those who came

out to join us in making the evening a huge festive success!! Our **King City Music Group** entertained us with seasonal music which included leading everyone in singing some holiday favorites at the end of the evening. Delicious food provided by the Committee filled many plates. There were 10 wrapped “gifts” decorating the tables and given out as door prizes. The **GRAND door prize** of a **19” LCD LED HDTV** was won by **Donna Zinkel** and **Eddie Consolo** won the 50/50, going home with an extra \$68 Christmas spending money. Congratulations to all!!

**Hello Neighbors** will hold another **New Residents Welcome Meeting** on **Sunday, February 3rd, 2019**. New Residents and those residents who haven’t attended one in the past are encouraged to attend.

You can also mark your calendars for **Sunday, March 17th, 2019** for one of our signature events, **PIES**

**of MARCH**. Here’s when you can join you neighbors for a slice of pie (usually homemade) and a scoop of ice cream. **Hello Neighbors Social Committee** continues its discussion of new and exciting events for the New Year, 2019. There are other events on the table for discussion and we will keep you informed.

**Hello Neighbors Social Committee** often bases our ideas on residents’ recommendations and ideas. Any resident is welcome to attend our meetings whether they wish to join our Committee or just visit. Please feel free to join us at a meeting held **once a month** on the **1st Friday** at 10:00 a.m. in the **Clubhouse Multi-purpose Room**. If there are any questions, please call **Peggy Trees, (503) 620-0703** or **Nancy Hayes, (503) 747-5327**. You may also leave your name at the Clubhouse office, **(503) 639-6565**, and we’ll call you.

# Water Aerobics Club

Submitted by Donna M. Lane

Members of the KCCA Water Aerobics Club resumed their routines in the new pool on November 26. What an ecstatic group we were! All the agony of waiting was quickly dissolved in the warm, silky water. How good to move freely again!

If you have not visited the pool yet, what is keeping you? It is a beautiful facility. Perhaps you are not a swimmer and don’t feel that it is worth the effort to get wet, especially when our weather is not friendly. Maybe the hot tub is the only asset you enjoy. Well, consider the benefits of exercise, which gets harder for older adults. If you know you should move more, but find walking difficult, give water aerobics a try. If you don’t feel better after just one visit, I’ll eat my pool shoes.

Joining the water aerobics club is not difficult. We have two sessions: 8 am or 6:30 pm every Monday through Friday. Bathing suit only thing necessary. We have two routines. One session requires use of a ball, which

we provide. Some people prefer using noodles to aid exercises, which we also provide. If you don’t like noodles, water barbells work very well, but are not necessary. Pool shoes are a matter of choice. To be clear though, pool shoes are put on when you remove your street shoes before entering the pool and are removed for your street shoes when you leave. If they touch ground outside the pool, they are no longer pool shoes, even if you parked right next to the front door.

The difference between the morning and evening sessions is time. Some of us like starting our day with getting up, out and done and others find it relaxing at end of the day.

To get started, we suggest you just show up, tell somebody you are new and ask who is in charge. Be a few minutes early, because we start exactly on time. Remember shower required before entering pool. There are several people at each session you can ask for a 2019 membership form. We communicate by email, so make sure you fill out the form clearly.



You would be surprised how many times an email is returned because an “u” was supposed to be an “o” or, what looked like an “L” was actually “I.” Dues have been \$5/ year, but we will not charge members now until after our 2019 annual meeting, which is tentatively set for January 28, 2019 at 1pm in the Crown Center.

We encourage you to try several sessions before you decide to join. That way you get to learn if our routines are enjoyable and beneficial for you. Our routines are not difficult, but following verbal, physical directions can be disorienting at first. It will take a few tries. You can add intensity at your own pace as you learn and as your body dictates.

Any questions? Email: [dmlane94@gmail.com](mailto:dmlane94@gmail.com).

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– continued from page 5

technology improvements. After performing needs assessments and office job and workflow analyses, I identified improvements to our data security, efficiency and future member services. I worked with the Board to prioritize needs based on cost (verses savings) and researched multiple vendors with services and / or equipment that would be compatible with each other and affordable (very many were fabulous, but not at all affordable).

This involved countless hours of research to compare features with cost and compatibility (I lost count of how many sales calls and demos it took to get to pricing information). From these I obtained and summarized proposals, for Board selection, in each of the following categories:

- **Email and document storage** (consolidate multiple past accounts)
- **Property/member database**
- **Networking & phone system** (Aquatic-Crown Center still in progress)
- **Pro Shop Point of Sale system & website / online booking** (team in training)
- **Sound system** for Banquet Room
- **Accounting software** (final stage)
- **Payroll system** (use tabled to 2019)
- **Online voting system** (vendor selected, now in design)
- Note: hosted server and calendar systems were not chosen due to cost vs features we need

Once the Board approved selections, I worked directly with the vendors to design, set up and implement (often entering data myself or managing and quality-checking entry). Many of the

above have been completed, a few remain in progress pending training or the completion of another compatible system. When fully in use these systems will reduce hourly staff time (reducing operating costs) and the human errors made when entering information multiple times to different places (reducing staff and member headaches).

On the topic of technology, the installed pool building key card system had to be learned (and a process scripted) so our wonderful volunteers could be trained to enter information and allow members access. That information was also added to the property/member database, as a few issues arose with the vendor's system after setup. Those issues are being worked-through now, which takes time to document and track.

Beyond technology, 2018 brought an extensive need for research and information gathering. Among many other things, we needed to (in no particular order):

- **Compile member/property database** information, eligible voter lists and directory information from multiple and different past and present sources.
- **Research outdated LARC and member handbooks**, and our governing documents, to follow through on processes with the appropriate Board Committee Chairs.
- **Work with member clubs**, Board members, staff, the House Committee, three ad hoc Board committees and now the Clubs & Amenities Committee toward resolving the issue of rules / fees for use of amenities.
- **Investigate policies** related to

member / public use of amenities and insurance coverage re: parking, fitness equipment, club memberships, events, BYOB, club gambling, etc.

- **Work with employment counsel** and / or the Board to update / create: administrative job descriptions; employee manual and policies; employee review and multiple benefits enrollment processes; and, seven staffing scenarios for the Board (to approve 2019 staffing expenses).
- **Use CPA's audit feedback** to draft financial processes for Board approval (while the Finance Committee was on hiatus).
- **Research and write RFPs**, summarizing responses, to ten area law firms for the provision of fixed fee services; and, work with Board selected firms on representation agreements.
- **Research information** needed to apply to multiple insurers and compile proposal information for the Board to select replacement: Directors & Officers / Employment Practices, Commercial, Business Auto, Umbrella, Earthquake and Crime insurance policies.
- **Work with Greens Superintendent**, House Committee and vendors to replace outdated or broken equipment and / or fixtures.

The above are only a few examples.

I feel badly that it is so difficult for me to explain, in brief bullet points, all the work that goes in to about 70 hours a week. It is easy, however, for me to express my excitement over the benefits that the resulting improvements will bring to KCCA in 2019.

## Two new card games starting up in January 2019

Hand and Foot which is somewhat like Canasta and Kings in a Corner a version of Solitaire. Games will alternate on Tuesdays in the Crown Center beginning at 1:30 to 4 p.m. Everyone is invited to attend.

Kings in a Corner will begin January 8, 22 Hand and Foot will begin January 15, 29 Check your calendar in February for game dates.

For more information, please contact Sherry Smith at 503-789-2079 or [smithjs6@comcast.net](mailto:smithjs6@comcast.net).

## TEXAS HOLD'EM Texas Hold-em tournament results

The December edition of King City's monthly Texas Hold-em tournament is in the books, and 21 players participated. Jerry Wilson of Portland took down the championship, John LeRiche of Beaverton finished second and Bob Meier of King City took the third-place money.

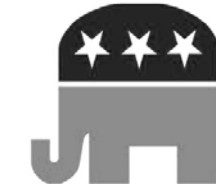
Next month's tourney will be Sunday, January 6, beginning at 1 p.m. in the Crown Center. For further information, call Lono at 971-285-0773.

### Patriots Wanted

KCCA staff are often not on duty when our flag must be lowered or raised. We are seeking a few volunteers to join a resident who has offered to share the responsibility of managing the flag at the Clubhouse. Please contact Valerie Schuyler at [vschuyler@mykcca.com](mailto:vschuyler@mykcca.com) if you would like to join a small group of patriots who will make sure our flag is at the appropriate position at the appropriate times.

## SW Corridor Republican Club

Submitted by Billie Reynolds



**YOUR MONEY WILL BE GOING, GOING GONE!**

The Southwest Corridor Republican Club proudly presents one of Oregon's fine Senators, Alan Olsen, who will address the bleak future in Oregon with the majority in one party that wants to spend and spend, even funds they don't have and won't have for many years.

He will address "your rights, your privileges and your money and how the next few years and new laws will reshape how you live."

This January let us pledge as citizens to become informed

and to take any and all action with the legislature and our officials to improve and retain the values that make Oregon the great state that it is.

There will be sandwiches at 6:30 and Senator Olsen begins speaking at 7:00.

Thursday, January 17 will begin a six-week course on Our Constitution taught by Jeff Grossman, each week. These meetings will be held at the Crino home. Call for directions.

For more information please call: 503-639-6545 or 503-716-8098.

The monthly Club meetings are held in King City at the KCCA Clubhouse located at 15254 SW 116th St, in King City.

## Tuesday Night Pinochle Scores

Submitted by Pearl Sprague

The **King City Tuesday night pinochle club** reports the following winners for the month of November.

**Nov. 6:** Anna Lunsford - 7170, Pearl Underwood - 7050; **Nov. 13:** Peggy Trees - 8410, Marilyn Herrold - 7600; **Nov. 20:** No scoring, played 5 handed; **Nov. 27:** Anna Lunsford - 8750, Peggy Trees - 7420.

This group meets event Tuesday night at 5:45 p.m. in the KCCA Multi-purpose room with play starting at 6:00 p.m.

All players are welcome. You don't need to be a King City resident to play and you don't need a partner. For more information, call Anna Lunsford at 503-620-9251.

## Wednesday Afternoon Pinochle Scores

Submitted by Pearl Sprague

The **King City Wednesday afternoon pinochle club** announces the following high scores for the month of November:

**Nov. 7:** Alice Bennett - 9840, Marilyn Herrold, 8580; **Nov. 14:** Gladys Michell - 9000, Marietta Davis, 8630; **Nov. 21:** Jeannie Alexander - 9100, Harriet Holmes - 8340; **Nov. 28:** Belle Wilder - 9830, Pam Lewis - 9150

Congratulations Belle Wilder and Lawrence Stover who each had a Double Run!

The Wednesday afternoon Pinochle club meets every Wednesday at 12:15 p.m. in the KCCA clubhouse multi-purpose room with play beginning at 12:30 p.m. If you are looking for a fun-filled afternoon of cards, come and meet the group. For more information, call Belle Wilder at 503-598-0278.

## Key Club offers help with Christmas Lights

For the past 20 years, Tigard High's Key Club has been proudly helping seniors hang up and take down Christmas lights. Key Club is part of International Kiwanis, and this service is free! We will be out to take lights down on Saturday, January 5th. Please call Jay Leet, 503-989-7077, or Fred Holtz at Tigard High, 503-431-5448, to get signed up.

*Yes, Virginia, there is a Santa Claus!*

## King City Tuesday Afternoon Cribbage Club

Submitted by Jack Croll

Do you play cribbage? We're looking for players who enjoy the game to join our Tuesday afternoon club.

We play six games of three or four handed cribbage. We meet at 12:45 pm in the Clubhouse Multi-Media Room. Play begins promptly at 1:00. You do not need to be a King City resident to play.

For more information call Jack Croll at 503-747-2766 or Bev Kirk at 503-598-9414.

Following are the winners for the month of November:

**November 6:** 1st - Mary Thorsfeldt, 2nd - Beverly Kirk, 3rd - Blair Wyatt  
**November 13:** 1st - Valerie Schuyler, 2nd - Mary Thorsfeldt, 3rd - Edna Clarke  
**November 20:** 1st - Lono Waiwaiolo, 2nd - Sandy Patton, 3rd - Tom Tredwell  
**November 27:** 1st - (tie) Sharlee Bortz and Jack Croll, 2nd - Valerie Schuyler



# KC Travel Trip to OMSI King Tut Exhibit

Submitted by Dee Schiavone

On January 10, 2019 the KC Travel will go to OMSI to view the King Tut Exhibit. The bus will leave from the KC Library Parking lot at 12pm and return around 7pm. The exhibit tour starts at 1pm and is over at 2pm. There will be a 45 minute movie "The Mysteries of Egypt" that begins at 3pm. After the movie there will be time from 3:45pm - 5pm to see other areas at OMSI. After the time at OMSI the bus will load at 5pm for dinner at the Spaghetti Factory.

The cost of the trip will be \$60. This price includes transportation, exhibit fees and dinner. Reservations must be made no later than Jan 3, 2019. **NO REFUNDS WILL BE MADE AFTER THE DEADLINE DATE.** To participate in this adventure, you must be a KC Travel Club member with Emergency Contact information



on file. Annual dues are \$5 and are to be paid in a separate check from the cost of the trip. The checks are to be placed in the Travel Club slot at the Clubhouse Office. You must make a reservation BEFORE sending checks. If you have a care person, that person must pay for their space on the trip.

**Call Linda Herb at 541-536-1038 for reservations.**

**MEETING NOTICE:** The annual meeting of the King City Travel Club will be held on January 12, 2019 at 10am in the Club House Banquet Room. Everyone is welcome to attend the meeting, you do not have to live in KCCA to be a member of the travel club. The list of trips for 2019 will be announced at this meeting. Refreshment will be served.

## AARP offers Driver Safety Classes

Call Now to Register - Class space may be limited. Most classes (unless indicated otherwise) are one day with an hour for lunch. Cost: \$15 for AARP members - \$20 for non-members. For more information go to [AARP.Org/Driver](http://AARP.Org/Driver) Safety or call 877-846-3299.

The course is structured to cover a variety of driving topics important to drivers. Be a Smart Driver - *Sign-up Today!*

January 8 & 9 – 11:30- 2:30  
**Tigard Senior Center**  
8815 SW Omara, Tigard OR  
503-620-4613 to enroll

January 16 & 17 – 12:15 - 3:15  
**King City Civic Association**  
15245 SW 116th Ave, King City, OR  
503-639-6565 to enroll

January 19 - 9:30 - 4:30  
**Elsie Stuhr Center**  
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