



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

NEWSLETTER

Also available on KCCA's website: www.mykcca.com



Mary Delamater

Congratulations to our New Board Members!

The new members of our Board of Directors (in alphabetical order) were installed at the July 14th Board meeting:

- **Mary Delamater**
- **Sandi Fuhrman**

The Board also elected the following officers:

- **Rob Cavasher**, Board President
- **Laurie Petrie**, Vice-President
- **Sandi Fuhrman**, Secretary
- **Helen Harper**, Treasurer

Thank you to all our members for your participation in our recent board elections.



Sandi Fuhrman



Meet Super Dog Phil!

One unsung KCCA hero is Philip (Phil) Arguelles, Anti-Goose Dog Extraordinaire. Some members may not know that Phil saves us at least \$16,000 a year chasing geese for the pure joy of chasing geese (and pleasing his human and KCCA staff member, Kevin).

We have heard reports of more goose leavings than usual on the course. Their behavior has been out of the ordinary this year. Rather than gathering near certain holes they have spread throughout the course, often during times when Phil isn't around to chase them away. Local construction and road work have displaced many area geese and guided them in our direction. Also, we suspect the geese have figured out that Super Phil only wears his cape from 6:00 am to 2:30 p.m. M-F. Even Super Dogs need to rest.

When he's here, Phil is out there doing the volunteer work he loves! Please feel free to thank Phil (with pets and praise) if you see him around. He's pretty friendly, as heroes generally are, and we're sure he would love the acknowledgment of his service to our community!

KCCA Announces New Office Staff

By Pam Rinehart, KCCA administrator

Hope all of you are staying well!

While the KCCA office is not yet open for walk in business, we do have our Administrative Assistant and our Bookkeeper in the office every day, ready to be of any assistance they can over the phone or via email.

Sue Kelso is our new Administrative Assistant who comes to us with years of Admin Asst experience and is skilled in customer

service. Sue looks forward to taking your calls.

Melva Hausserman is our new Bookkeeper. Melva has, been with us for going on 5 months now. She brought to KCCA years of Tax reporting experience, as well as mortgage loan office experience in the banking industry. Her experience has proven to be very beneficial to her hitting the ground running in our Bookkeeper role.

KCCA is very fortunate to have these individuals as a part of our team.

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COVID-19
We have implemented a range of protective measures to avoid the spread of Coronavirus including gloves, masks and strict social distancing!

Don't Trade It - Just call NORM, and I'll be right there!

ABOUT THE KCCA NEWSLETTER

Publisher/AdvertisingMichael Antonelli, Tigard Life: 503-692-9215
The King City Civic Association Newsletter is published monthly, provided on a non-subscription basis to all members of KCCA, and delivered by King City Lions Club volunteers.

Articles for KCCA's newsletter 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. Committees and Clubs must submit their articles by email, or in typewritten form, to avoid name misspellings or other inaccuracies.

For advertising information, please contact Mike Antonelli:

TIGARD LIFE • phone 503-692-9215 • Email: mike@tigardlife.com
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KCCA BOARD OF DIRECTORS 2019-2020

Rob Cavasher, President
rcavasher@mykcca.com

Larry Mills, Director
lmills@mykcca.com

Laurie Petrie, Vice-President
lpetrie@mykcca.com

Toby Kuehl, Director
tkuehl@mykcca.com

Sandi Fuhrman, Secretary
sfuhrman@mykcca.com

Mary Delamater, Director
mdelamater@mykcca.com

Helen Harper, Treasurer
hharper@mykcca.com

KCCA will be holding Board of Director meetings via Go To Webinar following the normal Board meeting schedule. This is a call in only meeting, for members only, and attendees mics' will be muted.

Call in information will be emailed to all Sub Association Presidents, Club and Committee Chairs who have been asked to forward to their members.

If there are any questions, please feel free to contact our office at 503.639.6565.

KCCA CONTACT INFORMATION

Administratorcommunitymanager@mykcca.com

KCCA office 15245 SW 116th Ave..... **503-639-6565**, email office@kccahoa.com

Available to receive phone calls and emails 9am - 12pm Monday - Friday

Pro Shop, Closed, 15355 SW Royalty Parkway..... **503-639-7986**

Joy Olmstead, Pro Shop Managergolf@mykcca.com

Jeff Halfman, Golf Course Superintendentgolfsuper@mykcca.com

Crown & Aquatic Centers - 16880 SW 126th Ave..... CC: **503-639-0084**

KCCA's Websitewww.mykcca.com

COVID-19 UPDATES:

Club House & Office Closed. Leave message at 503-639-6565 M-F 9am-12pm. Your call will be returned within 24 hours. Calls left during the weekend will be returned on Monday.

Pro Shop Closed. Golf Course open 8 a.m.-8 p.m. Book tee times by calling **503-639-7956**.

Crown and Aquatic Center - Closed

Committee Chairs selected as of July 14, 2020

Clubs & Amenities Committee..... **Laurie Petrie**
Finance Committee**Helen Harper**
Budget Committee**Helen Harper**
Greens Committee **Toby Kuehl**
LARC**Mary Delamater**
House Committee **Laurie Petrie**
Hello Neighbors
Social Committee..... **Larry Mills**
Pool Committee..... **Sandi Fuhrman**

Dear KCCA Dog Owners

By KCCA Office

We receive numerous complaints, and requests for newsletter reminders, in the office about dog feces in the green

spaces, in yards and on sidewalks. We hope our members are owning their responsibility to bag and properly dispose of their dog's feces. If you might not be, please do.

We also want to remind everyone that many people walk their dogs through our community, not all of them live in KCCA. We can all kindly remind people who do not appear to be cleaning-up after their dog to do so. There have also been more coyote sightings than usual and there are no owners to pick up after them. Coyotes have a tendency to be indiscriminate in where they go. Speaking of coyotes, members should try to keep their small animals indoors or on leashes. This area in general has sadly lost a number of pets this summer to coyotes.



KCCA Reopens Our Library

Hours Monday thru Friday, 9:30 to 1:30

By KCCA Library Volunteers

Our member volunteers of the KCCA appreciate your loyalty to our amazing community library. We demonstrate our dedication daily by focusing on the safety, comfort, and cleanliness of our environment for everyone.

During this “reopening phase” we are still susceptible to this dangerous Covid-19 infection. Common signs of the coronavirus include fever, cough, shortness of breath, and breathing difficulties. If you experience any of these symptoms, please do not hesitate to stay home and contact your health care provider.

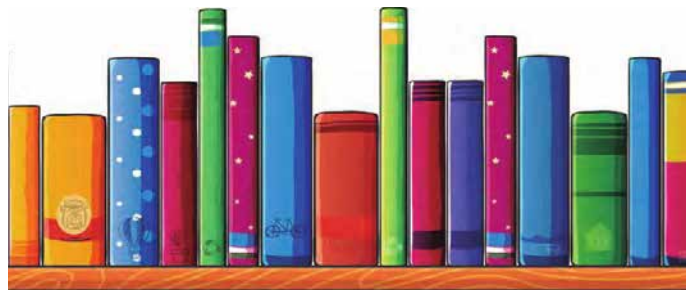
The best way to prevent illness is to avoid being exposed to this virus.

The first two weeks of reopening will be for members only to return items and drop off donations. During this period, we will accept donated books in like new condition with

publication dates 2018 or newer. We will also begin taking email or phone requests for pick-up during regular shift hours. No in-person checkouts will be allowed.

Beginning week three, members will be allowed in our library with the following stipulations and guidelines:

- Before entering our library room, deposit all returned items in the containers provided in the hall,
- Use the hand sanitizer before entering the room,
- We will maintain a list of members entering for contact tracing,
- Must wear a facial covering,
- Limit occupancy to six people, including volunteers,



- Maintain a six-foot separation while in the library room or while waiting to enter,
- When browsing place all items touched on the roll around cart provided, including pencils used for checking out,
- For those that are not comfortable coming into the library we will continue taking phone requests (503-639-4978) for pick-up during regular shift hours.

If requested our reopening procedures and guidelines will be provided.

The KCCA library is an important amenity in our community. Our volunteers will continue to do their best to serve our residents.



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Guidelines for opening Clubs and Amenities at KCCA

Note that, by entering any of the KCCA Amenities, you assume all risk of contracting COVID-19.

- Wearing a mask/face covering is required while inside all KCCA Amenities as State mandated.
- Stay at least 6' away from others when in KCCA Amenities.
- Use hand sanitizer or wash hands frequently.
- Limit touching anything in the Amenities when possible.
- At this time, these groups and activities are canceled until further notice: card games, Mahjonn, bingo, and any other games.
- When events or meetings are possible, for every event there must be a designated chair present for the entire event. The designated chair is

responsible for:

- Monitoring 6' distancing and occupancy requirements
- Maintaining a sign-in sheet for each event listing the designated chair and the attendees' names and phone numbers
- Wiping down ALL touch-points, i.e., chairs, tables, pens, doorknobs, light switches, etc., at the end of every event
- Rooms will have very restrictive occupancy limits, due to size constraints with 6' distancing. We will have new signs posted indicating the new limit for each room. Please respect these limits!

As a reminder, if you feel ill, please stay home.



King City Music Club

Submitted by Lynn Turner

The joy of making music for our own enjoyment and for that of others has been temporarily denied to us because of COVID19.

That doesn't stop us at King City Music Club from planning for future shows when our King City venue reopens.

In the meantime, we practice in our homes and eagerly await the day when we can perform for you again.

For further information, call President Muriel Dresser, 503-684-3978.

Please be patient, be safe and stay well.

Living Here, Working Here and Loving King City

Hello Neighbor,

Sometimes it's hard to know what comes next. Especially in this unprecedented time. That's why I am here. And I mean HERE. Because knowing what comes next comes naturally when you're next door. I'm here for you and your family. To help you through the tough decisions so that you can enjoy the things you love in life. So call when you want to play a round of golf, or need someone to feed your cat, or pick up a few groceries. Or just need someone to talk to. I'll be here and we will get through this. GOOD THINGS AHEAD!



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Board Meeting Etiquette

How to Effectively Run a Meeting (Oregon Law)

By Ashley Yorra

(republished with permission from vf-law.com/articles/board-meeting-etiquette)

1. Use Parliamentary Procedure. There are many different choices, but I recommend

Roberts Rules of Order. Another helpful book is A Dummy's Guide to Robert's Rules, which makes Robert's Rules more digestible.

2. Have the Chair Run the Meeting.

3. Require the Chair to Recognize Someone Before He/She Can Speak. This can be tough to follow, but with this tool the Chair can keep the meeting on track and to the topic.

4. Make an Agenda Beforehand and Stick to It During the Meeting. During meetings people tend to go off on

tangents. The chair should steer the meeting back to the agenda and get the meeting back on track! That doesn't mean you can't entertain new business during the meeting, just make sure it's in the right place.



5. Know Your Governing Documents. This will help you be an effective leader. If you are unsure on a certain item, have a copy of the documents in front of you so you can refer to them.

6. Know Your Quorum Requirement. Make sure you have a quorum for any meeting; otherwise, you don't have a meeting.

7. Know Who the Deliberative Body Is. A Board meeting means only the Board is the deliberative body.

However, that doesn't mean that anyone should be disrespectful to owners who attend board meetings.

8. Discuss Items only if there is a Motion and a Second. Otherwise there is not enough interest to warrant a discussion.

9. Keep All Discussion about the Open Motion. Keep the meetings moving forward by keeping on topic.

10. Respect those who have the floor. If need be, the chair can set out reasonable time frames for arguments and deliberation on a certain motion.

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Come celebrate the past and the future of McCann's King City Pharmacy



By Mathew McCann ,
McCann's King City
Pharmacy

Mathew McCann

In 1974 my father, Joe McCann, started McCann's King City Pharmacy. With hard work and creativity, Joe McCann built an essential business for the King City

and Tigard communities. Focusing on patient care, customer service and the communities need for great products.



After 46 years in the King City shopping center, I am excited to announce that McCann's is making another bold move to continue the tradition of patient care and customer service. In the month of August 2020 McCann's Pharmacy is moving from the current location to the former Columbia bank building at 15340 SW Royalty Pkwy.

The move gives us the opportunity service the patient like never before. We can offer home delivery and drive thru service.

We will be expanding our

operation into compounding Rx's to service patients and pets.

The revamped gift department will include a permanent outdoor garden center.

August - Celebrate our final anniversary in the king city shopping center location. Sales and celebration dates coming soon.

September - Celebrate the opening of our new location with an open house and grand opening sale. Sales and celebration dates coming soon.

Pam's Corner

Submitted by Pam Rinehart, KCCA Community Manager



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Architectural Review

Protecting the Aesthetics of your HOA Neighborhood (Oregon Law)

By: Jason L. Grosz

Architectural review is a vital part of maintaining the aesthetics and property values in many homeowner associations. Many HOAs have architectural restrictions which protect ocean or mountain views, maintain a pleasing and uniform aesthetic, or prevent owners from allowing their homes to deteriorate. From a practical perspective, this process is often administered by an architectural review committee or “ARC” which is appointed by the Homeowners Association Board of Directors.

Where do they get the authority to tell me what I can build?

The authority of an HOA board or architectural review committee to review plans prior to construction can typically be found in your HOA’s CCRs and bylaws. A common provision might say the following:

“No building, addition, fence, or other structure shall be built or altered on any lot within the Homeowners Association until plans have been submitted and been approved in writing as to the harmony and external design by the architectural review committee composed of three or more representatives appointed by the Board.”

In addition to your CCRs and bylaws, many HOAs adopt architectural rules or restrictions designed to help streamline the process. These rules may provide

specific guidelines about what sorts of structures will be approved. For example, there may be limitations on height, color, or setback requirements. Other rules are procedural, outlining a process for submitting plans, obtaining a hearing in front of the committee, or appealing an adverse decision to the Association Board of Directors.

Why is it important to observe your governing documents and rules carefully?

With the recent boom and bust in real estate, architectural review has become an increasingly contentious issue. Many aggrieved owners turn to the court system to resolve architectural review disputes. Lawsuits often arise in two contexts: either (1) an owner receives an adverse decision preventing him or her from building their dream home; or (2) a neighbor of the builder is unhappy with the structure going in next door and seeks to have construction halted.

Occasionally, neighbors have sought to have an existing structure torn down for being in violation of the association CCRs.

Architectural review litigation is highly unpleasant, costly and time consuming for HOAs.

What can my HOA do to prevent the disputes and resolve them quickly if they do come up?

1. Establish clear rules
2. Enforce your rules fairly and uniformly: Once your HOA has a clear set of rules in place, it is critical that the board enforce them uniformly and fairly. Members are often more angry about “selective enforcement” than they are about having their plans denied. These owners may argue that the HOA denied their plans based on a set of rules that other neighbors violated without penalty. This is unfair to the members of the association, and can undermine the board’s ability to resolve the dispute. Worse still, it can affect your HOA’s ability to enforce other important rules, such as payment of assessments.
3. Get some help. Seek legal counsel when needed.



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Food Boxes for those in need

By Katie Marreel, St. Anthony Catholic Church and School

Food boxes are now being distributed four days a week from 1:00pm - 4:00pm from St. Anthony Catholic Church and School on the corner of SW Grant Avenue and Johnson Street in Tigard. Mondays and Thursdays will be large volume distribution days. Tuesdays and Fridays will have lighter supply, so boxes may run out faster.



This program is part of a USDA grant awarded to Pacific Coast Fruit Company

who is partnering with key distribution sites across the northwest to provide free food boxes to families in need. The program will run every week

through the end of August and may be eligible for an extension into fall and winter months.

All are welcome and no paperwork is required. Multiple boxes can be picked up depending on the need and availability. Box varieties continue to rotate between dairy, produce and mixed meats and produce. Additional locations and pick-up times are available on the Portland Archdiocese website: evangelization.archdpdx.org/usda-food-box.

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