



KING CITY CIVIC ASSOCIATION

AN ADULT - 55 AND OLDER - COMMUNITY

NEWSLETTER

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



A word from our KCCA President:

Hello, Neighbors –

October is here...falling leaves, crisper evening temperatures, but still gorgeous weather for the golfers.

Your Board is currently working primarily on two resolutions: one to determine the length of time we need to retain corporation records; and two, the tier of fines relating to LARC issues around home and yard maintenance. Since the Board's mandate is to protect and maintain property values within our community, these fines corresponding to infractions are long overdue but in the long run will keep King City inviting to potential new home buyers. These will be consistent with dollar amounts levied by other HOAs in our State.

Several of our important amenities are now open although on a limited basis. The Library is such an important component of our association benefits and our Administrator, Pam Rinehart, is

proceeding on the search for a part-time librarian. Our valuable volunteers are such an integral part of the smooth day-to-day operations and we praise them for their dedication and selfless contribution of time, knowledge, and energy to our community.

The annual audit is now complete, and Helen Harper, our Treasurer, and the Budget Committee are working to finalize the budget for 2021...a tremendous amount of volunteer time has been contributed by all on the Budget and the Finance Committees in this endeavor.

As your Board, we continue to be mindful of how we serve you, our community residents, and always value your comments and feedback. Please continue to offer your constructive suggestions to us via email through MyKCCA.com.

Rob Cavasher, Board President
rcavasher@mykcca.com

KCCA Annual Membership Meeting

The KCCA annual membership meeting will take place on November 5, 2020 at 6pm. Due to current COVID restrictions this year's annual meeting for members will be held telephonically via GoToMeeting. Call in information will be posted on the front page of the KCCA website.

This year's meeting will include a 2019 financial audit review presented by Schwindt & Co., the 2021 budget by our Treasurer Helen Harper and a few words from our Board President Rob Cavasher.



Aquatic Center Re-opening

As of this writing, the guidance on Governor Brown's Executive order relating to pool reopening is based on Phases 1-3. Washington County remains in Phase 1, which does not allow pools to open. Phase 2 allows pools and spas to reopen with certain conditions. The Pool Committee is developing a reopening plan in anticipation of reopening when given the approval to do so, assuming the Association is able to meet the mandated conditions in the Governor's reopening plan.

KCCA BOARD OF DIRECTORS 2019-2020

Rob Cavasher, President
rcavasher@mykcca.com

Laurie Petrie, Vice-President
lpetrie@mykcca.com

Helen Harper, Treasurer
hharper@mykcca.com

Sandi Fuhrman, Secretary
sfuhrman@mykcca.com

Larry Mills, Director
lmills@mykcca.com

Toby Kuehl, Director
tkuehl@mykcca.com

Mary Delamater, Director
mdelamater@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.

Committee Chairs 2020-2021

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

KCCA TEAM

KCCA HOA

15245 SW 116th Ave, King City, OR 97224 • 503.639.6565

COVID 19 Updates: Club House & Office Currently the office and clubhouse are closed for walk in use. Office is open to phone calls and emails **Mon.- Fri. 9:00 -12:00**. Calls left on the weekend will be returned on Monday.

Pam Rinehart, Administrator
Communitymanager@mykcca.com

Melva Hauserman, Bookkeeper
books@mykcca.com

Sue Kelso, Administrative Assistant
info@mykcca.com

Pro Shop

15355 SW Royalty Parkway, King City, OR 97224 • 503.639.7986 • website: kccagolf.com

Pro shop is closed to walk ins. The Golf Course is open 8:00am - 8:00pm. Book tee times by calling 503.639.7986.

Jeff Halfman, Golf Course Superintendent
golfsuper@mykcca.com

Joy Olmstead, Pro Shop Manager
golf@mykcca.com

Crown and Aquatic Center are closed until further notice.

Library is open 9:30 -1:30 no more than 6 members will be allowed in at a time.

ABOUT THE KCCA NEWSLETTER

Publisher/Advertising.....**Michael 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:
1st 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
 PO Box 23562 • Tigard, OR 97281

CORRECTION: Last month, we inadvertently published an "Article Deadline" of the 2nd Friday of the month. The correct Article Deadline should have been the "1st Friday of the month for following month's newsletter." We apologize for any inconvenience this mistake caused.

IMPORTANT MEMBER ACTION REQUIRED

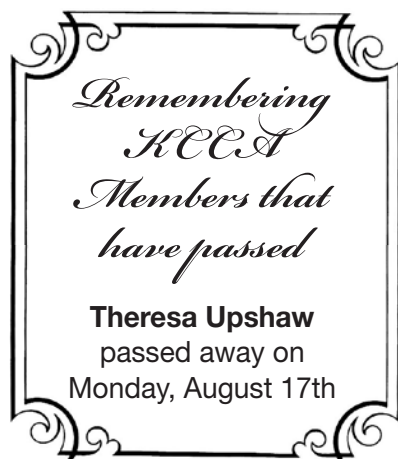
Deadline November 15, 2020

Members, if you have any changes that you would like to see in the 2020 - 2021 directory please fill out a KCCA member information form and return it to the office by November 15th. If you have not had any household changes or you do not want to make changes to your information in the directory, no action is needed. You can find the information form on the form rack outside the KCCA office or on the mykcca.com website under resident services. You may email the form back to the KCCA office at office@kccahoa.com, drop it in the dropbox outside the Clubhouse office, or mail it to 15245 SW 116th Ave King City, OR 97224.

choose what contact information, if any, you want to share in the KCCA directory. The directory is published each year and this year

will be distributed with the January Newsletter. Please call the office 503-639-6565 and arrange a time to pick up a new member packet.

New members that have not picked up the new member packet should contact the KCCA office to make an appointment. If you have not filled out the member information form or you want to update your information, please return this form to the KCCA office by November 15th. This form allows you to



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Budget 2021 Assessments and COVID-19



From the Treasurer and Budget Committee

KCCA has temporarily closed common facilities such as clubhouses, access to the proshop, the aquatic center and outdoor pool in response to Covid-19 and social distancing guidelines.

Experts tell us that social distancing will be with us for a while longer, which impacts the extent to which residents will be able to use common facilities. Even as KCCA considers the start to re-open these non-essential facilities, social distancing and space constraints will result in more limited use than in past years. Closed facilities or limited access to facilities do not automatically translate into reduced costs to the association. Rather, KCCA has lost anticipated revenue from golf revenue to clubhouse rentals and does have additional cleaning costs more than those already

planned.

Our homeowner's association has the authority to manage, control and operate the common elements, which includes the authority to temporarily close facilities when appropriate. The Covid-19 pandemic does not alter the Board's fiduciary responsibility to meet the Association's financial obligations and does not alter an owner's obligation to pay the assessments levied according to the association's budget.

Thus begins the start of the Budget 2021 season after this extremely unusual year of 2020. The Board will be communicating to residents the "why" behind assessments, from funding maintenance to capital improvements, which help enhance and increase property values. As always, questions may be sent to: hharper@mykcca.com.



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Brad Wyatt
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KCCA Library

By KCCA Library Volunteers

HURRAY!!!!!! We made it through our phased reopening and are continuing to welcome back all KCCA residents who would like to make in-person checkouts and returns.

COVID-19 is still going to be with us for some time, we will continue to follow the previously outlined State Mandated orders until they are lifted by the Governor. This is for your safety as well as the safety of our volunteers.

Occupancy will be limited to 6 people in the library room, including volunteers.

Upon entering the Arts & Crafts building we ask that you:

- Wear your mask/face covering from the time you enter until the time you exit the building as this is a **State Ordered Mandate**
- Provide your name and telephone number for contact tracing purposes as this is also a **State Ordered Mandate**
- Place all of your returned items in the red roll around cart
- Use the hand sanitizer provided
- Please remember while browsing the books, DVD's, and audio books to place all touched items (that you are not checking out) on the red roll around cart at the library room entrance. This includes pencils used for checking out
- Maintain a 6-foot separation while waiting in line, as well as when you are browsing in the library room itself

For those of you who are not comfortable coming into the library, we will continue taking phone requests (503-639-4978) for pick-up between 9:30 and 12 noon.

HELP WANTED – No Library Experience Necessary!
 In order to comply with the state required contact tracing requirements we are actively seeking additional volunteers who would like to help out 1 day a week between the hours of 9:30 and noon. Please call (503-639-4978) or stop by if interested.



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Welcome New Members!

We are happy to welcome new members to the KCCA community. The KCCA office is located in the clubhouse at 15245 SW 116th Ave. Currently the building is closed due to COVID-19 but the office staff are here Monday - Friday 9am -12pm to help with any questions you may have. You can contact the office directly at 503-639-6565 or office@kccahoa.com.

We now have an office dropbox and informational forms outside the main doors of the clubhouse.

As a new member, hopefully you have received a welcome letter with the KCCA member information form in the mail. Please return the information form to the office so we can update our database. You can drop the form in the dropbox in the front of the main doors.

When we reopen you will be able

to stop in and purchase amenities keys, including a pool key card.

Again, welcome to your new home and we hope you enjoy this wonderful community!

Monthly listing of our newest members. We are happy you have made KCCA your home!

- Janet Ashcraft
- Edward Barnes
- Marcia & Robert Bertalot
- Willa & Eugene Brosterhouse
- Camille Davenport
- Judith Wilson
- Tamera & Dirk Davis
- Joyce Farish
- Judith Graf
- Patricia Joyce
- Richard Miller
- Shirley & Ken Frederickson

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Pam's Corner

Submitted by Pam Rinehart, KCCA Community Manager

you always have
the choice to be happy
learn to understand
the bumps in the road,
grow from them,
and
STAY POSITIVE



October Home Landscape of the Month

This month's featured home landscape belongs to Alice Lemon. Situated on a cul-de-sac off Royalty Park Way, she has created a home oasis in a quite spot.

Alice's home sits above the street, so she creatively terraced it, drawing your eye up to the house and the lovely picket fence, hiding a patio which is a peaceful spot to sit and enjoy a cup of coffee in the morning or perhaps a glass of wine in the evening. The patio is adorned with many potted plants each individually potted with imagination, as you can see here.

Alice designed all of this herself and, with the help of her long-time

friend Marie remodeled the interior of her home. She has a flair for designing and she has ended up with a little bit of paradise for her and her sweet dog, Cleo. Thanks for letting us into your beautiful yard and home!



We would love any suggestions that you may have candidates for Home Landscape of the Month. Drive by a house and like it? Let us know the address. Have a neighbor (or even yourself) that has a great landscape? Let us know. Simply email us at AdminAssist@kcccahooa.com, call the office and leave them your information or drop a note in the drop box in front of the Clubhouse.



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Britt's Story

We are looking for your pet stories and photos to highlight in our newsletter. I know there are hundreds of you out there that love and adore your pets. After all, they are really a member of the family, aren't they? Let us showcase your pet's story for other pet lovers to enjoy.

This month I am going to highlight a story about one of my dogs, Britt.

We have always adopted golden retrievers (had 15) that were elderly or abused. To do this, we worked with Golden Bond Recovery (GoldenRetrieverRecovery.com). One day we got a call asking us to show a rescue Golden named Annie at a Pet Smart in Vancouver, WA. The dog was at a breeder, so we picked her up (Annie's story is another story for another time) and went to the Pet Smart. They had a couple of dogs there from Vancouver's pound, one being a beautiful Labrador. Many people were surrounding the Lab, oohing and awing, as the same was happening with our Golden. My

husband noticed something in the cage area and pointed out a sad, quivering Brittany Spaniel. We got closer and saw that she was starved and frightened.

The rep from the pound told us that she was approximately seven and had been a brood bitch. Her owner no longer wanted her, so she opened the front door and let her out. Of course, seeing the "sucker" sign on my husband's forehead I knew we were going to adopt her.

After the showing, we followed the rep to the pound, filled out the forms, paid the fee, and took her home, where we already had two Golden Retrievers waiting. It wasn't easy at first, but soon she became a happy, energetic girl playing with her new two best friends. One of her favorite things was to go to the dog park and ignoring the other dogs, spend her time running and sniffing the perimeter!

She went over the rainbow bridge when she was 14 and it was so hard. I can get sort of weepy when I remember her, she still holds a piece of our hearts.



Britt.

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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!

Newsletter Color?

We changed the paper color for the newsletter last month and would like to hear from you if you have a preference between the paper color of future newsletters. In the past, the color was an off white/manilla color in contrast to the September newsletter that was printed on white paper. Please email your preference to info@mykcca.com.

Resident Member Spotlight: Jerry Larson

KCCA MUSIC CLUB CHORUS PORTRAIT

This article begins a series of articles that will introduce one of the talented members of our KCCA Chorus. Each chorus member has their own interesting story, including even some professional musical experience. The chorus performs every month, on the first Monday of the month, in the KCCA clubhouse.

This month's portrait introduces Jerry Larsen, one of the group's co-directors. Jerry and his wife Jan have lived in King City for four years, where Jerry has continued his musical pursuits. The move to King City was their fifteenth move in 57 years of marriage.

Jerry began his musical odyssey at age 5, when he began piano lessons while living in North Portland. He took up the bassoon in the 7th grade. As a sophomore at Jefferson High School, he was accepted into the Portland Junior Symphony. For two seasons, he was the principal bassoonist in PJS. Meanwhile, he sang in the Jefferson Senior Choir, and was in the 16-member jazz choir. He earned a little money playing in pit orchestras, for such productions as "South Pacific" and "Die Fledermaus." He was in the chorus for a professional production of "Aida."

Following high school, he joined the Navy, and during his four years at the U.S. Naval Academy at Annapolis, he sang in the Glee Club, and appeared in several TV

shows (Ed Sullivan, Pat Boone and Burl Ives) and was an official escort at the Miss America Pageant in Atlantic City for four days. After graduating in 1962 and receiving a commission, he bought a guitar that he could have aboard ship and taught himself to play. In later years, when he and Jan belonged to a "Good Sam" RV camping group, many enjoyable evenings were had sitting around the fire and playing and singing with their group.

In 1967, he joined Pacific Northwest Bell/AT&T as a manager and began a series of "corporate gypsy" moves. He was unable to participate in any musical groups until retiring in 1989, when they moved back to Tualatin. He worked for the State of Oregon until 1998, when he retired again. In the period since, he has sung with the Tigard Pops Chorus, the Conchords, and most recently, the Sherwood Chorale. He had many performances as a soloist with each of these groups. In 1973, when moving back to Portland from New Jersey (job-related with AT&T) he purchased a beautiful 6' Kawai grand piano, and resumed his keyboard playing. This had to be sold when moving to King City, and now a digital keyboard has to suffice.

Jerry has thoroughly enjoyed his time with the Music Club Chorus, and as co-director, selecting the music, setting up the audio equipment, but



Jerry Larsen

mostly singing. His bass-baritone voice has been heard many times by members who attend the performances. His preferences include Broadway show tunes, folk, country/western, and ballads, mainly "oldies." He also has been active in the Association, currently serving on the Finance and Budget Committees, having served on other HOA boards, mainly in a financial capacity, in the past.

As with the other chorus members, he anxiously awaits the time that the chorus can resume its rehearsals and concerts, once the Coronavirus situation has been conquered.

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Lawn Sign Etiquette

It's election season, and the political signs are going up, so this seems as good a time as any to review KCCA's rules about lawn signs. These rules are laid out in our CC&Rs (Article VII, Section 4) and allow for no more than 2 signs per lot, no more than 4 feet square in surface area, extending no more than 3 feet above the ground.

Crucially, the kinds of signs that are allowed are limited to the following:

- **Political signs** - allowed for a maximum of 60 days around an election; must be removed within 7 days of the election.
- **For sale signs** - must be removed no later than the closing of the house sale.
- **Yard/estate sale signs** - allowed

for a maximum of 72 hours.

Now, at this point you might be saying "Wait, that's all? Aren't there tons of other signs around KCCA?" And yes, there are - but there shouldn't be.

For a variety of reasons, many exceptions have been made to these rules, either officially by people being granted exceptions, or unofficially by people ignoring the rules. Unfortunately, all the exceptions make enforcement difficult - people say, "How come I can't have a sign, but so-and-so can?" - and they have a point!

The LARC committee, then, has decided to go back to basics and only allow the signs listed above, with one exception (described below). We want to give everyone

(including some members of the LARC committee!) some time to get their signs down. So, starting 7 days after the November 3 election, we'll start sending violation letters for signs that don't meet the above criteria.

The exception we'll make is for signs that people put out for roofers, house painters, etc, after they've had work done on their house. We recognize that people get discounts for displaying these signs, and that it might be a hardship to simply disallow them. Luckily, the rules do allow for exceptions with prior written approval from the board. So, if you're having a project done and wish to display a sign to get a discount, please include the type of sign and the amount of time you'll display it with your Project Request Form.



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puzzle page september answers

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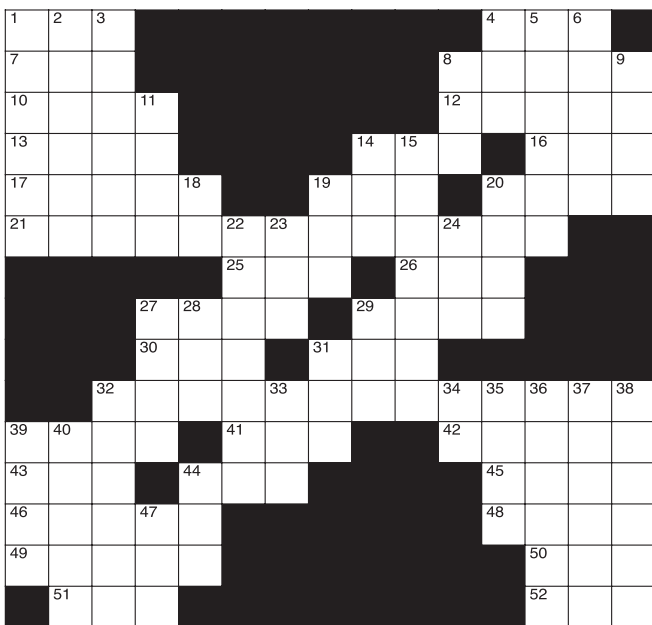
WE WANT TO HEAR FROM YOU!
 Were this month's puzzles too easy? Too hard? or just right? Also, should we publish answers in the same issue or the following month's issue? Send comments to mike@tigardlife.com.

	H	E	W		P	A	D		E	P	I	
	A	M	A		A	G	E		N	A	N	
G	A	L	O	P		R	O	C		D	R	A
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7	1	5	3	8	9	2	6	4
8	4	6	2	5	7	9	1	3
9	3	2	4	1	6	5	8	7
2	8	9	5	6	4	3	7	1
3	6	7	1	9	2	8	4	5
4	5	1	7	3	8	6	2	9

puzzle page

Look for answers in next month's newsletter. Too easy? Too hard? Send comments to mike@tigardlife.com.



CLUES ACROSS

- 1. They look out for kids
- 4. Play
- 7. Water (French)
- 8. Prayer leader
- 10. Small constellation
- 12. ___ Carta: influential royal charter
- 13. Pressure unit
- 14. Extrasensory perception
- 16. A symbol of "Aloha"
- 17. Portion of the small intestine
- 19. Psychedelic amphetamine
- 20. Very long period of time
- 21. British overseas territory
- 25. Cereal grain
- 26. Car mechanics group
- 27. Wish harm upon
- 29. At a specific prior time
- 30. Peyton's younger brother
- 31. UK firefighters' union
- 32. Carroll O'Connor's screen partner
- 39. Popular show honoring musicians
- 41. Basics
- 42. Honk
- 43. Trent Reznor's band
- 44. Patti Hearst's captors
- 45. Long-legged wading bird
- 46. Specialized biological grouping
- 48. A coin goes in it
- 49. Of the wind
- 50. One-time measure of length
- 51. A very large body of water
- 52. River in NE Scotland

CLUES DOWN

- 1. Boston hoopster
- 2. A type of bribe
- 3. SE England county
- 4. Returned material authorization (abbr.)
- 5. "Hotel California" rockers
- 6. Italian province
- 8. Mischievous child
- 9. Popular street name
- 11. Boxing promoter Bob
- 14. Snakelike fish
- 15. Break into pieces
- 18. The Bay State
- 19. Time zone
- 20. Port city in Yemen
- 22. In name only
- 23. 007's creator
- 24. No (Scottish)
- 27. Baseball's Gordon and rock's Snider are two
- 28. Pie ___ mode
- 29. Don't know when yet
- 31. Supervises interstate commerce
- 32. Make a ringing metallic sound
- 33. Helps little firms
- 34. Pound
- 35. Lilly and Manning are two
- 36. Put on the back burner
- 37. Baltimore ballplayer
- 38. Cuddle
- 39. Poker stake
- 40. Drinks to celebrate a birth (Spanish)
- 44. Pouch
- 47. Not around

SUDOKU

		8	5	1				
		2						
	6				4		3	7
		1		7		8		4
			8	9				
							7	6
	8							
		6	1			2		
	9	7		6				1

Fun By The Numbers

Like puzzles? Then you'll love sudoku. This mind-bending puzzle will have you hooked from the moment you square off, so sharpen your pencil and put your sudoku savvy to the test!

Level: intermediate

Here's How It Works:

Sudoku puzzles are formatted as a 9x9 grid, broken down into nine 3x3 boxes. To solve a sudoku, the numbers 1 through 9 must fill each row, column and box. Each number can appear only once in each row, column and box. You can figure out the order in which the numbers will appear by using the numeric clues already provided in the boxes. The more numbers you name, the easier it gets to solve the puzzle!

POPCORN WORD SEARCH

F T T M R B A L L O K W O I Y F L P M P
 B S V E I S F C E S P D V Y C U S I D R
 N A K L N C K Y N Y X S E C I P S U O G
 T P G T M D R E R G E I R C K R B A M I
 X F K T W L P O R E U E O Y T I C B R S
 V P G E G O U E W N T U P F A L L V E T
 K E P K P U X O I A E T Y U E M A C F Y E
 L U Y C T P E R F P V L Y O F O W N R A
 V E O Y L L T R G D C E S B N I A T I M
 P R M O O Y A O K D X E V C Y P K A A T
 N O D A C V C S E G G X E V E R K S F P
 B E T F R X G C I A N S I V I P M E E R
 C E W V S A X D R X S L R N V G K V A E
 O E M L P A C O N I X M X X O R X X B V
 B I L B K O T A O U K M G U M F Y E U O
 R M I P F S P N S G G N N I N T F W I U
 S G K R B C P P M M O Y F F U L F N C I
 K N X G L L F B E P O B C V O F F X E E
 I C L I A N W X L R D R X K Y I W P W L
 S T R I N G S S X M S N A C K S W E G V

Find the words hidden vertically, horizontally, diagonally, and backwards.

WORDS

- | | | | |
|------------|-----------|---------|---------|
| BAG | EXPLODE | MOVIE | SALT |
| BALL | FAIR | OIL | SNACKS |
| BUTTERY | FLUFFY | PAN | SPICES |
| CARAMEL | KERNELS | POPCORN | STEAM |
| COB | KETTLE | POPPER | STORAGE |
| CONCESSION | MICROWAVE | POT | STRINGS |



Kitchen Faves from Pam Green Bean Casserole

I will never forget my brothers and I equally dividing the Tater Tots, must keep things fair! One can imagine the humor when I found my two children dividing the Tots up in the same fashion when I served up the yummy dish of goodness years later.

Ingredients:

- 1 lb. Browned Ground beef or for heart healthy browned ground turkey
- 2 cans French style green beans well drained
- 1 can Campbell's Mushroom soup
- Tater Tots to generously cover the top of the baking dish

Instructions:

Mix first 3 ingredients and back at 350 degrees for 45 minutes to 1 hour depending on calibration of oven.

Generously top with Tater Tots and bake according to package directions.

Let casserole rest for about 5 minutes and enjoy!

You can submit your favorite recipe to info@mykcca.com.

Looking forward to hearing from you!

Pam

Cindy Scott

Principal Real Estate Broker

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