



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

NEWSLETTER

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

Happy holidays from the entire KCCA team!



Christmas, along with everything else in 2020, is going to look, feel and simply be a bit different this year. KCCA hopes to help bring a bit of Holiday cheer to the front of the Club House. A living tree has been placed in front of the clubhouse. A big shout of Thanks to Jeff Halfman and his team for making this happen! Please feel free to stop by and add a holiday ornament to decorate the tree. Unfortunately, the ornaments placed on the tree will not be returned. Our hope is that this small addition can help bring joy to those who drive by.

The KCCA Office Closures:

- The KCCA office will be closed.
- December 24th & 25th
- December 31st & January 1st

The KCCA Team sends Holiday wishes to each of you and wishes for a happy and healthy 2021!

Just a Reminder



The Board of Directors announced the 2021 Assessment amount on November 10th and approved the 2021 Operating and Reserve Budgets.

Assessment invoices will be mailed by December 1st to each residence, with copies of the Board approved 2021 Budgets along with information pages for event room rental and golf fees. If you do not receive your assessment packet, you may print a copy from the front page of our website, mykcca.com.

The office accepts personal or cashier's checks by mail

or through the secure drop box outside the Clubhouse. 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. There is a \$7 convenience fee/credit cards - \$3 ACH fee for making online payments.

Payments are due by January 1, 2021, with a late fee of \$25.00 each month beginning February 1, 2021.

Thank You!

Inclement Weather

As you may have heard, it has been projected that Oregon will be in for a cold and wet winter.

We have compiled helpful information and precautions.

- Set the heater on at least 60-65 degrees and leave it on until threat of freeze is over.
- Leave all hot and cold interior faucets dripping.
- Leave cabinet doors under any sink open so warm air can circulate around

pipes.

- Take time to check in on your neighbors
- Stock up on food, medications, and other necessities.
- Do not attempt to thaw out frozen pipes yourself.
- Please be cautious walking outside; the ice is often not visible until it is too late.

*** Please note, If Tigard School District is closed, the KCCA Office will be closed**

KCCA BOARD OF DIRECTORS 2019-2020

Laurie Petrie , Vice-President lpetrie@mykcca.com	Rob Cavasher , President rcavasher@mykcca.com	Toby Kuehl , Director tkuehl@mykcca.com
Sandi Fuhrman , Secretary sfuhrman@mykcca.com	Helen Harper , Treasurer hharper@mykcca.com	Mary Delamater , Director mdelamater@mykcca.com
	Larry Mills , Director lmills@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

Administrative Assistant
(position open)

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 - noon. 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 office@kccahoa.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:

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PO Box 23562 • Tigard, OR 97281

Resident Member Spotlight: Ginny Broome



KCCA MUSIC CLUB CHORUS PORTRAIT

This is the second article of a series spotlighting a talented member of our KCCA Music Club Chorus. Each of our members has interesting backgrounds, some with professional experience. When not limited by the current pandemic, the chorus performs the first Monday of every month at 2:00 PM in the Clubhouse.

This month, our spotlight shines on Ginny Broome, who sings, tap dances, and serves as our convivial emcee. Her husband Ed also sings in our chorus. She was born and raised in New Jersey, about 30 miles west of New York City. During her earliest growing-up years, two “maiden aunts” took

her to every Easter and Christmas show at Radio City Music Hall - seeing the Rockettes perform instilled a passion for theater and dance. Her mother signed her up for every available dance class. Ginny started piano lessons when she was five and had twelve years of classical piano training. Her early dance training was ballet, but she discovered her real calling was tap.

Following high school, she didn't dance again for quite a few years. For continuing education, she chose the Spanish language, even though preference tests indicated



Ginny Broome

that physics or music would be best. After taking college courses in Spanish, and deciding she didn't want to become a Spanish teacher or a nurse or a secretary (the available jobs for women in those days) she attended a bi-lingual school,

learning to be a diplomatic bi-lingual secretary, with an eye toward working for the State Department, but there were no guarantees about being able to go overseas to a Spanish-speaking country, which was what she wanted to do. So she abandoned that career path.

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KCCA Compliance Committee

The purpose of the Compliance Committee:

- Shall ensure fair and uniform enforcement of covenants under Enforcement Resolution #2020- 312.
- Shall ensure enforcement efforts are focused on meaningful issues.
- Shall perform a monthly review of active violations with the Administrator.
- Shall determine when compliance notices are to be sent to members, if needed - when fines are to be imposed - perform inspections required to determine compliance.
- Shall propose enforcement actions to the Board of Directors on unresolved violations.
- Shall coordinate enforcement with LARC when appropriate.
- Shall write articles for the association newsletter.
- Shall provide recommendations directly to the Board of Directors.



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KCCA has mailed with the monthly newsletter for last month (October 2020) a copy of the new Enforcement Resolution #2020-312 to all members. One of the key elements of the Compliance Committee is to make sure all residents are aware that KCCA will enforce compliance as set forth in the new resolution.

Enforcing rules can be very beneficial to our community. The many advantages of our HOA rule enforcement include protecting and enhancing home values, preserving the aesthetics of an area, and maintaining the property of the association and its owners. It is very important that our residents and the HOA board have a mutual understanding of the rules and are able to communicate with each other candidly to avoid violations and fines that follow verbal and/or a written non-compliance letter. Questions can be directed to the Administrator or Chair of the Committee.

COMMITTEE MEMBER
VOLUNTEER - Looking for residents for this new committee. Email hharper@mykcca.com if you are interested.

Member Spotlight: Ginny Broome

continued from page 3

In 1964 she moved to California with a girlfriend and met her husband Ed. She had the wanderlust, however, so she joined TWA - and for 35 years, she worked as a hostess. That's TWA's title for flight attendant - "treat every passenger as a guest." In the winter, they cut the international travel back, and she had to work domestic flights, and that was when she married Ed. She worked in a variety of positions: instructor, supervisor, configuring new aircraft model's service arrangements, as well as her hostess duties. One of her favorite duties, which many flight attendants hate, was to speak to the passengers over the PA system. Some of the lines were canned, but often she had to ad-lib about various situations, and she found out she had a natural flair for that. Having that natural glib talent certainly shows up in her performances as our chorus' emcee!

In 1997, Ed retired and they moved to Tucson, Arizona. She joined a senior women's tap-dancing group called the "Hot Flashes," after seeing them on a local TV commercial. There were about 40 women, who performed Rockette-style with precision. This got her back into performing. The woman who founded the group was a real task-master who ruled with an iron hand for precision. For a short while, they formed a singing group, which Ginny joined, and she sang and played the piano for them. She performed with this group for 13 years and was their emcee after leg and knee problems sidelined her from dancing.

They moved to an apartment in Lake Oswego in 2012 to be near their kids and grandkids, and then to King City in 2013. She joined the KCCA chorus in 2017, after seeing articles in the newsletter, and moved naturally into the emcee role when it became vacant - all that hostess and "Hot Flashes" experience shows up, to the delight of both the chorus members and the audience. She had only sung in group settings before, but solo and duet singing came easily, and we often see (and hear) her mastery of Spanish and tap dancing in her numbers.

Like all of the chorus members, she can't wait to get back to rehearsing and performing.

KCCA Women's Golf Club



October 28, 2020 was the last day for Women's Golf Club at King City Golf Course this year. Halloween costumes were worn and carts were decorated for a festive round of golf.

HAPPY
THANKSGIVING



I would like to thank my clients and friends for your continued support during this unique time. I am grateful to each of you that have trusted me to help with your real estate needs. So, in the spirit of Thanksgiving, let's not forget we all have much to be thankful for, even during this unprecedented time.

GOOD THINGS AHEAD

- Elaine Simms

Remember...

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Who is responsible for picking up the leaves?



On any given day, arborists throughout the country are unwittingly dragged into neighborly conflicts. Trees are almost universally praised for the benefits and beauty they bring to the neighborhood. On the other hand, that same tree is almost universally damned when it bothers one neighbor but is owned by another. It's not uncommon for a pruning crew to be requested to "show up on Thursday when I know my neighbor will be gone" or give advice as to whether or not this guy's branches can be pruned back to improve their views. So, let's take a look at one frequently asked question about trees, their neighbors, and the law.

Nope! While we may wish this were the case, but leaves are considered a natural product, even if the leaves cause damage, like clogging your gutters or pipes, you have no legal claims against the owner of the tree, additionally, you are responsible for cleaning up any natural products that fall into your yard. If however, the tree branches that are shedding the leaves are hanging over your yard, or the tree trunk is encroaching on your property. Then you have a right to trim those branches up to the property line without destroying or harming the tree. But, it is still not their responsibility to clean up fallen branches.

Pam's Corner

Submitted by Pam Rinehart, KCCA Community Manager

Whatever is beautiful. Whatever is meaningful. Whatever brings you happiness. May it be yours this holiday season and throughout the coming year.

The leaves from my neighbor's tree or the golf course keep blowing into my yard, is it their responsibility to take them up?

Please be responsible residents and do not blow or rake your leaves onto the golf course or Association common grounds for the KCCA Crew to pick up. Thus, avoiding adding additional staffing and disposal costs for yard debris that is the responsibility of the individual homeowner.



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Welcome to all new KCCA Members!

We want to welcome you to the King City community and the King City Civic Association! We are pleased to welcome you to our community and hope that you will take advantage of the many facilities and amenities available to you as a KCCA Resident-Member. While the Club House is currently closed due to COVID-19, the office is open Monday - Friday 9 am - 1 pm. You can reach the office at 503-639-6565 or office@kccahoa.com.

Feel free to call our office if you have any questions or if we can be of assistance in any way.

We look forward to meeting you soon.

- Gordon & Shelly Borrer
- Jeannette Walker
- Scott & Laurel Cookman
- Derf & Carol Hampton
- Alfred Hand
- Marlysh Kuhn



You can sign up as a new member on our website www.mykcca.com by following the instructions found there. After you sign up, you will be able to access important member information about activities, clubs etc.

Keys to the various KCCA amenity buildings and pools, can be obtained through the KCCA Office.

Remembering KCCA Members that have passed

Richard M Moore • 10/6/2020
Bud Dresser • 10/23/2020



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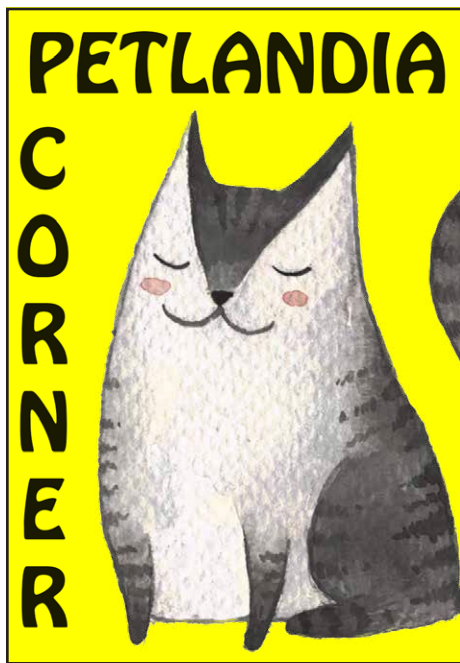
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OUR BUD

Bud, Buddy, Budly, Big Guy Baby, Sweet Thing, Crazy Dog...all are names given to and answered by a 110 pound Labrador/Heinz 57 mix.

We rescued Bud in Florence, Oregon, where he was found running the beach. He was about three years old and full of energy. He is now about 14 years old. His muzzle is grey and he gets up slowly, just like we do, because the old bones and muscles don't want to work as good anymore. He loves to go for walks on his leash, even if it is just around the park and back. He is very adaptable to changes in some of his routines, but he can tell time and knows just when it is time to eat and will remind all in attendance that it is his mealtime. (the time change has messed with his internal clock, but he is adjusting).

Bud has his family that he lives with, but he also has "step parents or foster parents" who take him when his family goes out of town, etc. His as "at home" with his step-parents as he is in his own home. He was raised with cats, so he gets along pretty well with the step-parent's cats. On our return from being gone, we have heard that "we have moved and taken the dog with us" or "this is no longer a working number, we have moved" or another such thing so that they can keep him longer. (It never works - inserted by a step-parent).

He sheds hair in bucket-fulls and rolls around on the carpet, leaving patterns of dog hair grease on the floor. Petting is mandatory at least three times a day, if not more. He seems to think he is a lap dog and will occasionally try to climb into your lap for a cuddle. He is no longer able to jump up onto our bed, so he uses the couch or floor for napping. The old adage of "Where does a one hundred and ten-pound dog sleep? Anywhere he wants." holds true. He finds the most available route to the kitchen and lays down, filling the space so that one must find another way around or risk stepping on him or be tripped yourself.

Bud does bark when people come to the door or when he sees someone walking in front of the house. He always answers the door with his tongue out, panting and tail wagging, but his size and deep bark frighten most who don't know our guy. Once in the house, the visitor is no longer of interest, and Bud goes to find a place to continue his naps.

In the last year, he has taken to digging holes in the back yard. This is a new behavior for him, and he can be found lying in the hole he dug and surveying the yard and looking directly into the house to assure all things are ok.

We know his time with us is limited and we try not to dwell on the "what if's" but he is thoroughly loved and will be very missed when the time comes.



Hello Neighbors Social Committee



What is the future of the HNSC? You are! Without you, there is no HNSC. We need to plan for the future, a time when social distancing and the Governor,

the Board and our liability allow us to re-start the warm and welcoming activities of the past and even invent new activities for the community. How about an old fashioned cakewalk or a Coronavirus mask contest?

We are all missing the social events provided by HNSC, such as ice cream socials, grilled cheese sandwich contest, holiday parties, potluck dinners, movies, and much more. Did you know that the HNSC hosted a golf event that totaled 250 people? Go through the KCCA newsletters posted on the KCCA

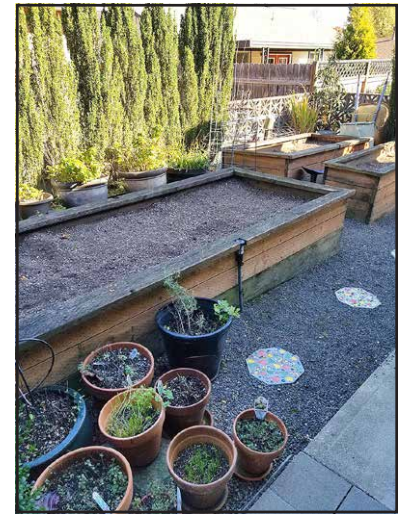
website (www.mykcca.com) and see all of the wonderful and amazing things that the HNSC has done in the past.

We need your ideas and committee membership. Let's get a head start on 2021. Please e-mail or send your ideas and/or interest in being a committee member to:

lmills@mykcca.com
King City Civic Association
15245 SW 116th Avenue
King City, OR 97224
Larry Mills, Chair HNSC

December Home of the Month

This month we are going to do something very different. From the beginning article for Home of the Month, we have only used front yard landscapes. For a change, this month and next month, we will highlight some yards that only a few get to see – mainly golfers. There are many beautiful and carefully designed yards along our wonderful golf course, so now, and in the coming months, we will be able to see a few of them.



December's Home of the Month belongs to Gordon Sheets and Marilyn Mason. They have designed not only an outside living and dining

room area, but they also have an area dedicated to raised beds as Marilyn loves to plant vegetables as well as flowers. They have created a living barrier between both areas, so from the golf course, you only see the lovely outdoor living room, a small water feature and a cute area for sitting in the sun and

enjoying the view. We could use many photos for this article, and it was difficult to show just a few.

To the side of the front door is an elegant sitting area with just two comfortable chairs to enjoy the view. All in all, it is a beautifully designed and much-used yard. Well done!

Parking in Your Driveway

Something the LARC committee tries to do is notice trends. We figure that if we're seeing something a lot, the associated rules are likely misunderstood or not generally known. Then, we want to educate first, and enforce second.

A trend we've been noticing lately has to do with driveway parking. Now, you might be saying "There are rules about parking in my driveway? Don't I just... park in my driveway?"

Turns out, there are rules about parking in your driveway! You can find them in the CC&Rs (Article VII, Section 3) and the Resolutions (2012-201). We'll go over them here.

First, the rules in the CC&Rs:

- No truck larger than 3/4 ton capacity shall be parked on any Lot for more than forty-eight (48) hours unless housed within a garage structure.
- On-street parking must comply with governmental ordinances. The

CC&Rs also state that the board may adopt further rules. That's what's in the above resolution. These further rules are:

- Motor vehicle parking on Lots shall be restricted to concrete driveway surfaces or within an enclosed garage. (That is, no parking on pavers, gravel, etc.)
- No recreational vehicles, boats, utility trailers or camping trailers shall be parked on any residential Lot for more than 48 hours unless housed within a garage structure.
- Permission of the LARC Committee must be sought when expanding impervious driveway areas, must conform to local ordinances, and building permits may be required by the city.
- Golf carts shall not be parked anywhere in the front of a residential structure except on the driveway or on a cart pad designed for the cart and approved by the Association.

- Recreational vehicles parked for 48 hours on a residential property may not re-park on that same residential property for a period of 30 days. The Association Administrator may grant exceptions if requested in advance.
- Vehicles parked on residential property must have current state registration and be in mechanically operable condition.
- All Portable On Demand (POD) storage units: or similar type units are considered temporary storage units and shall be registered with the Association Administrator prior to delivery onto the residential property. There shall be no POD parking for more than 15 days on any Residential property.

So, wow, that's actually a lot of rules! No wonder LARC's been noticing a bunch of violations. But now that we're all on the same page, hopefully that trend will turn around.

Creating Our 2021 KCCA Budget

By Jerry Larsen, Budget/Finance Committee Member

THE 2020 YEAR IN SUMMARY:

What a year! Nothing prepared us for the effects of COVID-19 on our community in March 2020, resulting in the golf course being closed for approximately 2 months (March to May) with the attendant loss of golf income. Compared with last year, golf income, mainly daily green fees, is over \$60,000 less. Our amenities, such as the clubhouse and pools, were also closed and have yet to open, which also reduced our revenue stream from rentals.

Together, our revenue loss exceeds \$80,000 through September. The reopening of the golf course on May 23rd required additional staff effort on the golf course - daily cleaning, disinfecting, and the wiping down of common areas and common area surfaces, by our Golf Course and Pro Shop staff. Maintenance and upkeep of all of our amenities have continued, and in quite a few cases even increased.

With operating revenue down due to the golf course being closed - increased spending in some areas (maintenance) - lower expenses in other areas (utilities) and all of our managers watching their budget expenses during the year 2020 (Great job to our Administrator

and supervisors) - there is some good news. KCCA will not have an operating account deficit for 2020.

Through September 2020, Reserve Account revenue from transfer fees is down from 2019 by about \$20,000. Sixty-one homes have been sold, compared with 71 last year. We are, however, currently living within our Reserve Budget

THE TWO BUDGETS:

The *Operating Budget* includes anticipated expenses for the general operation of the common facilities and grounds, and income mostly generated from member assessments and golf course proceeds. For 2021, the Operating Budget for 2021 is \$1,290,790.

The *Reserve Budget* includes major capital expenditures and replacements and is funded by transfer fees of 1.5% of the sale price of homes purchased during the prior year, and by funds transferred from the Operating Budget, if available, at year-end. This budget is split between “discretionary” (want) and “non-discretionary” (need) items. The Reserve Budget for 2021 is \$559,545.

CREATING THESE BUDGETS:

This was more of a challenge for the Budget Committee this year than in previous years.

The abnormalities of 2020 had to be considered. With input from our three managers, conservative

projections were made to create as slim a set of budgets as possible, while ensuring that resources will be available to maintain a vibrant and attractive community. We have developed tracking tools and reports that will greatly assist the committees, the managers, and the Board in managing with specific comparative data in 2021, showing month-to-month and year-to-year comparisons.

LOOKING AHEAD:

We will soon finalize a comprehensive 5-year plan. Our primary focus includes the identification of deferred large maintenance items, replacement of needed equipment, and Clubhouse, Crown Center, and Pro Shop upgrades, consistent with annual budgets.

FINALLY:

The Board and the Financial and Budget Committees are dedicated to ensuring that our home valuations and our community’s amenities remain at a high level, both in dollar value and attractiveness for ourselves and prospective buyers. We all hope to emerge from our current upside-down circumstances to some degree of normalcy, whatever that may look like, and our budgets have been created to those ends.

Repeating a quote from an earlier Tigard Life article: *“When you write out that assessment check, don’t feel like you’re just paying another bill. Your annual assessment is an investment in your community that will be recouped when you decide to sell. Consider it protection on your investment just as your insurance premiums protect your investments in your car, home, or life.”*



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Marie VanWheeles's Cookies

I and many others think Marie VanWheeles is one of the best bakers around here. I have known her for years and she just loves to bake. Her favorites to bake are cookies and brownies. Luckily for all of us that know her, she also loves to share. I have been the recipient of several of her cookies and they are always welcome!

She grew up with a large family and although her mom didn't let her cook, she always encouraged her to make cookies and desserts. As a matter of fact Marie loves any type of cookie!

Marie has many interests including the Ceramics Club and she always cooks the annual cake for them.

She got this recipe from her sister-in-law Geesje (I didn't try to pronounce it). It is a traditional Christmas cookie that Geesje makes.

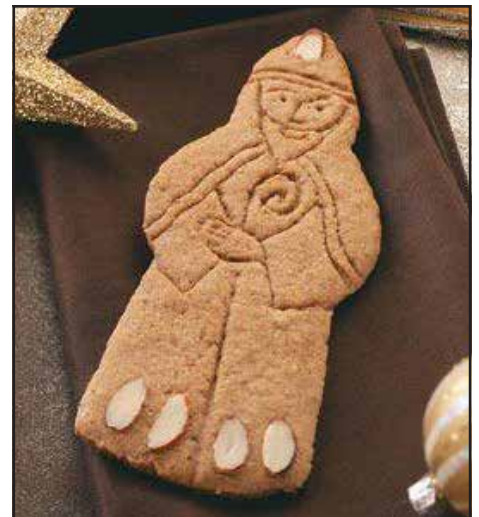
Try this Christmas recipe – I am sure you will enjoy it!

St. Nikolaas Koekje

- 2 c. butter
- 2 c. sugar
- 4 c. flour
- 4 tsp. cinnamon
- ½ c. commercial sour cream
- ½ c. slivered almonds
- ½ tsp. nutmeg
- ½ tsp. cloves
- ½ tsp. baking soda
- ¼ tsp. salt

Cream butter and sugar. Sift and add dry ingredients alternately with sour cream. Add nuts. Form into 3 or 4 rolls. Chill or freeze. Slice and bake at 400 deg., about 7 minutes.

(You can roll and cut out these cookies or use the slivered almonds as decoration instead, as in the above pictures. Using round or rectangular chilled rolls is much quicker. These cookies are also called Windmill cookies, when made with a windmill mold.)





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Giving is Easy

The Caring Closet provides clothes, shoes, hygiene products to children in need in the Tigard-Tualatin School District. Each school-aged child referred by their school counselor can visit the store in the fall/winter and the spring/summer. They are outfitted with shoes, clothing and take home hygiene products.

The Caring Closet is in need of hygiene products:



- Conditioner
- Shampoo
- Deodorant for teens
- Shaving cream for teens
- Toothpaste

You can drop off items at the Store:
9000 Durham Road - behind Tigard High, 503-603-1576.

Clubs & Amenities

These are difficult times for all of us at KCCA, especially as we go into this holiday season. We are a friendly and social community and all of our clubs and committees would like to meet again like “we used to.” We are all going to miss our Christmas parties and New Year’s celebrations this year. We just want you to know that the Clubs & Amenities (C&A) Committee has not forgotten about this important part of our community.

We have had numerous requests from clubs to allow small socially distant meetings in the Clubhouse. We would love to be able to say yes to these requests. Unfortunately, we don’t have the staff at this time to manage the additional cleaning that would be required for the additional usage.

This would normally be the time of year that the C&A Committee would be contacting all the current clubs to re-register for 2021. This process is also on hold for now. We hope that we will be able to re-start this after the first of the year.

The Board paused the Reopening Task Force when the state decided to keep all three metro counties in Phase 1. There was nothing more that we could do or talk about at that point. When the counties are given the go ahead to move forward into Phase 2, the Board will again talk about options for starting to allow for limited use of the Clubhouse. The C&A Committee will be helping with that process.

Let’s hope that 2021 will bring good news for all of us. Happy Holidays everyone!

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