



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

NEWSLETTER

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

news from

the BOARD 

By Mary Delamater, President,
 KCCA Board of Directors

Recently a KCCA member emailed me a range of questions about the status of various things, and mentioned that he thought many people probably had similar questions. As I answered them, I thought that he was probably right, and so I've presented the questions and answers here, edited a bit for clarity:

When might we expect to have either a new Administrator or a CAP manager with us full time, and when might the window become open and available?

In the 8/10 BOD meeting the board discussed putting together a task force to draw up a job description for an Administrator/Office Manager position, now that we have a management company performing some of the tasks that our Administrator used to do. Once we have a clear idea of what we want an office manager to do, the task force can make recommendations regarding whether the

association should hire an office manager, have a management company take on these tasks, or split the tasks among the half-time back office person and full-time front desk person that we are currently budgeted for.

Regarding those positions, we recently filled the back office person, and we hope to be filling the front desk position soon. As soon as the front desk position is filled, we'll be able to re-open the window. The temp agency we use has some candidates for us to interview, and we are feeling optimistic.

What is the status of the Level I reserve study?

In May of 2021 the board voted to get bids now for a Level I reserve study to be completed in 2022, and to not perform a reserve study in 2021. A Level 1 Reserve Study is called a "boots on the ground" study because it includes a complete site inspection, measurements & quantities of



components, and a full financial analysis with several funding plans. We are also asking that a maintenance plan be included.

The House committee has received three proposals to perform reserve studies from three very qualified companies experienced in doing the studies. The companies have different backgrounds but all the bids covered our criteria to perform a Level 1 Study. Since there was a wide range of costs, the House Committee agreed with the Finance Committee's request to obtain another bid or two to increase our choices.

During the House committee's presentation of the bids to the

Continued on page 3



KCCA BOARD OF DIRECTORS 2020-2021

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Joe Wilson, Director
jwilson@mykcca.com

The KCCA Board of Directors meets on the second and fourth Tuesday of each month, at 6:30pm at the KCCA clubhouse.

The KCCA Board Committees are starting to resume normal meetings. Watch this space for details of the committee meeting times and places as they become available!

Committee Chairs 2020-2021

House Committee – Laurie Petrie

Finance Committee – Faramarz Khozouiee

Hello Neighbors Committee – Sherry Smith

Pool Committee – Mary Delamater

Greens Committee – Joe Wilson

LARC – Jim Minor

Clubs & Amenities – Laurie Petrie

KCCA TEAM

KCCA HOA

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

Club House & Office: Currently the office and clubhouse are closed for walk in use.

Administrator
(To be determined)

Administrative Assistant
(To be determined)

Pro Shop

15355 SW Royalty Parkway, King City, OR 97224 • 503.639.7986

Jeff Halfman, Golf Course Superintendent
golfsuper@mykcca.com

Joy Olmstead, Pro Shop Manager
golf@mykcca.com

The Aquatic Center is closed until further notice.

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: **15th of each 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.

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News from the Board

Continued from front cover

Finance committee, there was discussion about possibly moving the Level I reserve study up to 2021, so it would be available for CAP, our new management company, as they prepare the 2022 budget. The idea is that it would be good for CAP to have the best available data about our assets. However, the ultimate decision was against making that recommendation - the feeling was that it would be too rushed. In addition, notes from the May 2021 meeting indicate that there may not be funds in the 2021 budget for any level of reserve study.

CAP will have the 2020 Level II reserve study from Schwindt, which they feel will be adequate. And we'll include an amount in the 2022 budget for completing the

Level I reserve study that the board approved in May.

It's almost September, when are we going to see financials, and what process is going to be used to create an operations budget?

CAP assures us the financials are almost ready - fingers crossed! Part of the problem is that, since our Administrator left, we have been having trouble getting them things that they've asked for. With our back office person onboard, that has been going better, and we hope to have financials to distribute to the membership soon.

We discussed with CAP what the budget process will look like, and it seems it will be similar to our previous process - the Finance committee will meet with Jeff, Joy, the House committee, the Pool

committee, etc, to get an idea of what's coming up that needs to be budgeted for. Then they'll get that information to CAP, who will use it along with our financial information and previous reserve studies to draw up a budget.

What's the status of pool litigation? When is mediation going to take place? Any projections on when the indoor pool may reopen?

We're meeting soon with the attorney to bring us up to date on the litigation and mediation. There's no projection right now on when the indoor pool may reopen, but I hope to know more in the coming weeks. With pending litigation, it's tricky to keep everyone informed, because not everything can be shared. But I'll be sure to share what I am able to share, as I know it.



KING CITY SENIOR VILLAGE

INDEPENDENT & MAINTENANCE-FREE LIVING

Oktoberfest

& MUSTANG WRANGLER'S CAR SHOW

SATURDAY, SEPTEMBER 25TH • 10:30 A.M. – 2:00 P.M.

Don your lederhosen and celebrate Oktoberfest at King City Senior Village! Kick up your heels to Polka and Foxtrot music by the Michael Fischer Band. Then enjoy a classic Oktoberfest German lunch buffet featuring Bratwurst, German potato salad, soft pretzels, sautéed red cabbage with apples, and beverages. Buffet lunch is \$12 for guests / Free to King City Senior Village Residents.

Be sure to check out Ford Mustangs from different years and models, presented by The Mustang Wranglers of Oregon and vote for your favorite!

Please RSVP to 503-684-1008.

Other Upcoming Events:

*Reservations Required. Please RSVP to 503-684-1008

- **Angelica Pallato***
September 14th at 2pm
Sharing her experience managing an Air Force Officer's Club in a war zone.
- **Sunday Brunch***
Sept. 19th 10:30am-1:30pm
Buffet style w/omelet bar and bottomless mimosas. \$15/guest.



SCAN ME

11777 SW Queen Elizabeth St., King City, OR 97224
kingcityseniorvillage.com
(503) 684-1008





CHECK IT OUT! Library News



Submitted by KCCA Library Staff

Welcome back to all our avid readers, passionate puzzlers, DVD watchers, and audio book listeners. Thanks to the hard work of ALL our volunteers, you may once again access the library with your key card.

For those of you who are new to our library, please come by and say hello to our friendly volunteers

who will be more than happy to show you around and acquaint you with our offerings. We have a great selection of paperbacks, hardbacks, large print books, DVDs, audio books, and last but not least puzzles.

Once you have made your selection of hardback and large print books, please fill out the checkout cards located in the back of each book and place them in the appropriate box on the front counter. Audio books have a checkout card located on

the front of each case and should also be filled out and placed in the box on the front counter. Checkout slips for your DVD selections are located on the front counter. Please fill these out and place them in the same box as the checkout cards.

As always, paperbacks and puzzles are available on the HONOR SYSTEM. Please return these to the library when you have finished reading them or putting them together.

*We look forward to seeing all of you again and **please remember to wear your mask at all times while in the library. This is for your safety, the safety of other residents, and the safety of our volunteers!***

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Why exercising your pet is so important



Submitted by Chris Walbridge

No matter the age, the breed or the size, every dog needs regular exercise. Regular exercise doesn't just benefit them, it can benefit you as well.

Exercising keeps your pet healthy and limber while reducing behavioral

problems such as excessive barking, chewing, digging. It also helps your dog build trust and confidence in you and in their environment.

Obesity is the number one common concern for dogs. Check with your vet and find an ideal weight for you dog as well as a current weight. This will help your vet make the necessary adjustment to your pets diet and exercise regime. Dogs need exercise first and foremost to tackle Obesity. Make sure your dog maintains a healthy weight.

Taking your dog on regular walks can help with your dog's Mental Health. It can decrease anxiety as they are getting regular socialization with other dogs. If you have a puppy, they should have a few short walks every day. Puppies are prone to

running around spontaneously at fast speeds, commonly known as the zoomies

Adult dogs exercise should be from 30 minute to 2 hours a day. Again though, it depends on your dog's age, breed, and health.

Off leash dog parks allow your dog to go at their own pace, and usually provides a longer more exciting walk. Swimming is also a good exercise. Dog parks can not only help your dog with exercise, but also with their socialization. There are also many parks in our area with walking paths to walk your dog and enjoy the great outdoors,

If you have any thoughts or concerns about your pets health, consult with you vet.



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Tualatin Valley Quilt Guild

Submitted by Carol Springer

TVQG holds monthly meetings at the KCCA Clubhouse the 3rd Tuesday of each month, except December, starting at 7:00pm. Meetings feature a guest speaker or a quilting-related program, include a Show & Tell segment, door prizes, a Block of the Month presentation, and a Fat Quarter drawing.



Quilters of all experience levels are invited to attend our meetings or join our guild. Yearly dues are \$35.00. Guests are welcomed at all TVQG events. Our guest fee is \$5.00 per meeting.

For more information about the guild or its activities email TVQG.News@gmail.com or visit their website at tvqq.wordpress.com. We would love to see you at our next meeting.

King City Women's Golf Club

Submitted by Sue Wihtol



Our golf club continues to welcome new members to golf with us. We tee off around 8:30 every Wednesday morning.

The Club Championship and Handicap Tournament was played August 18 and August 25. Results will be posted next newsletter.

September 1 is our Picnic Luncheon after our rounds of golf. Along with a monthly meeting, the picnic will be provided by the club.

We play GOLF FOR CHARITY September 15. This is an annual event to raise money and food for the BACKPACK PROGRAM in our community.

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Monthly Letter from a Friend

I'm sure we're all happy the last couple of months are past us. It's been quite a ride but we've made it through. If you are like me, you're looking forward to cooler more pleasant weeks ahead.

Segueing into fall and the school year, here are some interesting facts about the past months, July and August:

The month of July was named for the infamous ancient Roman leader Julius Caesar. History tell us that he was a great general, scholar and innovator...mostly remembered for adjusting the calendar to what we use today. Thanks, Julius. Surely, named for a man of such "great leadership abilities" (although his skills as a powerful military and political figure certainly had their ups and downs,

e.g. Ides of March!), the month of July is destined to be remembered for us here in the Northwest.

It sure is this year!! Extraordinary doesn't begin to describe it. Our July 2021 turned into a most challenging, frightening, giant fireball. Right? No relief from day 1 to day 31 in our forests, mountains, hillsides and deserts! So much lost - again. Hopefully, this time, so much more learned. Now perhaps, we will remember, we must - with wisdom and innovation - carefully move on.

Then came August and it, too, was named for an infamous ancient Roman leader, Augustus Caesar, Julius' great-nephew who he named his heir. Augustus was the ruler who introduced Pax Romana, a long period of peaceful growth and order

to the Roman Empire. And, he lived an amazing 75 years! Today the dictionary defines the word "august" as "inspiring awe and reference, dignified majesty, magnificent and grand". Sounds pretty promising, doesn't it?

Well, August 2021, too, proved to be a memorable one, going on and on, finally with a period of respite towards the end. The name of "Caesar" was hardly redeemed with the numerous and prolonged "dog days of summer". Some may have enjoyed the heat but most of us looked forward to cooler calmer days - and maybe a little peaceful precipitation!!

Friends, as always I hope you're staying well and safe.

— A Friend

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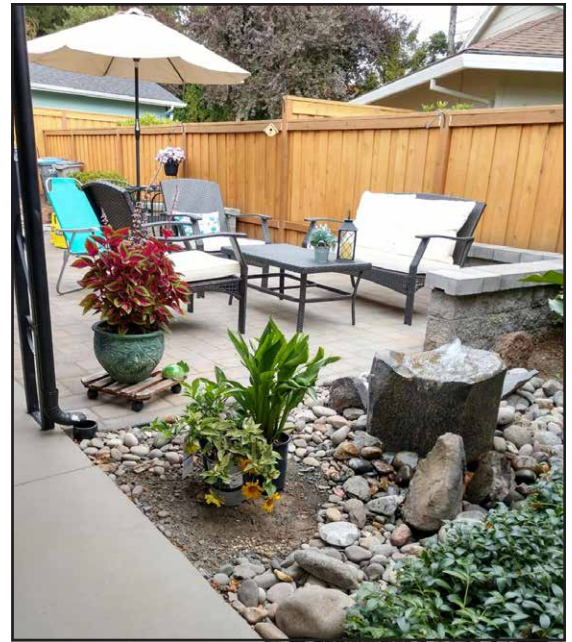
Home of the Month



Submitted by Nancy Hayes

On Royalty Parkway, the home owned by Don and Michelle Kearn is another wonderful example of a home and yard makeover. In June, 2018 they moved from Sherwood to King City and began renovating the interior of their new home, mostly done by themselves. Once they finished inside (actually they said there's more to do!) They began making changes to the outside.

They first tackled their back yard and patio area. New pavers extended the patio, providing an area for additional seating. Two V-shaped stone walls were added at the back corners of this area, also offering extra seating. New plantings, a rock creek bed and the sounds of a bubbler have turned the backyard into a peaceful and tranquil setting. This writer wanted to stay longer to soak up all that serenity!



Many of us watched as Don and Michelle worked together using their own blood, sweat and (almost) tears, removing well established and overgrown shrubbery from the front and side yards. With this preparation done, the construction

of a stone wall began, bordering the front yard along the sidewalk. Behind this "sitting wall", another bubbler draws you to stop and listen, drinking in the same peacefulness comparable to what they created in the back yard. Additionally, there is a small plot of grass accented with flowers planted in a garden, hanging baskets and barrels, enhancing this delightful little landscape. Glancing up to



the front of the house you'll notice chairs on the porch where you might find Don and/or Michelle watching the world go by and, deservedly, admiring their hard work.

As we so often find in our community, neighbors pitch in with their knowledge and, often, physical efforts to help others. Don and Michelle credit their neighbors in accomplishing this HUGE undertaking that required many hands and hearts.

Not to be outdone by stone walls and bubblers, the house also has new garage doors along with a new coat of paint. This delightful home and yard will be enjoyed by all who walk or drive by. Maybe you'll be inspired by Don's and Michelle's creativity.



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Movie Time

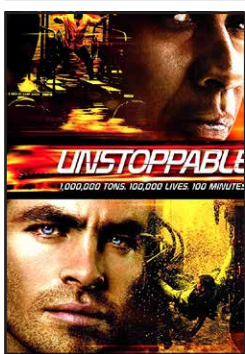
Hosted by Terri Johnson and Dennis Williams



As Arnold might say... We're baaaack!!

- Experience "Movie Time" at the KCCA Clubhouse on the Big Screen Television.
- Every third Friday of the month.
- Free popcorn and snacks at all Movies.

You'll laugh, you'll cry, you might even be on the edge of your seat... but it'll be fun.



Showing Friday, September 17th at 2 p.m.

Unstoppable

PG-13/2010/98 MINUTES/SUSPENSE BASED ON A TRUE STORY

When a massive, unmanned locomotive roars out of control, the threat is more ominous than just a derailment. The train is laden with toxic chemicals, and an accident would decimate human life and cause an environmental disaster. The only hope of bringing the train to a safe stop is in the hands of a veteran engineer (Denzel Washington) and a young conductor (Chris Pine), who must risk their lives to save those in the runaway's path. Inspired by true events.

Showing Friday, October 15th at 2 p.m.

Coco

PG/2017/ 109 MINUTES/ PIXAR ANIMATION

Despite his family's generations-old ban on music, young Miguel dreams of becoming an accomplished musician like his idol Ernesto de la Cruz. Desperate to prove his talent, Miguel finds himself in the stunning and colorful Land of the Dead. After meeting a charming trickster named Héctor, the two new friends embark on an extraordinary journey to unlock the real story behind Miguel's family history.



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Enjoying Herbs in Your Kitchen

Submitted by Peg Martinez,
Master Gardener

Everyone loves an Herb Garden and you can bring your beautiful herbs from your garden right into your kitchen. Or, grow them on your windowsill if you don't have a garden.

One of my favorite ways to use my fresh herbs is freezing them in olive oil in ice trays. Place your favorite herbs (I use Rosemary, Basil, Thyme and a little garlic) finely chopped or as leaves or sprigs. Pack the wells about 2/3 full of herbs then pour extra-virgin olive oil over them, cover the tray with plastic wrap and place the tray in your freezer overnight. Remove cubes from the tray, place in a freezer bag and put them back in the freezer. They're now ready for cooking winter stews, roasts, soups, and meat or potato dishes. I even place one under the skin of my chicken before roasting it!

A wonderful way to use dried herbs or fresh herbs is to infuse vinegar. It is a great way to spice up your cooking and salads, but



what a great gift it can be! Herbal vinegars can be used in virtually every aspect of cooking, and they are so easy to make. The possible variations are practically limitless. You can use a delicate Rice Wine Vinegar or a robust Red Wine Vinegar with different combinations of herbs and spices. When using fresh herbs, use about 1 cup of loosely packed leaves to 2 cups of vinegar. For dried herbs, use ½ cup of herbs to 2 cups of vinegar. Place the herbs in a clean, sterilized jar, using a spoon to bruise them slightly. Do not heat the vinegar. Pour the vinegar over the herbs, being sure

to cover the herbs completely and cover the jar tightly. Place the jar in a dark place and let sit at room temperature. Shake the jar every couple of days, taste the vinegar and when it reaches your desired taste, it's done. The process may take up to 3 weeks or even longer. When the taste is right for you, strain the vinegar and fill clean sterilized bottles, cap and place labels on them. Decorating the bottles makes great holiday gifts.

Now it is up to you to get out there and plant your favorite herbs, harvest and enjoy them!! Bon Appetit!!!!

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Do You Know Where Your Aquatic Center Key Card Is?

As you know, the Aquatic Center key card is now the amenities key card and can be used for all our open buildings. If you haven't dusted off your Aquatic Center card yet, now is the time to do it.

We are currently replacing lost Aquatic Center cards at no cost. This grace period for free replacement will be ending in the next month or so, pending Board approval. We recommend that you please locate your cards and make sure they are still active for general building entry. After the final cutoff date is set, there will be a fee of \$28.00 to replace a lost amenity key card.

Can You Hear Me Now?

For several years, there has been a discussion concerning the need to improve the mic and sound system that we use in the clubhouse for board meetings and other functions. One of our members, Jerry Larsen, volunteered to look into this for us. The goal is to add any accessories that will be needed to improve and expand this system so that all the board members can have their own mic and desk stand. Improving the system will also help us as we work on adding Zoom capability to our meetings. We want our members to be able to hear us!

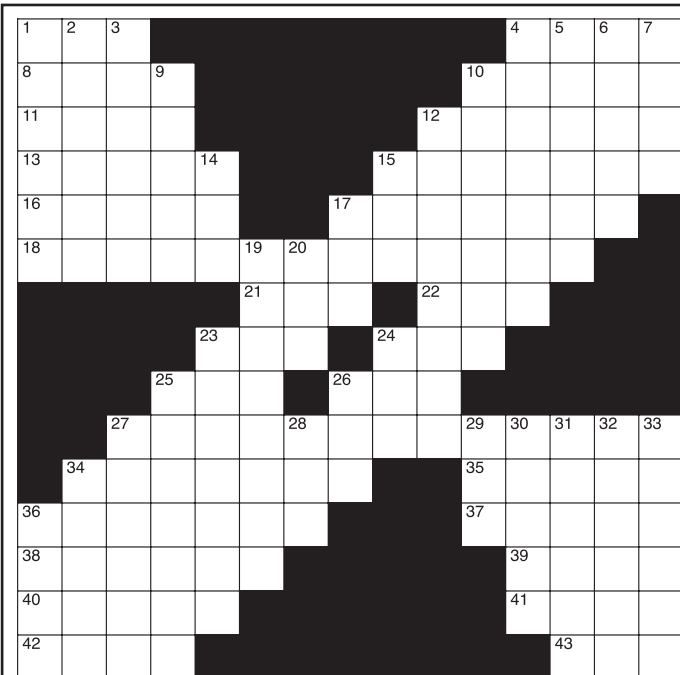
SUDOKU

Look for answers in next month's newsletter

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

CROSSWORD

Look for answers in next month's newsletter



CLUES ACROSS

- 1. It governs Federer and Nadal's sport
- 4. Golden apple tree
- 8. Central Mexican river
- 10. Horn
- 11. Egg-shaped
- 12. With tooth
- 13. French modernist painter
- 15. Disprove
- 16. Painful intestinal obstruction
- 17. Baby shoes
- 18. Make the grade
- 21. Type of screen
- 22. Christian fraternal organization (abbr.)
- 23. Computer giant
- 24. When you hope to get there
- 25. Corporate executive title (abbr.)
- 26. Shout of welcome or farewell
- 27. Imaginary awards for good deeds
- 34. A citizen of Iran
- 35. It can be sounded
- 36. Making dirty
- 37. Romanian city
- 38. Baking ingredient
- 39. Share a common boundary with
- 40. Succulent plants
- 41. Penny
- 42. Jr. U.S. Senator Paul
- 43. "Laurie Partridge" actress Susan

CLUES DOWN

- 1. A type of bomb
- 2. Pacific island country
- 3. Earth is one
- 4. A place to gather around
- 5. Expressed opposite views
- 6. Group that lives near Siberia
- 7. Ore deposit
- 9. Language related to Eskimo
- 10. Narrative piece of music
- 12. The distance covered by normal stride
- 14. Glycoprotein hormone (abbr.)
- 15. Mathematical term (abbr.)
- 17. Popular beer
- 19. Jabbing
- 20. Historic Swedish castle
- 23. Humorous expressions
- 24. Christmas and New Year's Day each have one
- 25. Filled up
- 26. Nerve that serves the forearm (abbr.)
- 27. One of British descent
- 28. A way to get at
- 29. Food-related allergic reaction
- 30. Group of arteries near the pelvis
- 31. Picked up
- 32. Being three in one
- 33. Obscene
- 34. Dravidian language
- 36. Growl

Questions about Medicare Advantage plans?

Come October 11, 2021 at 3 p.m. and meet Aetna's Regional Manager, Regina Muter.

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Hosted by Regina Muter
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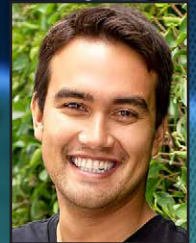
If you are having trouble with your computer and need to have it running again, we can help.



Coronavirus/ COVID-19 Notice:

Many computer repair issues can be solved by remote log-in, meaning we may be able to solve your problem with NO PHYSICAL CONTACT! Give us a call and find out if we can solve your problem remotely today!

- Wireless Printer setup
- Hard drive failure
- Windows upgrade
- Virus Scan
- Tune up for slow PC's
- Blue Screen of Death



Jeff Wyckoff

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