JANUARY 2022





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

the BOARD in the second sec

By Mary Delamater, President, KCCA Board of Directors

Happy New Year! I hope this finds everyone well, and that everyone had a joyous and safe holidays! I thought I'd start off 2022 with updates on a couple of things we're working on.

Hybrid Meetings

As you know, the board conducted its board meetings virtually through much of the pandemic. And, while many were eager to get back to in-person meetings, we did see a marked increase in attendance when the meetings were virtual. I often heard comments from people about how convenient it was to attend a virtual meeting.

Because of this, when we resumed in-person meetings,

we attempted to include a virtual option. Unfortunately, our attempts so far have not been successful, so we temporarily paused our efforts, and our last few

in-person meetings have been inperson only.

However, we are still working on this; as many people have pointed out, it's not rocket science, and many other groups, including some of our very own sub-associations, have figured out how to make it work. We have upgraded some of our equipment, and hope to have hybrid meetings working soon, hopefully this month.

Keep an eye on the home page at <u>mykcca.com</u> for more details. We try to keep that page up to



date about the status of upcoming board meetings, including whether they're in-person, virtual, or both.

Level I Reserve Study

In 2021 the board approved a Level I Reserve Study for 2022, and we also allocated funds for it in the 2022 Reserve budget. Laurie Petrie and the House committee have gathered several bids, and next they go to the Finance committee for review. Once the Finance committee makes a recommendation, they will go to the board for approval.

Make New Friends in the New Year

Submitted by Valerie Schuyler

Is one of your resolutions for 2022 to meet residents of our HOA? An excellent way to do so is to volunteer for one of the several committees that help determine how our community supports our members. One such committee is Clubs & Amenities. KCCA members have started some 50 clubs that offer a variety of activities from card games to exercise groups. The C&A committee coordinates current and new clubs days/times and meeting places. The committee, which meets once a month, also receives requests from KCCA members for room rentals for private events and works with Front Office staff to schedule those events.

Participating in committees, along with joining clubs, is an excellent way to get to know our neighbors. Other committees that welcome new members are Hello Neighbors, House, LARC, Finance, Greens and Pool. Go to our website mykcca.com to find a list (under



Resources) of committee Chairs and meeting days/times. Many new residents moved into KCCA during the pandemic – it's time for all of us get to know one another!



Mary Delamater, President mdelamater@mykcca.com

Laurie Petrie, Vice-President Faramarz Khozouiee, Treasurer lpetrie@mykcca.com fkhozouiee@mykcca.com

Sherry Smith, Secretary ssmith@mvkcca.com

Jim Minor, Director jminor@mykcca.com Catherine Lee, Director clee@mykcca.com

Joe Wilson. Director jwilson@mykcca.com

The KCCA Board of Directors meets on the second and fourth Tuesday of each month at 6:30pm. Board meetings are being held in-person at the KCCA clubhouse as conditions allow, but return to being held virtually as needed. Please check the mykcca.com for latest information.

STANDING COMMITTEES

CLUBS & AMENITIES, Chair: Laurie Petrie Date & time: 1st Tuesday at 10am Location: Virtual for now. Email Laurie Petrie for link.

> **GREENS**, Chair: Joe Wilson Date & time: 1st Thursday at 1pm Location: Pro Shop

HELLO NEIGHBORS SOCIAL, Chair: Sherry Smith Date & time: 1st Friday at 10am Location: Clubhouse Multi-Purpose room

HOUSE, Chair: Laurie Petrie Date & time: 3rd Monday at 11am Location: Virtual for now. Email Laurie Petrie for link. LANDSCAPING, ARCHITECTURAL REVIEW AND **COMPLIANCE (LARC)**, Chair: Jim Minor Date & time: 1st and 3rd Tuesday at 10am Location: Clubhouse Multi-Purpose room

> **FINANCE**, Chair: Faramarz Khozouiee Date & time: 1st & 3rd Tuesdav at 4pm Location: Crown Center & Virtual. Email Faramarz Khozoujee for link.

POOL, Chair: Mary Delamater Date & time: 4th Sunday at 5pm Location: Crown Center.

KCCA TEAM

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

Open Window Hours: Monday, Wednesday, Thursday, and Friday: 8 a.m. - 5 p.m. • Tuesday: 10 a.m. - 7 p.m.

Club House & Office:

Administrator: (To be determined) Administrative Assistant: Deborah Dornberg

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.

For advertising information, please contact Mike Antonelli:

TIGARD LIFE • phone 503-692-9215 • Email: mike@tigardlife.com PO Box 23562 • Tigard, OR 97281

KCCA Music Club Chorus Concert

Submitted by Jerry Larsen

After having to unfortunately cancel our December 2nd Christmas concert, we are happy to announce that we will be performing on Thursday, January 6th, at 2:00 PM in the clubhouse banquet room. Our performances will regularly be on the first Thursday of each month.

Remember The Brothers Four, Kingston Trio, Peter, Paul and Mary, and Joan Baez? Our theme for this month is "American Folk Songs," largely from the '50s and '60s. Great memories!

We have several new voices this year so far.. and we can always use new singers, so if you are interested please contact Jerry Larsen, Club President and Co-Director, on (503) 336-0000. No requirement to read sheet music - if you can carry a tune, you'll be welcome!

We hope to see you on January 6th, as we usher in the new year!





Community Spirit

Submitted by Nancy Hayes

Travelling throughout the KCCA community during the holidays you discovered many homes or neighborhoods rivaling "The Great Christmas Light Fight" on TV. Some homes were adorned in a simple manner with colorful twinkling lights while other homes and yards were "bedazzled" with jaw-dropping displays of lights and lighted figures. "Babbling brooks" were found amongst colorful lights, angels guarded yards and Santa and his reindeer reminded us that a special day was ahead for us to enjoy with family and friends.

Our Community members' willingness to spread positivity and holiday spirit did not go unnoticed. Remarks of "Did you see…" or "You need to drive down..." were passed around. neighbor to neighbor and even to friends outside of KCCA. I did just that, drove up and down the streets to see what

all the talk was about. In a few instances I had to go back to areas so I could see displays in more detail.

helped shatter the many months of disappointments and frustrations so our holidays could be enjoyed. Our neighbors are why we live here in the KCCA community!

So, thank you to those who



"Food for Thought" – Donating to Food Banks

Submitted by Chris Walbridge

I borrowed this from someone, and thought it was too good not to pass on.

So, I spoke to people at a food bank and here are some things I learned from those in need.

- Everyone donates Kraft Mac and Cheese in the box. They can rarely use it because it needs milk and butter which is hard to get from regular food banks.
- 2. Boxed milk is a treasure, as kids need it for cereal which they also get a lot of.
- 3. Everyone donates pasta sauce and spaghetti noodles.
- 4. They cannot eat all the

awesome canned veggies and soup unless you put a can opener in too.

- Oil is a luxury but needed for Rice-a-Roni which they also get a lot of.
- 6. Spices or Salt and Pepper would be a real Christmas gift.
- 7. Tea bags and coffee make them feel like you care.
- 8. Sugar and Flour are treats.
- They fawn over fresh produce donated by farmers and grocery stores.
- 10. Seeds are cool in Spring and Summer because growing them can be easy for some.
- 11. They rarely get fresh meat.
- 12. Tuna and crackers make a good lunch.
- 13. Hamburger Helper goes

nowhere without beef.

- 14 They get lots of peanut butter and jam, but usually not sandwich bread.
- 15. Butter or Margarine is nice to.
- 16. Eggs are a real commodity.
- 17. Cake mix and frosting makes it possible to make a child's birthday cake.
- Dishwashing detergent is very expensive and is always appreciated.
- 19. Feminine hygiene products are a luxury and women will cry over that.
- 20. Everyone loves Stove Top Stuffing,

This list can be used year round, not just for the Holidays. I hope this helps in your decision making.



K	CCA ACT	IVITIES (CALE
Sunday	Monday	Tuesday	Wedn
Room Codes: AC = Arts & Crafts Building AQ = Aquatic Center CC = Crown Center CH = Clubhouse Banquet Rm. CR = Computer Room GR = Lawn Bowling/Croquet Green LG = Lounge MP = Multi-Purpose MR = Meeting Room PS = ProShop SC = Shuffleboard Court	Member Services Window Hours [*] Mon8 a.m 5 p.m. Tues 10 a.m 7 p.m. Wed8 a.m 5 p.m. Thurs8 a.m 5 p.m. Fri8 a.m 5 p.m. *except holidays	Four have an Aquatic Center key card, it will provide you access to all the facilities. If you don't, please fill out an application for the KCCA Amenities Key Card. The form is online at mykcca.com, or you can get a form in the holder by the Clubhouse entrance. Please return your application to the office drop box.	Aqu Cer Curr Clo
1:00pm CC Poker Tour- nament 7:00pm MP Coura- geous Conversations	9:30am CC Lions Board Meeting 9:30am MP Table Tennis 10:00am SC Shuffleboard 10:30am GR Lawn Bowling 12:00pm CH Yoga 1:00pm AC Poker 1:20pm MR Mexican Train 5:00pm CH Bingo 7:00pm CC Camera Club Board Meeting- Virtual	9:00am AC Ceramics Workshop 9:30am CH Fitness & Fun 10:00am CC Clubs & Amenities Committee LARC Committee Meeting 10:30am GR Croquet Club 12:00pm CC Lions Club Meeting 12:30pm MR Bridge Club 12:30pm MP Cribbage Club 1:30pm CC Tuesday Cards 4:00pm CC Finance Committee 4:00pm CC Finance Committee 5:45pm MP Pinochle 7:00pm CH Improv Club-Hiatus 7:00pm MR TV Quilt Guild Board Meeting	8:00am MR Men's Go Meeting 9:30am MP Table Ter 10:00am CH Tai Chi 10:00am GR Lawn Bo 11:30am CH Ladies G 12:15pm MP Afternood 12:30pm MR Women's 1:00pm CC KC Roya
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5:00pm CC Pool Committee 16 Meeting 7:00pm MP Interfaith Devotions	Martin Luther King Jr. Day9:30amMPTable Tennis10:00amSCShuffleboard10:30amGRLawn Bowling11:00amCCHouse Committee12:00pmCHYoga1:00pmACPoker2:00pmMRHNSC Boook Club7:00pmCHCamera Club-Programs Night	9:00am AC Ceramics Workshop 9:30am CH Fitness & Fun 10:00am MP LARC Committee Meeting 10:30am GR Croquet Club 12:30pm CH Duplicate Bridge 12:30pm MP Bridge Club 12:30pm MP Cribbage Club 13:30pm CC Tuesday Cards 4:00pm CC Finance Committee 5:45pm MP Pinochle 6:30pm CH TV Quilt Guild	9:30am MP Table Ter 10:00am MR Serger W Sewing C 10:00am CH Tai Chi 10:00am SC Shufflebo 10:30am GR Lawn Bo 12:15pm MP Afternooi 12:30pm MR Women's
12:00pm MP Texas Hold Em Tournament 23	9:30amMPTable Tennis2410:00amSCShuffleboard2410:30amGRLawn Bowling2:00pm12:00pmCHYoga1:00pmACPoker7:00pmCHCamera Club: Show & Share Night9:30amMPTable Tennis10:30amSCShuffleboard10:30amGRLawn Bowling12:00pmCHYoga12:00pmCHYoga1:00pmACPoker	9:00am AC Ceramics Workshop 9:30am CH Fitness & Fun 10:30am GR Croquet Club 12:30pm CH Duplicate Bridge 12:30pm MR Bridge Club 12:30pm MP Cribbage Club 1:30pm CC Tuesday Cards 5:45pm MP Pinochle 6:30pm CH Board Of Directors Meeting	9:30am MP Table Ter 10:00am CH Tai Chi 10:00am SC Shufflebo 10:30am GR Lawn Bo 12:15pm MP Afternoo 12:30pm MR Women's 1:30pm CC Bunco B 6:30pm MP Royal Ga

NDAR – JANUARY 2022

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nnis 12 pard Wling Club n Pinochle Club Golf Bridge ed Republicans	9:00am AC Ceramics Workshop 9:15am CC T.O.P.S. Club 9:30am MP Thursday Knitting & Crocheting Group 9:30am MR King City Bible Study 9:30am CH Fitness & Fun 10:30am GR Croquet Club 1:00pm MP Artist's Guild 2:00pm CH Phase 10 Cards 2:00pm CH Phase 10 Cards 2:00pm GR Lawn Bowling Club 6:00pm AC Poker 6:30pm MP Table Tennis 6:30pm CC Garden Villas Board Meeting	9:45am MR Bible Study 10:00am SC Shuffleboard 10:00am CC Mah Jongg Club 10:00am CH Tai Chi 12:00pm CH Yoga 7:00pm CH Friday Night Line Dancing	10:30am GR Lawn Bowling Club 15 4:00pm CC Sip & Sup 6:00pm MP Pinochle Double Deck
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Bowser's Bath

Self-Serve Dog Wash and Full Service Grooming 14315 SW Pacific Hwy. • Tigard

503-684-5074

Located in Canterbury Square Shopping Center HOURS: Mon/Closed • Tues-Thurs/IOam - 6pm • Fri-Sat/IOam - 7pm • Sun/Noon - 6pm

www.BowsersBath.com

Self-serve bath includes all natural shampoos & conditioner. Finishing spray for detangling if needed, ear wipes, use of combs, brushes, nail trimmers, towels, forced air blowers, hair dryers and scissors. We also feature all natural "Human Grade" pet foods.



(503) 887-7475	 jcnewton71@gmail.com
"James has	Weekly mowing & edging

worked for me for 3 years and always does a good job." Local Resident

- Weekly mowing & edging
 Quarterly fertilizing
 Spring and fall clean-ups
- Weeding
- Hauling of yard debris

Submitted by Chris Walbridge

With the coldest of the winter months ahead of us, let's not forget our forever furry friends.

Outside animals need a warm dry safe place to go. If you have a doghouse, keep dry blankets or straw inside, and put a door on it to keep the rain and wind out. This can be made from a piece of heavy vinyl shower curtain. This will not

> only keep the wind and rain out but will allow you pet to see out.

When taking your pet for a walk, dress them for the weather. If it's just cold, a seater or light jacket should do. If it's wet or raining, a rain jacket or a nylon water treated jacket will do.

Please don't forget our feathered friends. Our Hummingbird feeder has seen a flurry of activity lately. Hang your feeders in a protected area to help avoid it from freezing. When feeding other birds, remember to hang your feeders to where the squirrels and rats don't have access to them.

If you are looking for a new furry companion, please don't forget to look at your local shelters or rescue sites. The most lovable pets are the ones looking for a forever home.

Wishing you all the Happiest and Merriest of Holidays

Market Report: January 2022

- Your KCCA Furry Friends

Ken Miller & Associates

Enjoy Resort Style Living in Tigard and King City Active Senior 55+ Market Report for Summerfield King City and Highlands

KenMillerAssociates.com

Recent Home Sales in Summerfield Address Beds Baths Living ft ² Sold Price Cost per ft ² Sold Da												
15765 SW GREENS WAY	2	2	1,280	\$430,000	\$335	12/10/2021						
15435 SW 114TH CT Unit #98	2	2	1,002	\$322,000	\$321	12/2/2021						
10955 SW MEADOWBROOK DR Unit #15	1	1	748	\$205,000	\$274	11/30/2021						
15641 SW SUMMERFIELD LN	2	2	1,356	\$583,000	\$429	11/30/2021						
15371 SW 114TH CT Unit #110	2	2	1,200	\$325,000	\$270	11/23/2021						
15437 SW 114TH CT Unit ##91	2	2	1,200	\$325,000	\$270	11/22/202						
10930 SW MEADOWBROOK DR Unit #34	1	1	748	\$172,000	\$229	11/22/202						
15202 SW ALDERBROOK PL	2	2	1,358	\$400,000	\$294	11/19/202						
Recent Home Sales in King City												
Address Beds Baths Living ft ² Sold Price Cost per ft ² Sold												
16780 SW ROYALTY PKWY	2	2	1,116	\$400,000	\$358	12/15/202						
13040 SW CARMEL ST	2	1	1,008	\$345,500	\$342	12/14/202						
16980 SW 129TH AVE	2	2	1,365	\$342,000	\$250	12/10/202						
12030 SW QUEEN ELIZABETH ST	2	1	900	\$370,000	\$411	12/7/202						
16365 SW ROYALTY PKWY	3	2	1,370	\$540,000	\$394	12/3/202						
15440 SW ROYALTY PKWY	2	1	990	\$359,000	\$362	12/1/202						
15420 SW ROYALTY PKWY	2	1	1,150	\$325,000	\$282	11/12/202						
12660 SW PRINCE ALBERT ST	2	1.1	1,040	\$350,000	\$336	11/5/202						
Recen	t Hon	ne Sal	es in Hig	hlands								
Address	Beds	Baths	Living ft ²	Sold Price	Cost per ft ²	Sold Date						
12567 SW DICKSON ST	2	2	1,475	\$565,000	\$383	12/10/202						
16277 SW 130TH TER Unit #44	2	2	1,002	\$275,000	\$274	11/30/202						
16363 SW 130TH TER Unit #98	2	2	1,042	\$289,000	\$277	10/19/202						
12672 SW PEACHVALE ST	3	2	2,103	\$600,000	\$285	10/18/202						
12834 SW OVERGAARD ST	2	2	1,624	\$480,000	\$295	9/20/202						
16370 SW 130TH TER	2	2	1,200	\$331,000	\$275	9/17/202						
16398 SW 130TH TER Unit #88	1	1	816	\$190,000	\$232	9/17/202						
16190 SW 130TH TER Unit #14	2	2	1,128	\$279,900	\$248	8/31/202						
tatistical information obtained from public sources not guarant	eed and sl	hould be ve	rified.									
When your life is changing. When y	ou or	o road	for you	novt advort	turo Mo aro	right horo						







TVQG holds monthly meetings at the KCCA Clubhouse on the 3rd Tuesday of each month, unless otherwise announced. Guests are welcomed at all TVQG events. Monthly meetings feature a guest speaker or a quilting-related program and include a Show & Tell segment, door prizes, a Block of the Month presentation, and a Fat ers for 2022 will include Dawn White, Sandy Pennington, Carol Hatten, and Peggy Gelbrich. Quilters of all experience levels are invited to attend our meetings,

join our guild, or participate in our Sew Days. Our next Sew Day will take place Saturday, February 12,

the Clubhouse Banquet Room.

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For more information about our guild or its activities.email **TVQG.ContactUs@**

gmail.com or visit their website at tvgq.wordpress.com. We would love to see you at our next meeting.

QUILT GUILD

KC Travel Club Trip – Spring Home and Garden Show

Submitted by Dee Schiavone

On **Saturday, February 24** the King City Travel Club will travel to the Expo center in Portland to see the Spring Home and Garden Show. This will be our first trip since the COVID 19 outbreak in March of 2020.

The cost of the trip will be \$50. This price includes transportation, lunch, and all gratuities. Reservations must be made no later than February 10, 2022. NO REFUNDS WILL BE MADE AFTER THE DEADLINE DATE. To participate in this adventure, you must be a KC Travel Club member with Emergency Contact information on file. Annual dues are \$5. Proof of COVID vaccine will be required. Dues are to be paid in a separate check from the cost of the trip. The checks are to be placed in the Travel Club slot at the Clubhouse Office. You must make a reservation **BEFORE**

sending checks. If you have a care person, that person must pay for their space on the trip. The bus will leave the KC Library parking lot at 10:00am and return at approximately 2:30pm.

Call Marcia Enyart at 503-686-9799.



Travel Club Members meeting will be January 8th at 10:00am, at the Town Center.

Also, be reminded that the annual

Travel Club - Portland Spirit

Submitted by Merrily Nelson

What a wonderful event on the Willamette River to have dinner/drinks with friends and enjoy sailing down the river in Portland and admiring all the beautiful Christmas Lights along with seeing the Christmas ships all decked out with in their magnificent glory sailing along in unison. What a grand sight.

On December 14th, over 40 KCCA travelers enjoyed their voyage and excellent choices for dinner along with the wonderful music. The bus ride from our clubhouse was such fun because no one had to drive downtown at night and battle the traffic. All and all this was a winner.



Artists' Guild News

Submitted by Diane Tyhurst

The King City Artists' Guild continues to be active and productive, producing lovely works of art. The Guild meets every Thursday from 1:00-4:00 in the multi-purpose room in the Clubhouse. We welcome new members and anyone who has a creative spirit. It's a great opportunity to share our art and support each other. We welcome new ideas and opportunities to show our art... Happy New Year!



	$ \overset{\otimes}{=} \overset{\circ}{\sim} \overset{\otimes}{=} \otimes$	WORD SCRAMBLE Rearrange the letters to spell something pertaining to getting organized.
Sc	olve the code to discover words related to getting organized. Each number corresponds to a letter. (Hint: 26 = R) 12 26 7 19 26 4 25 <i>Clue: Methodically arranged</i>	
A .	12 26 7 19 26 4 25	səliH :Təwen
В.	23 19 16 11 B. neat	Guess Who?
C.	Clue: Tidy C. sort D. 24 12 26 11 D.	I am a rapper born in Miami on January 15, 1981. I was once on the wrong side of the law, but I
	Clue: Categorize	got my act together thanks to music, gaining fame for my 2009 album.
D.	12 26 15 16 23 1 6 19 Clue: Order	

GET ORGANIZED WORD SEARCH

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WORDS

LPHABETIZE SSIGNMENTS CATEGORIZE CHORES CLEAN **CLOSET** COORDINATE CULL DESK DONATE DRAWERS FILING GARAGE GARBAGE HOUSEHOLD LABEL MESS ORGANIZE ROFESSIONAL RECYCLE SHELVING SORT SYSTEM

