



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 Catherine Lee, President, KCCA Board of Directors

President's Message:

Hello Everyone! My first month has been, as we used to say in the business world, like drinking water through a fire hose. This month has also brought me a deeper understanding of the size and complexities of this association. We are a corporation managing approximately 4 million dollars in assets and a \$2 million dollar budget. Although we don't manage people's personal residences, what we do manage enriches the lives of our members in any number of different ways with our facilities, amenities, and clubs. This is a big job for all Board Directors.

This Board is a team of dedicated people each of whom bring their own unique life experiences and skill sets to their position. By way of an analogy, I see the President's role akin to conductor of an orchestra, helping each orchestra member (Board Member, Committee Member) utilize their talents to play their individual parts well. In sync and with the appropriate emphasis, we set each other up for success individually,

with each other and, most importantly, for you.

The best way for you, the KCCA community, to know what we are accomplishing is to attend Board meetings. We are working hard to make that possible in various ways for the greatest number of people, including the choice of both in person or online. I hope to see you soon!

We Can Do This! Anything is Possible when we Think Outside the Box and Work Together to Make it Happen!

Board Business:

We started 2022 much more hopeful than 2021. COVID took a huge toll on our operations and standard routines. The good news is we are starting to recover. Clubs are re-grouping and becoming active again. Events are being scheduled. Attendance and interest appear to be up.

We are looking again at the crucial improvements needed for our fixed assets and are starting to let out contracts on some things within our budget. Jeff Halfman, our Golf Course Superintendent, does an amazing job getting every ounce of life out of our equipment

and facilities. But even those have an end of life and need replacement and/or repair. You will see a few crucial things happening here and there, many of which have been deferred over the past years. Current items include a new mower, tractor, the pond dredging, a new fence, roof repair to the pump station and painting.

The indoor pool remains a concern for all of us. As much as we may want to use the pool, we don't want to jeopardize the litigation outcome and must stay the course. For the outdoor pool, we will be looking to engage an engineer to help us assess future repairs.

This year we will also be taking a hard look at our cash reserves with a Level 1 Reserve Study and an even harder, well thought out and well-considered look at how we are organized and what our management structure should be. All the above are big projects- not to be undertaken lightly, done randomly or quickly – for the Board and the Community.



Happy St. Patrick's Day!

Thurs., Mar. 17

from all of us
 at the King City
 Civic Association!

KCCA BOARD OF DIRECTORS 2021-2022

Catherine Lee, President
clee@mykcca.com

Laurie Petrie, Vice-President
lpetrie@mykcca.com

Faramarz Khozouiee, Treasurer
fkhozouiee@mykcca.com

Sherry Smith, Secretary
ssmith@mykcca.com

Jim Minor, Director
jminor@mykcca.com

Mary Delamater, Director
mdelamater@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 Tuesday at 4pm
Location: Crown Center & Virtual.
Email Faramarz Khozouiee for link.

POOL, Chair: T.B.D.

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

Where Do You Want To Go!

Submitted by the KCCA Travel Club

Due to stormy conditions created by covid, the King City travel club canceled their annual meeting last month, where new and old members can meet, sign up, view the club's itinerary for the coming year and offer suggestions for trips they would like to take.

All the plans for this next year were put on hold until conditions are more favorable and the February trip to Darcelle's was also canceled.

The club will meet at the beginning of March, to discuss if it can safely plan trips again, some that are

under consideration are:

- Crab festival in Astoria (April)
- Rose festival in (June)
- Wine tasting (summer)
- Pendleton (summer)
- Hood River fruit loop tour (Fall)

The club would love to hear from the community, suggestions where they would like to travel. Suggestions can be submitted by dropping them off at the travel clubs' mailbox next to the KCCA office.

Happy Trails to you, until we meet again... hopefully soon.



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Club Updates

Party Bridge:

Wednesday Ladies Bridge, 12:30 to 4:00 at the Main Club House



BRIDGE

Bridge, First Monday of each month. 1:00 to 4:00 at the Crown Center, Men and Women. We welcome bridge players

to join either group or just to substitute. Call Sue Wihtol: 503-816-4163

King City Women's Golf Club:

The ladies will begin playing weekly golf at King City Golf Course Wednesday, April 6, 2022, at 9:00. We welcome ladies to join us each week to play. Call Sue Wihtol for information: 503-816-4163



KCCA Music Club Chorus Concert

Submitted by Jerry Larsen

It was such a pleasure to be able to perform again last month! We were happy to see quite a few of our "regular" attendees, and a number of new faces.

YEE-HAW!! Saddle up, pardner, and ride over to the clubhouse on March 3rd at 2:00 PM, for our March concert - "Country-Western Music You Love." You'll enjoy singing the likes of John Denver, Roy Rogers, Gene Autry, and many other familiar performers, and songs you'll remember fondly from years gone by.



As long as you can carry a tune, and have the inclination, please consider joining us! You don't have to read music - we sing from word sheets, and rehearse every Thursday afternoon at 2:00 PM in the clubhouse, excepting the first Thursday of each month which is concert day. Call Jerry Larsen, Club President, on 503 336-0000 to find out more about it.



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The Buzz About HOA's

HOA's & Pesticides

HB2409 took effect as of January 1, 2022. Summary: Prohibits HOA's from requiring application of pesticide on owner's property **except as necessary for ecological or public health.** Requires association to notify owners, **upon the owner's request**, prior to pesticide application on owners' property.

An association may not require an owner to apply a pesticide and shall allow any owner to exclude the owner's property from the landscaping activities of the association that include application of a pesticide, except to the extent a pesticide or other pest management practice is necessary to manage or prevent a pest issue that could harm ecological or public

health.

Gardens, Chickens & Bees

HB3322 would have required HOA's to allow residents to grow gardens, raise hens and keep bees.

Supporters of House Bill 3322 said it would give people in planned communities the opportunity to raise their own food.

But opponents, including Sen. Lee Beyer, D-Springfield, said the bill would subvert the will of people who joined those communities to avoid things like chickens and bees.

"People make choices about where they live," he said. "Some people want to live in a planned community that's very dense, and that doesn't have animals of any kind. And I think that's a reasonable choice."

The measure fell two votes short of winning approval and is now dead for session.



PIES of MARCH

Sunday, March 20th 2-4:00pm

KCCA Clubhouse

Come for a slice of pie & scoop of ice cream

\$2.00/slice

"P" is for P^{eye}S

5th ANNUAL PIES of MARCH

Sunday, March 20th, 2022 2-4:00 pm

KCCA Clubhouse

If you're one of KCCA's great pie bakers and would like to bring a pie - a purchased one is great, too - please register your pie(s) by March 13th. For more details call:

Peggy Trees (503) 620-0703



KCCA ACTIVITIES CALENDAR

Sunday

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

Monday

Member Services Window Hours*

Mon. 8 a.m. - 5 p.m.
 Tues. .. 10 a.m. - 7 p.m.
 Wed. 8 a.m. - 5 p.m.
 Thurs.... 8 a.m. - 5 p.m.
 Fri. 8 a.m. - 5 p.m.
 *except holidays

Tuesday

9:00am AC Ceramics Workshop
 9:30am CH Fitness & Fun
 10:00am CC Clubs & Amenities Committee
 12:00pm CC Lions Club Meeting
 12:30pm CH Duplicate Bridge
~~12:30pm MP Cribbage Club-Hiatus~~
 1:30pm CC Tuesday Cards
 2:00pm GR Croquet Club
 4:00pm CC Finance Committee
 5:45pm MP Pinochle
~~7:00pm CH Improv Club-Hiatus~~
 7:00pm MR TV Quilt Guild Board Meeting

Wednes

8:00am MR Men's Golf Meeting
 9:30am MP Table Tennis
 10:00am CH Tai Chi
 11:30am CH Ladies Golf
 12:15pm MP Afternoon Club
 12:30pm MR Women's Golf
 1:15pm SC Shuffleboard
 1:30pm CH Orea
 1:30pm CC KC Royal
 2:00pm GR Croquet

2:00pm LG New Member Orientation **6**
 2:00pm GR Croquet Club
 7:00pm MP Courageous Conversations-Via Zoom

9:30am MP Table Tennis
 9:30am MR Travel Club
 9:30am CC Lions Board Meeting
 12:00pm CH Yoga
 12:00pm CR Poker
 12:30pm CC First Monday Bridge
 1:15pm SC Shuffleboard
 2:00pm GR Croquet Club
 5:00pm CH Bingo
 7:00pm CC Camera Club Board Meeting-Virtual **7**

9:00am AC Ceramics Workshop
 9:30am CH Fitness & Fun
 11:00am MP LARC Committee Meeting **8**
 12:30pm CH Duplicate Bridge
~~12:30pm MP Cribbage Club-Hiatus~~
 1:30pm CC Tuesday Cards
 2:00pm GR Croquet Club
 5:45pm MP Pinochle
 6:30pm CH Board Of Directors Meeting

9:30am MP Table Tennis
 10:00am CH Tai Chi
 12:15pm MP Afternoon Club
 12:30pm MR Women's Golf
 1:15pm SC Shuffleboard
 2:00pm GR Croquet
 7:00pm CH Concerns

12:00pm MP Texas Hold Em Tournament **13**
 2:00pm GR Croquet Club

9:30am MP Table Tennis
 10:30am GR Lawn Bowling Club
 12:00pm CH Yoga
 12:00pm CR Poker
 12:30pm MP Bunco
 12:30pm CC First Monday Bridge
 1:15pm SC Shuffleboard
 2:00pm GR Croquet Club
 6:30pm MR Royal Gardens HOA Meeting
 6:30pm AC Woodshop Club
 7:00pm CH Camera Club-Competition Night-Virtual **14**

9:00am AC Ceramics Workshop
 9:30am CH Fitness & Fun
 12:30pm CH Duplicate Bridge
~~12:30pm MP Cribbage Club-Hiatus~~
 1:30pm CC Tuesday Cards
 2:00pm GR Croquet Club
 4:00pm CC Finance Committee
 5:45pm MP Pinochle
 6:30pm CH TV Quilt Guild **15**

9:30am MP Table Tennis
 10:00am MR Serger Sewing Club
 10:00am CH Tai Chi
 12:15pm MP Afternoon Club
 12:30pm MR Women's Golf
 1:15pm SC Shuffleboard
 2:00pm GR Croquet
~~7:00pm CH Improv Club~~

2:00pm CH Pies Of March **20**
 2:00pm GR Croquet Club
 5:00pm CC Pool Committee Meeting
 7:00pm MP Interfaith Devotions

9:30am MP Table Tennis
 10:30am GR Lawn Bowling Club
 11:00am CC House Committee
 12:00pm CH Yoga
 12:00pm CR Poker
 12:30pm CC First Monday Bridge
 1:15pm SC Shuffleboard
 2:00pm GR Croquet Club
 2:00pm MR Hello Neighbors Book Club
 7:00pm CH Camera Club-Programs Night-Virtual **21**

9:00am AC Ceramics Workshop
 9:30am CH Fitness & Fun
 10:00am MP LARC Committee Meeting **22**
 12:30pm CH Duplicate Bridge
 12:30pm MP Cribbage Club-Hiatus
 1:30pm CC Tuesday Cards
 2:00pm GR Croquet Club
 5:45pm MP Pinochle

9:30am MP Table Tennis
 10:00am CH Tai Chi
 12:15pm MP Afternoon Club
 12:30pm MR Women's Golf
 1:15pm SC Shuffleboard
 2:00pm GR Croquet

12:00pm MP Texas Hold Em Tournament **27**
 2:00pm GR Croquet Club

9:30am MP Table Tennis
 10:30am GR Lawn Bowling Club
 12:00pm CH Yoga
 12:00pm CR Poker
 12:30pm CC First Monday Bridge
 1:15pm SC Shuffleboard
 2:00pm GR Croquet Club
 7:00pm CH Camera Club: Show & Share Night-Virtual **28**

9:00am AC Ceramics Workshop
 9:30am CH Fitness & Fun
 12:30pm CH Duplicate Bridge
 12:30pm MP Cribbage Club-Hiatus
 1:30pm CC Tuesday Cards
 2:00pm GR Croquet Club
 5:45pm MP Pinochle **29**

9:30am MP Table Tennis
 10:00am CH Tai Chi
 12:15pm MP Afternoon Club
 12:30pm MR Women's Golf
 1:15pm SC Shuffleboard
 1:30pm CC Bunco
 2:00pm GR Croquet
 6:30pm MP Royal Golf

CALENDAR - MARCH 2022



Wednesday	Thursday	Friday	Saturday
<p>Board</p> <p>nis</p> <p>olf Sack Luncheon</p> <p>n Pinochle Club</p> <p>Golf Bridge</p> <p>ard</p> <p>ty Red Hats</p> <p>Club</p> <p>2</p>	<p>9:00am AC Ceramics Workshop</p> <p>9:15am CC T.O.P.S. Club</p> <p>9:30am MP Thursday Knitting & Crocheting Group</p> <p>9:30am CH Fitness & Fun</p> <p>10:00am MR King City Bible Study</p> <p>11:00am CH Line Dancing</p> <p>1:00pm MP Artist's Guild</p> <p>1:00pm MR GRs Committee Meeting</p> <p>2:00pm CH KC Music Club Performance</p> <p>2:00pm GR Croquet Club</p> <p>3:15pm MP Creative Circle</p> <p>6:00pm GR Poker-Hiatus</p> <p>6:30pm MP Table Tennis</p> <p>7:00pm CH Democrats Club</p> <p>7:00pm MR Concerned Republicans</p> <p>3</p>	<p>9:45am MR Bible Study</p> <p>10:00am CC Mah Jongg Club</p> <p>10:00am MP Hello Neighbors Committee Meeting</p> <p>10:00am CH Tai Chi</p> <p>12:00pm CH Yoga</p> <p>1:15pm SC Shuffleboard</p> <p>2:00pm GR Croquet Club</p> <p>7:00pm CH Friday Night Line Dancing</p> <p>4</p>	<p>10:00am GR Computer Club Meeting-Hiatus</p> <p>1:00pm CH Private Event</p> <p>2:00pm GR Croquet Club</p> <p>6:00pm MP Pinochle Double Deck</p> <p>5</p>
<p>nis</p> <p>n Pinochle Club</p> <p>Golf Bridge</p> <p>ard</p> <p>Club</p> <p>ed Republicans</p> <p>9</p>	<p>9:00am AC Ceramics Workshop</p> <p>9:15am CC T.O.P.S. Club</p> <p>9:30am MP Thursday Knitting & Crocheting Group</p> <p>9:30am CH Fitness & Fun</p> <p>10:00am MR King City Bible Study</p> <p>11:00am CH Line Dancing</p> <p>1:00pm MP Artist's Guild</p> <p>2:00pm CH KC Music Club Practice</p> <p>2:00pm GR Croquet Club</p> <p>6:00pm GR Poker-Hiatus</p> <p>6:30pm MP Table Tennis</p> <p>6:30pm CC Garden Villas Board Meeting</p> <p>10</p>	<p>9:45am MR Bible Study</p> <p>10:00am CC Mah Jongg Club</p> <p>10:00am CH Tai Chi</p> <p>12:00pm CH Yoga</p> <p>1:15pm SC Shuffleboard</p> <p>2:00pm GR Croquet Club</p> <p>7:00pm CH Friday Night Line Dancing</p> <p>11</p>	<p>2:00pm GR Croquet Club</p> <p>6:00pm MP Pinochle Double Deck</p> <p>6:30pm CC Polish Poker</p> <p>12</p>
<p>nis</p> <p>est-American Guild (Tent)</p> <p>n Pinochle Club</p> <p>Golf Bridge</p> <p>ard</p> <p>Club</p> <p>ub-Hiatus</p> <p>16</p>	<p> st. patrick's day</p> <p>9:00am AC Ceramics Workshop</p> <p>9:15am CC T.O.P.S. Club</p> <p>9:30am MP Thursday Knitting & Crocheting Group</p> <p>9:30am CH Fitness & Fun</p> <p>10:00am MR King City Bible Study</p> <p>11:00am CH Line Dancing</p> <p>1:00pm MP Artist's Guild</p> <p>1:45pm CC Pioneer District Meeting</p> <p>2:00pm CH KC Music Club Practice</p> <p>2:00pm GR Croquet Club</p> <p>5:00pm CH Bingo</p> <p>6:00pm GR Poker-Hiatus</p> <p>6:30pm CC Imperial Terrace Condominiums HOA Meeting</p> <p>6:30pm MP Table Tennis</p> <p>6:30pm MR Bermuda Five-Private Event</p> <p>17</p>	<p>9:45am MR Bible Study</p> <p>10:00am CC Mah Jongg Club</p> <p>10:00am CH Tai Chi</p> <p>12:00pm CH Yoga</p> <p>1:15pm SC Shuffleboard</p> <p>2:00pm LG Movie Time</p> <p>2:00pm GR Croquet Club</p> <p>7:00pm CH Friday Night Line Dancing</p> <p>18</p>	<p>10:00am GR Computer Club Meeting-Hiatus</p> <p>2:00pm GR Croquet Club</p> <p>6:00pm MP Pinochle Double Deck</p> <p>19</p>
<p>nis</p> <p>n Pinochle</p> <p>Golf Bridge</p> <p>ard</p> <p>Club</p> <p>23</p>	<p>9:00am AC Ceramics Workshop</p> <p>9:15am CC T.O.P.S. Club</p> <p>9:30am MP Thursday Knitting & Crocheting Group</p> <p>9:30am CH Fitness & Fun</p> <p>10:00am MR King City Bible Study</p> <p>11:00am CH Line Dancing</p> <p>1:00pm MP Artist's Guild</p> <p>2:00pm CH KC Music Club Practice</p> <p>2:00pm GR Croquet Club</p> <p>6:00pm CR Poker-Hiatus</p> <p>6:30pm MP Table Tennis</p> <p>6:30pm MR Nickle/Nickle Club</p> <p>24</p>	<p>9:45am MR Bible Study</p> <p>10:00am CC Mah Jongg Club</p> <p>10:00am CH Tai Chi</p> <p>12:00pm CH Yoga</p> <p>1:15pm SC Shuffleboard</p> <p>2:00pm GR Croquet Club</p> <p>6:30pm MR Canasta</p> <p>7:00pm CH Friday Night Line Dancing</p> <p>25</p>	<p>2:00pm GR Croquet Club</p> <p>6:00pm MP Pinochle Double Deck</p> <p>6:30pm CC Polish Poker</p> <p>26</p>
<p>nis</p> <p>n Pinochle</p> <p>Golf Bridge</p> <p>ard</p> <p>abes</p> <p>Club</p> <p>ardens HOA</p> <p>30</p>	<p>9:00am AC Ceramics Workshop</p> <p>9:15am CC T.O.P.S. Club</p> <p>9:30am MP Thursday Knitting & Crocheting Group</p> <p>9:30am CH Fitness & Fun</p> <p>10:00am MR King City Bible Study</p> <p>11:00am CH Line Dancing</p> <p>1:00pm MP Artist's Guild</p> <p>2:00pm CH KC Music Club Practice</p> <p>2:00pm GR Croquet Club</p> <p>6:00pm CR Poker-Hiatus</p> <p>6:30pm MP Table Tennis</p> <p>31</p>	<p> You need a key card to gain entry to the amenities.</p> <p>If you 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.</p>	<p> Aquatic Center Currently Closed</p>

King City Artists Guild

Submitted by Linda Jaress

The King City Artists Guild meets every Thursday at 1:00 p.m. in the Clubhouse Multi-Purpose room. We are a group of painters and other artists with diverse artistic interests and varied skill levels...beginners to experts. At any meeting there might be artists working on watercolor, acrylic, collage and bead projects. We give each other inspiration and ideas and often share our work. All artists using non-fume medium are welcome to join us.

Come and check out some of our work recently hung in the Clubhouse Lounge!

In February, Laurie Svec led us in a class on painting fur. We practiced on drawings of a cat and a dog so now we are all prepared to paint our own favorite furry friends. Thanks, Laurie. You're the best!

Laurie shows her art and greeting cards in the Village Gallery of Arts in Portland. She also teaches watercolor at King City Senior Village.

Bev Jenson has been exploring paint pouring techniques as well as continuing jewelry crafting.



Diane Tyhurst recently completed a beautiful portrait of a friend's daughter, while Marlene Schwenne has been recreating a favorite watercolor that she previously sold.

Last but not least, our President, Kathryn Amrani, recently completed her watercolor series on sea life which can be viewed in the Clubhouse Lounge.

Who is Required to Pay Assessments?

Submitted by James Minor LARC chair

This is a summary explanation and the CC&R's. Simple answer, we have Owner-members and Resident-members. Owner or Owner-member shall mean the person(s) who owns the Unit or Lot. A Resident-member

shall mean any person living in a Unit who complies with the provisions of Article III of the CC&R's. FHA Standards within Article III, persons under 18 are not permitted to be residents and at least one resident of each Unit must be 55 years of age or older. Residency is any person,

covenant and agree for himself and Resident-member of his Unit to pay to the Association all Regular, Special and any Individual Assessments in respect to each Unit or Lot owned. (From CC&R's Article III and V).

Section 9 A, Rental Units see CC&R Amendment 2017-018368. No unit may be rented and must be permanently occupied only by an Owner or immediate family member of the Owner. Exceptions to this are listed in CC&R's Article VII, Section 9, B - E).

When it is noticed that a Resident-member is living in a Unit who is not listed on the last Assessment Affidavit (the one you sent in with your yearly assessment), correspondence from KCCA is sent to inform the Owner-member of the violation. In CC&R's Article VIII Enforcement of Restrictions procedures are explained. The Association shall employ an attorney to enforce the provisions of the Association Documents against any owner-member, the prevailing party shall be entitled to reasonable attorneys' fees and costs in addition to any other sums due as provided herein. Prior to the attorney, the Association will use correspondence, Owner-Member presenting their side of the situation. Fines may be leveled to help resolve the situation.

including a caregiver or temporary custodian, who resides in a Unit for more than 60 days in any consecutive 12-month period is considered a Resident-member. Owner-members and Resident-members are subject to Association Documents and assessments. Persons under the age of 18 years may not visit for more than 60 days during a consecutive 12 month period. Each Owner-member is deemed to

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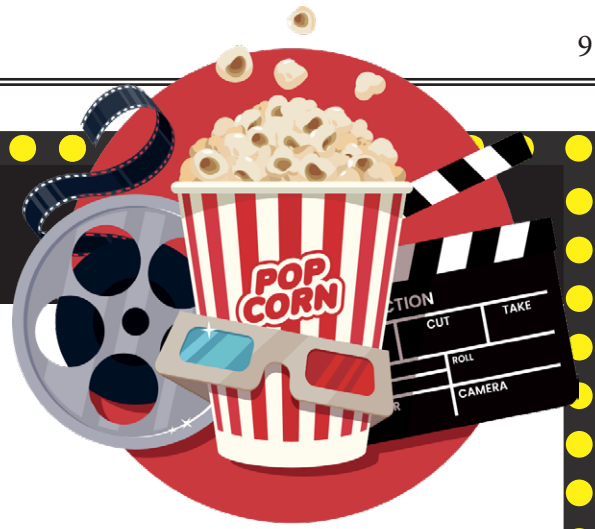
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Movie Time

Hosted by Terri Johnson and Dennis Williams



IT'S MOVIE TIME!

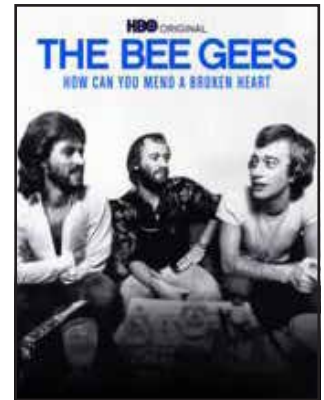
- Experience “Movie Time” at the KCCA Clubhouse.
- Every third Friday of the month.
- Snacks at all Movies.
- You’ll laugh, you’ll cry, you might even be on the edge of your seat... but it’ll be fun.

Showing Friday, March 18th at 2 pm

Bee Gees: How Can You Mend a Broken Heart

MA-TV | 2020 | 1 HR. 51 MINS | MUSIC DOCUMENTARY

This documentary chronicles the iconic trio, who found early fame in the 1960s, went on to write over 1,000 songs and have 20 No. 1 hits throughout their career, transcending more than five decades of changing tastes and styles.



Showing Friday, April 15th at 2 pm



Belfast

PG-13 | 2021 | 1 HR. 37 MINS | DRAMA

Belfast is a poignant story of love, laughter, and loss in one boy’s childhood, amid the music and tumult of the late 1960’s. A 2021 Best Picture Nominee directed by Kenneth Branagh.

Sponsored by: KCCA “Hello Neighbors” and Elaine Simms of Ken Miller and Assoc.

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Let's talk Safety



2022 Street Maintenance scheduled by the City of King City

The City of King City advises during construction it will be necessary to close the street partially or completely to vehicular traffic during construction work hours due to safety concerns. No street closure is expected to last more than 12 hours at a time. Street parking will also be restricted. "No Parking" signs will be posted along the street 3 days in advance and will be enforced by the Police Department.

Below is a list of streets scheduled for 2020:

(The below list can change depending on budget and priority needs for other streets.)

- SW Royal Ct.
- SW King Arthur Ave.
- SW 123rd Ave.
- SW Queen Victoria Pl.
- Queen Elizabeth St.

- Queen Victoria B
- SW Queen Victoria Pl.
- Queen Victoria B
- Queen Victoria D
- SW Crown Dr.
- SW Majestic Ln.
- M1
- SW 123rd Ave.
- SW Royal Ct
- SW King Arthur Ave.
- SW 123rd Ave.
- SW King Arthur Ave.
- SW Imperial Ave.
- SW 126th Ave.
- SW Morocco St.
- SW King Richard Dr.
- SW Camino Ave.
- SW King Richard Dr.
- SW Carmel St.
- SW King Richard Dr.
- SW 126th Ave.
- SW 124th Ave.

For more information go to tinyurl.com/2xmwname.



New Residents Welcome Meeting Sunday, March 6th

The **Hello Neighbors Social Committee** invites all new residents to a **Welcome Meeting** to meet new neighbors and learn about your community. Join us on **Sunday, March 6th at 2:00pm** in the Clubhouse and hear about various aspects of community life, including important basic rules and regulations are often overlooked in our day to day lives. *If you have been unable to attend a Welcome Meeting in the past, please feel free to come to this meeting. All are welcome!!*

You may already have heard from other new residents who have enjoyed this meeting. You don't want to miss the **fun and prizes!!**

Please RSVP to Nancy Hayes (503) 747-5327. We look forward to seeing you on March 6th.

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Treasurer’s Comments

Submitted by Faramarz Khozouiee

Less than a handful of the community members had some suggested revisions about the motion that was passed at the 12/14/2021 BOD meeting regarding utilizing sweep. The following comments should answer the questions.

With over 50 years’ experience in financial field, when I am making a decision specially one that involves other people’s money, I research, talk to the financial institutions, bank managers and even the CPAs including the one who is auditing and filing KCCA’s taxes, to ensure an informed decision is made.

Let’s start with some acronyms:

The FDIC (Federal Deposit Insurance Corporation). An independent agency of the United States government that protects bank depositors (Up to **\$250,000**, per depositor, per FDIC-insured bank, per ownership category) against the loss of their insured deposits in the event that an FDIC-insured bank or savings association fails. FDIC insurance is backed by the full faith and credit of the United States government.

How much deposit insurance coverage do I qualify for?

Benefits

Demand Deposit Program¹

- ✓ Expanded FDIC insurance coverage
- ✓ Funds managed through a single banking relationship
- ✓ Fiduciary responsibility efficiently met
- ✓ Fully automated cash management
- ✓ Unlimited daily sweeps, eliminates manual process
- ✓ Full access on a daily basis

Northwest Bank provides you:

- ✓ Customized liquidity solutions
- ✓ Customized account control access
- ✓ Secure, user-friendly online access
- ✓ Local customer service teams

Rates & Pricing²

- ✓ Speak with your Northwest Bank representative about rates and pricing

The standard deposit insurance coverage limit is \$250,000. Deposits held in different ownership categories are separately insured. www.fdic.gov › resources › deposit-insurance.

Demand Deposit Marketplace

Demand Deposit Marketplace (DDM) enables organizations with larger balances (\$250,000+) of shorter-term reserve funds to earn a competitive yield, and maintain FDIC insurance on the full amount, while working with just one financial institution. The entire balance and disbursements are managed through a single relationship with Northwest Bank for greater efficiency, protection against loss and convenience. Excess balances are swept into accounts at other well capitalized institutions within the DDM network, up to \$250,000 each, providing expanded FDIC insurance coverage.

Excerpts from an email to confirm the amount:

Faramarz Khozouiee: “Thanks Lisa, this is great however it’s talk about **\$250,000+** and don’t say up to how much? Is there a ceiling? I know it’s too much, but I need to ensure my board as well as members.”

Lisa: “Sorry, this took so long. I was waiting for a response from our DDM Vendor. The limit is **\$50,000,000.00** per customer.”

Considering the combined reserves account balances was \$767,041 we were in violation of CC&Rs Article VI Sections 1 and 3.H; ORS 94.670; ORS 94.595; 2012-404 Secured Funds Policy.

In conclusion, the motion that was passed at the 12/14/2021 BOD Meeting satisfies the fundamental financial requirement and protects KCCA funds. The information within the Treasurer’s Comments above should satisfy questions and/or concerns.

Yard Lamps Submitted by James Minor LARC chair



Yard lamps are a replacement for street lights and are used by members to see the area around them, for safety and to help prevent unwanted

people from wandering in your area.

Things you might not know about the yard lamps in your front yard.

1. You are responsible for your yard lamp. (Check with your sub association HOA, this may not apply)

2. Lamp posts are required.
3. Lamp posts must be between 4 and 6 feet high, black or white to match the lamp.
4. Photo cells or required equivalent are required for on/off light operation.

continued next page

Yard Lamps

continued from previous page

5. Bulbs must produce at least 800 lumens (equal to a 60-watt bulb) and must be white or clear, with seasonal exceptions. Having a light with too many lumens will disturb your neighbors.

6. Lamps must be lit during hours of darkness.
7. Burned out bulbs must be replaced within 24/48 hours.
8. Foliage can grow up the post as long as the light is not blocked or covered.

It is important for yard lamps to be operational, so be prepared to receive a notice if your yard lamp is out.

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