



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

NEWSLETTER

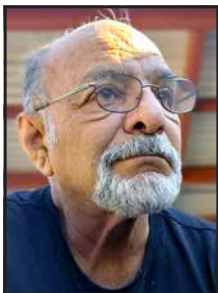
Also available on KCCA's website: www.mykcca.com

news from

the BOARD



By Faramarz Khozouiee, President, KCCA Board of Directors



Faramarz Khozouiee

company, Association Management Services NW (AMS).

What a difference a day makes. Last month I had a plan of action and was ready to dive in to start working on the transitioning process with our newly contracted property management

management

company, Association Management Services NW (AMS).

From the start of our meeting with the AMS portfolio manager assigned to KCCA, it became obvious our working relationship was destined to fail. Expectations between both parties were different and AMS withdrew from the contract. It is apparent that the need to negotiate contract details and

terms before being signed is necessary. These negotiations prepare both parties to meet their obligations and make the relationship successful.

As the Board moves forward as a team, it is necessary for us to conduct ourselves in a manner that portrays trust and confidence to our residents. During our Board orientation/training performed by the Association's lawyer, we became familiar with the fiduciary duties and responsibilities needed to manage our Association and make it thrive.

At our recent Board meeting, it was announced that an interim Administrator, Barbara Saunders

and an Administrative assistant, Teri Jensen, were hired (see the following article). Our KCCA attorney, Chris Tingey, was present to give an update on the lawsuit. Until problems are resolved with the dehumidifier and its manufacturing issues, the lawsuit can't move forward. There is the possibility of a postponement of the trial date and litigation.

"The Greatness of a community is most accurately measured by the compassionate actions of its members"

A financial summary was given and is included in this newsletter.

Several motions were made, seconded and discussed with most being tabled.

The Board Advisory Committee had its first meeting where they composed the committee charter which was sent to the Board for approval.

Lastly, I would like to thank the number of residents who have sent me encouraging and heartwarming emails and messages.

Meet our new team members:

Barbara Saunders is our new interim Administrator/ Manager. She has a Master's Degree in Graphic Design and Multimedia from Columbia College and a Bachelor's Degree in communication and design from Brigham Young University. Her priority task is to organize and structure our administration, managing our staff, and document the association's needs in terms of regular tasks.

Teri Jensen is an office professional who goes above and beyond basic administrative tasks. She'll take on multiple projects at once with her excellent work ethic. Teri has worked previously as an Office Operations Supervisor for the US Census, a library assistant for the Klamath County Library System and the Director of Volunteer Services at MetroEast Community Media. Teri will be supporting Barbara and training to be a backup for Melva, our bookkeeper. We look forward to working with her.

The front desk hours will be changing to allow Teri to concentrate on her training and administrative tasks. These hours will be determined in the near future.

King City Monthly Musical

Submitted by Shirley Frank

Jo Ann Brinkman and Scott Jeffery Brown are looking forward to performing at the King City Monthly Musical on Sunday, September 11, at 2:00 PM. JoAnn and Scott went to high school together and sang in the choir and ensemble. They started performing together at their 50th reunion and have been at each party for the last four years. They've done several other gigs around the Portland area.

Scott was born in Michigan but has lived in Portland since 1960. He earned a bachelor's degree in music at PSU. He plays just about any style on guitar – folk, country, rock, blues, and pop. He has been all over the United States, and even Nashville, Tennessee.

You no doubt remember Jo Ann as part of the King City Chorus for several years as director of the choir. She also sings with Equinox, who has performed at our Monthly Musicals for the last two years. Scott and Jo Ann will be getting you in the mood for Valentine's Day with love songs, ballads and rock and roll. Hang onto your seats, you may want to get up and dance. Listen for "Unchained Melody," "She's Got You," "So Happy Together," and "Someday Soon," as well as a few surprises.

KCCA BOARD OF DIRECTORS 2022-2023

Famarz Khozouiee, President
fkhozouiee@mykcca.com

Bryan Daum, Vice-President
bdaum@mykcca.com

Gary Davis, Treasurer
gdavis@mykcca.com

Melanie Sagebear, Secretary
msagebear@mykcca.com

Jim Minor, Director
jminor@mykcca.com

Mary Delamater, Director
mdelamater@mykcca.com

Bill Enyart, Director
benyart@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: Mary Delamater
 Date & time: 1st Tuesday at 10am
 Location: Crown Center

GREENS

Chair: Bill Enyart
 Date & time: 1st Thursday at 1pm
 Location: Pro Shop

HELLO NEIGHBORS SOCIAL

Chair: Jim Minor
 Date & time: 1st Friday at 3pm
 Location: Clubhouse Multi-Purpose room

HOUSE

Chair: Bryan Daum
 Date & time: 3rd Monday at 11am
 Location: Crown Center

LANDSCAPING, ARCHITECTURAL REVIEW AND COMPLIANCE (LARC)

Chair: Melanie Sagebear
 Date & time: 1st and 3rd Tuesday at 10am
 Location: Clubhouse Multi-Purpose room

FINANCE

Chair: Gary Davis
 Date & time: 1st & 3rd Tuesday at 4pm
 Location: Crown Center

POOL

Chair: Bryan Daum
 Date & time: 3rd Monday at 7pm
 Location: Crown Center

KCCA TEAM

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

Open Window Hours:

Mon., Wed., Thurs., & Friday: 8 a.m. - 5 p.m. • Tuesday: 10 a.m. - 7 p.m.

Club House & Office:

Barbara Saunders, Interim Administrator administrator@mykcca.com

Teri Jensen, Administrative Assistant
admin.assist@mykcca.com

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

Crown Centers - 16880 SW 126th Ave., King City, OR 97224
 Indoor pool is closed. **Outdoor pool is now open.**

KCCA Website: www.mykcca.com

ABOUT THE KCCA NEWSLETTER

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:
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News from Landscape, Architectural Review and Compliance

By Melanie Sagebear, LARC Chair

Hello from your new LARC committee chair, Melanie Sagebear.

It is my pleasure to serve our community and sub-communities. I am inviting energetic volunteers to be a part of the LARC committee. Please send your contact information to msagebear@mykcca.com so I can get in touch. This committee will be following all governing documents pertaining to LARC.

Going forward, I intend to introduce various sections of the LARC charter.

This month our focus is on **PARKING, CC&Rs Article VII, Section 3**, amended to 2021-024427, states, "motor vehicle parking on lots shall be restricted to concrete driveway surfaces or within a closed garage. 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 and must conform to the local ordinance, and building permits may be required by the city".

"There is no power for change greater than a community discovering what it cares about."
 – Margaret J. Wheatley

I am asking that residents who are parking in their driveways to make sure the vehicle does not hang over onto the sidewalk. Please pull all the way in, or park on the street in front of your property.

This is a community in which a large portion of our residents have mobility challenges, and a blocked sidewalk could cause a major injury since it is not possible to maneuver around the bumper of a car.

Thank you.

Travel Club

Submitted by the King City Travel Club

- Sept. 17 **Salmon Bake**
- Oct. 7 **Harvest Festival**
- Nov. 5 **Verboort Sausage Festival**
- Dec. **Elf the Musical**
- Jan. 7 **Annual Meeting**, 10:00 am, King City Clubhouse

Updated Travel Policies:

- Trip refunds only if you contact reservations TWO weeks prior to trip.
- Payment is due TWO weeks prior to the trip.
- Dues are \$5 yearly and are required along with an emergency form before your trip.
- Questions about each trip should be made by contacting reservations.

Thank you for your continued support and happy trails.

The Salmon Festival is Back!

Submitted by Marcia Enyart

September 17th • Cost: \$75.00

Come travel with The King City Club to Depoe Bay and enjoy salmon that is slow-roasted to perfection on alder stakes over an 80-foot long fire line. Enjoy traditional Native-American dancing and drumming, and other live music.

After a delicious lunch, we will head to The Chinook Winds Casino and/or the beach.

Trip includes: Transportation, all gratuities, and salmon lunch.

Lunch includes: Salmon, bread, coleslaw, and a side dish. Dessert, beer, and wine may be purchased during lunch.

Bus schedule: Sign-in at KC 9:30, Leave KC 10:00, Arrive Depoe Bay 12:00, Leave Depoe Bay 2:00, Arrive at Chinook Winds Casino/ Beach 2:30, Leave 4:00, and Arrive back in KC 6:00ish

Reservations: Nicky 503-530-0530

Please be sure your emergency contact information form has been turned in (with \$5) and payment dropped off at the clubhouse by Sept. 9th.

Fall Harvest Festival on the Columbia River in Hood River

Submitted by Marcia Enyart

October 7, 2022 • Cost: \$50.00

Apples & pumpkins & pears, oh my! Come celebrate the fall harvest in sunny Hood River and enjoy the delicious fresh food and regional brews right by the waterfront.

Enjoy live music and handmade arts and crafts offered by over 100 local vendors. Many wonderful food carts to select lunch!

Trip Includes: transportation, gratuity, and entrance fee to festival

Bus schedule:

- 9:30 Sign-in and board bus
- 10:00 Bus leaving
- 11:00 We will stop at Multnomah Falls or another falls
- 1:00 Arrive at Festival
- 4:00 Leave
- 6:00 Arrive back at KC

Reservations: LeAnna 503-522-8926

Please be sure your emergency contact information form has been turned in and payment dropped off at the clubhouse by September 23.

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King City, OR 97224 • elaine.simms@gmail.com

Clubs & Amenities

It's Annual Club Registration time

Submitted By Mary Delamater, Chair, Clubs & Amenities committee

Prior to the pandemic, we asked each club to submit a new Club Registration form every fall. This helped us keep the club list up to date, and ensured that we weren't reserving room space for groups that weren't actually using it.

During the pandemic, of course, no clubs were meeting, so there was no need. When we opened up again, we informally reached out to the clubs to see which ones survived (most did!), but we didn't ask anyone to fill out any forms.

Now that we're pretty much back to normal, we figure it's time to resume our normal procedure. So, soon we'll be asking each club to complete a Club Registration form. We'll email the forms to each club's contact person round about September 15th or so, and we'll ask for the completed form to be returned to the office by November 15th.

Thanks in advance to everyone for your cooperation – we appreciate it! And if you have any questions, please email Mary Delamater at mdelamater@mykcca.com.



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KCCA National Night Out

Submitted by Ron Yates & Rosemary Dutra



National Night Out was celebrated Tuesday, August 2nd by over 80 King City Community Residents at the King City Crown Center, where the KCCA Hello Neighbor Social Committee members provided hot dogs, buns, chips, iced tea and water. Several other committee members and residents brought various side dishes and desserts as well. Good music & conversations were enjoyed by all attending. A King City Police officer was present to visit with us all.

Many thanks to the KCCA Hello Neighbors Committee Members for coordinating this event and everyone who attended this annual event.

Another way to keep our community together!



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SCAN ME

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KCCA ACTIVITIES CALEN

Sunday

Monday

Tuesday

Wedn



**Aquatic Center
Currently
Closed**

Room Codes:

AC = Arts & Crafts Building
BR = Clubhouse Banquet Room
CC = Crown Center
CO = Call Office for Details
CR = Computer Room (by Library)
GR = Lawn Bowling/Croquet Green
LR = Clubhouse Living Room
MP = Multi-Purpose Room
MR = Meeting Room
SC = Shuffleboard Courts

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



You
card to
to the

If you have an Aquatic provide you access to don't, please fill out KCCA Amenities Key C at mykcca.com, or you holder by the Clubho return your application t

9:00am LR Church Service
2:00pm GR Croquet Club
4



10:00am OP Water Aerobics
11:30am BR Labor Day Potluck
12:00pm CR Poker
12:30pm CC Monday Bridge
1:15pm SC Shuffleboard
2:00pm GR Croquet Club
5:00pm BR Private Event
6:00pm BR Bingo
6:30pm OP Water Aerobics
7:00pm CC Camera Club Board Meeting-Virtual
5

9:00am AC Ceramics Club
9:30am BR Fitness & Fun
10:00am CC Clubs & Amenities Committee
10:00am MP LARC Committee Meeting
10:00am OP Water Aerobics
10:30am GR Lawn Bowling
12:30pm BR Duplicate Bridge
12:30pm MP Cribbage Club
1:30pm CC Tuesday Cards
2:00pm GR Croquet Club
2:00pm MR Iota Friendship Sorority
4:00pm MR Finance Budget Meeting
5:30pm MP Pinochle Double Deck
6:30pm LR King City Lions Club Board Meeting
6:30pm OP Water Aerobics
7:00pm MR TV Quilt Guild Board Meeting
7:00pm BR Improv-Club-Hiatus
6

8:00am MR Men's Golf Meeting
8:00am GR Croquet
10:00am BR Tai Chi
10:00am OP Water Aerobics
11:30am BR Ladies Golf
12:15pm MP Afternoon
1:00pm MR Women's
1:00pm CO Spanish
1:15pm SC Shuffleboard
1:30pm CC KC Royal
6:30pm OP Water Aerobics

8:00am GR Croquet Tournament
12:00pm MP Texas Hold Em Tournament
1:30pm BR Private Event
2:00pm BR Monthly Musical
11

9:30am MR Travel Club Board Members Only
10:00am OP Water Aerobics
12:00pm CR Poker
12:00pm BR Yoga
12:30pm MP Bunco
12:30pm CC Monday Bridge
1:15pm SC Shuffleboard
2:00pm GR Croquet Club
6:30pm MR Royal Gardens HOA Meeting
6:30pm AC Woodshop Club
6:30pm OP Water Aerobics
7:00pm BR Camera Club-Competition Night-Virtual
12

9:00am AC Ceramics Club
9:30am BR Fitness & Fun
10:00am OP Water Aerobics
10:30am GR Lawn Bowling
12:30pm BR Duplicate Bridge
12:30pm MP Cribbage Club
1:30pm CC Tuesday Cards
2:00pm GR Croquet Club
5:30pm MP Pinochle Double Deck
6:30pm OP Water Aerobics
6:30pm BR Board of Directors Meeting
13

10:00am BR Tai Chi
10:00am OP Water Aerobics
10:00am MR Reserve
12:15pm MP Afternoon
1:00pm MR Women's
1:00pm CO Spanish
1:15pm SC Shuffleboard
2:00pm GR Croquet
6:30pm OP Water Aerobics

10:00am Patio Shriners & Miga Golf Classic
2:00pm GR Croquet Club
2:30pm BR Private Event
18

10:00am OP Water Aerobics
11:00am CC House Committee
12:00pm CR Poker
12:00pm BR Yoga
12:30pm CC Monday Bridge
1:15pm SC Shuffleboard
2:00pm GR Croquet Club
2:00pm MR Hello Neighbors Book Club
6:30pm OP Water Aerobics
7:00pm BR Camera Club-Programs Night-Virtual
7:00pm CC Pool Committee Meeting
19

9:00am AC Ceramics Club
9:30am BR Fitness & Fun
10:00am MP LARC Committee Meeting
10:00am OP Water Aerobics
10:30am GR Lawn Bowling
11:30am CC Lions Club Monthly Meeting
12:30pm BR Duplicate Bridge
12:30pm MP Cribbage Club
1:30pm CC Tuesday Cards
2:00pm GR Croquet Club
2:00pm MR Friendship Sorority
4:00pm CC Finance Committee
5:30pm MP Pinochle Double Deck
6:30pm BR TV Quilt Guild
6:30pm OP Water Aerobics
20

10:00am MR Serger Sewing
10:00am BR Tai Chi
10:00am OP Water Aerobics
12:15pm MP Afternoon
1:00pm MR Women's
1:00pm CO Spanish
1:15pm SC Shuffleboard
2:00pm GR Croquet
6:30pm OP Water Aerobics
7:00pm BR Improv-Club-Hiatus

2:00pm GR Croquet Club
25

10:00am OP Water Aerobics
12:00pm CR Poker
12:00pm BR Yoga
12:30pm CC Monday Bridge
1:15pm SC Shuffleboard
2:00pm GR Croquet Club
6:30pm OP Water Aerobics
7:00pm BR Camera Club-Show & Share Night-Virtual
26

9:00am AC Ceramics Club
9:30am BR Fitness & Fun
10:00am MP LARC Committee Meeting
10:00am OP Water Aerobics
10:30am GR Lawn Bowling
12:30pm BR Duplicate Bridge
12:30pm MP Cribbage Club
1:30pm CC Tuesday Cards
2:00pm GR Croquet Club
5:30pm MP Pinochle Double Deck
6:30pm BR Board of Directors Meeting
6:30pm OP Water Aerobics
27

9:30am MR KC Cond Meeting
10:00am BR Tai Chi
10:00am OP Water Aerobics
12:15pm MP Afternoon
1:00pm MR Women's
1:00pm CO Spanish
1:15pm SC Shuffleboard
1:30pm CC Bunco
2:00pm GR Croquet
6:30pm MP Royal Ga
6:30pm OP Water Aerobics

DAR - SEPTEMBER 2022



Wednesday	Thursday	Friday	Saturday
<p>need a key to gain entry to amenities.</p> <p>Center key card, it will allow access to all the facilities. If you do not have a key card, you can obtain an application for the key card. The form is online at www.darcc.com. You can get a form in the clubhouse entrance. Please return the form to the office drop box.</p>	<p>9:00am AC Ceramics Club 9:15am CC T.O.P.S. Club 9:30am MP Thursday Knitting & Crocheting Group</p> <p>9:30am BR Fitness & Fun 10:00am MR King City Bible Study 10:00am OP Water Aerobics 10:30am GR Lawn Bowling 11:00am BR Line Dancing 11:30am MR Orea-Oregon Retired Educators Asso. 1:00pm MP Artist's Guild 1:30pm BR Private Event 2:00pm BR KC Music Club Performance 2:00pm GR Croquet Club 4:00pm MP Creative Circle 5:30pm GR Lawn Bowling Club 6:00pm GR Poker-Hiatus 6:30pm MP Table Tennis 6:30pm OP Water Aerobics</p>	<p>9:45am MR Bible Study 10:00am BR Tai Chi 10:00am CC Mah Jongg Club 10:00am MP Hello Neighbors Committee Meeting 10:00am OP Water Aerobics 12:00pm BR Yoga 1:15pm SC Shuffleboard 2:00pm GR Croquet Club 6:30pm OP Water Aerobics</p>	<p>10:00am GR Computer Club Meeting-Hiatus</p> <p>2:00pm GR Croquet Club 6:00pm MP Pinochle Double Deck</p>
<p>Board Tournament</p>	<p>8:00am GR Croquet Tournament 9:00am AC Ceramics Club 9:15am CC T.O.P.S. Club 9:30am MP Thursday Knitting & Crocheting Group</p> <p>9:30am BR Fitness & Fun 10:00am MR King City Bible Study 10:00am OP Water Aerobics 11:00am BR Line Dancing 1:00pm MP Artist's Guild 2:00pm BR KC Music Club Practice 6:00pm GR Poker-Hiatus 6:30pm MP Table Tennis 6:30pm CC Garden Villas Board Meeting 6:30pm OP Water Aerobics</p>	<p>8:00am GR Croquet Tournament 9:45am MR Bible Study 10:00am BR Tai Chi 10:00am CC Mah Jongg Club 10:00am OP Water Aerobics 12:00pm BR Yoga 1:15pm SC Shuffleboard 2:00pm MP Garden Club 6:30pm OP Water Aerobics</p>	<p>8:00am GR Croquet Tournament 6:00pm MP Pinochle Double Deck 6:30pm CC Polish Poker</p>
<p>erobics n Pinochle Club Golf Bridge Club ard ity Red Hats erobics</p>	<p>9:00am AC Ceramics Club 9:15am CC T.O.P.S. Club 9:30am MP Thursday Knitting & Crocheting Group</p> <p>9:30am BR Fitness & Fun 10:00am MR King City Bible Study 10:00am OP Water Aerobics 10:30am GR Lawn Bowling 11:00am BR Line Dancing 1:00pm MP Artist's Guild 2:00pm BR KC Music Club Practice 2:00pm GR Croquet Club 4:00pm CC Imperial Terrace HOA Meeting 5:00pm BR Private Event 6:00pm GR Poker-Hiatus 6:00pm BR Bingo 6:30pm MR Private Event 6:30pm MP Table Tennis 6:30pm OP Water Aerobics</p>	<p>9:45am MR Bible Study 10:00am BR Tai Chi 10:00am CC Mah Jongg Club 10:00am OP Water Aerobics 12:00pm BR Yoga 1:15pm SC Shuffleboard 2:00pm GR Croquet Club 2:00pm LR Movie Time 6:30pm OP Water Aerobics</p>	<p>8:00am BR Hello Neighbors Fall Festival 10:00am GR Computer Club Meeting-Hiatus 2:00pm GR Croquet Club 6:00pm MP Pinochle Double Deck</p>
<p>est-American Guild (Tent)</p>	<p>9:00am AC Ceramics Club 9:15am CC T.O.P.S. Club 9:30am MP Thursday Knitting & Crocheting Group</p> <p>9:30am BR Fitness & Fun 10:00am MR King City Bible Study 10:00am OP Water Aerobics 10:30am GR Lawn Bowling 11:00am BR Line Dancing 1:00pm MP Artist's Guild 2:00pm BR KC Music Club Practice 2:00pm GR Croquet Club 6:00pm GR Poker-Hiatus 6:30pm MP Table Tennis 6:30pm MR Nickle/Nickle Club 6:30pm OP Water Aerobics</p>	<p>9:45am MR Bible Study 10:00am BR Tai Chi 10:00am CC Mah Jongg Club 10:00am OP Water Aerobics 12:00pm BR Yoga 1:15pm SC Shuffleboard 2:00pm GR Croquet Club 6:30pm MR Canasta 6:30pm OP Water Aerobics</p>	<p>10:00am MP TV Charity Quilters 12:00pm BR Community Conversations 2:00pm GR Croquet Club 6:00pm MP Pinochle Double Deck 6:30pm CC Polish Poker</p>
<p>os HOA</p>	<p>9:00am AC Ceramics Club 9:15am CC T.O.P.S. Club 9:30am MP Thursday Knitting & Crocheting Group</p> <p>9:30am BR Fitness & Fun 10:00am MR King City Bible Study 10:00am OP Water Aerobics 10:30am GR Lawn Bowling 11:00am BR Line Dancing 1:00pm MP Artist's Guild 2:00pm BR KC Music Club Practice 2:00pm GR Croquet Club 6:00pm GR Poker-Hiatus 6:30pm MP Table Tennis 6:30pm OP Water Aerobics</p>	<p>9:45am MR Bible Study 10:00am BR Tai Chi 10:00am CC Mah Jongg Club 10:00am OP Water Aerobics 12:00pm BR Yoga 1:15pm SC Shuffleboard 2:00pm GR Croquet Club 6:30pm OP Water Aerobics</p>	<p>Special Codes Club is meeting virtually Club is on hiatus</p>

KCCA Music Club Chorus Concert

Submitted by Jerry Larsen

My Favorite Songs, Part II

If you enjoyed last month's performance, you should really like the September offering. When singers perform one of their favorite numbers, they tend to throw themselves into the piece, they thoroughly enjoy singing it, and then, of course, they transmit their joy to the audience.

Our concert begins at 2:00 PM on the first Thursday of September, September 1st, in the clubhouse banquet room, and will last for about an hour-and-a-quarter. Please come and enjoy your and our favorite music pieces!

If you have an inclination to join a singing group, please call Club President Jerry Larsen at 503 336-0000, or accompanist and club founder Muriel Dresser, at 503 443-6777. You don't



have to be able to read sheet music – we use word sheets, and you can sing melody or harmony as you wish. We'll be happy to fill you in on the details and invite you attend a rehearsal or performance when you call.

Hope to see you on Thursday, the 1st of September!

Tualatin Valley Quilt Guild

Submitted by Carol Springer

TVQG holds monthly meetings at the KCCA Clubhouse on the 3rd Tuesday of each month. Guests are welcomed at all TVQG events. Monthly meetings feature a guest speaker, instructor, or a quilting-related program and include a Show & Tell segment, door prizes, a Block of the Month presentation, and a Fat Quarter drawing.

Programs for upcoming meetings include a silent auction, quilt top assembly from leftover or unused blocks, instructor-led techniques, and even a potluck. We host a monthly Open Sew Day at the King City Clubhouse and also hold Charity, and Quilts of Valor sew days on a regular basis.



Quilters of all interest and experience levels are welcomed at any of our meetings or sew days, to join our guild, or participate in all our activities. For more information about our guild or its activities, email TVQG.ContactUs@gmail.com or visit their website at tvqq.wordpress.com. We would love to see you at our next meeting.

Artist Guild

Submitted by Linda Jaress

Congratulations to Members Laurie Svec and Diane Tyhurst for their recent artistic successes. Diane has three new commissions for watercolor

portraits. Great to see her watercolor skills be recognized!

Laurie Svec has been exploring the art of origami. You will see the results of her work when you visit the gift shop at

the Japanese Garden during the upcoming Christmas season. The Garden will be selling her Fluttering Parasol ornaments, sparkly, fluttering little creations perfect for your Christmas tree.

reworking one of her acrylic paintings. Kathryn paints one 4" X 6" painting

every day. Her sea life series can be viewed in the Clubhouse living room. Currently, her theme is flowers. Marlene is trying out colored watercolor pencils to draw and paint a picture of an Elizabethan village. Cindy is working with colored pencils. Finally, Linda is repairing knit shirts with embroidery.



Our September 1st meeting marks the beginning of our Art Guild year when we especially welcome new members. Membership is \$15 for King City residents and \$20 for non-residents. Join us to use your creative talents every Thursday at 1:00 p.m. in the Clubhouse multi-purpose room. For further information, email Kathryn Amrani at kai.custom.sewing@gmail.com.

Bev continues to bead with semi-precious stones and is also

Learn to SQUARE DANCE!

"Entry Level" • Give square dancing a try on us!

Lessons are **FREE** during open enrollment! 9/11 & 9/18

When: Class starts: Sunday, Sept. 11, 2022

Time: 3:30 PM to 5:30 PM

Location: Kinton Grange (19015 SW Scholls Ferry Rd, Beaverton)

Reasons to Square Dance?

- Physical and mental exercise • Casual dress is accepted
- Open to everyone: singles, couples, and families
- Wide variety of popular music • Enjoy a true American tradition



Come have fun, make new friends, and get dancing!

Sunday Lesson Dates are: • Sept. 11, 18 & 25

October 2, 9 & 30 • November 6, 13 & 27 • December 4



Tri Squares Dance Club

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Community Conversation Update

Submitted by Sandi Fuhrman



As part of our ongoing Community Conversation series, on Saturday, July 16th, we held a discussion on “Assessments – Follow the Money Trail”, focusing primarily on CC&R Article V, Assessments.

Some of the membership concerns discussed were:

- Stop deferring maintenance - budget Operations & Reserves adequately.
- Offer a monthly or quarterly assessment payment plan
- Research offering an Early Bird Discount for paying assessments
- Should transfer fees be increased? Will this impact property sales?
- Will residents need to pay into reserves each year to meet the ORS statute? If a special assessment is needed in order to meet the ORS statute and membership doesn't approve it, will that leave the board with no choice but to add the reserve shortage to our annual assessment?
- Are there enough reserve funds to repair the aquatic center?

- Explore a special assessment to pay off the pool loan.
- Do we have the reserve funds to cover repair costs for the outdoor pool?
- Need to develop a true understanding of the impact the golf course has on the community's property values, recreational opportunities as outlined in CC&R's & Article of Incorporation, as well as the drain on the community finances.
- Golf course irrigation system will need to be replaced well before 2031 at a projected cost of over \$1.2M. How will we pay for this?
- Will the board create a short or long-term funding plan for any deficit that's determined from the 2022 reserve study?

Keeping assessments artificially low in previous years and deferring maintenance, coupled with the new Fanny Mae and Freddy Mac requirements for associations to declare deferred maintenance to new buyers and their financial lenders, the situation we find ourselves in today could have much graver consequences than rising & special assessments, such as the inability to sell property hindering the ability to maintain vast amenities with limited revenue options.


Our community is over 50 years old and showing its age, which means amenities are beginning to fail, some of them will be very expensive to fix, replace and maintain as we've seen with the aquatic center. Should we repair or explore retiring amenities as they expire, avoiding increased maintenance costs – maintenance costs that we may not be able to sustain through transfer fees?

The Community Conversation generated much valuable membership discussion, concerns and ideas that were summarized and presented to the Board of Directors on July 26th– unfiltered.

A Community Conversation

Topic:
HOA Committees – Why??

When: Saturday, September 24, 2022
Where: KCCA Clubhouse Banquet Room
15245 SW 116th Avenue
Time: 1-3:00 pm



Iced tea and treats will be served

Gentle Yoga In King City

Submitted by Sandi Fuhrman

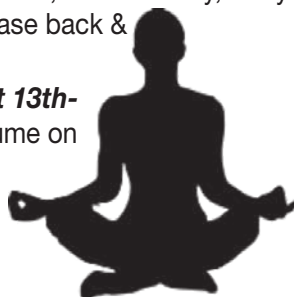
For Seniors 55+. Improve your balance, bone density, body strength, relaxation & sleep. Decrease back & joint pain.

There will be NO classes: August 13th-September 11th. Classes will resume on September 12th at noon.

MONDAYS: Gentle Yoga

FRIDAYS: Easy Does It Yoga

Drop-In: \$5 Ten class card: \$30



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Library News

Submitted by Library Staff

The next time you are visiting the library, take a look at our LOCAL AUTHORS section located on your right as you come in the door.

- **The Evil Empire of Cal Schank** by Lionel Domreis
- **Arms Filled With Bittersweet** by Sulima Malzin
- **Painting Cats** by Deborah Marchant
- **A Second Chance** by Sherry Pattison
- **Wiley's Lament, Wiley's Shuffle, Wiley's Refrain, Dark Paradise, and Leon's Legacy** by Lono Waiwaiole

The following are a few of the new book titles that will be available next week. They can be found on the

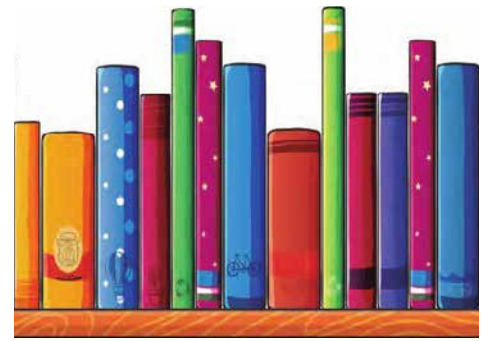
front counter. If you don't find what you are looking for, please add your name and contact information to the RESERVATION LIST and we will call you when the book is re-turned.

REGULAR PRINT FICTION:
French Braid by Anne Tyler

This book is a funny, joyful, brilliantly perceptive journey deep into one Baltimore family's foibles, from a boyfriend with a red Chevy in the 1950's up to a longed-for reunion with a grandchild in our pandemic present.

REGULAR PRINT MYSTERY:
City of the Dead by Jonathan Kellerman

The past comes back to haunt psychologist Alex Delaware and Detective Milo Sturgis when



they investigate a grisly double homicide and uncover an even more unspeakable motive in this riveting thriller.

LARGE PRINT MYSTERY:
The Girl Who Survived by Lisa Jackson

All her life, she's been the girl who survived. Orphaned at age seven, after a horrific killing spree at her Oregon cabin, Kara McIntyre is still searching for some kind of normal. But now, 20 years later, the past has come thundering back.

King City Women's Golf

Submitted by Sue Wihtol

The Summerfield-King City golf exchange was held July 19 at Summerfield Golf Course. Eighteen mixed groups of four played a Scramble with a Shot Gun start. The theme was Hawaiian, and prizes were awarded for costumes and golf scores.

Following golf, the women enjoyed a delicious catered Pineapple Salad lunch. During lunch, King City's Ipo Cole treated the audience with



two beautiful traditional Hawaiian dances. Ipo's graceful dancing was a true highlight for this summer golf exchange.

AUGUST 17th and AUGUST 24th will be the CLUB CHAMPIONSHIP: A 28-hole tournament with a Gross score to determine our champion. Being played simultaneously is our SUMMER HANDICAP CHAMPIONSHIP: a 9-hole tournament each of the Wednesdays by Flights and a Net Score winner will determine the Handicap Champion.

At the last meeting, we voted to donate \$500.00 to the Grounds Crew for improvements on the golf course. In past years, the golf group purchased new flags, as well as donated money for the annual flowers planted around the course.

UPCOMING EVENTS:
September 7th: Annual Picnic provided by KCWG. social members are invited.

September 21st: CHARITY GOLF TOURNAMENT, benefits the Tigard Tualatin School District BACKPACK PROGRAM.

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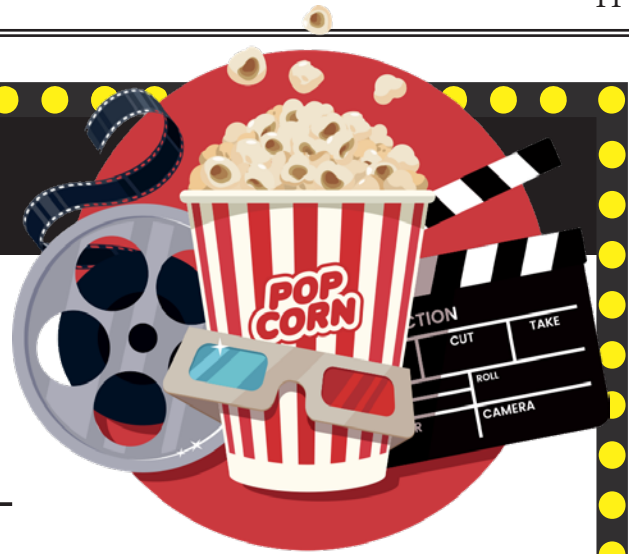
Caregivers need time off too!

While you take time for self-care, we will look after your loved one in our center!
In Willowbrook at 99W & Durham Rd

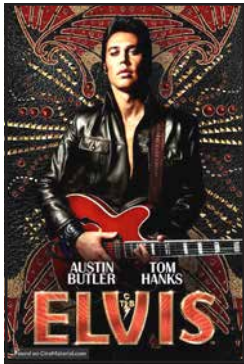
Movie Time

Hosted by Terri Johnson and Dennis Williams

- 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.



IT'S MOVIE TIME!



Showing Friday, September 16 at 2 pm

Elvis PG-13 | 2022 | 2 HR. 39 MINS. | DRAMA

Elvis’ story is seen through the prism of his complicated relationship with his enigmatic manager, Colonel Tom Parker. As told by Parker, the film delves into the complex dynamic between the two spanning over 20 years. Starring Austin Butler and Tom Hanks.

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

Departmental Profit & Loss Actual vs. Budget

King City Civic Association Operations
Date Range: 07/01/21 - 06/30/22 (cash basis)

Account	Admin	Golf	Pro-Shop	KCCA	Budget 2022	Over/Under Budget
4000 Income	1,108,623	98,465	180,961	1,388,048	1,435,455	(47,407) 😞
5000 Maintenance and Repair Services	10,781	31,162	876	42,819	63,329	(20,510) 😊
5200 LANDSCAPING	13,252	15,733	-	28,985	61,000	(32,015) 😊
5300 UTILITY	112,762	19,731	20,613	153,106	152,524	582 😊
5400 ADMIN SERVICES	320,009	1,228	9,029	330,266	291,070	39,196 😞
5490 EQUIPMENT LEASES & RENTALS	4,177	437	-	4,614	4,000	614 😊
5500 Miscellaneous Charges	11,774	-	-	11,774	1,500	10,274 😞
5550 COST OF GOODS SOLD	-	-	6,876	6,876	13,200	(6,324) 😊
5600 REC FACILITIES	75,311	608	320	76,239	41,640	34,599 😞
6000 PAYROLL & EMPLOYEE BENEFITS	243,281	207,821	95,235	546,337	726,192	(179,855) 😞
6050 Contingency	-	-	-	-	8,000	(8,000) 😞
Total Expenses	791,348	276,720	132,949	1,201,016	1,362,455	(161,439) 😞
Net Income(Loss)	\$ 317,275	\$(178,255)	\$ 48,012	\$ 187,031	\$ 73,000	\$ 114,031 😊

Profit & Loss Previous Year Comparison

King City Civic Association
Date Range: 01/01/22 - 06/30/22 and Date Range: 01/01/21 - 06/30/21 (cash basis)

	01/01/22 - 06/30/22	01/01/21 - 06/30/21	\$ Change	% Change	
TOTAL INCOME	\$ 1,217,276	\$ 1,082,597	\$ 134,680	11%	😊
EXPENSE					
5000 Maintenance and Repair Services	21,414	23,775	(2,360)	-11%	😊
5200 LANDSCAPING	20,097	24,175	(4,078)	-20%	😊
5300 UTILITY	61,043	55,716	5,327	9%	😊
5400 ADMIN SERVICES	158,058	99,471	58,587	37%	😞
5490 EQUIPMENT LEASES & RENTALS	1,682	5,113	(3,431)	-204%	😊
5500 Miscellaneous Charges	10,107	1,453	8,653	86%	😞
5550 COST OF GOODS SOLD	4,392	2,224	2,168	49%	😞
5600 REC FACILITIES	46,876	12,885	33,991	73%	😞
6000 PAYROLL & EMPLOYEE BENEFITS	263,751	260,238	3,513	1%	😞
6050 Contingency Operations	0	0	-		😊
TOTAL EXPENSE	587,420	485,049	102,371	17%	😊
INCOME	\$ 629,856	\$ 597,547	\$ 32,309	5%	😊

KING CITY CIVIC ASSOCIATION RESERVE'S CASH FLOW FORECAST (Cash Bases) FOR THE YEAR ENDING DECEMBER 31st, 2022

NARRATIVE	2022 YTD
YEAR 2022 STARTED WITH \$ 912374.84 CASH IN RESERVES ACCOUNTS	\$ 912,375
YEAR TO DATE THRU THE END OF JULY WE RECEIVED \$317,074 IN TRANSFER FEES	317,074
SUM OF \$34549 WAS CONTRIBUTED TO RESERVES FUND FROM OPERATION	34,549
SUM OF \$1792.59 WAS RECEIVED AS INTEREST	1,793
EXPENDITUER	1,265,790
\$ 103,571 WAS PAID FOR AQUATIC CENTER LOAN PAYMENT	103,571
YEAR TO DATE SUM OF \$5241 WAS SPENT FOR POOL LITIGATION REPAIRS	5,241
YEAR TO DATE SUM OF \$38650 WAS SPENT ON NON-DISCRETIONARY RESERVES ITEMS	38,650
YEAR TO DATE SUM OF \$8690 WAS SPENT ON DISCRETIONARY RESERVES ITEMS	8,690
SO FAR THIS YEAR SUM OF \$1834 WAS SPENT ON NON BUDGETED RESERVES ITEMS	1,834
	(21)
	\$ (157,965)
	195,451
	\$ 1,107,825
FORECASTED DATA.	
IT IS ESTIMATED ANOTHER \$ 226481 TO BE RECIVED BASED ON CURRENT YEAR MONTHLY AVERAGE	\$ 226,481
SUM OF \$ 237492 IS COMMITTED IN SIGNED CONTRACT	\$ 237,492
UN COMMITTED BUDGETED ITEM FOR THE YEAR 2022 IS \$ 308300	\$ 308,300
FORCASTED CASH BALANCE AT THE END OF CURRENT YEAR IS \$788515	\$ 788,515

Sky High View of Pool & Golf Area Submitted by Sherry Smith

This great picture was submitted by Karey Rogers' son, Mark Rogers, who used a drone to capture the swimming pool and part of the golf course. Viewing the nice scenery from a higher angle puts a whole new spin on our great living space here in King City. Water Aerobics is held Monday thru Friday in the morning from 10am -10:40am and the evening class is from 6:30pm – 7:40pm. Great exercise for us older kids and lots of fun.



I think more aerial pictures would be a nice addition to our marketing materials and the KCCA website.

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