



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

NEWSLETTER

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

King City Travel Club First Trip of 2023



In February, we honor the margarita, which is one of the most popular cocktails featuring tequila. Tequila is made in Mexico and enjoyed all over the world.

We will arrive at the Grill to enjoy a NO HOST Travel Trip.

There will be a NO HOST bar and dinner, which allows you to order your favorites off the menu.

beers and sodas to choose from.

COST: \$25 (Which covers the cost of a comfortable and safe ride to and from our Margarita Day Celebration.

1:30..... Sign in
2:00..... Bus Departs
2:30..... Bus Arrives at Grill
4:30..... Bus Departs Grill
5:15..... Bus Arrives back at KCCA

Come join your travel friends as we celebrate the day at La Sierra Mexican Grill and Lounge in Dundee, Oregon.

I selected a flight with four different margarita flavors for about \$17 last time. The virgin margaritas were delicious. There are also numerous

Reservations: Marcia 503-686-9799 (All payments are due by February 10, and an emergency form must be on file. Thank you)

King City Travel Club Trips for 2023

Submitted by Marcia Enyart

These trips are being planned but may change, and we hope you will understand if that occurs. If this happens, we will contact all people who have registered.

FEBRUARY 22:

National Margarita Day

(Dundee, OR) La Sierra Mexican Grill and Lounge. Enjoy happy hour, dinner, and/or a flight of Margaritas (4) with your travel friends.

MARCH 16:

Wildwood Tea Room, Newberg

The Tea Room is located on 4 acres of a private home in Newberg. Great tea, food, and service! It's so nice to be treated to fancy tea plates and pot after pot of tea! Fun place, friendly host!

APRIL:

Lilac Gardens and Vancouver Waterfront Park

Heavenly scents and seven acres of beautiful lilacs. Visit the 1800s



restored house and learn the amazing history of Hulda Klager, known as "The Lilac Lady." Lilacs are available for purchase. Then on to Vancouver Waterfront Park for 2 hours to dine in a restaurant of your choice, try wine tasting at several wine shops, or grab a sandwich and meander along the river.

MAY:

Gallery Community Theater

(McMinnville) Dinner too! 9 To 5 The Musical, with music and lyrics by Dolly Parton. This is a hilarious story of friendship and revenge and even a little romance.

JUNE:

Fogarty Creek State Park / Lunch at Dory Cove

(Lincoln City) Discover this park's perfect surroundings, including the wind-sheltered picnic areas and walking the wooden footbridges arching through the Sitka spruce. A creek flows into the sea, cutting through a scenic ocean cove. This park has some of the best birdwatching and tide-pooling on the coast. This is also a great place to search for agates. My family has visited this beach for many years!



KCCA BOARD OF DIRECTORS 2022-2023

Jim Minor, President
jminor@mykcca.com

Famaraz Khozouiee, Director
fkhozouiee@mykcca.com

Bryan Daum, Vice-President
bdaum@mykcca.com

Bill Enyart, Director
benyart@mykcca.com

Mary Delamater, Treasurer
mdelamater@mykcca.com

Pete Carey, Director
pcarey@mykcca.com

Melanie Sagebear, Secretary
msagebear@mykcca.com

The KCCA Board of Directors meet 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 can be held virtually if needed. Please check mykcca.com for latest information.

STANDING COMMITTEES

CLUBS & AMENITIES,

Chair: Mary Delamater
 Date & time: 1st Tuesday at 10am
 Location: Meeting Room

GREENS

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

HELLO NEIGHBORS SOCIAL

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

HOUSE

Chair: Pete Carey
 Date & time: 3rd Monday at 11am
 Location: T.B.A.

LANDSCAPING, ARCHITECTURAL REVIEW AND COMPLIANCE (LARC)

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

FINANCE & BUDGET

Chair: Mary Delamater
 Date & time: Tuesday at 4pm
 Location: Meeting Room

POOL

Chair: Bryan Daum
 Date & time: On hiatus
 Location: On hiatus

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. – Noon Tuesday: 10 a.m. – 6 p.m.

Club House & Office:

Teri Jensen, Administrative Assistant
office@kccahoa.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
 Pools are currently closed

KCCA Website: www.mykcca.com

ABOUT THE KCCA NEWSLETTER

Nancy Hayes and Teri Jensen, Co-Editors

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 to avoid name misspellings or other inaccuracies.

For advertising information, please contact Mike Antonelli:
 TIGARD LIFE • phone 503-692-9215 • Email: mike@tigardlife.com



KCCA Hello Neighbors Upcoming Events...

- **New Resident Meeting** @ 2 pm – February 5/K.C. Clubhouse
- **Val-A-Grams** – February 14
- **Pies of March** – March 19/K.C. Clubhouse
- **Spring Fling** – Saturday, April 15 from 6 to 9 pm/K.C. Clubhouse
- **Cinco de Mayo Fiesta** – May 5th – K.C. Clubhouse
- **New Resident Meeting** @ 2 pm – May 7/K.C. Clubhouse
- **KCCA-HNSC Bake Sale** – June 24

For additional information on any of the above events or if you are interested in becoming an

HNSC committee volunteer; please contact Peggy Trees at 503.320.6552



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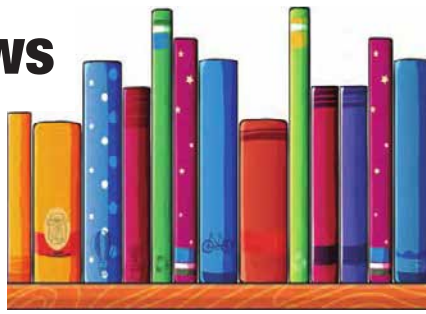
KCCA Library News

Submitted by Linda Gourde

The holidays are over, the Christmas decorations are back in the attic, and the good old rain that we all know and love is upon us.

What a great time to come in and take a look at some of the books that have been sitting on the shelves, patiently waiting to be read.

Approximately a dozen mystery and three dozen fiction titles that came in prior to and/or during the various COVID shutdowns/cutbacks have yet to generate much interest to date. We would like to give everyone a chance to read them, so we have relocated these books to the front of the library next to the New Paperback section. We invite you to check out two (2) of these

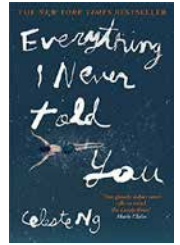


books, **read and return them within three (3) weeks**, and then check out two (2) more.

We welcome your feedback regarding the various mystery and fiction books you enjoy reading, as your comments factor into future purchasing decisions. If you visit the library during the morning hours when volunteers are present, please tell us your thoughts. If volunteers are unavailable, please place your comments in the suggestion box located to the left of the library entrance. You may also contact us at 503-639-4978 or library@kccahoa.com.

Rainy Day Book Club Continues Into 2023

Rainy Day Book Club is a newer book club that, beginning in January, meets in the Meeting Room in the main clubhouse on the Second Thursday of the month at noon. This is a brown bag (optional) lunchtime get-together. Ladies and gents are welcome, and we have room for 5 – 6 more members.



In January, we read an auto-memoir by Betty White. For February 9, we will discuss *Everything I Never Told You* by Celeste Ng. On March 9, *The Man Who Died Twice* by Richard Osman.

Please come and join us. For more info and to register, please

Contact Gail Delong at gail.delong@yahoo.com or call 575-202-2288 (a King City resident). Happy Reading!



You're invited!

Mardi Gras

at the Village



Tuesday, February 21, 2023 | 2:30 p.m.

Grab a festive mask and some beads, and head on over to King City Senior Village to celebrate Mardi Gras in style!

Reserve your space today!
971-770-0163




11777 SW Queen Elizabeth St., King City, OR 97224

www.kingcityseniorvillage.com

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Artist Guild

Submitted by Diane Tyhurst

The King City Artists' Guild meets every Thursday in the multi-purpose room of the Clubhouse from 1:00-4:00. We welcome all mediums and levels of skill. Our members are always open to meeting new people and learning new skills. We are open to new ideas and suggestions one might bring to the group. Our members work in different mediums, from watercolor, acrylics, non-toxic oils, alcohol ink, and mixed media. Some of our members enjoy designing and producing beautiful hand-crafted items, including jewelry making and sewing crafts. Some show their art in art shows around Portland, teach art

in the community, and take classes from experienced artists. Sharing with each other newly learned skills and ideas is a big part of our group. No matter the skill level, our members are very supportive of new members and the skills they are developing. Come join other creative souls to help brighten up this confusing and sometimes dark world. We need more colorful rainbows in our lives...

"Art is the expression of something no one else can see..."

Art is expression that shows what you truly feel and makes the world a more beautiful and remarkable place..."

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KCCA Music Club Chorus February Concert

Submitted by Paula Wenzl

Love Songs! February 3 in the Club House Banquet Room at 2:00 p.m.

Wondering how to begin celebrating Valentine's Day? Please join us for a program full of songs of love. Some of our featured chorus numbers will be: If I Loved You, Make Someone Happy, and Isn't It Romantic. Some of the solos will be: the Theme from Love Story, Can't Help Falling In Love, At Last, and many more. Consider this concert an early Valentine's with your loved one.

This group of singers is so much fun; it may be raining outside, but inside we are

happily singing and making new friends. We welcome new members! Last year we had only 12 members, and now we number almost 30! In addition to piano, we are accompanied by Zvi on Bass guitar and Chick on percussion and harmonica! If you love to sing, think about joining us. If you have any questions, please call club president Paula Wenzl at 503-720-4835 or our brilliant accompanist and founding member Muriel Dresser at 503-443-6777.

Wishing our King City community a Happy Valentine's and we hope we see you at our February 3 concert at 2:00!



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KCCA ACTIVITIES CALENDAR

Sunday

Monday

Tuesday

Wednesday

Special Codes

Club is meeting virtually

Club is on hiatus

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

8:00am MR Men's G Meeting
 10:00am BR Tai Chi
 10:00am MP Table Ten
 11:00am MR Hormone
 11:30am BR Ladies G
 12:15pm MP Afternoon
 1:00pm MR Women's
 1:15pm SC Shufflebo
 1:30pm BR KC Roya
 2:00pm GR Croquet

9:00am LR Church Services **5**
 1:30pm MR Mexican Train
 2:00pm GR Croquet Club
 2:00pm LR Hello Neighbor Social Committee

10:00am MP Table Tennis **6**
 12:00pm CR Poker
 12:00pm BR Yoga
 12:30pm CC Monday Bridge
 1:15pm SC Shuffleboard
 2:00pm GR Croquet Club
 4:00pm MP Board Advisory Committee
 6:00pm BR Bingo
 7:00pm CC Camera Club Board Meeting-Virtual

9:00am AC Ceramics Club **7**
 9:00am LR Morning Coffee
 9:30am BR Fitness & Fun
 10:00am MR Clubs & Amenities Committee
 10:00am MP LARC Committee Meeting
 10:30am GR Lawn Bowling
 12:30pm BR Duplicate Bridge
 12:30pm MP Cribbage Club
 1:30pm CR 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
 7:00pm MR TV Quilt Guild Board Meeting
 7:00pm BR Improv Club-Hiatus

10:00am BR Tai Chi
 10:00am MP Table Ten
 12:15pm MP Afternoon
 1:00pm MR Women's
 1:15pm SC Shufflebo
 2:00pm GR Croquet

SUPER BOWL SUNDAY

1:30pm MR Mexican Train **12**
 2:00pm BR Monthly Musical
 2:00pm GR Croquet Club

9:30am MR Travel Club Board Members Only **13**
 10:00am MP Table Tennis
 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
 4:00pm MP Board Advisory Committee
 5:00pm MP Imperial Terrace Board Meeting
 6:30pm AC Woodshop Club
 7:00pm BR Camera Club-Competition Night-Virtual

VALENTINE'S DAY

9:00am AC Ceramics Club **14**
 9:00am LR Morning Coffee
 9:30am BR Fitness & Fun
 10:30am GR Lawn Bowling
 12:30pm BR Duplicate Bridge
 12:30pm MP Cribbage Club
 1:30pm CR Tuesday Cards
 2:00pm GR Croquet Club
 4:00pm MR Finance Budget Meeting
 5:30pm MP Pinochle Double Deck
 6:30pm BR Board Of Directors Meeting

10:00am MR Serger W Sewing C
 10:00am BR Tai Chi
 10:00am MP Table Ten
 12:15pm MP Afternoon
 1:00pm MR Women's
 1:15pm SC Shufflebo
 2:00pm GR Croquet

1:30pm MR Mexican Train **19**
 2:00pm GR Croquet Club

PRESIDENTS DAY
 10:00am MP Table Tennis **20**
 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
 4:00pm MP Board Advisory Committee
 7:00pm BR Camera Club-Programs Night-Virtual

9:00am AC Ceramics Club **21**
 9:00am LR Morning Coffee
 9:30am BR Fitness & Fun
 10:00am MP Larc Committee Meeting
 10:30am GR Lawn Bowling
 11:30am CC Lions Club Monthly Meeting
 12:30pm BR Duplicate Bridge
 12:30pm MP Cribbage Club
 1:30pm CR Tuesday Cards
 2:00pm GR Croquet Club
 2:00pm MR Friendship Sorority
 4:00pm MR Finance Budget Meeting
 5:30pm MP Pinochle Double Deck
 6:00pm BR TV Quilt Guild

9:30am MR KC Cond Meeting
 10:00am BR Tai Chi
 10:00am MP Table Ten
 12:15pm MP Afternoon
 1:00pm MR Women's
 1:15pm SC Shufflebo
 1:30pm BR Bunco B
 2:00pm GR Croquet
 6:30pm MP Royal Ga

1:30pm MR Mexican Train **26**
 2:00pm GR Croquet Club

10:00am MP Table Tennis **27**
 12:00pm CR Poker
 12:00pm BR Yoga
 12:30pm CC Monday Bridge
 1:15pm SC Shuffleboard
 2:00pm GR Croquet Club
 4:00pm MP Board Advisory Committee
 7:00pm BR Camera Club-Show & Share Night-Virtual

9:00am AC Ceramics Club **28**
 9:00am LR Morning Coffee
 9:30am BR Fitness & Fun
 10:00am MP Larc Committee Meeting
 10:30am GR Lawn Bowling
 12:30pm BR Duplicate Bridge
 12:30pm MP Cribbage Club
 1:30pm CR Tuesday Cards
 2:00pm GR Croquet Club
 4:00pm MR Finance Budget Meeting
 5:30pm MP Pinochle Double Deck
 6:30pm BR Board Of Directors Meeting

NDAR - FEBRUARY 2023



Wednesday	Thursday	Friday	Saturday
<p>Board</p> <p>1</p> <p>ennis</p> <p>es, Fatigue And Belly Fat</p> <p>olf Sack Luncheon</p> <p>n Pinochle Club</p> <p>olf Bridge</p> <p>ard</p> <p>ty Red Hats</p> <p>Club</p>	<p>9:00am AC Ceramics Club</p> <p>9:00am LR Morning Coffee</p> <p>9:15am CR T.O.P.S. Club</p> <p>9:30am MP Thursday Knitting & Crocheting Group</p> <p>9:30am BR Fitness & Fun</p> <p>10:00am MR King City Bible Study</p> <p>10:30am GR Lawn Bowling</p> <p>11:00am BR Line Dancing</p> <p>11:30am MR Orea-Oregon Retired Educators Association</p> <p>1:00pm MP Artist's Guild</p> <p>2:00pm BR KC Music Club Performance</p> <p>2:00pm GR Croquet Club</p> <p>4:00pm MP Creative Circle</p> <p>6:00pm CR Poker Hiatus</p> <p>6:30pm MP Table Tennis</p> <p>7:00pm BR Republican Party Meeting</p> <p>2</p>	<p>9:45am MR Bible Study</p> <p>10:00am BR Tai Chi</p> <p>10:00am CR Mah Jongg Club</p> <p>12:00pm BR Yoga</p> <p>1:15pm SC Shuffleboard</p> <p>2:00pm GR Croquet Club</p> <p>3:00pm MP Hello Neighbors Committee Meeting</p> <p>3</p>	<p>2:00pm LR New Resident Welcome</p> <p>4</p> <p>2:00pm GR Croquet Club</p> <p>6:00pm MP Pinochle Double Deck</p>
<p>ennis</p> <p>n Pinochle Club</p> <p>olf Bridge</p> <p>ard</p> <p>Club</p> <p>8</p>	<p>9:00am AC Ceramics Club</p> <p>9:00am LR Morning Coffee</p> <p>9:15am CR T.O.P.S. Club</p> <p>9:30am MP Thursday Knitting & Crocheting Group</p> <p>9:30am BR Fitness & Fun</p> <p>10:00am MR King City Bible Study</p> <p>10:30am GR Lawn Bowling</p> <p>11:00am BR Line Dancing</p> <p>12:00pm MR Rainy Day Book Club</p> <p>1:00pm MP Artist's Guild</p> <p>2:00pm BR 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 CC Garden Villas Board Meeting</p> <p>7:00pm BR Republican Party Meeting</p> <p>9</p>	<p>9:45am MR Bible Study</p> <p>10:00am BR Tai Chi</p> <p>10:00am CR Mah Jongg Club</p> <p>12:00pm BR Yoga</p> <p>1:15pm SC Shuffleboard</p> <p>2:00pm GR Croquet Club</p> <p>2:00pm BR Garden Club</p> <p>10</p>	<p>8:30am MR AARP Safe Driving</p> <p>11</p> <p>10:00am MP Texas Hold Em Poker</p> <p>10:00am BR Royal Gardens Meeting</p> <p>2:00pm GR Croquet Club</p> <p>6:00pm MP Pinochle Double Deck</p> <p>6:30pm MR Polish Poker</p>
<p>West-American Guild (Tent)</p> <p>15</p> <p>ennis</p> <p>n Pinochle Club</p> <p>olf Bridge</p> <p>ard</p> <p>Club</p>	<p>9:00am AC Ceramics Club</p> <p>9:00am LR Morning Coffee</p> <p>9:15am CR T.O.P.S. Club</p> <p>9:30am MP Thursday Knitting & Crocheting Group</p> <p>9:30am BR Fitness & Fun</p> <p>10:00am MR King City Bible Study</p> <p>10:30am GR Lawn Bowling</p> <p>11:00am BR Line Dancing</p> <p>11:30am MR House Committee Meeting</p> <p>1:00pm MP Artist's Guild</p> <p>2:00pm BR KC Music Club Practice</p> <p>2:00pm GR Croquet Club</p> <p>6:00pm CR Poker Hiatus</p> <p>6:00pm BR Bingo</p> <p>6:30pm MP Table Tennis</p> <p>16</p>	<p>9:45am MR Bible Study</p> <p>10:00am BR Tai Chi</p> <p>10:00am CR Mah Jongg Club</p> <p>12:00pm BR Yoga</p> <p>1:15pm SC Shuffleboard</p> <p>2:00pm GR Croquet Club</p> <p>2:00pm LR Movie Time</p> <p>17</p>	<p>1:00pm BR Community Conversations</p> <p>18</p> <p>2:00pm GR Croquet Club</p> <p>6:00pm MP Pinochle Double Deck</p>
<p>los HOA</p> <p>22</p> <p>ennis</p> <p>n Pinochle Club</p> <p>olf Bridge</p> <p>ard</p> <p>abes</p> <p>Club</p> <p>rdens HOA Meeting</p>	<p>9:00am AC Ceramics Club</p> <p>9:00am LR Morning Coffee</p> <p>9:15am CR T.O.P.S. Club</p> <p>9:30am MP Thursday Knitting & Crocheting Group</p> <p>9:30am BR Fitness & Fun</p> <p>10:00am MR King City Bible Study</p> <p>10:30am GR Lawn Bowling</p> <p>11:00am BR Line Dancing</p> <p>1:00pm MP Artist's Guild</p> <p>2:00pm BR 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>23</p>	<p>9:45am MR Bible Study</p> <p>10:00am BR Tai Chi</p> <p>10:00am CR Mah Jongg Club</p> <p>12:00pm BR Yoga</p> <p>1:15pm SC Shuffleboard</p> <p>2:00pm GR Croquet Club</p> <p>6:30pm MR Canasta</p> <p>24</p>	<p>10:00am MP TV Charity Quilters</p> <p>25</p> <p>2:00pm GR Croquet Club</p> <p>6:00pm MP Pinochle Double Deck</p> <p>6:30pm MR Polish Poker</p>

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



GET YOUR AMENITY KEY CARD!

Visit the Clubhouse front window and fill out the application form. The fee for a key card is \$15.

Community Conversation Corner

Reserve Study Q&A with David Schwindt, CPA

As part of our ongoing Community Conversation series, on Friday, December 18, 2022, KCCA's CPA, David Schwindt held a discussion on reserve study and funding. Much of the current community concern surrounding reserves has been the big hit to our annual fees for 2023, what is the % funded KCCA needs and what kind of reserve impact can we expect for next year?

Reserve Funding theory: “The theory behind reserve funding is simple: determine how much money the association should set aside in the replacement reserve bank account each year so there is always enough money to pay for needed repair, replacement

and maintenance expenses and assess accordingly. Since this funding model is based on numerous assumptions, many association professionals prefer to include a contingency amount in the funding model. Although the theory of funding is relatively simple, the calculation of the required contribution to reserves is complicated by the various methods of funding and the determination of the appropriate contingency. For purposes of this article, contingency is defined as “the amount of cash set aside in the replacement reserve over and above the calculated amount needed to fund 100% of needed expenditures.” In other words, it is extra cash to fund unbudgeted expenditures or “surprises”.”

be much lower because the likelihood of a surprise is diminished. Associations that adopt best practice procedures and spend a little more each year on maintenance, inspections, reserve study updates and construction oversight can reduce the amount that is assessed to overfund the replacement reserve bank account to pay for unexpected costs.”

[schwindtco.com/resources/articles/reserve/reserve-funding-and-the-risk-mitigation-matrix-2](https://www.schwindtco.com/resources/articles/reserve/reserve-funding-and-the-risk-mitigation-matrix-2)

Note: the KCCA 2023 approved reserve budget included deferred reserve maintenance resulting in carryover into the 2024 budget.

A Community Conversation

Topic:

Intro to KCCA's Elections

When: Saturday, February 18, 2023

Where: KCCA Clubhouse Banquet Room
15245 SW 116th Avenue

Time: 1-3:00 pm



Refreshments will be served

Many reserve study providers recommend a percent funded of at least 70%, however, if associations follow best practices in maintaining common area components, the percent funded could

Special Assessments: “Many reserve study professionals present statistics that show the risk of a special assessment based on the percent funded. For instance, if an association is 50% funded, these statistics indicate there would be an 11.6% chance of a special assessment. The higher the percent funded, the lower the potential of a special assessment.”

Continued on next page

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SERVICES

Reserve Study Q&A with David Schwindt, CPA

Continued from previous page

The board, by a 2/3 vote may propose a special assessment. The levy of a special assessment requires a majority vote of the **owner-members** who cast votes. Only owner-members may vote on special assessments and shall be entitled to (1) vote for each residential unit owned. (Articles of Inc., Article V, section 2b.) (in other words, one vote per door). If a special assessment is needed and the members vote it down, the result is either deferred maintenance or an increase to annual dues to make up the funding gap.

What are some of the surprises KCCA may experience, and causes?

- Costly repairs resulting from lack of annual inspections
- Repairs not included in the reserve study such as plumbing, electrical, foundations, mechanical, water/sewer lines (to name a few)
- Not utilizing construction consultants on major projects to assure workmanship
- Deferred maintenance, including lack of facility updating
- Pool litigation outcome / Repair of the aquatic center

- Adding the aquatic center maintenance back to the reserve study after litigation has concluded= required reserve funding increase
- Repair/replacement of the outdoor pool
- Failure to update reserve study annually
- Failure to include contingency in the annual budget
- Failure to take advise from the professionals to reduce expenditures
- Housing market predictions indicate mortgage rates will take center stage in 2023, with high rates likely to make it the slowest hosing-market year since 2011 and home prices will post their first

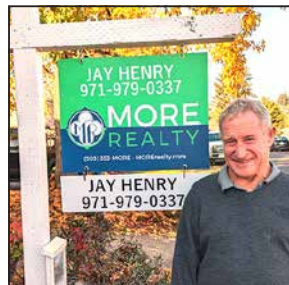
year-over-year decline in a decade. www.redfin.com/news/housing-market-predictions-2023. Slower housing market and/or lower home prices= reduced transfer fees = reduced reserve funding.

Reserve Funding Sources: come from transfer fees, special assessments, or residents via annual fees. Schwindt stated very clearly that as hard as it is to financially ‘makeup’ for underfunding “this year, he supports the boards’ funding decision through increased annual fees. He also said he projects next year’s annual fees to not be as high **dependent on the association’s ability to rectify and financially prepare for the unknowns.**

Need some exercise?

How about volunteering to help the King City Lion’s Club deliver the KCCA Newsletter? We need volunteers. Each route takes about 20-30 minutes. Please call Rick Castle at 503-781-0712.

Thinking about buying or selling?



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Movie Time

Hosted by Terri Johnson and Dennis Williams

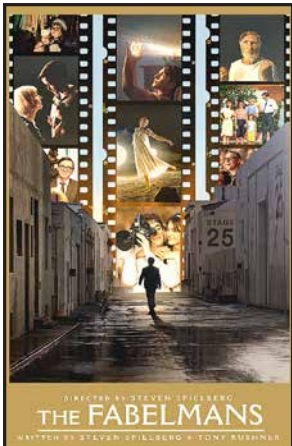


- Experience “Movie Time” at the KCCA Clubhouse
- Every third Friday of the month
- Snacks at all movies
- You’ll laugh, you’ll cry, you might even be on the edge of your seat... but it’ll be fun

Showing Friday, February 17 at 2 pm

The Fabelmans

PG-13 | 2022 | 2 HRS. 31 MINS. | DRAMA



Rediscover the magic of movies in Steven Spielberg’s coming-of-age story about a young man’s love of film and the power it has to reveal the truth in ourselves and others.

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

CROSSWORD

CLUES ACROSS

- Shed tears
- Luxury jewelry designer
- Goddess of wisdom
- Convert into a particular form
- Working-class people
- It borders Canada (abbr.)
- A princess can detect its presence
- Red-brown sea bream
- Defunct retail empire
- Vase
- Demeter’s equivalent
- Monetary unit of the Maldives
- French and Belgian river
- Small amount
- High schoolers’ test
- Animal’s foot
- Some is red
- Per __: each
- Swedish jazz pop duo
- Plate for Eucharist
- Train line
- Russian pop duo
- Stake
- Plant by scattering
- Female sibling
- City of Angels hoopsters (abbr.)
- Popular cookie brand
- Group of Niger-Congo languages
- A team’s best pitcher
- Vomits
- 19th letter of Greek alphabet
- Men’s fashion accessory
- Its capital is Pierre (abbr.)
- Expensive cut of steak
- Popular James Cameron film
- A __: relating to knowledge gleaned from deduction
- Kids’ snow toys
- Flip side to yin

CLUES DOWN

- Global public health agency
- Snake-like fish
- Midway between northeast and east
- Dabbed
- TV show
- Folk singer DiFranco
- Canadian flyers
- Of the dowry
- Commercial
- The act of imitating
- Equipment used to broadcast radio or TV signals
- Lands of an emir

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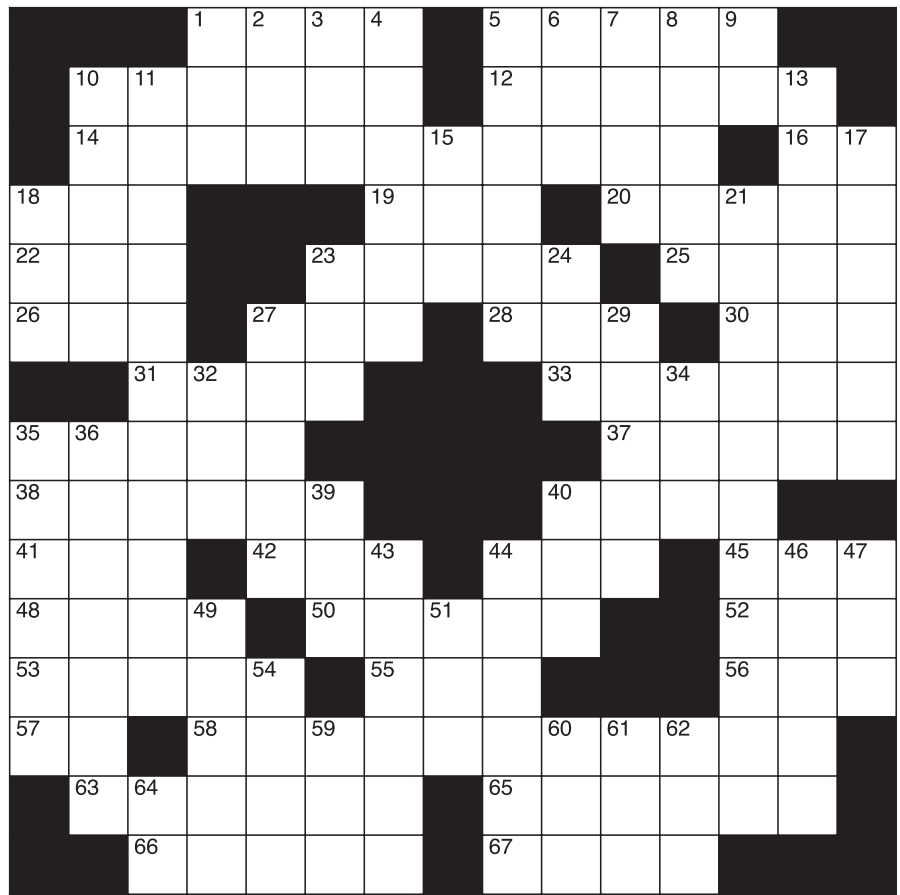
FREE ESTIMATES



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Call Matt at **503-640-0632** or **503-781-8755** (cell)

- 15. Swiss river
- 17. Island
- 18. Monetary unit of Afghanistan
- 21. One who surrenders under agreed conditions
- 23. Garfield is one
- 24. A baglike structure in a plant or animal
- 27. Small boats used in the Black Sea
- 29. Small savory Spanish dishes
- 32. Body part
- 34. Touch lightly
- 35. Popular grilled foods on a stick
- 36. __ Hess: oil company
- 39. Antelope with a reddish coat
- 40. Pharaoh of Lower Egypt
- 43. Pink Floyd's Roger
- 44. Short and thick
- 46. Small, sac-like cavities
- 47. Performer __-Lo
- 49. Entrails of animal used as food
- 51. __ King Cole, musician
- 54. Where construction is done
- 59. Chap
- 60. Investment vehicle
- 61. Often mixed with tonic
- 62. Holiday beverage egg __
- 64. Against



VISION CHECK WORD SEARCH

F W I H T B A S R A S D V L E G D I R B
 U U W O C V V D E I N C E D W N U S G H
 L F N U S E A A T R E F R A C T I V E R
 A C E F S S N L E M G T C A R A T A C C
 C Y Y Y L O I L M B F S S N H P O Y O P
 O Y S M V C S E O M E A N Y D V V R D S
 F B R L R Y O R R A A N D E B D N E I T
 I A P U N B C G R C P H I W L E T T R H
 B G A W B G O Y E U D Y U G A I I L E G
 R G T M M G R R B L N C N A N R L R T N
 E R D E D B I U A A T A S U A B E M P I
 D O Y N D V A E G V G T N H V N D C O T
 R O C R E D N E S S I N P I O I E H I A
 O W P H D Y S U F G O E I C T P G A D O
 S R Y T G T R F M H L M G L A E T M A C
 I A G B I I B A I B D M A E L E R B H P
 D L A I Y C T O H F T N H T A E E E E F
 I V Y U S I A U U Y T M F R P R W R G H
 L Y A B S B C L B D L M S I A N G S D U
 T N E M U A V S A M O C U A L G I E H B

WORDS

- ABERROMETER
- ALLERGY
- ANISOCORIA
- ASTIGMATISM
- BENIGN
- BIFOCAL
- BLEPHARITIS
- BRIDGE
- CATARACT
- CHAMBER
- COATING
- CONE
- CORNEA
- DIOPTER
- DISORDER
- GLAUCOMA
- LENS
- MACULA
- OPTICAL
- REDNESS
- REFRACTIVE
- RETINA
- SWELLING
- TEARS

Find the words hidden vertically, horizontally, diagonally, and backwards.

King City Monthly Musical Presents *Billy and The Rockets*

Submitted by Linda Sawyer

Bursting out of COVID doldrums, let's get upbeat with "make-my-day" music concerts!

Great news! Billy and the Rockets are starring in the February Monthly Musical Event! **February 12th, 2pm to 3pm**

The group is a little bit Country, a little bit R & B, and a little bit Southern Delta Blues, which blends into a magical potion that will start toes tapping and hands clapping!

Their shows appeal to a wide variety of people, so invite your friends and family!

When Billy and the Rockets take a short break we'll have the usual raffle drawing with three chances to win \$5 and one chance to win



\$10. There's no limit to the number of tickets you can buy at the door when you arrive!

We'll see you at the King City Clubhouse!

A **THANK YOU** to **Columbia State Bank** and **KCCA** for continuing to sponsor this Community event.

***There is a possibility that the front door of the building may be locked, Please bring your entry card with you.*

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