

GREENTREES

August

The Village Voice

2013

Greentrees Village, Inc.

1600 Rhododendron Drive #320, Florence, Oregon 97439

541-997-8674

Around The Village

Association Annual Meeting

The 2013 Annual Meeting of Greentrees Owners will be held on August 3rd in the Association's Recreation Hall. At least 86 lots must be represented in order to have a quorum to hold a meeting, so all owners are encouraged to attend. Sign-in begins at 1:00 PM.

This year the Board of Directors will be hosting a 'Meet and Greet' session between 1:00 and 2:00 PM, with wine and cheese offered. It is an excellent opportunity to meet your District Representative and discuss any issues or concerns you have regarding Greentrees. The Annual Meeting will begin at 2:00 PM.

Community Garage Sale

There will be a property-wide Garage Sale on Saturday, August 31st sponsored by the Association.

The event is open to the general public. Greentrees will place a large ad in the local newspaper and open the front gates. Residents may display items for sale around their homes, on driveways, porches, decks, garages, etc.

This will be the fourth year that Greentrees Village has sponsored the event. Large ads will run in the newspaper on Wednesday and Saturday the week of the sale. The gates will be open from 8:00 AM - 3:00 PM on Saturday. Temporary parking will be allowed. You do not need to register with the office to participate.

Board Suspends Estate Sales

Due to concerns expressed by owners, the new rule regarding Estate Sales that was published in last month's newsletter has been suspended by the Board until they have time to consider owners' input. President Fred Burns has suggested that a special board meeting will be held in September to discuss the subject and bring it to a conclusion.

New Rule

At the Board of Directors meeting held on July 9th, the Board implemented a twenty dollar service charge in

addition to applicable bank charges for checks returned for insufficient funds.

Summer Cleanup

Summer has come early this year, and with it lots of unwanted grass and weeds. Most owners have been diligently working to cleanup their lots. But we have many unoccupied lots in Greentrees, and absentee owners often don't give the care that is needed to keep the lots attractive. During the month of July some residents received letters asking them to follow the rules in maintaining their property.

Please remember, the area fronting homes, mobile homes, travel trailers and recreation vehicles must be maintained in a neat and presentable appearance. Grasses and ground covers should be kept trimmed. Dead or dying trees, garbage, trash or unused vehicles are not allowed. The Association shall have the right, after giving 30 days notice to the owner to correct the violation, to have the lot maintenance performed. All costs and expenses incurred shall be borne by the lot owner.

Community Wide

GARAGE SALES



Saturday, August 31st

Gates Open

8 AM - 3 PM

Temporary Parking Allowed

Special ACC Report by RB Taylor

Some new information for those members who live on the West side along the river. The city of Florence building code requirements used by the ACC here at Greentrees is Title 10, along with various chapters dealing with special conditions dealing with unusual circumstances, one in particular for the members who have homes located along the river is Title 10, Chapter 7 titled "Special Development Standards" in particular paragraph 10-7-3, C. "River Cutbanks: No building shall be permitted within fifty feet (50') from the top of the cutbank."

The intent of this building code is to require special engineering design information be provided before allowing construction within the 50' setback area. As a fairly new addition to the building code requirements, a so called "Grandfathered Structure or item" may be repaired or replaced (**as long as the item had a city permit when it was installed**). If the item did not have a permit you are not allowed to repair it or replace it without a city variance.

If you are unsure about any construction on your lot, be it a "Deck, Outbuilding, Room addition or any other type of construction", you will need to make inquiries with the City of Florence Building and Permit Department. The ACC files would only contain information provided to the ACC by the lot owner, and may or may not include a copy of a city permit.

Computer Club by Pat Miller

The difference between a browser and a search engine:

A web browser is considered a software application that allows people to access, retrieve and view information on the Internet. The most popular web browsers currently in use are Firefox, Chrome, Internet Explorer, Opera and Safari. And there are more.

The main purpose of a search engine is to search for information on the Internet. It is a software program that searches for websites based on key words. The main search engines currently used are Google, Bing and Yahoo. And there are more.

Or another way to look at it, the difference between a browser and a search engine is a bunch of BS! You need the B (browser) before (or to do) the S (search).

August Classes

- 8/7 Dale DeRemer: Routers and Bridging
- 8/14 Workshop
- 8/21 Jep Norwood
- 8/28 Workshop

GTV Tennis Court Renovation Complete

In June, the Association completed work on the Greentrees tennis court. The contractor repaired the cracks and the entire court was resurfaced and painted. The Maintenance Department installed new windscreen around the perimeter of the court and replaced the practice backboard on the north end. The cost of the repair and resurfacing was \$8,400.

The Resident's Forum

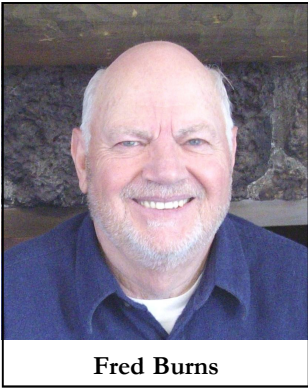
All meetings of the Greentrees Village Association board are open meetings. Residents are encouraged to observe meetings and to read the board meeting minutes. Residents who wish to address the board are welcome to do so during the Resident's Forum conducted near the beginning of each business meeting.

Here are few tips for participating:

1. Put it in writing. You will get the best response if you put your question or opinions in writing prior to the meeting. This isn't mandatory, but it helps you and the board. Some issues may require a little research by the manager. Also, the board can serve you better if members have time to consider your concern.
2. Plan your remarks to last no longer than three minutes. Board members enjoy visiting with residents; however, the meeting agenda is always very full, and the three-minute limit ensures that all business gets conducted. This doesn't mean big issues can't be presented. If your concern requires more time, please summarize it in three minutes, and the board will add it to the agenda for the next meeting.
3. Don't expect an immediate response. Board members don't act independently. All issues require discussion and sometimes a vote. Sometimes an immediate answer is possible, but it's just as likely that you won't get a response until after the meeting.
4. If you need information, call the manager. The purpose of the Resident's Forum is for residents to share opinions and concerns with the board. Residents seeking general information (like a status report on a project or the board's position on an issue) can get a more immediate answer from the manager.

Emergency Information Sheets

We don't want to sound like a broken record, but we would again like to remind you that if you don't have an emergency information sheet in the GTV office, please come in and fill one out. It is truly surprising how often we reference that information when there is a problem, or something comes up concerning a resident here. It could help you or your relatives and friends when there is an emergency. Think about it.



Fred Burns

Could the Rhody Express be Eliminated?

For the past thirteen years, the Lane Transit District (LTD) has operated a public bus service (The Rhody Express) in Florence which includes regular stops at Greentrees Village. It now appears that the service to Greentrees is in jeopardy of being eliminated.

The Lane Transit District website explains:

"The Rhody Express has experienced declining ridership in the past two years, and Federal funding has remained flat. If ridership continues to decline, the funding also may be reduced and/or eliminated."

We have learned that in February 2012, the Confederated Tribes requested that a Casino stop be added to the Rhody Express schedule and provide free rides for Tribal members and Tribal employees. In December 2012, the Tribes and LTD began to develop possible routing scenarios for consideration. In February 2013, the Tribes announced their willingness to support a scenario that would eliminate the Greentrees Village pick-up and the Senior Center stop and add the Casino to the schedule. The additional cost of adding the Casino was estimated to be \$40,000 per year and the Confederated Tribes offered to cover that cost with money from the Elderly and Disabled Special Transportation Fund, an Oregon state grant fund.

The Tribes and Lane Transit District are now proposing a one year 'Pilot Project' to adopt the scenario described above. In other words, Greentrees and the Senior Center would be cut out of the schedule and the Casino added.

All of this comes as a surprise to the Greentrees Village Board, who has not been contacted or informed of any of these negotiations and only learned of the proposed changes by chance. The changes seem to be in contradiction to the Florence Transportation System Plan which states that its goals include:

"Establishing a visible and accessible transit service open to the general public that also targets the needs of people who are older or have disabilities."

Greentrees is the largest senior community in Florence, and arguably one of the most densely populated areas of the City. The Senior Center exclusively serves senior citizens. To remove these two stops from the Rhody Express schedule would effectively limit seniors' access to public transportation.

When Greentrees Village owner Don Patton made these points to Susan Hekimoglu of the Lane Transit District, she responded in part:

...It remains a proposal, and there will be a formal public process once all the jurisdictions have had a chance to consider it. The only thing that's been decided so far is the ability to go ahead with public notices and a public hearing that we anticipate being held at the September Florence City Council meeting... The Florence City Council will have the final say.

The Greentrees Board is concerned about these proposed changes to the Florence public transit system. The reason given by LTD for eliminating Greentrees and the Senior Center from the bus route is that these stops do not provide many riders. However, it has been our experience that the bus serves as an alternate mode of transportation when needed, for example when a GTV resident is unable to drive for several weeks due to a health issue. For that reason, the Board feels that eliminating Greentrees from the bus schedule would have a negative impact on our community. There is also the obvious consideration that if the casino were added to the route and Greentrees kept on the schedule, ridership from GTV would likely increase.

Clearly, we cannot compete with the casino's offer to contribute \$40,000 to the Rhody Express. However there is still an opportunity for our voices to be heard when this issue comes before the city council. We may also express our opinions directly to the Lane Transit District.

If you agree with the Board on this issue, I would encourage you to do several things. First, you can e-mail your opinion on the changes to Susan Hekimoglu, the Lane Transit District coordinator at:

susan.hekimoglu@ltd.org

Second, let the Florence City Council know what you think by e-mailing to:

www.ci.florence.or.us

Lastly, we will be circulating a petition at the Annual Meeting that addresses our concerns to the Florence City Council. We would welcome your signature.

Even if you are someone who does not currently ride the Rhody Express, there may come a time when you will need it. Under the scenario being discussed, it may not be available for you to use, so I encourage all residents to participate in communicating their concerns to the City and the Lane Transit District.

That's it for now. I hope to see all of you at the 33rd Annual Meeting of Owners on August 3rd at 2:00 PM in the Recreation Hall.

Thank You to Jeff Myers

A special thank you to owner Jeff Myers, lot 72, who again this year has generously donated a bicycle to the Tuesday Group.

Jeff is part owner of Bicycles 101 on 8th Street in Florence and has for many years donated a bike to the Tuesday Group for the fund raiser.

The Tuesday Group raffles off the bikes as one of the ways it raises funds to sponsor the free Thanksgiving and Christmas dinner offered annually to all GTV residents.

Nova Garing Paintings

Greentrees is pleased to display artwork by our talented residents in the GTV office. We are currently featuring the works of Nova Garing of lot 152. The eleven watercolors include landscapes, still-life and abstracts. If you haven't had the pleasure of seeing Nova's work, stop by the Greentrees office and give yourself a treat.

Jo The Editor

Dear Greentrees Residents;

After spending 44 years in the real estate business, I have decided to retire. My last day will be August 30, 2013.

I am 'passing the torch' to my good friend and partner, Shirley Hunt. I hope our clients will continue to do business with Shirley - she is a very good agent.

I want to thank all of my past and present clients, especially those in Greentrees.

Thank you for all the memories!

Darlene Austin

Lot 256

Welcome New Residents

Lisa Twisselman, lot 647

Janis Hahl, lot 233

Bruce & Pam Littlepage, lot 574

Barbara Williams, lot 618

David Lloyd & Mary Leath, lot 131

David Elward & Donna Eliason, lot 210

In Memorial



David Shephard, lot 39
6/15/46 - 7/2013



Greentrees Bingo

Every Saturday Night
at 7:00 PM

Door Prizes, Good Snacks,
and Good Company.
In the Recreation Hall

The Greentrees Village Voice

is brought to you by Greentrees Village, Inc.

NEXT NEWSLETTER DEADLINE

August 19th, 2013

Please submit your news items for the next issue by bringing them to the Greentrees office, or by E-mail to gtv@oregonfast.org

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Visit our web site at:

www.greentreesvillage.org

AUGUST 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Friendship Club 9:30-12 Rhody Quilters 10:00-4:00 Bunco 1:30, Snacks M-Z	2 Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm	3 Annual Meeting 2:00 PM Tennis 9:00 am Bocce Ball 10:00 am Bingo 7:00 pm
4 Snooker 1:00 pm	5 Pickle Ball 9:00 am Exercise Class 10:00 am Dabbers & Gabbers 1:00 pm Snooker 1:00 pm	6 Tues Group Social 9:30 am Property Comm 10:00 am Line Dancing 10:00 am	7 Pickle Ball 9:00 am ACC 10:00 am Exercise Class 10:00 am Hula Class 11:00 am Computer Class 11:10 am Snooker 1:00 pm	8 Friendship club 9:30-12:00 Finance Comm 10:00	9 Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm	10 Tennis 9:00 pm Bocce Ball 10:00 pm Bingo 7:00 pm
11 Snooker 1:00 pm After Glo Party \$5.00	12 Pickle Ball 9:00 am Exercise Class 10:00 am Dabbers & Gabbers 1:00 pm Snooker 1:00 pm	13 Line Dancing 10:00 am Tues Group Meeting 12:00 BOD meeting 1:00	14 Pool Closed Pickle Ball 9:00 am Exercise Class 10:00 am Hula Class 11:00 am Computer Workshop 11:10 am Snooker 1:00 pm	15 Friendship club 9:30-12:00 Rhody Quilters 10:00-4:00	16 Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm	17 Tennis 9:00 am Bocce Ball 10:00 pm Bingo 7:00 pm
18 Snooker 1:00 pm Bunco 1:30 pm Snacks A-L	19 Pickle Ball 9:00 am Exercise Class 10:00 am Dabbers & Gabbers 1:00 pm Snooker 1:00 pm	20 Applique' Society 9:30 Property Comm. 10:00 am Line Dancing 10:00 am Tues Grp Meeting 12:00	21 Pickle Ball 9:00 am Exercise Class 10:00 am Hula Class 11:00 am Computer Class with Jep Norwood 11:10 am Snooker 1:00 pm	22 Friendship Club 9:30-12:00	23 Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm Potluck Dinner 6:00 District 8	24 Tennis 9:00 am Bocce Ball 10:00 am Bingo 7:00 pm
25 Snooker 1:00 pm	26 Pickle Ball 9:00 am Exercise Class 10:00am Dabbers & Gabbers 1:00 pm Snooker 1:00 pm	27 Line Dancing 10:00 am Tuesday Group Luncheon Out Beachcomber 11:30 am	28 Pickle Ball 9:00 am Exercise Class 10:00 am Hula Class 11:00 am Computer Workshop 11:10 am Snooker 1:00 pm	29 Friendship club 9:30-12:00	30 Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm	31 Annual Garage Sale 8:00 am-3:00 pm Tennis 9:00 am Bocce Ball 10:00 am Bingo 7:00 pm

Greentrees Village Inc.
Board of Directors Meeting Minutes
July 9, 2013

Call to order: the meeting was called to order at 1:00 p.m. by President Fred Burns. Seven Board members were in attendance. Guido Romano and Phillip Catalfamo were absent.

Approval of Board Agenda: **G. Lyddon made a motion that the agenda be approved. Voice vote, 7 yes, approved unanimously.**

Approval of Prior Meeting Minutes: **P. Patton moved to approve the minutes of June 11, 2013. Voice vote, 7 yes, approved unanimously.**

President Burns Comments: The Annual meeting will have a 'Meet and Greet' with wine and cheese at 1:00 PM after sign in. The meeting will start at 2:00 PM. The agenda will include a representative from the fire department. We will also discuss the results of the survey.

Residents' Forum: D. Johnsen, lot 414 commented on item 3 of the survey.

Correspondence: A letter from G. Romano tendering his resignation from the board and all committees he serves on due to health issues. **F. Burns made a motion to move this item to Other Business so we can handle the appointment of the new district reps at that time for both district 3 and 7. Voice vote, 7 yes, approved unanimously.** A second letter was from C. Bailey regarding the Estate Sales issue.

Financial Report: G. Lyddon presented the Treasurer's Report. Cash on hand in our checking and savings account is \$360,172. The Reserve fund has \$306,715 for a balance of \$666,887. Our expenses are in line and we are under budget on utilities.

General Manager's Report: Board member Phillip Catalfamo, was in a car accident and has injured his back. That is why he is not in attendance. We have had to replace two water service lines beyond what we had planned. These replacements were on lot 258 and 233. The TV in the coffee room is being repaired and we hope it will be back by Friday. The outgoing gate on the East side is being worked on. We are placing a lien on one lot this month for delinquent assessments. Our other two foreclosures that we began are in progress. There are 42 letters going out for lawn maintenance issues on resident's lots. We have received 142 surveys so far. There is an open house on July 15th for people selling their homes. We have two owners who have signed up. The House did not pass Bill 28-23 that was very bad for home owners associations. This is the bill that dealt with signs displayed at people's residences that would allow them to say whatever they want to. We will keep you informed on this issue.

Clubs and Committees

(ACC) R B Taylor: One permit issued on lot 607 for a deck replacement and one for lot 542 for replacing a retaining wall and extending a porch. (Property Committee) The Property Committee cancelled their last meeting. The previous meeting was working out the details on the Boys and Girls Club painting the lot numbers on the streets. A list has been completed of walls that need to be replaced in the near future. Some are the Association's responsibility and some are the home owner's responsibility. (Tuesday Club) P. Spagna: All the flea market tables have been sold. The flea market will be held on July 27th from 8 AM - 2 PM. Thanks to all of you that donated items for the sale. They will also be raffling off a bike again this year. Tickets can be bought in the office, \$1.00 each or 6 for \$5.00. They are not getting enough volunteers to be able to do everything. If they don't get more participation they may not be able to put on the Thanksgiving dinner or the Christmas dinner. Please step forward so they won't have to close down the Tuesday Group. (Computer Club) P. Miller: No report. (West Lane Emergency Group) No report. (Bingo Report) Jean Hosking reported Bingo has averaged 36 attendees, per week, during the past 2nd quarter. They have paid out \$1,840.00 over the last 13 weeks. This quarter ended in a positive net gain balance of \$292.00.

Unfinished Business. (05-06-13) Estate Sales: **F. Burns made a motion to suspend the policy on Estate Sales and re-evaluate the policy in September at a special meeting after the annual meeting. Voice vote, 6 yes, 1 nay (P. Patton) - approved.** (05-07-13) HUD Survey: Districts 3 and 7 have not been completed. President Burns requested that the board volunteer to finish up those districts. Everyone was in agreement. (06-03-13) Policy on recording BOD meetings: **B. Johnson moved that last month's motion to prohibit recording of the BOD meetings be made a resolution. Voice vote, 7 yes, approved unanimously.**

New Business: (07-01-13) Hall rental, D. Neale, lot 273: Discussion followed. **P. Patton made a motion that Fred be given the authority to make the decision after discussing the request with D. Neale. Voice vote, 7 yes, approved unanimously.** (07-02-13) **Collection Policy:** **G. Lyddon made a motion to add to our collection policy a \$20.00 service charge in addition to any applicable bank charges for checks returned for insufficient funds. Roll call vote, 7 yes, approved unanimously.** (07-03-13) Rhody Bus: F. Burns reported that the Lane Transit District is considering eliminating the Rhody Bus for Greentrees and the Senior Center and adding a stop at the Casino. A public hearing will likely be at the beginning of September. A lengthy discussion followed. We will keep you informed.

Other Business: G. Romano resignation leaves district 3 open. **F. Burns made a motion that RB Taylor who was an Alternate and is currently the rep for district 7, be made representative of his home district 3 which is now vacant. Voice vote, 7 yes, approved unanimously.** **F. Burns then made a motion that Vicki Martin, lot 528, who ran as an Alternate and lives in district 7 be seated on the board for district 7. Voice vote, 7 yes, approved unanimously.**

Announcements: Thank you to the Tuesday Group for serving cake. **POT LUCK, SPONSORED BY DISTRICT 7, WILL BE CHANGED TO JULY 19th** because of a scheduling conflict with the Flea Market. Everyone is welcome.

RB Taylor made a motion to adjourn the meeting. Voice vote, 7 yes, passed unanimously.

Adjournment: 2:12 p.m.