



## SELLER'S MARKET GTV home prices continue to rise with high demand, low inventory

By Steve Earnshaw

While COVID-19 casts a shadow of gloom, there's a bright spot for property owners here in Greentrees - the robust health of the local Florence housing market.

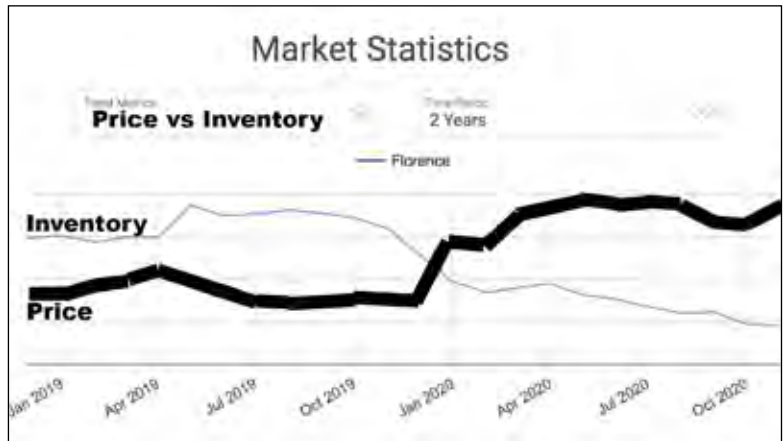
Back in 2012 the average sales price of homes in Greentrees was just \$67,500. For the 10 months ending October 31 of this year, 29 homes have sold here at an average sales price of \$183,600, and with a median of just 59 days on the market.

As this article was written in mid-Novem-

ber, there are just two active listings and nine pending in escrow. The demand is high. The supply is low. Greentrees is a hot market right now.

Unlike Florentine Estates and other Florence area neighborhoods, Greentrees offers the most diverse range of housing in the area.

Homes in Greentrees range from pre-1976, single-wide mobile homes that are not eligible for conventional, FHA, or VA financing, to new(er), river-front double-wide manufactured homes that are easily financed.



Low inventory drives up home prices. The typical home in Greentrees sells within 60 days after it goes on the market, according to local realtor Stephen Earnshaw.

Every year, the mix of homes sold varies considerably. Some years, more single-wides sell. Other years, see more double-wides sell.

Condition plays an important part in both values and how quickly a home here sells.

Homes that have been well maintained and updated command a higher price in the market, while homes in original condition with "deferred" maintenance will sell for less.

The typical Greentrees buyer is most interested in a "move-in-ready" home, while those described as "fixers" tend to languish on the market.

One of the best strategies before listing your home is to obtain a home inspection, and deciding if spending additional time and money will result in a selling price that exceeds the cost of said repairs and updating.

Most buyers will have an inspection contingency in their offer, and it's usually best to address the larger items such inspection reveals, i.e. roof, structural, plumbing, and electrical repairs, before going on the market.

Popular renovations include updated bathrooms and kitchens, window replacement, interior paint and vinyl plank flooring. Often, fresh paint and hardware on cabinets also make a big difference in a home's appeal.

Improving "curb appeal" by trimming back vegetation to bring in much desired natural light, also improves saleability.

The single best improvement you can make is to make the interior as light and bright as possible.

Greentrees will continue to be a high-demand neighborhood limited only by the lack of homes for sale.

*(Steve Earnshaw is a Principal Broker with Windermere Real Estate/Lane County and has sold more than 100 homes in Greentrees since he began his real estate career in 2003.)*

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### ACTIVITIES STILL ON HOLD

“Although activities within Greentrees remain on hold due to COVID-19, that doesn't mean the Activities Committee is taking a break,” says Mark Tilchen, Activities Committee chair. “The January Activity Committee meeting (January 5 @ 1pm in the Recreation Hall) will devote a lot of time discussing a 2021 event schedule for when things do reopen.” Tilchen says the Agenda items will include pricing of holiday dinners, 2021 Rhody Days Parade participation, Potluck precautions, and evaluate monthly coffee meet-and-greet protocols. In the interim, Tilchen says the December 1st Activities Committee meeting will discuss new ideas and adding funds to the 2021 activities coffers when they do resume. Masks and social distancing are required when attending all GTV meetings.

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### Christmas Rummage Sale

Christmas bargain hunting? Make an appointment with Toni Glover to look through the collection of goodies that have been donated to GTV, and are currently stored in the Tuesday Room located in the Recreation Hall across from the kitchen.

The process will be: One person at a time. Make sure that you wear a mask. GTV will provide the gloves.

Please call Toni at **541-999-5102** to setup a time. All the money received from the sale of these items will go to the GTV Activities Committee for future GTV events.

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## Special Cermaic Art Adorns Serenity Atrium

Greentrees residents and guests who like to take a moment and escape to the Sernity Atrium, located between the office and restrooms, will find a very unique piece of art on the wall: a Kaji plate handcrafted by our very own Matt Kennedy.

Matt created this beautiful ceramic plate with the Japanese Kaji sign for "LOVE" carved into it. But his primary artisitic creations are custom cremation urns.

"I am the first artist to use a tattoo machine to carve with on ceramics! I specialize in custom one-of-a-kind memorial urns. I can carve and tattoo pretty much any design onto ceramics just like a tattoo artist would on a person," says Matt. "If you have a tattoo design that reminds you of your loved one that you want me to tattoo on a custom cremation urn, please contact me."

Matt's unique and beautiful ceramic creations can be seen on his website: [www.ceramic-tattooart.com](http://www.ceramic-tattooart.com). ~Mary Hamilton

## Take Your Garage Sale "Online"

Is your garage so full you can't park your car inside? Perhaps it's time to purge. Sell what you no longer need, but do it "Online."

Tackling this can be daunting. Set aside an hour a day and focus on one area at a time. Ask yourself, "When was the last time I used this?" or "Will my kids want it someday?"

There are Online sales websites that charge a commission (eBay), monthly and/or upfront fees. Some don't charge anything (Craigslist). There are specialty websites such as Poshmark for fashion and Etsy for crafts. To sell Online you will need to setup an account with the website you want to use.

The most popular, eBay, typically only charges if your item sells. It uses a safe, seller/buyer feedback system and secure monetary transactions.

One challenge with selling Online is the size and weight of an item. Sometimes the cost to ship to the buyer is more than the item is worth; heavy items, or a box with a measurement of more than 12 inches, gets expensive.

To determine the value and sales potential of an item, research itOnline. Go to eBay.com,

then search for the item you want to sell. (An account is not required to search.)

You can also Google your item. Type in the name or description, then click the "shopping" tab when the search engine pops up the findings.

Something you might throw away could be a collectable to someone else.

For example, recent items sold by the GTV Activity Committee via eBay include an old pencil sharpener (\$80), vintage/rusty wrenches (\$33) and dollhouse furniture (\$100).

The only way to know an item's worth is to do the research.

If you have reservations about Online selling, ask friends or neighbors for help. Many here in Greentrees sell items on eBay, Etsy and Craigslist.

A note of caution: Selling via Craigslist or Facebook, where sales are typically face-to-face, pose safety concerns. So, always have someone else there with you when meeting a potential buyer, whether it's at home or outside of Greentrees. ~Mark Tilchen



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High winds, with gusts above 60mph, hit the coast early morning of Friday, November 13, causing a lot of property damage in the area from fallen trees. Many GTV residents awoke to find trees on cars, roofs, and across streets. Our maintenance crew was kept busy for days cleaning up storm debris.



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# THIS & THAT

**TOYS FOR CHRISTMAS:** The Christmas tree is up, decorated, and waiting for unwrapped toys to fill it's skirts in the Rec Hall. Donations will be picked up December 14th, and toys will go to the Florence Police Department that is working with our schools to determine families who could use some extra cheer this Holiday Season. Remember toys will be picked up on Monday, December 14.

**NEW RESIDENTS:** Dean Johnson (Garden Grove, CA) at Lot 669, and Christine Cochran & Peter Schlecht, Lot 23 (Felton, CA) are new renters, while Rex & Carole Cardwell (Reno, NV) bought Lot 227 and Rhoda Kirwin (Eugene) purchased Lot 692. Welcome, all!

**IN MEMORY:** Our condolences go out to family and friends of Tony Nickolaus, who lived here for 20 years at Lot 100. We'll also miss Larry Costa, Lot 14, who treated us to great banjo music at dinners and other special events since moving here in 2016. Both passed away on Nov. 2.

**GATE CODE REMINDER:** GTV residents must call the office to obtain the monthly "Contractors Gate Code" if you're having anyone from outside coming here to do work at your home or on your property.

## Ron's Firehouse WAFFLES

One of my best friends, Ron Apling, a retired Eugene fireman/medic, is famous for the waffles he made for the crews at the firehouses where he worked. These golden treats are crunchy on the outside, soft on the inside.

- 1 cup flour
- 3 tsp baking powder
- 1/2 tsp salt
- 1-3/4 cups milk - or 1 pint buttermilk (best!)
- 1/2 cup vegetable oil
- 2 egg yolks
- 3 egg whites

Mix the dry ingredients together in a bowl. Place milk, oil and egg yolks (save the whites!) into a larger, separate bowl.

Place the whites of three eggs in a third bowl. Use electric blender to whip them until the whites are stiff. Set whites aside.

Blend wet ingredients, then slowly add the dry ingredients until the waffle batter is smooth.

Use a large spoon to transfer the whipped egg whites to the waffle batter. SLOWLY fold the egg whites into the



batter. You want as much of the air in the egg whites to remain, which makes the crunchy exterior of the waffles.

Once the whites are folded into the batter, spoon the batter onto oiled waffle iron. Lower the lid and wait until they are done to a golden brown.

You'll probably have to double the recipe if you are having a crew over for breakfast. ~ Bruce Smith



Ron Apling making waffles.



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The wind storms and resulting tree damage last month should be a strong reminder for everyone that emergencies can happen at anytime day or night. Being prepared helps relieve stress during such times.

That's why Greentrees Emergency Response Team (GERT) would like to remind all GTV residents to sign up for Emergency Alerts at [www.LaneCounty.Org](http://www.LaneCounty.Org), or [www.SVFR.Org](http://www.SVFR.Org) link to Emergency Alert.

Emergency planning is a vital part of staying safe. Have an emergency plan for all family members that live inside your household. Have a family member or friend outside your household and or area know your plan.

For Help with making your Emergency Preparedness Plan, read the "Greentrees Emergency Preparedness Plan 2020," which you can get a copy from the office.

Or, if you have any questions related to emergency preparedness, please contact Kristel Buechner (GERT chair ) at 541-997-0909. ~ GTV

# The Village Voice

A publication of Greentrees Village, Inc.



**Publisher/GTV General Manager:**

**Matt Kennedy**

**Editor: Bruce W. Smith**

**Special Thanks**

Brenda Kessler & The Folding Crew

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**Next Editorial Deadline: Dec. 20th**

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# KENNEDY'S KORNER

I am coming up on my one year anniversary at Greentrees and am still very excited to be part of this wonderful community.

It has been a crazy year for all of us in 2020! I sure do appreciate all of you having patience with the different protocols that we have had to put in place here in the office due to Covid-19.

Everyone has been great about wearing masks and adhering to all the new guidelines, etc... Hopefully we can have some more happenings for 2021 and we can all get back to a more normal existence.

I am excited to get a couple of new neon signs for the entrance and one for the conference room to notify every one of what is happening for the month. They light up and will keep everyone up to date.

**On a personal note:** I am getting married on December 19th in Los Osos California to my beautiful bride to be Jannine. So I will be gone from December 11th and coming back to work on January 4th.

We are looking forward to having another great year here in Florence for 2021 upon our return.

I have also set up my ceramics studio and am so grateful to be able to do my art. I will be hopefully be displaying some of my art next year in the clubhouse display cases.

**Reminder:** We are sending out the billing statements for 2021 in December. The new HOA Assessment will be \$246.00 instead of \$228.00. This is the only statement that will be sent out for the year.

Make sure to check the line of communication we have in place for further information – Website, Signage, Facebook Page, etc...

If you have any questions or concerns please don't hesitate to call Matt Kennedy, General Manager at: (541) 997-8674.



**Greentree's General Manager Matt Kennedy with his soon-to-be bride, Jannine. The couple will wed December 19 in California, then return to Florence just after the start of the New Year.**

*Matthew Kennedy*  
Greentrees Village  
General Manager

P.S. Have a safe and special Holiday season.

## A Word From Our Board President

By now you have, or will have received, a ballot in the mail from the Greentrees Village office announcing the HOA Board nominees for 2021.

The HOA Board of Directors serve an essential role in the community so we're counting on your participation. Please take the time to review the ballot and use the privacy envelope to return and cast your ballot.

There's a secure ballot box located in the GTV office in which you can drop off your vote. Just make sure that you return your ballots by November 27th.

Also we require that anyone entering the clubhouse and office must wear a face mask.

Our Election Committee will count the ballots the first week in December and the results of the election will be announced at the December BOD meeting on 12/8/20 at 1:00 PM.

Unfortunately, due to COVID-19 our Activities Committee will not be hosting the annual Thanksgiving dinner this year.

My hope is that you all enjoy a healthy, safe and Merry Christmas!



**Bruce Littlepage**



# GREENTREES ACTIVITIES DECEMBER 2020

	Sun	Mon	Tue	Wed	Thu	Fri	Sat
6	Water Aerobics M - F @ 8:00 am  All Residents Welcome!	7 Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	1 Property Comm. 10:00 am  Activity Comm. 1:00 pm	2 Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	3 Finance Comm. 10:00 am	4 Pickle Ball 8:00 am - 10:00 am Exercise Class 10:00 am	5 Bocce Ball 11:15 am
13	14 Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	8 BOD Meeting 1:00 pm	9 POOL CLOSED  Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	10  Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	11 Pickle Ball 8:00 am - 10:00 am Exercise Class 10:00 am	12 Bocce Ball 11:15 am	19 Bocce Ball 11:15 am
20	21 Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	15 Quilting Group 9:00 am - 4:00 pm	16 Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	17  Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	18 Pickle Ball 8:00 am - 10:00 am Exercise Class 10:00 am	25 Merry Christmas!  GTV Office, Clubhouse, Pool and Hot Tub will be Closed on Xmas day.	26 Bocce Ball 11:15 am
27	28 Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	22  29	23 Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	24  Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	31 Book Club 2:00 pm	30 Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	31 Book Club 2:00 pm