

GREENTREES

August

VILLAGE VOICE

2014

Greentrees Village, Inc.

A Fifty-Five and Older Community

541-997-8674

Around The Village

Association Annual Meeting

The 2014 Annual Meeting of Greentrees owners will be held on August 2nd 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.

Again 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.

George Lyddon Announces for City Council

Greentrees Village HOA President George Lyddon has announced that he will be a candidate for the Florence City Council in the November election. Mr. Lyddon said that he decided to run for the Council after learning of the City's plans to remove so much native vegetation along Rhododendron Drive to build the proposed multi-use path. Mr. Lyddon will be speaking at the Greentrees Candidates Forum on August 27th.

Community Garage Sale

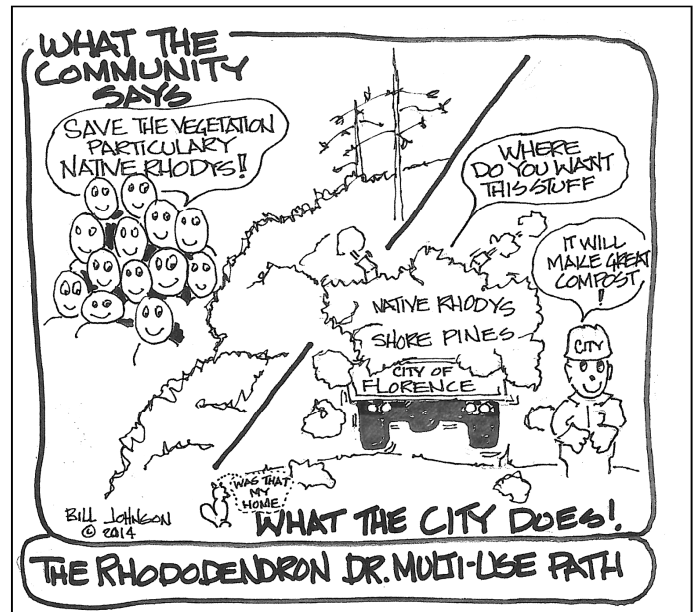
There will be a property-wide Garage Sale on Saturday, August 30th sponsored by the Association.

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 fifth year that Greentrees Village has sponsored the event. A large ad 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.

Thanks Jeff

A thank you to owner Jeff Myers, lot 72, who again this year generously donated a bicycle which was raffled off at the Greentrees Flea Market. The Bicycle raffle



brought in over \$400 for the Association. The bike raffle was won by Florence resident Steve Warnecke.

Greentrees Hosts Candidate Forum

Greentrees will be hosting a public forum for announced candidates running for the Florence City Council. Elections are in November and four seats are open, including that of mayor. All candidates are being invited to attend and speak at a public forum in the Greentrees Village Recreation Hall on Wednesday, August 27th from 7 to 9 PM.

This is an especially important election year with so much going on in City government that affects Greentrees, so we hope many Greentrees residents will plan to attend. Wine and cheese will be served.

Charter Cable

Hopefully everyone has received and installed their digital cable boxes from Charter Cable. You can no longer get TV reception without one. The temporary Charter store in Florence is now closed, so if you didn't get your free box you will now either have to go to Coos Bay to pick one up (1400 Newmark Ave., Coos Bay) or call Charter and have one mailed to you (1-888-438-2427). Remember, you will need proof of residency and also to know if your TV is digital or not.

From the President by George Lyddon



The Hidden Gems In Greentrees

We are blessed to have the freedom to live in such a beautiful community as Greentrees Village, and to have among us people of such great talent as demonstrated by the display of crafts in the Clubhouse.

The talents of Dee Dee Lang, Della Ault and Bill

Johnson are but a small example of this talent. It is no wonder that the City of Florence stands up and listens to us. Don't Tread on Us!

The Computer Club by Pat Miller

Hope you all are enjoying your summer. We've had some beautiful days - if you don't count the wind.

The Club is finding that along with an increase in tablet users, there is an increase in Apple brand users (Mac, "i" anything) and we hope to be a resource to those individuals. We can use help in growing that support. Anyone out there who can lend a hand, either by teaching a class or just giving some general help, would be much appreciated.

Through the end of this month we're on our weekly schedule. Starting in September, we will return to our twice monthly schedule.

August schedule

8/6 Class

8/13 Workshop

8/20 Jep Norwood

8/27 Class: Windows Live Photo Gallery with guest instructors Paul & Becki Stymelski

Flea Market A Success by Sharon Davis

In spite of a day that started with drizzle; and a day when two other gated communities had yard sales; and a day when there were numerous garage sales all over town, Greentrees' Flea Market was an outstanding success. Vendors reported doing well with their sales. The baked food area sold out. The Greentrees flea market table sold almost everything, and the bike raffle ticket sales soared.

We owe the success of our endeavors to all the won-

derful help we received. We had lots of donations of items and furniture brought in on Friday for the sale. We had help from a variety of people helping us set up the sale. We had an abundance of donations of baked goods and many volunteers help on Saturday with food sales, merchandise sales, cashiering and assistance.

Thanks to all of you who so generously contributed to help make the sale a success. The variety and quantity of items for sale was wonderful. The food was way too good (We have the best cooks in all of Florence living in Greentrees). The bike was so cute - Thanks Jeff.

What a wonderful day of fun!

Free Bus Tickets

In an effort to encourage more people to ride the Rhody Bus, board member Peg Patton has purchased 20 bus tickets and made them available in the GTV office. If you've wanted to ride the bus, stop into the Greentrees office and get a ticket - you can try it for free! Tickets are available as long as the supply lasts.

Display Cabinet

The Art and Collection display cabinets in the GTV Library has been a big hit! The office staff hears lots of positive comments from residents about the items displayed. There is now a sign-up sheet in the Library if you are interested in displaying your art work, crafts or collectibles. The Committee is always looking for display items. For more information, contact Charlotte at 541-997-8674.

Community Wide

GARAGE SALES



Saturday, August 30th

Gates Open

8 AM - 3 PM

Temporary Parking Allowed

Continued from page 4

New Business:

(07-01-14) Variance request for Lot 243: R. B. Taylor stated that Lot 243 is requesting a variance in order to keep the picket fence she has within her Greenbelt. Discussion followed. Bill Johnson motioned that we grant a variance to Lot 243 for the picket fence, as built, with the stipulation that it not be replaced and also that she plant a Greenbelt in front of it. Discussion followed. Bill Johnson moved to modify the motion so that it states that, if a variance is granted, it is under the conditions that the fence cannot be replaced; that the Greenbelt be planted within 30 days and that the fence must be removed upon the sale of the property. **Roll Call Vote, 8 yes, 1 no, Motion is Amended.** Bill Johnson moved to approve the amended motion to grant a variance to Lot 243 for the purpose of allowing the 3' picket fence under the conditions that it cannot be replaced and the owner be required to plant the greenbelt within 30 days along their side of the fence and that the fence must be removed upon the sale of the property. **Roll Call Vote, 6 yes, 3 no, will go to second reading.** **(07-02-14) Florence Transportation Community Report:** Don Patton, Lot 282, presented a short history on Florence Public Transit and the Rhody Express bus and then passed out a new schedule. He said the Rhody Express is a two-loop system with Greentrees being on the South Loop and the central point being the Grocery Outlet store. Don reported that Greentrees ridership is down with an average of 27 riders per month over the last six months, making Greentrees 3% of the total ridership. New signs, new brochures, the buddy system and the free-days program are all being utilized in the hopes of increasing ridership. This last year there were free days for special events and a rider survey on how to improve the system. A final report to the City Council will be done in October. Don said he was open to any suggestions on how to promote the program and increase ridership in Greentrees. Bill Johnson asked about the possibility of purchasing tickets for Greentrees residents once a month, instead of sponsoring a free day, since the ridership is only 27 per month at this time and that might be more feasible. **(07-03-14) Recommendation for road overlays:** Bill Johnson of the Property Committee motioned to approve the Computerized Pavement Management System Plan at an estimated cost of \$732,371.00 over an eleven-year period beginning in 2016. Discussion followed. Roll Call Vote, 9 yes, 0 opposed, approved unanimously. **(07-04-14) 2015 Budget:** Mr. Grenfell moved to approve the 2015 budget, recommended by the Finance Committee to the Board of Directors, there will be an increase in HOA dues to \$205.00 per month, starting January 1, 2015. Discussion followed. Roll Call Vote, 9 yes, 0 opposed, approved unanimously. **(07-05-14) Sale of Lot #105:** G. Lyddon reported that Lot #105 was listed with a real estate agent, Steve Earnshaw. One offer has been received. We did not accept it and countered. They did not come back with a new offer, so it is still on the market. It is competitively priced, so we expect to sell it soon. **(07-06-14) Agenda/Invitation to Annual Meeting:** G. Lyddon stated that an invitation to the 34th Annual Meeting of Members of Greentrees Village, Inc., along with the agenda for that meeting, will be sent out soon to all owners. Registration will begin at 1:00 p.m. with the meeting called to order at 2:00 p.m. A quorum of 15% (86 lots) is needed in order to open the meeting. A "Meet and Greet" with complimentary wine and cheese will be hosted between 1:00 p.m. and 2:00 p.m. This will be a good opportunity to meet your representative. Board members will be available to discuss Association issues. Mike Grenfell motioned to approve the Agenda (as corrected) for the 34th Annual Meeting of Members of Greentrees Village, Inc. Discussion followed. Voice Vote, 8 yes, 1 no (Peg Patton), approved. **(07-07-14) Property pin locations:** B. Johnson of the Property Committee motioned that the Board of Directors approve the expenditure of, not to exceed, \$2,000.00 for surveying in order to help in determining the Association's common property line adjacent to the rear of Lots 201-207; 235-239, 260-262; 277-280 and 301 through 302. Discussion followed. Roll Call Vote, 9 yes, 0 opposed, approved unanimously.

Executive Session: G. Lyddon motioned to adjourn the meeting to go into Executive session to discuss the sale of Lot #105 and legal issues. Voice Vote, 9 yes, 0 opposed, approved unanimously. **The Board went into Executive Session at 2:54 p.m.**

BOD meeting reconvened at 3:59 p.m. Eight board members present after reconvening. Bill Johnson was absent for remainder of meeting.

Vicki Martin motioned to allow Peg Patton to decorate the Recreation Hall from now until December 31, 2014. Voice Vote, 8 yes, 0 opposed, approved unanimously. Vicki Martin motioned to allow George Lyddon to bid up to \$19,900.00 on Lot #9. Roll Call Vote, 8 yes, 0 opposed, approved unanimously. Fred Burns motioned that Greentrees Board of Directors approve giving a \$500.00 incentive bonus to the selling agent on Lot #105. Roll Call Vote, 8 yes, 0 opposed, approved unanimously.

Other Business: None.

Announcements: G. Lyddon welcomed everyone to the District 7 potluck on Friday, July 25th and asked for a volunteer to do the August potluck.

G. Lyddon moved to adjourn the meeting. Voice Vote, 8 yes, 0 opposed, passed unanimously. **Adjournment at 4:03 p.m.**

To The Editor:

Editor;

At the June Board of Directors meeting, the subject of potlucks came up on the agenda. District 5 Representative Peg Patton made a motion that one Association potluck be scheduled on the Activities Calendar each month, January through September, and that each district representative be responsible to host one potluck each year. I voted against the motion. I know my vote was unpopular with many, but this is something I don't enjoy doing.

I have been on the board for many years, both to represent my own district, and to represent other districts when no other owner came forward. I also serve on the Property Committee and the Finance Committee. I serve on the board and the committees to stay informed, and to make better decisions. I believe the decisions made by the board and committees help in keeping our home values up and make Greentrees a better place to live.

Every board election we struggle to find volunteers to be on the board and the various committees. It takes a lot of personal time to be a volunteer. Volunteers have a life outside of Greentrees, and if you ask too much of them it will be even harder to find people to step forward. Just look at how the Tuesday Club has dissolved because of a lack of volunteers.

I believe if people want potlucks, they should volunteer to set them up and not expect the board members to do everything for them.

Mike Grenfell, lot 123



Greentrees Bingo

Every Saturday Night
at 7:00 PM

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

Welcome New Residents

Owners and Renters

Nick Nicocia - lot 264
Teresa Goodman - lot 43
James & Irene Colby - lot 284
Jean Thiede & Garwin Gaster - lot 87
Brad & Cheryl Miller - 423
Thomas Kelly - lot 240
Sandra Duncan - lot 228
Diane & James Erwin - lot 413
Paul Deemer - lot 264
Sam Metgger - lot 442
Linda Dural - lot 184
Barbara Jean Lewis - lot 317
Gerald & Sherry Hernandez - lot 546
Allyson Hoover - lot 56

In Memoriam



Wally Johnson - lot 643
1/19/27- 6/14
Guido Romano - lot 168
2/25/38 - 6/25/14
John Radich - lot 134
8/14/20 - 2/14



The Greentrees Village Voice

is brought to you by Greentrees Village, Inc.
NEXT NEWSLETTER DEADLINE
August 18th, 2014

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

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Visit our web site at:

www.greentreesvillage.org

AUGUST 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 Pickle Ball 9:00-10:30 Exercise Class 10:00 Snooker 1:00	2 34th Annual Owners Meeting 2:00 PM Bingo 7:00
3 Snooker 1:00	4 Pickle Ball 9:00-10:30 Exercise Class 10:00 Dabbers & Gabbers 1:00 Snooker 1:00	5 Property Comm. 10:00	6 Pickle Ball 9:00-10:30 Coffee Social 9:30 Exercise Class 10:00 ACC 10:00am Hula Lessons 11:00 Computer Class 1:10 Snooker 1:00	7 Finance Comm. 10:00 Rhody Quilters 10:00-4:00 Friendship Club 9:30-12:00 Bunco 1:30 Snacks A-L	8 Pickle Ball 9:00-10:30 Exercise Class 10:00 Snooker 1:00	9 Bocce Ball 11:15 Bingo 7:00
10 Snooker 1:00 Luau dinner 5:00pm	11 Pickle Ball 9:00-10:30 Exercise Class 10:00 Dabbers & Gabbers 1:00 Snooker 1:00	12 BOD Meeting 1:00	13 Pool Closed Exercise Class 10:00 Hula Lessons 11:00 Computer Class 11:10 Snooker 1:00	14 Friendship Club 9:30-12:00	15 Pickle Ball 9:00-10:30 Exercise Class 10:00 Snooker 1:00	16 Bocce Ball 11:15 Bingo 7:00
17 Snooker 1:00 Bunco 1:30 Snacks M-Z	18 Pickle Ball 9:00-10:30 Exercise Class 10:00 Dabbers & Gabbers 1:00 Snooker 1:00	19 Applique Society 9:30	20 Pickle Ball 9:00-10:30 Exercise Class 10:00 Hula Lessons 11:00 Computer Class w/Jep Norwood 11:10 Snooker 1:00	21 Friendship Club 9:30-12:00 Rhody Quilters 10:00-4:00	22 Pickle Ball 9:00-10:30 Exercise Class 10:00 Snooker 1:00 Pot Luck Dinner 6:00 All Residents Welcome	23 Bocce Ball 11:15 Bingo 7:00
24 Snooker 1:00	25 Pickle Ball 9:00-10:30 Exercise Class 10:00 Dabbers & Gabbers 1:00 Snooker 1:00	26	27 Exercise Class 10:00 Computer Class 11:10 Hula Lessons 11:00 Luncheon out 12:00 Driftwood Shores Candidates Forum 7:00pm-9:00pm	28 Friendship Club 9:30-12:00	29 Pickle Ball 9:00-10:30 Exercise Class 10:00 Snooker 1:00	30 Bocce Ball 11:15 Community <u>Yard Sale</u> 8-3 Bingo 7:00
31 Snooker <u>1:00</u>					SWIMMING POOL SCHEDULE: Water Aerobics M-F at 8:00am	

GREENTREES VILLAGE, INC.
Board of Directors Meeting Minutes - July 8, 2014

Call to order: The meeting was called to order at 1:00 p.m. by President George Lyddon. All Nine board members were present.

Approval of the Board Agenda: F. Burns made a motion to approve the Agenda. Voice Vote, 9 yes, 0 opposed, approved unanimously.

Approval of Prior Meeting Minutes: G. Lyddon moved to approve the BOD meeting minutes of June 10, 2014. Discussion followed with two corrections recommended. Voice Vote, 9 yes, 0 opposed, approved unanimously.

President's Comments: G. Lyddon announced that the Board would be going into Executive Session to discuss legal issues and the sale of properties.

Resident's Forum:

Sally Daugherty, Lot # 666, regarding the letter writing group, for the Citizens Committee to Save Our Native Rhododendrons, which meets every Thursday at 11:00 a.m. in the clubhouse. V. Martin commended Sally for her efforts and hard work. Ken Stone, Lot #259, questioned why the lot sale and legal issues are not done in the open instead of in executive session. G. Lyddon cited privacy laws as the reason for certain items being discussed in executive session and not in public.

Correspondence: None.

Financial Report: M. Grenfell presented the June Financial Report. Cash on hand in our checking/savings account is \$387,458.78. The Reserve Fund has \$349,603.13 for a total current asset of \$737,061.91.

General Manager's Report: Mr. Dashofy reported that the Charter Cable box changeover is almost over. If an owner has received a bill for the "free" box, they should call Charter. Some part-time residents, who came for the July 4th holiday, found they had no television because they did not have the new box. Those owners may have to go to Coos Bay to pick one up. Doug South, our contractor, has been working on replacing the wall paneling and is doing a beautiful job. An Employment Department audit is being done by the State of Oregon on Greentrees Village on August 5, 2014. The Fourth of July hot dog and ice cream social was a major success. Our thanks go out to Fred and Sharon Burns; Mike and Ella Grenfell; Wayne and Carol Fisher; Norm and Joan Kerrebrock; Connie Goddard; Don Patton; Bill Johnson and Barbara Enslow for putting it on. Also, thank you to all the volunteers that helped them. We will be mailing out a letter next week for the annual meeting which is on Saturday, August 2, 2014. A copy of the 2015 budget will be included with the letter.

Committee & Club Reports: (Architectural Committee) **R. B. Taylor:** No report. Welcome back R.B. (Art Advisory Committee) **B. Johnson:** Bill reported that there was no meeting last month. Charlotte tried to recruit new art displays. There is a list of persons interested in displaying but no one actually applied. An application and photographs are necessary before you can display your items. (Property Committee) **B. Johnson:** Bill reported on the reserve wish list. The Road Report was also discussed and is on the agenda today under new business. (*See New Business (07-03-14) Recommendation for road overlays: B. Johnson*). Work on the Clubhouse is looking good. (Computer Club) **P. Miller:** Pat reported the computer club has been having its weekly classes. They have worked with tablets, particularly the Kindle Fire. They are learning to stream media content from the internet to their television. They had their final class in the advanced repair series. A business meeting was held on July 2, 2014, in which the purchase of an iPad was approved. This device will be used in developing and expanding the club's ability to work with Apple products. The July 9, 2014 class will be talking about how to get better performance from your internet. The class will also talk about how to work with WiFi in your house. The club purchased an Apple streaming-to-television device for Greentrees. It is now connected to the television in the coffee room. (Bingo Committee) **K. Bumgarner:** Kay reported that bingo has averaged 30 attendees per week in the second quarter (March to June, 2014). There was \$2,660.00 paid out over the last 13 weeks including a progressive payout of \$105.00 and one powerball payout of \$20.00. The quarter ended in a positive net game balance of \$130.10. Kay welcomed owners, renters and their invited guests (18 years or older), to attend on Saturday evenings. (Expo Committee) **K. Stone:** Ken reported getting a \$200.00 check from West Lane Emergency Operations Group to help support the Expo. He said the Expo Committee was unable to get Safeway to donate food for the Expo but is getting more vendors. The Expo Committee is still waiting to hear from the Hospital and the Casino.

Unfinished Business: (06-04-14) Association Recordkeeping Resolution (revised): V. Martin motioned that Greentrees Village Resolution (Association Recordkeeping and Inspection Policy) and accompanying forms be incorporated into the Greentrees Village Book of Resolutions as revised. Discussion followed. Voice Vote, 9 yes, 0 opposed, approved unanimously.

ARE YOU ASKING YOURSELF THESE QUESTIONS:

HOW CAN I HELP SAVE SCENIC RHODY DRIVE, ITS NATIVE RHODIES, BEAUTIFUL TREES AND ANIMAL HABITAT?

- **BY BEING AT THE CITY COUNCIL MEETING ON MONDAY, AUGUST 18TH AT 7:00 P.M.**

PLEASE KEEP THIS ON YOUR REFRIGERATOR AS A REMINDER & PLAN ON BEING THERE!

- **BY HELPING US WALK DOOR-TO-DOOR IN FLORENCE WITH PETITIONS TO SIGN**

WILL YOU HELP US?

- **BY CONTINUING TO WRITE LETTERS TO THE EDITOR AND CIVIC LEADERS. DON'T GIVE UP!**

SEE SALLY AT THE CLUBHOUSE ON THURSDAYS @ 11:00 A.M. IF YOU NEED HELP WITH YOUR LETTERS

HOW CAN I HELP GET WORD OUT TO THE PUBLIC?

- ***A CHECK FOR \$25.00 MADE OUT TO THE SIUSLAW NEWS WILL HELP US TO RUN AN AD IN THE PAPER BEFORE THE AUGUST 18TH MEETING***

**The Citizens Committee to
Save Our Native Rhododendrons**

Vicki @ 541-991-3195 or David @ 541-997-4256

Save the Rhodys

I watched the 6:00 news on Channel 9 with interest. There it was; the story on Florence's Rhododendron Drive and the proposed multi-use path. The reporter interviewed David Johnsen, a Greentrees resident, who called the path "a monster". Then we heard from City Manager Larry Patterson. Rhododendron Drive, he said, is a two-lane road and the path was needed for the safety of pedestrians and bicyclists. And then the bombshell; The Channel 9 reporter said in closing: *"The segment running in front of Greentrees Village will be the **LAST** portion of the multi-use path to be built."*

This is the 10 foot-wide asphalt multi-use path the City of Florence, along with the Oregon Department of Transportation, envisions running adjacent to Rhododendron Drive from the City's residential area all the way to Heceta Road. The most northerly portion is not even in the city limits.

So it appears Greentrees Village is off the hook - at least for now. But what about the rest of Rhododendron Drive? Rhody is designated a scenic drive because of the native vegetation, and because it runs adjacent to the Siuslaw River. The citizens of Florence have said over and over that they wanted to save as much of the native vegetation as possible if the path was built. A 10 foot asphalt path will require most, if not all, of the existing vegetation on the east side of Rhody Drive to be removed! Rhododendron will become a "half-scenic drive".

After much thought, I think there is a solution. A simple and relatively inexpensive solution. Rhody Drive has two-foot shoulders on each side of the road. By adding three feet of asphalt to these existing shoulders, they could create a five-foot paved lane on each side of the roadway for pedestrians and bicyclists to use. The additional asphalt would require only a limited amount of vegetation to be removed. Most of Rhody Drive has a 2'-3' strip of grass adjacent to the asphalt. A new type of asphalt is now available which would allow the road runoff to percolate into the ground where it does now. And best of all, it could be accomplished at the same time that the City was repairing the portion of Rhododendron that is between Hemlock and 35th Street - which is in terrible condition.

Please keep signing petitions, writing letters to the Editor and communicating to the City. You may want to ask the existing City Councilors, the Mayor and the new candidates for those offices (elections in November) where they stand. And we'll see you at the Aug. 18th City Council meeting. This is not going away.

Bill Johnson - lot 698