



# Get Permits First . . . Then Go To Work

**Greentrees' CC&Rs require prior-approval from the Architectural Control Committee before home owners can do exterior renovation or construction work; Management warns crack-down on violators**

Spring brings warmer weather and along with it the desire of many GTV property owners to spruce up their lots and homes. Some are probably considering home additions and exterior renovations, while others may be entertaining investing in lot development, repairing or replacing retaining walls, doing some fencing, putting in a dog run, or possibly even removing an old home and replacing it with a new one.

All great ways to increase the value of the property and make it more attractive, more functional.

But before you give the green-light to your contractor, or begin the work yourself, there's one critical step that must be taken: contacting the Greentree's Architectural Committee (ACC). Your plans must be approved by the ACC before work can begin.

That's because Greentrees Village is an HOA, which means there are very specific regulations that property owners must adhere to before work begins, and ACC approval is required before you obtain city approval and the necessary permits required for such work.

To make the approval process as painless as possible, the ACC put together a special packet (available at the office) in 2019 to assist residents in the planning and approval process, complete with the CC&R regulations, the forms that need to be filled out, "greenbelt" and fencing regulations, and the contact names of ACC members who are happy to assist.

"We encourage homes and properties be kept up. It benefits all of us," says Jeff Myers, the current ACC chair. "But at the same time, some types of work done on a lot here in Greentrees require the 'ok' from Greentrees' ACC and permits from the City of Florence."

Myers says building a deck, a dog run, making changes to the driveway,



**Approval by the Greentrees Village Architectural Control Committee is required before work on projects such as exterior construction, retaining walls, fences, decks and driveways is done on the lot. If work is done without permits, fines will be imposed by the GTV HOA.**

installing or removing a structure on the property, building a fence, work on retaining walls, or replacing a carport/garage/shed all require permits and approval from the ACC before work can begin.

Projects that don't require GTV or city approval include interior remodels, electrical work done by a certified electrician, landscaping, house painting, gutter work, window replacement, roof repairs or replacing siding.

GTV General Manager Matt Kennedy says the best way to avoid any potential HOA issues (fines) is to fill out a "Request For ACC Approval" card available at the office and a member of the ACC will contact you quickly to see if the work you want done needs a permit and/or HOA approval.

"We usually contact the homeowner the same day we receive the request form," says Myers. "We are here to help, not hinder. After all, we're homeowners, too," said Myers. "Homeowners are welcome to come to our ACC Meetings, too. Check Village Voice calendar for time, or call me for appointment: Jeff Myers, Chairmen: 541-997-2978." ~Bruce W. Smith

## GETTING A SECOND LIFE

Jerry Ott Trucking out of Veneta, slowly moves this 1978 Marlette single-wide on Lot 117 out of its space in Greentrees in mid-March in preparation to take it 120 miles east to a mobile home park in Blue River. There the new owner will refurbish it to replace one

of the six mobile homes of his destroyed in the park when Holiday Farms Fire swept through the idyllic river setting last year.

"This old mobile home has good bones," said Hank Vanderdries, its new owner, as he watched the unit being deftly maneuvered out of the lot. "So with a little work, we'll make it a nice replacement for one of the many places I lost during the fire. Bad things happen. But life moves on."

While Vanderdries gets the old GTV residence ready for new occupants in Blue River, the new owners of the GTV lot who donated the home to Vanderdries are said to be replacing it with a nice double-wide within the next couple months. ~Bruce W. Smith



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# HOA PRESIDENT'S MESSAGE

Hi, it's the time of the month again to write an article for the *Village Voice*. English wasn't my best class in high school. I have solved this problem by having others write for me, which brings me back to this column.

In looking through old articles, I found one that stood out from the January 2009 *Village Voice* newsletter entitled "Neighbors Helping Neighbors" by Beverley Fraser.



A group of Greentree's volunteers, led by Warren Marshall, Della Stewart, Jean Hosking, Marylou and Dick Benson decided to help the hungry here in Florence by going door-to-door in Greentrees Village to collect food for the Florence Food Share. It took them ten days to complete the task in rain and freezing temperatures.

They visited every home in GTV and most everyone donated from their pantry. The group collected an amazing 1,800 pounds of non-perishable food! I have mentioned before what wonderful neighbors we have here in Greentrees and the generosity everyone shows when special needs arise.

My thought for 2021 is we once again embark on a similar "food drive" and see if we can get 2,000 pounds of food to donate to Florence Food Share (2190 Spruce Street; 997-9110). It would be great for us to step up like this, especially during Covid-19.

Anyone interested in heading up a Greentree's food drive, please contact me: 541-997-1680. By the way, Beverley Fraser passed away a couple of years ago. We were together for more than 30 years.

~Bill Johnson / HOA President

## AEROBICS & TAI CHI

With the latest change in Covid restrictions, more people can now enjoy the Recreation Hall. That means the doors are once again open for exercise classes, following the most recent COVID guidelines, of course.

If you haven't already considered the benefits regular exercise can give, the *Harvard Health Bulletin* credits Tai Chi with helping cognitive function, lowering blood pressure, managing depression and improving balance.

Aerobics can improve cardiovascular condition, decrease the risk of heart disease, lower blood pressure, increase your good cholesterol, help control blood sugar, assists in weight management, improves lung function, lowers your resting heart rate and helps one's balance and brain function.

So check out the classes offered here in GTV and consult *The Village Voice* newsletter calendar for times and dates. ~Frank and Judy Chandler-Vigna

## GARDENING

### GREENTREES GREENHOUSE OPEN

If you have a green thumb and a hankering for a place to grow herbs and veggies, we have a greenhouse that's perfect for such endeavors. The greenhouse is located in the maintenance area next to the GERT container and the big dumpsters. The little enclosed "community garden" has a nice watering system, and numerous GTV residents stop in to plant and maintain a variety of fresh produce, which they freely share with others. Check it out.

### Florence Food Share & GTV's Emergency Response Team Partner For Food Box Deliveries

Starting Monday, April 5, if you are in need of food assistance, you may call [Florence Food Share](#) and request a food box be delivered by Kristel Buechner or another member of the Greentree's Emergency Response Team (G.E.R.T.).

When calling for assistance to receive these services, all the Florence Food Share requires is your name and the number of people in the household.

Food box orders will need to be placed by the end-of-day Wednesday because on Thursday of the week ordered, FFS and GERT will coordinate and begin deliveries.

To order a food box, or you have any questions, please feel free to reach out to Kristel (541-997-0909) or call the Florence Food Share at 541-997-9110.

In order to use these services, your household income has to be at or below the amount listed below:

HOUSEHOLD SIZE	MONTHLY INCOME	ANNUAL INCOME
1	\$3,190	\$38,280
2	\$4,310	\$51,720

For each additional member, add \$1,120 per month or \$13,440 per year.

There are many Greentrees Villagers who are hoping for the annual "yard sale" to happen in June. That's a possibility as Covid restrictions loosen up. The GTV office will keep everyone informed.

Meanwhile, as you clean out your closets and shelves, consider donating unwanted items to the GTV Activities Committee. Give Toni Glover a call if that's something you want to do: 541-999-5102.

Also, call a neighbor to check on them or just to say hello. There are many folks here who are lonely in these times of isolation.

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## THE BEST EXERCISE FOR OVER 55s

Getting older is a natural part of life. But if you take good care of your body and learn positive ways to deal with stress now, you can slow down or even prevent problems that often come with aging.

Improving your fitness is good for your heart, lungs, bones, muscles, and joints. And it lowers your risk for falls, heart attack, diabetes, high blood pressure, and some cancers.

That's the word from [PeaceHealth.Org](http://PeaceHealth.Org) when it comes to seniors and healthy living. If you already have one or more of these problems, getting more fit may help you control other health problems and make you feel better.

Being more fit also can help you to sleep better, handle stress better, and keep your mind sharp.

How much physical activity do you need for health-related fitness? Experts say your goal should be one, or a combination, of these:

Do some sort of moderate aerobic activity, like brisk walking, for at least 2½ hours each week. It is up to you how many days you want to exercise, but it is best to be active at least 3 days a week.

It's never too early or too late to change bad habits and start good ones. No matter when you start, a healthy lifestyle can make a difference in how you feel and what you can do.

Walking along our streets here in Greentrees is a great way to get the exercise we all need to enjoy our golden years.

## KENNEDY'S KORNER

The Covid – 19 Virus numbers have been going down and we are looking forward to more and more things opening up. A Lane County official told me that the recommendation is that groups can get together in closer confines two weeks after having the second shot without food or drink.

We are hoping this can open up card playing, and closer get togethers. Bingo is the only activity open for now, and happening every Saturday at 6:00PM.

Greentrees has updated the Rules and Regulations regarding pets because we have been having some issues regarding dogs off leas. Here's the new R&R:

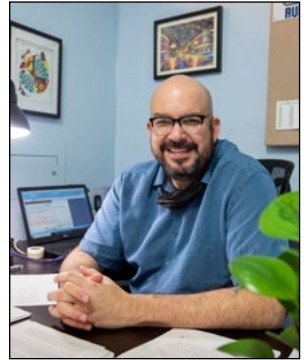
- Pets**
- a. No pets, excluding service animals, are allowed in any of the Greentrees buildings.
  - b. Greentrees must comply with Florence City Code Title 6 Chapter 6 Animal Control (City Code 6-6).
  - c. Dogs. Among other regulations pertaining to dogs in City Code 6-6, dogs are required to be leashed when out of the home or confined area such as a fenced yard, prevented from disturbing the public peace, and cleaned up after. Refer to the Code for complete regulations.

Complaints about animals should be reported to the Florence Police Department: (541) 997-3515.

I want to send a special "thank you" to our new Board Member Michele Smith for volunteering to be the new web master for our official [www.greentreesvillage.com](http://www.greentreesvillage.com) website. Michele is now redesigning the newsletter in "WIX" format and doing a great job. Look for a lot of new things to be added to the website in 2021.

Thank you also to Toni Glover for keeping up with the "for sale" items in the puzzle room and for updating the new neon signage at the gates and clubhouse each month.

Matthew Kennedy  
Greentrees Village  
General Manager





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# THIS & THAT

**BINGO! IS BACK:** That's right, Bingo! is back. The doors of the Recreation Hall open around 5:00pm on Saturdays. The fun begins at 6:00, ends at 8:00. Bingo! cards are \$1. Drawings are held mid-session for special door prizes. Covid restrictions apply. Occupancy limited to 50 at the present time. Come and enjoy the fun! Win some money!



**DUMPSTER USE:** Please don't put any branches longer than 3-1/2 feet in the yard-waste dumpsters here in Greentrees. No plastic bags. No household trash. Only yard waste.

**NEW RESIDENTS:** A hearty welcome to Kay Matthesen, Lot 100, from Plano, TX; Ronald & Sherry Burch, Lot 507 from Florence, OR; Jade Rehder & Jamme Thomas, Lot 222, from Ashland, OR; Kent Phillips, Lot 269, from Myrtle Creek, OR.

**IN MEMORIAM:** Condolences to the family and friends of Terry Koon, Lot 645, who passed on 3/9/21.



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## WALKING FIDO AROUND THE VILLAGE

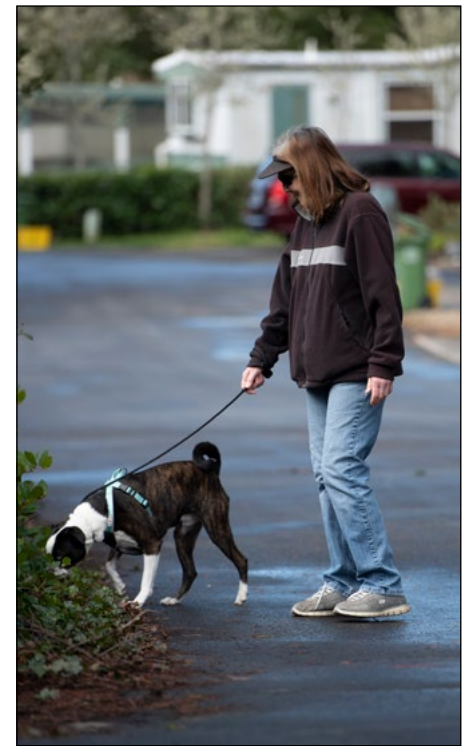
GTV residents' need to be mindful of local leash laws; safety a growing concern as more people and pets take advantage of the nicer weather

We love our pets, and we love it when they take us for a walk around Greentrees. Such daily outings are great exercise and afford a fun way to meet neighbors along the route.

But walking our four-legged companions requires a certain amount of restraint to ensure everyone encountered feels safe. That means all of our four-legged companions must be on a leash -- and under control at all times when off private property. This isn't just a Greentrees rule, it's also a City of Florence law.

Florence City Code 6-6-4-3 (Dogs) states, in short, that it's unlawful for any person to be the owner of a dog that molests passers-by, chases vehicles, attacks other animals, has a propensity to bite people, or runs across private property. These are ticketable offenses taken seriously by the City and GTV.

The vast majority of our GTV residents always keep their dogs on a leash and under control when they take to the streets for a walk in the park. Those very few who don't abide by the City and GTV leash-laws can count on a visit from the City Animal Control officer and GTV management.



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# The Village Voice

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Matt Kennedy

**Editor:** Bruce W. Smith

**Special Thanks**

Brenda Kessler & The Folding Crew

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**Editorial Deadline: May 20th**

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# GREENTREES ACTIVITIES APRIL 2021

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<p>Water Aerobics M - F @ 8:00 am  All Residents Welcome!</p>				1	2 Pickle Ball 8:00 am - 10:00 am Exercise Class 10:00 am	3 Bocce Ball 11:15  Bingo 6:00 pm
4	5 Pickle Ball 8:00 am -10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	6 <b>Property Comm.</b> 10:00 am <b>Activity Comm.</b> 1:00 pm	7 Pickle Ball 8:00 am -10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	8 <b>Finance Comm.</b> 10:00 am <b>ACC Comm.</b> 1:00 PM	9 Pickle Ball 8:00 am - 10:00 am Exercise Class 10:00 am	10 Bocce Ball 11:15  Bingo 6:00 pm
11	12 Pickle Ball 8:00 am -10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	13 <b>BOD Meeting</b> 1:00 pm	14 <b>POOL CLOSED</b> Pickle Ball 8:00 am -10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	15	16 Pickle Ball 8:00 am - 10:00 am Exercise Class 10:00 am	17 Bocce Ball 11:15  Bingo 6:00 pm
18	19 Pickle Ball 8:00 am -10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	20 Quilting Group 9:00 am - 4:00 pm	21 Pickle Ball 8:00 am -10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	22	23 Pickle Ball 8:00 am - 10:00 am Exercise Class 10:00 am	24 Bocce Ball 11:15  Bingo 6:00 pm
25	26 Pickle Ball 8:00 am -10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	27	28 Pickle Ball 8:00 am -10:00 am Tai Chi 9:00 am Exercise Class 10:00 am	29 Book Club 2:00 pm	30 Pickle Ball 8:00 am - 10:00 am Exercise Class 10:00 am	