

# GREENTREES

April

The Village Voice

2013

Greentrees Village, Inc.

1600 Rhododendron Drive #320, Florence, Oregon 97439

541-997-8674

## *Around The Village*

### **New GTV Web Address**

The Greentrees Village website has moved to a new address. The old website at [www.greentreesvillage.com](http://www.greentreesvillage.com) was hacked and became infected with a virus, so website administrator Collette Bailey took it down.

The website is now at a new address. It's at [greentreesvillage.org](http://greentreesvillage.org).

Aside from general information about Greentrees Village, the website has our monthly newsletters, minutes to Board meetings and links to the re-sale site and the City of Florence.

### **Thank You** by Bill Johnson

On behalf of the GTV Property Committee, Management and the Greentrees Maintenance Department, I would like to thank the folks who reside on Skyline Drive. During the last three weeks of March, Greentrees replaced the water services that serve your homes. You have had to put up with the construction, noise, traffic and water service interruptions. By the time you read this, the work should be complete and you are now enjoying water delivery with greater volume and flow.

As most of you know, Greentrees plans to replace all the water services on property over the next ten years. Skyline Drive has been the beginning of that process. What we have learned there will make it easier on the rest of Greentrees residents. We all owe you a thanks for your cooperation.

### **G.E.R.T. Report: Greentrees Cannot Store Water and Food for Emergencies** by Ken Stone

There are three or four very critical preparations you should make in order to have some degree of comfort and survivability during a disaster. These are a supply of drinkable *water*, *heat* if no electricity, *food* for several days, and a *toilet*.

We can cut the cost of buying the needed supplies of

bulk water storage tanks and emergency food supplies by making a bulk purchase through the office at Greentrees. How much we save will depend upon the number of people taking part. I am planning an order form with estimated prices that can be obtained from the office. The price will vary with the number of units ordered.

One good method of insuring adequate water is to fill a large drum of chlorinated water that can be stored for up to 5 years, before it needs replaced. I have a 55 gallon tank in my garage for this purpose. This tank is approved for storage of drinkable water and will not leach other chemicals into the water.

An emergency food supply is another problem. There are several possibilities for this. I recommend getting emergency food bars to put in your to-go bag and in your car. They are portable, good for 5 years under adverse conditions. These bars do not take up much space, do not induce thirst, and contain sufficient calories for 3 days each. They are generally healthy foods. An alternative is MREs (meals ready to eat). These generally require addition of water, but offer a variety in foods. They also need to be stored properly. Finally, one can stockpile store-bought foods for emergency use, but these must be rotated on a routine basis.

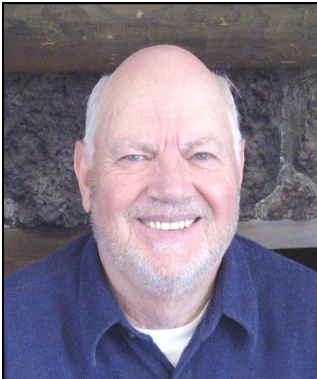
I will provide order sheets and product information at the Greentrees office by April 1, 2013.

It is best to be prepared!

### **Howard Bunnell Paintings**

Greentrees regularly displays artwork by our residents in the GTV office.

This month we are featuring the work of one of Greentrees finest artist, Howard Bunnell (lot 543). The twenty pieces include sixteen paintings, three sculptures and one award winning painted tile that span a lifetime of work. If you haven't had the pleasure of seeing Howard's work, stop by the Greentrees office and give yourself a treat.



Fred Burns

As I mentioned in last month's column, your Board of Directors has been working on the Association's goals for this year. It appears the Board may ask owners to vote on a change to the CC&R's.

The Board met in a workshop on March 19th to discuss what many owners and board members feel is a priority: Tightening restrictions on children living in Greentrees.

Our present CC&R's, which were approved by the ownership in 2004, allows underage residents to live in GTV for up to six months before the Association can take formal action to have them removed. Many believe this is too long for a fifty-five and older community. The Board discussed this at the March meeting, and feel that 90 days would be more appropriate. What do you think? Your district representatives would like to hear from you on this subject.

To tighten restrictions on children and other underage guests will require a vote of the owners. Seventy-five percent of all owners will have to vote in favor of any changes in order to amend our CC&R's, and that's never easy to get. So, before we make a large effort, we want to be reasonably certain that a large majority of owners would be in favor of such a change. Please let your district representative know.

We will be discussing this issue at the April board meeting. If you have strong feelings on under age restrictions, you may wish to attend and address the Board. It is also likely the Board will be going into Executive Session at the April meeting in order to consult with the Association's attorney on the subject. I encourage all interested residents to attend on April 9th at 1:00 PM.

### **Good-bye and Hello**

We are sorry to say that we are saying good-bye to Vicki Hurley who has worked in the Greentrees office since 2012. Vicki and her husband Mike, who works in the GTV Maintenance department part-time, are returning to Bend, Oregon where they used to live.

On the other hand, we are pleased to welcome Pat Stanton back to the GTV office staff. Pat and husband Don moved to Santee, California last year, but decided they prefer Oregon and moved back to Florence in March. Welcome back, Pat!

### *Letters to the Editor*

Dear Editor:

Our thanks to Pam Spagna and her Tuesday crew from all of us who enjoyed a scrumptious St. Patrick's Day dinner in the Recreation Hall.

We all agreed that it was the tastiest and most fork tender corned beef we'd ever tasted - and the accompanying cabbage, with the spuds and carrots - totally perfect! The tables being set at angles also made for an even better 'get together' for all of us to feel compatible and friendly.

Thanks Pam!

Barbara Prisbe-Sutton, lot 540

Dear Editor:

This is a special invitation for all residents to come to the monthly Board Meeting held the second Tuesday of each month. One of the main reasons to come to these Board Meetings is to remind the Board they are there to serve the best interest of Greentrees and to make them aware we are watching.

A special benefit is the Residents Forum where you can ask questions or state your concerns.

Please come. We have a great time! Cake and coffee are your just rewards. Also:

Greentrees Village has a new website address, please add it to your favorites list. The website still looks the same, just the address is different. The new address is: <http://greentreesvillage.org>.

Hannah Strong, lot 530

### **Correction of March News Article**

*It seems I got quite a bit wrong in the article entitled "Recycling" in the March newsletter. I received this correction from Kerstin Johnsen:*

It was a long time ago that the City of Florence accepted pill bottles. We now take them to Eugene to a non-profit organization. They also take batteries. It's immaterial whether the caps stay on the bottles. The pill bottles can be any size, not just under 4oz. We take the corks and the caps to the City of Florence City hall. If there are pills left over in any bottle, we take them to the Justice center where they have a receptacle for outdated medication that they dispose of so it doesn't get flushed down and into the water. Dolores, David and I are the ones who started this and have been doing it all along. We have had very good success with it and would like to keep doing it without any misinformation.

*Thank you, Kerstin.* —the editor

## Greentrees Water Line Replacement Work Begins In Earnest



The pictures above show the water service replacements being done on Skyline Drive in Greentrees Village West. The top left photo shows the road being excavated; top right shows the new 'saddle' being connected to the water main. The bottom left photo shows the new water lines being placed in the road and in the bottom right photo, a worker holds up the old saddle to show the corrosion inside the orifice. A new water service box is in the background.

*Tuesday Group News* by Pam Spagna

Welcome Spring! It feels early but some of the rhodies are already blooming. How pretty everything looks!

This month our luncheon out will be on Tuesday, April 23rd. We will be enjoying Italian food at Pomadori's. Bunco will be on Thursday, April 4th and Sunday April 21st. For everyone who has never played, it is a fun and very easy game to learn. The sign-up sheets are available in the Library.

Coffee and donuts will be served on Tuesday, April 2nd at 9:00 AM. This is a great place for newcomers to our village to meet their neighbors and maybe learn some history.

This year our Flea Market will be on Saturday, July 27th. We are collecting items for the Tuesday Group to sell and can arrange for donations to be picked up. We cannot accept clothes. For more information, call Pam Spagna @ 541-991-3463.

Anyone who is interested in helping to plan an activity or just wants to make some suggestions, we invite you to come to our planning sessions at noon on Tuesday the 9th, 16th and 30th of this month. We meet in the Tuesday Room located inside the entrance to the Recreation Hall.

## GREENTREES VILLAGE, INC.

*Minutes of the Special Board of Directors Meeting*

*(Board Workshop) March 19, 2013*

**Call to order:** 1:00 PM by President Fred Burns

**Roll call of the 2013 Board of Directors:** All board representatives were present except P. Catalfamo (Dist. 6).

**Presidents Comments:** Fred Burns thanked the Board for attending and stated that the purpose of the workshop was to discuss changes to the CC&R's.

**G. Romano moved that the rules be suspended in order to have general discussion in a workshop.**

**The Board approved unanimously.**

G. Lyddon began discussion by suggesting that the rules contained in the CC&R's regarding children needed to be tightened up. A general discussion followed regarding how the rules should be changed to further restrict children.

**G. Romano moved that the Board return to regular session at 2:02 PM. The Board approved unanimously. Mr. Romano then moved that the General Manager arrange a telephone conference between the Board and the Association's attorney to discuss the rule changes at the next regular Board meeting on April 9<sup>th</sup>. The Board approved unanimously.**

**S. Muehlbauer Lewis moved to again suspend the rules and return to a workshop. The Board approved unanimously.**

Discussion followed on the CC&R changes, underage residents, and e-mails from G. Romano regarding the water system work.

**R B Taylor moved for adjournment at 2:28 PM. The Board approved unanimously.**

### *Welcome New Residents*

Samantha Strausser, Lot 240

Raymond & Patsy Brown, Lot 561

Melissa Thomas, Lot 533

Donna McJunkin, Lot 41

Mark & Sherree Rodriguez, Lot 407

James & Faye Walters, Lot 542

Tony Wagner, Lot 319

Greg McCormick & Kate Thomas, Lot 164

Malcom and Debra Taylor, Lot 62

Colleen Haskins, Lot 686

Phil & Kathy Farnsworth, Lot 697

### *In Memorium*



**Willard Conrow**  
8/30/12 - 3/16/13



## 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**  
April 18th, 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](mailto:gtv@oregonfast.org)

#### **Newsletter Contributors:**

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Pat Miller, **Contributing Writer**

Pam Spagna, **Contributing Writer**



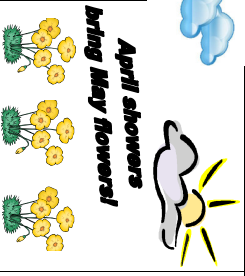

Jack Branson, **Advertising**

The Folding Crew

**Visit our web site at:**

[www.greentreesvillage.org](http://www.greentreesvillage.org)

# April 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p><b>Happy Fool's Day!</b> * </p>	<p><b>1</b> Pickle Ball 9:00am Exercise Class 10:00am Dabbers &amp; Gabbers 1:00pm Snooker 1:00pm Radio Test 1:00-2:00pm</p>	<p><b>2</b> Tues. Group Coffee Social-9:00am Line Dancing 10:00am <b>Property Comm. 10:00am</b></p>	<p><b>3</b> Pickle Ball 9:00am <b>ACC 10:00am</b> Exercise Class 10:00am Hula Dancing 11:00am Computer Club 11:10am Snooker 1:00pm</p>	<p><b>4</b> Friendship Club 9:30-12:00 <b>Finance Comm. 10:00am</b> Rhody Quilters 10:00-4:00 Bunco 1:30, Snacks A-L</p>	<p><b>5</b> Pickle Ball 9:00am Exercise Class 10:00am Snooker 1:00pm</p>	<p><b>6</b> Tennis 9:00am Bingo 7:00pm</p>
<p><b>7</b> Snooker 1:00pm</p>	<p><b>8</b> Pickle Ball 9:00am Exercise Class 10:00am Dabbers &amp; Gabbers 1:00pm Snooker 1:00pm Radio Test 1:00-2:00pm</p>	<p><b>9</b> Line Dancing 10:00am Tues. Group meets 12:00 <b>BOD meeting 1:00pm</b></p>	<p><b>10 Pool Closed</b> Pickle Ball 9:00am Exercise Class 10:00am Hula Dancing 11:00am Snooker 1:00pm</p>	<p><b>11</b></p>	<p><b>12</b> Pickle Ball 9:00am Exercise Class 10:00am Snooker 1:00pm</p>	<p><b>13</b> Tennis 9:00am Bingo 7:00pm</p>
<p><b>14</b> Snooker 1:00pm</p>	<p><b>15</b> Pickle Ball 9:00am Exercise Class 10:00am Dabbers &amp; Gabbers 1:00pm Snooker 1:00pm Radio Test 1:00-2:00pm</p>	<p><b>16</b> Applique Society 9:30am Line Dancing 10:00am <b>Property Comm. 10:00am</b> Tues. Group meets 12:00</p>	<p><b>17</b> Pickle Ball 9:00am Exercise Class 10:00am Hula Dancing 11:00am Computer Class w/Leop Norwood 11:10am Snooker 1:00pm</p>	<p><b>18</b> Friendship Club 9:30-12:00 Rhody Quilters 10:00-4:00</p>	<p><b>19</b> Pickle Ball 9:00am Exercise Class 10:00am Snooker 1:00pm</p>	<p><b>20</b> Tennis 9:00am Bingo 7:00pm</p>
<p><b>21</b> Snooker 1:00pm Bunco 1:30pm Snacks M-Z</p>	<p><b>22</b> Pickle Ball 9:00am Exercise Class 10:00am Dabbers &amp; Gabbers 1:00pm Snooker 1:00pm Radio Test 1:00-2:00pm</p>	<p><b>23</b> Line Dancing 10:00am Tues. Group Luncheon Out-Pomadori's Italian Restaurant 12:00pm</p>	<p><b>24</b> Pickle Ball 9:00am Exercise Class 10:00am Hula Dancing 11:00am Snooker 1:00pm</p>	<p><b>25</b> Friendship Club 9:30-12:00</p>	<p><b>26</b> Pickle Ball 9:00am Exercise Class 10:00am Snooker 1:00pm <b>Potluck Dinner 6:00pm - Sponsored by Dist. 4 Everyone is Welcome!</b></p>	<p><b>27</b> Tennis 9:00am Bingo 7:00pm</p>
<p><b>28</b> Snooker 1:00pm</p>	<p><b>29</b> Pickle Ball 9:00am Exercise Class 10:00am Dabbers &amp; Gabbers 1:00pm Snooker 1:00pm Radio Test 1:00-2:00pm</p>	<p><b>30</b> Line Dancing 10:00am Tues. Group meets 12:00</p>		 <p><b>April showers bring May flowers!</b></p>		<p><b>SWIMMING POOL SCHEDULE:</b> Water Aerobics M-F at 8:00am</p>

**Greentrees Village Inc.**  
**Board of Directors Meeting Minutes - March 12, 2013**

Call to order: The meeting was called to order at 1:00 p.m. by President Fred Burns. All Board members were in attendance except E. Grenfell (dist. 2) and S. Muehlbauer-Lewis (dist. 8).

Approval of Board Agenda: **RB Taylor moved to approve the agenda as presented.** Voice vote approved Unanimously.

Approval of Prior Meeting Minutes: **G. Lyddon moved to approve the minutes of February 12, 2013 and February 19, 2013.** A voice vote of the Board approved unanimously.

President Burns Comments: Mr. Burns presented a letter of resignation from Ron McCrary as chair of the Elections Committee. He thanked Mr. McCrary for his many years of service to Greentrees. We will be looking for a volunteer to chair the Elections Committee.

Residents' Forum: J. Fleming (#596) suggested that the Association get a plaque that has the names of past presidents and their terms on it, and place it in the Library. G. Romano (#168) announced that there will be a potluck sponsored by District 3 on March 22<sup>nd</sup> with line dancers and a raffle. All are invited. Rusty Mardock (#318) asked the Board for permission to have a gallery at her home to display her art work (President Burns asked her to come to the Board workshop on March 19<sup>th</sup> with more details).

Treasurer's Report: G. Lyddon presented Treasurer's Report. Balances are \$388,629 in Greentrees Operation accounts and \$331,552 in the Reserve accounts. The Association has spent \$47,429 of Reserve funds year-to-date. **Mr. Lyddon moved that the money market checking account that the Association holds at Oregon First Community Bank be closed and that the funds (\$10,388) be rolled into the Oregon First Community reserve checking account. The Board approved unanimously (03-02-13).**

General Manager's Report: The spa has finally been repaired by Emerald Pools. We haven't received a bill yet. We have replaced six water services on Skyline Drive (see pictures and replaced parts on table), and will complete three more this week. The 2012 Financial review will be completed on Friday and presented at the next B.O.D. meeting. Two liens were placed for delinquent assessments since the last Board meeting. The lot that the Association was foreclosing on has come current. There was a main water line break at the corner of South and 4<sup>th</sup> Street. It was repaired at a cost of \$3,000. The Greentrees website has been down. It is back up at a new address: [greentreesvillage.org](http://greentreesvillage.org). The Directors and Officers insurance renewal had a large increase so we have put the policy out to bid.

Committee & Club Reports: (ACC) R.B. Taylor stated there was one permit issued in February to lot 672 for a storage building. (GERT) K Stone spoke on the need for individuals to have emergency food supplies and stored water. Mr. Stone suggested that a co-op of Greentrees residents could buy the supplies in bulk and save money. He will write an article for the GTV newsletter on the subject. (Property Committee) B. Johnson reported that the speed humps have been installed and will be painted when weather permits. The Property Committee is asking the Board to approve the purchase of electric eyes for the out-going property gates. The committee is discussing alternate ideas for marking lot numbers. Mr. Johnson reminded owners that if they wish to observe the water line work being done on property, they need to keep in mind safety issues. (Tuesday Club) No report. (Computer Club) No report.

Unfinished Business. (02-06-13) City of Florence walking/bike path: President Burns reported that he has spoken with the city after they received our letter of request. They offered to bring their consulting firm with them to our annual meeting in August to address the issue.

(02-07-13) Lot #94, Children: L. Dashofy read an e-mail from Mr. Schick (#94) which explained that the mother and three children had moved out of lot 94. Discussion followed. No action was taken.

(02-11-13) Legal opinion regarding renters attending BOD meetings: L. Dashofy read the Association's attorney's response to the Board's question as to renters being allowed to attend board meetings. The attorney advised that the Board was free to invite renters to attend. Discussion followed. **G. Romano moved that the attorney's response be made available to our owners.** Discussion followed. **Mr. Romano amended his motion to say that the attorney's letter be made available once owners' names were struck-out.** The Board approved unanimously.

(03-01-13) **B. Johnson moved that, for safety reasons, the Board accept the bid from Overhead Door of \$1543 to install electric eyes on the exit gates at the Greentrees entrances.** The Board approved unanimously.

Announcements: There will be a board meeting (workshop), on March 19<sup>th</sup> at 1:00 PM to discuss changes to the CC&R's. Residents are welcome to attend. Thank you to the Tuesday Group for serving cake. Potluck, sponsored by District 3, on March 22<sup>nd</sup>. Everyone is welcome.

**G. Romano moved for adjournment at 2:03 PM.** The motion was approved unanimously.