

GREENTREES VILLAGE, INC.

February

Greentrees Village, Inc.

1600 Rhododendron Drive #320, Florence, Oregon 97439

541-997-8674

Around The Village

Board Officers Elected

At the Board of Directors meeting held on January 14th, elections were held for 2014 Board officers. George Lyddon of District 4 was elected as Board President. Peg Patton (District 1) was elected Vice President, Vicki Martin (District 7) was elected as Secretary and Mike Grenfell (District 2) as Treasurer.

2014 Property Work

During the month of January, the Greentrees Maintenance Department renovated the GTV Office, and did a great job. They painted the office, and installed new lights and flooring.

The Association has installed eight new electrical lines on 4th Street South and 3rd Street South. The line replacement is required by Lincoln Public Utility District because the present lines which run between the transformers and owners' meters are undersized and do not meet the present electrical code. 2014 is the fourth year in a five year project to replace all forty electrical crossings in Greentrees Village East. Greentrees Village West has already been done.

The Association has also completed work on three small retaining walls on the East side.

Beginning in February, the Association will be replacing the water services to lots 404 through lot 426, and lot 436 through lot 445. This is in keeping with an eleven year plan to replace all the water services in Greentrees. Those owners directly affected will soon receive letters with more details on the project.

Other reserve expenditures in 2014 include new chairs and card tables for the Recreation Hall, four new dog stations, two permanent speed humps, an automated door opener for the back door of the Clubhouse and our annual road resurfacing which will be done this summer.

We Need Your Help! By Ken Stone

An Ad Hoc committee is being formed to organize a Greentrees Emergency Preparedness Expo in September, 2014. This will be an all day event on the second Saturday of the month and will feature informational speakers and booths, demonstrations, emergency supply vendors, food, and auctions/door prizes. The event will be open to the public outside Greentrees, but is primarily for the benefit of Greentrees residents.

We need volunteers to help plan this Expo and to make it come together over the summer. We want this to be both informative and fun for the community. Please consider this appeal for your assistance. Sign-up sheets will be available in the Greentrees lobby during the next month for you to volunteer.

Thank you.

Lane County Assessor

The Greentrees Village office has been informed by the Lane County Assessors Office that there will be tax assessors in Greentrees over the next few weeks to inspect some homes for tax purposes.

Inspectors will be here from January 27th through January 31st, and from February 3rd through February 7th. The inspectors will carry credentials and ID. They will be inspecting various homes to see if they conform with what is in the tax records.

Thank You, Peg

A special thanks goes out to Board member Peg Patton for her efforts this past holiday season.

When Peg found out a few weeks before Christmas that no one in Greentrees was doing a toy drive, she quickly put together one. She made signs and posters and talked to everyone. Within a few days, Greentrees residents had donated over 50 toys to the S.O.S. Toy program. Thanks Peg.

From the President by



At the Greentrees Village board meeting in January, I was elected President of the Board for 2014. I look forward to serving the Association over the next twelve months.

2013 was a good year for Greentrees. Thanks to the hard work of all involved, we were able to complete water system up-

grades, electrical upgrades, road sealing and retaining wall repairs without any increase in dues.

I would like to thank the staff and management of GTV and our neighbors who volunteer their time and energy to complete these tasks.

The Tuesday Club by Norma Burkett

Our first meeting of 2014 was amazing. The Tuesday room was filled to the brim with enthusiastic "Greentrees" and they had more fun ideas to add to the monthly calendar. Faye Walters is going to organize a bus trip to go shopping, (hunting for bargains and treasures) on the third Tuesday of each month. Looking for craft projects and instructors for the third Tuesday also...for those who like to make stuff.

The GT board okayed the club's 2014 calendar of events. We'll post a copy at the clubhouse and update it as we finalize the dates and times. We are always open to new ideas, so your input is most welcome.

February 14th at 5pm in the Rec. Hall come join us for an ITALIAN EVENING. Great food, professional vocalist, and good friends to enjoy the fun. The dinner sign up sheet is in the library area at the clubhouse. Please remember to add your names to the volunteer list if you can help out in the kitchen, clean up, decorating, or whatever. Only \$5.00 per person for food and entertainment. Check out the ad in this paper for more information.

Bunco is thriving on the first Thursday, and 3rd Sunday. Come sign up and join in!!! The morning social is 9:30AM on Feb 4th. Best place to hear all the news and meet folks. Can also learn to make coffee...eh girls? Don't forget to sign up for the luncheon out at noon on Feb. 25th. Please come to the regular meeting Feb.11th at noon. We need you there to make sure we stay on the right track and plan the **March event**. Are you an artist? Would you like to show your work? Are you a quilter or fabric artist and would like to show your work? Come hear what we have planned for March. But we need you.

Thank you all for supporting your Tuesday Club.

Greentrees Village Inc. Emergency Board of Directors Meeting Minutes of December 18, 2013

Call to Order: The meeting was called to order at 1:05 PM by President Burns. Seven board members were present. Mr. Burns moved to suspend Robert's Rules and allow free discussion. Voice vote; 7 yes, approved unanimously.

Reason for Emergency Meeting: Mr. Burns reported that lot 105, which is vacant and empty, had a water line break causing water to run into several neighboring lots. It appears to have broken above floor level causing internal damage to carpets and a possible electrical and mold hazard. Per CC&R Article IX, 9.1 (Right of Entry), a lot owner shall grant the right of entry to the Board of Directors of the Association.

This property is in foreclosure and the whereabouts of the owner is unknown, making it impossible to obtain the owner's permission for right of entry.

Discussion followed and R B Taylor noted that when purchasing a property in Greentrees, there is implied consent on the part of the owners in emergency situations.

Mr. Burns moved to hire a locksmith to gain access to the property so that an assessment of damage and cleanup could be initiated. It was felt that any fees incurred could be charged against the lien as costs involved in the acquisition and preservation of the property. That, of course, would be for the judge in the foreclosure to decide. Roll call vote: 7 yes, 0 opposed, approved unanimously.

G. Lyddon moved to go back into regular session. Voice vote: 7 yes, approved unanimously.

Fred Burns moved to adjourn the meeting. Voice vote: 7 yes, passed unanimously.

Meeting adjourned at 1:25 PM.

The Computer Club by Pat Miller

February class schedule:

2/5 **Show 'n Tell** – Let's just share and talk. For instance:

- Share what you most use your computer or tablet for.
- Bring and/or tell us about any fun or interesting gadgets/devices you have.
- What software do you have that you really like? Or don't like?
- Share interesting websites.
- How are you coming along with your new tablet?

2/19 **Jep Norwood** - Need help with your new computer? Your old computer? Software problem? Want to know about security? Come to class and ask Jep.



Barbara and Richard Jones

On January 6th the leaders of the Greentrees Village exercise class, Barbara and Richard Jones, threw a champagne party for the class. We celebrated fifteen years of staying healthy and limber. It's quite an achievement for Barbara, the primary instructor, to teach the class for fifteen years. We have had many members come and go but Barbara, with the support of Richard, has been there for us.

A lovely carrot cake, snacks and champagne was served, and a good time was had by all. Thank you Barbara!

The exercise class meets every Monday, Wednesday and Friday from 10:00 AM to 11:00 AM and is held in the Recreation Hall. We welcome all Greentrees residents.

The Tuesday Club Presents

An Italian Evening

Friday February 14th

At 5 PM



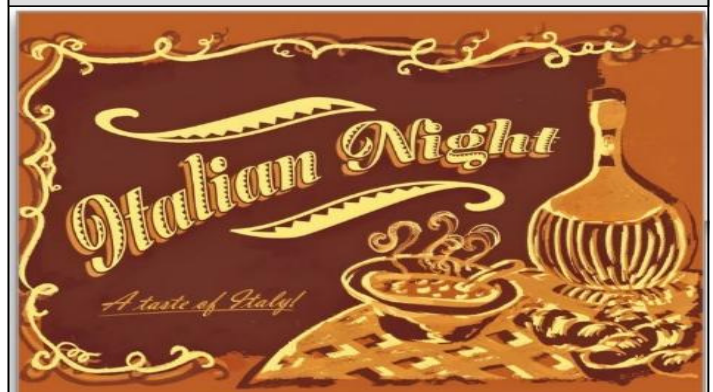
Vocalist

Ed Stamper

*will entertain
with his vast
repertoire of 40s,
50s, 60s and 70s
songs.*



**Sign up in the Clubhouse for a
very special evening \$5 per person**





They did it again!

Peg Patton, lot 282 and Mitch MacFarlane, lot 538, again this year enjoyed a quick swim in the 42 degree water of the Greentrees Family pool to welcome in the new year.

Dear Editor:

My name is MacDuffie, a four legged resident, and I felt it might be a good time to remind the humans in Greentrees about two of our courtesies that make this such a nice place to live.

One is driving the 10mph speed limit **everywhere** in Greentrees Village. There are very good reasons for this limit. Cars share the streets with walking humans and dogs. We don't have sidewalks and this sharing isn't a problem as long as drivers are careful, and go 10mph. Some folks backing out of their driveways need a bit more time to react, so the 10mph limit gives them this extra time. Remember, there are humans using walkers, canes, or carts to cross our streets to get their mail, and outdoor cats wander across streets, as do other critters. Drivers need to watch out for golf carts, bikes and wheelchairs on the roads. No one wants a person, or animal hurt, so be more careful and slow down...please.

Another courtesy is keeping our lovely grass areas clean. Enjoy our parks and roadsides for your pet's needs, but make certain to pick up your dog's poop. My humans are really tired of picking up or stepping in other people's dog poop. It's Yukky!!! We want our neighbors to like our pets, so picking up after your dog along our roadsides really helps everyone with this.

That's my wee reminder for all of our residents and guests, two or four legged, to begin a great new year in our lovely Greentrees Village.

Most sincerely, - MacDuffie Spc. #91

In Memorial

Carolyn Steward - lot 70

10/20/28 - 1/8/14

Richard Russell - lot 73

12/21/23 - 12/30/13

Bill Connell - former owner

4/28/42 - 1/3/14

Pat Stanton - lot 6

3/17/39 - 1/13/14



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

February 18th, 2014

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

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Norma Burkett, Contributing Writer


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Shirley Kaasa and the Folding Crew

Visit our web site at:

www.greentreesvillage.org

February 2014

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
	SWIMMING POOL SCHEDULE: Water Aerobics M-F at 8:00am					
2 Snooker 1:00 pm	3 Pickle ball 9:00am-10:30am Exercise class 10:00am Snooker 1:00pm Dabbers & Gabbers 1:00pm	4 Property Comm. 10:00am Tues. Club Social 9:30am Line Dancing 10:00am	5 Pickle ball 9:00am-10:30am Exercise class 10:00am ACC Comm. 10:00am Computer Class 11:10am Snooker 1:00pm	6 Finance Comm 10:00am Friendship club 9:30-12:00pm Rhody Quilters 1:00pm-4:00pm Bocce Ball 10:00am Bunco 1:30pm Snacks A-L	7 Pickle ball 9:00am-10:30am Exercise class 10:00am Snooker 1:00pm	8 Bocce Ball 10:00am Bingo 7:00pm
9 Snooker 1:00 pm	10 Pickle ball 9:00am-10:30am Exercise class 10:00am Snooker 1:00pm Dabbers & Gabbers 1:00pm	11 Line Dancing 10:00am Tues. Club meeting 12:00 BOD Meeting 1:00pm	12 Pool Closed Pickle ball 9:00am-10:30am Exercise class 10:00am Snooker 1:00pm	13 Bocce Ball 10:00am	14 Pickle ball 9:00am-10:30am Exercise class 10:00am Snooker 1:00pm Italian Evening Dinner 5:00 pm, Entertainment Sign up in Library	15 Bocce Ball 10:00am Bingo 7:00pm
16 Snooker 1:00pm Bunco 1:30pm Snacks M-Z	17 Pickle ball 9:00am-10:30am Exercise class 10:00am Snooker 1:00pm Dabbers & Gabbers 1:00pm	18 Property Comm. 10:00am Applique Society 9:30 Line Dancing 10:00am Tues. Club Rhody Bus Shopping	19 Pickle ball 9:00am-10:30am Exercise class 10:00am Computer Class 11:10am w/Jep Norwood Snooker 1:00pm	20 Friendship club 9:30-12:00pm Bocce Ball 10:00am	21 Pickle ball 9:00am-10:30am Exercise class 10:00am Snooker 1:00pm	22 Bocce Ball 10:00am Bingo 7:00pm
23 Snooker 1:00 pm	24 Pickle ball 9:00am-10:30am Exercise class 10:00am Snooker 1:00pm Dabbers & Gabbers 1:00pm	25 Line Dancing 10:00am Tues. Club luncheon out At Home Grown 12:00 pm	26 Pickle ball 9:00am-10:30am Exercise class 10:00am Snooker 1:00pm	27 Bocce Ball 10:00am Friendship club 9:30-12:00pm	28 Pickle ball 9:00am-10:30am Exercise class 10:00am Snooker 1:00pm Pot Luck 6:00pm / Dist 2 All Residents Welcome	

GREENTREES VILLAGE, INC.

Board of Directors Meeting Minutes

January 14, 2014

Call to order: The meeting was called to order at 1:00 p.m. by President Fred Burns. Eight board members were present. R B Taylor was absent. Mr. Burns took a moment to let everyone know Greentrees had lost a special person with the passing of Pat Stanton.

Approval of Prior BOD Meeting Minutes (12-10-13): George Lyddon moved to approve the BOD minutes of December 10, 2013. Voice vote, 8 yes, approved unanimously.

Approval of Emergency BOD Meeting Minutes (12-18-13): Mike Grenfell moved to approve the BOD minutes of December 18, 2013. Voice vote, 8 yes, approved unanimously.

Financial Report: George Lyddon presented the Treasurer's Report, saying in spite of a year in which we spent quite a bit on the water system upgrade, we were able to put money into the Reserve Fund and not raise HOA dues. Cash on hand in our Operating account checking/savings is \$ 383,496.05. The Reserve Fund has \$404,308.91 for a balance of \$ 787,804.96.

Retiring of the 2013 Board and Seating of 2014 Board: Fred Burns again thanked everyone for their hard work and cooperation in 2013. Peg Patton said that nothing would have been possible without the leadership that Mr. Burns had demonstrated throughout the previous year. He, in turn, expressed a special thanks to Peg Patton for her work chairing the Christmas toy drive. Mr. Burns also thanked Barbara and Richard Jones, Lot 236 for teaching the exercise class for the last 15 years. The 2013 Board was then retired.

Roll Call of the 2014 Board of Directors: Eight board members and alternate Jeff Myers were present and seated.

Call for Nominations: Fred Burns called for nominations for new officer positions on the Board of Directors for 2014.

President: Peg Patton nominated George Lyddon for the position of President. Ballots were distributed and counted, 9 votes for George Lyddon. **Vice-President:** Mike Grenfell nominated Peg Patton for the position of Vice-President. Bill Johnson nominated Mike Grenfell. Ballots were distributed and counted, 4 votes for Peg Patton, 4 votes for Mike Grenfell and 1 vote for David Johnsen. Mike Grenfell stated that he had held this position in the past and that it should go to Peg Patton at this time. Voice vote 9 yes, approved unanimously. **Secretary:** Fred Burns nominated Vicki Martin for the position of Secretary. Ballots were distributed and counted, 9 votes for Vicki Martin. **Treasurer:** Fred Burns nominated Mike Grenfell for the position of Treasurer. Ballots were distributed and counted, 8 votes for Mike Grenfell and 1 vote for David Johnsen.

Election of Officers: (Election Committee) Ruth Smelly announced the Board of Directors' Officers for 2014 as follows: George Lyddon, President; Peg Patton, Vice-President; Vicki Martin, Secretary; Mike Grenfell, Treasurer.

President's Comments: George Lyddon announced a Board Orientation/Workshop on Tuesday, January 21, 2014 at 1:00 p.m. A new request to reserve the Recreation Hall for Kay Bumgarner's retirement party was moved to New Business.

Resident's Forum: None.

Correspondence: None.

General Manager's Report: Mr. Dashofy reported that 50 homes in Greentrees sold in 2013 with four more sales pending at this time. The office renovation is going well and the staff should be able to move back into the office by Friday. The adult pool heaters were not working for several days but are now up and running. The bill for this repair has not yet been received. The water line breaks in December caused a budget overage of \$ 9,000.00. Louis again reiterated the need for all residents to be cognizant of any vacant homes around them that might have water line leaks and report them immediately. Three small retaining walls were completed. There is one more year left on our 5-year plan to replace electrical crossings on the East side and then that huge project will be behind us. Thirty-six water line replacements will start in February. The display cabinet is not done yet. The drain at the river entrance is completed but the asphalt there and over the electrical crossings will not be done until weather permits. With the new BOD in place, a workshop will be scheduled to decide new rules (residents are welcome). An Executive session will be scheduled to discuss collections.

Committee & Club Reports:

(ACC) R. B. Taylor: None. **(Bingo Committee)** K. Bumgarner: None. **(GERT/Security)** Ken Stone: The last Emergency Preparedness exercise was in 2007 with a West side evacuation practice. Three hundred people were present. Mr. Stone recommended a Preparedness Expo Fair with information booths, displays and vendors. He recommended that the event include the City. **(Property Committee)** B. Johnson: Mr. Johnson said there will be a Road Report Study at the next Property Committee meeting. Water line work will continue and two new speed bump locations determined. Also to be determined are the locations for the dog waste disposal stations.

(Tuesday Club) N. Burkett: The first meeting of 2014 drew a “big crowd”. On February 14th at 6:00 p.m., the Tuesday Club will sponsor “Italian Night” with baked spaghetti, garlic bread, green salad and a dessert. A professional vocalist will be there for the evening’s entertainment. A fee will be charged for the dinner. Ms. Burkett presented a tentative schedule of 2014 Tuesday Club events to the Board. **Fred Burns moved to approve the Tuesday Club Schedule of Events. Discussion followed. Roll Call Vote, 9 yes, 0 opposed, approved unanimously.**

(Computer Club) P. Miller presented a report to the Board summarizing 2013 Club activities (incorporated by reference). She also stated that at the December business meeting, 2014 officers were elected as follows: President - Pat Miller; Vice-President – Gene Fisher; Treasurer-Connie Goddard and Secretary-Parker Kendall. The Advertising Coordinator is a volunteer position and Jack Branson will continue in that role. Pat stated that it is because of the efforts of these four people that the Computer Club continues to provide a needed service and a valuable resource for the residents of Greentrees and that she appreciates all they do. It is the Computer Club’s plan for 2014 to continue to offer classes that will hopefully satisfy the various interests of the residents.

Unfinished Business: None

New Business:

(01-01-14) Approval of BOD. meeting dates: Fred Burns moved to approve the 2014 Board Meeting Calendar. Discussion followed with two errors in Board Calendar noted and corrected. **Voice Vote, 9 yes, 0 opposed, approved unanimously.**

(01-02-14) 2014 Water service work: Bill Johnson moved to proceed with replacement of new water services at Lots 404-426 and Lots 436-445 saying the costs of the work shall not exceed \$66,000 (approximately \$ 1,800 each) and that if these services can be replaced under budget, the Properties Committee will recommend additional lots for service replacement. Discussion followed. **Roll Call Vote, 9 yes, 0 opposed, approved unanimously.**

(01-03-14) Request recreation hall reservation: Herbal Enthusiasts on 11-13-14: Peg Patton moved to approve the request for use of the Recreation Hall by the Herbal Enthusiasts on November 13, 2014. Discussion followed. **Voice Vote, 9 yes, 0 opposed, approved unanimously.**

(01-04-14) Request recreation hall reservation: Kay Bumgarner Retirement Party on 02-09-14: Mike Grenfell moved to approve the request for use of the Recreation Hall by Kay Bumgarner for her retirement party on Sunday, February 9, 2014, from 3:00 to 8:00 p.m. Discussion followed with an agreement that a special gate code for one day’s use be given out. **Voice Vote, 9 yes, 0 opposed, approved unanimously.**

Other Business: None.

Announcements: Fred Burns welcomed everyone to the potluck sponsored by District 1 on January 24th. There will be entertainment by the Greentrees Five and door prizes. George Lyddon thanked the Tuesday Club for serving cake for today’s Board meeting.

Fred Burns made a motion to adjourn the meeting. Approved unanimously. Adjournment at 2:17 p.m.

GREENTREES VILLAGE, INC.
Special Board of Directors Meeting (Board Workshop)
Minutes -January 21, 2014

Call to order: The meeting was called to order at 1:00 p.m. by President George Lyddon. Eight board members, plus alternate Jeff Myers were present. Sharon Muehlbauer-Lewis was absent.

Approval of the Board Agenda: Mike Grenfell moved to approve the Agenda. Discussion followed. Voice vote, 9 yes, 0 opposed, approved unanimously.

President's Comments: Mr. Lyddon thanked everyone for coming to the workshop today.

Resident's Forum: Ron McCrary, Lot 690, recommended and volunteered to investigate the financial pros and cons of a bond issue for Greentrees on the long-term work projects of the water system and roads. He put forth the idea to borrow money at a low interest rate in order to do these projects now instead of over a period of years. George Lyddon stated that Greentrees is currently a mostly fixed-income, debt-free community with nice reserves and not encumbered with anything outside. There is a chance that this could encumber the individual properties and that it could affect real estate salability of the properties. Mr. Lyddon said the Board appreciates the efforts by Ron McCrary. Fred Burns motioned to authorize Ron McCrary, on behalf of the BOD, to ONLY investigate the Bond possibilities, costs and risks further. Discussion followed. Roll Call vote, 9 yes, 0 opposed, approved unanimously.

BOD Workshop: George Lyddon motioned to suspend Robert's Rules for the purpose of having a Board Workshop. Voice vote 9 yes, 0 opposed, approved unanimously.

2014 Board Procedures: George Lyddon moved that the BOD Procedures for 2014 remain the same as 2013. Discussion: none. Voice vote, 9 yes, 0 opposed, approved unanimously.

Tuesday Club Calendar: The Tuesday Club projected schedule was approved by the BOD on January 14, 2014. Mr. Dashofy clarified February and March events on the schedule for the BOD at this meeting. He also stated that it is the BOD that sets the date for the Greentrees Garage Sale and that since the Tuesday Club is requesting a date in July instead of August, a date will need to be agreed upon by the BOD. This item will be placed on the BOD Meeting Agenda for February.

Association Calendar of Events: (GERT/Security) Ken Stone reiterated his request to have a disaster preparedness day with a possible date, the second Saturday in September. He said it would include all of Greentrees and possibly the City of Florence and would be an all-day event. Fred Burns motioned to form a committee for the Preparedness Expo/Fair with Ken Stone as Chairman to coordinate and seek volunteers for the event. Discussion followed. Mr. Dashofy recommended an Ad Hoc Committee be formed with a clear job description and that there be a liaison between the BOD and the Committee. A Committee status report will be placed on the BOD Meeting Agenda for February. If there are no volunteers for the event, it ends there. If there are volunteers, it will proceed. Voice Vote, 9 yes, 0 opposed, approved unanimously.

George Lyddon named Ken Stone as Chair of the Committee to be formed. Mr. Stone also requested that single page handouts on different preparedness issues be placed in the Greentrees Newsletter each month. Discussion Followed. Voice vote, 9 yes, 0 opposed, approved unanimously. **Other Items:** Mike Grenfell requested that it be made clear when the audience is allowed to speak and interrupt BOD and its function. Mr. Dashofy addressed Board members and clarified need to address the Chair when they speak and on how to put a motion on the floor and amend a motion.

Return to Regular Session: George Lyddon motioned to return to regular session. Voice vote, 9 yes, 0 opposed, approved unanimously.

Executive Session: Mike Grenfell motioned to go into Executive Session to discuss collections and foreclosures. Voice vote, 9 yes, 0 opposed, approved unanimously.

R. B. Taylor made a motion to adjourn the meeting. Adjournment at 2:24 p.m.