

GREENTREES

February

The Village Voice

2013

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 8th, elections were held for 2013 Board officers. Fred Burns of District 1 was re-elected as Board President for a second year. Sharon Muehlbauer-Lewis (District 8) was elected Vice President, Ella Grenfell (District 2) was elected as Secretary and George Lyddon (District 4) as Treasurer.

Rhody Bike Path

Last July, the City of Florence accepted a \$1,013,000 state Transportation Enhancement grant for the construction of a combined walking and bike path which will run between Ninth Street and Wildwinds Street along Rhododendron Drive. The path will run the distance of Greentrees Village East where it abuts Rhododendron. City workers have been surveying the area in recent weeks in anticipation of work beginning on the project this summer. The City owns twenty feet off the road on each side of Rhododendron Drive and we are likely to see them removing trees in that area on the east side in order to make room for the new path.

2013 Reserve Expenditures

In 2013, Greentrees Village will spend approximately \$136,000 from the Association's Reserve fund.

We have already begun the 2013 projects with the eight new electrical lines that are being installed on 5th Street North, 5th Street South and 4th Street South. The line replacement is being 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. 2013 is the third year in the five year project to replace all forty electrical crossings in Greentrees Village East. Greentrees Village West has already been done.

Construction is completed on the retaining wall that was being replaced on 5th Street North. We are replacing at least one of the 30-year-old retaining walls on property each year. New showers have been installed in both the Men's and Women's Family restrooms. These showers are ADA (American Disability Act) compliant to meet our obligations as a fifty-five and older community.

Our next project will be to replace the electrical resistant heaters in the Recreation Hall with heat pumps. The heaters were replaced in the Clubhouse in 2012. Heat pumps are

not only more comfortable, but also much more energy efficient. The new heat pumps should be installed by mid February.

This spring we be beginning the much anticipated water line replacements. The water lines from the mains to the owner's property are being replaced. We will also be installing a water shut-off, a water meter and a double-check valve at each property. This is an eleven year project, with only twelve scheduled in 2013 and fifty-five scheduled for each year thereafter.

This summer Maintenance will be overseeing our normal road resurfacing. In addition we will be renovating the Tennis Court by sealing the cracks and applying a new surface. The concrete walkway between the Clubhouse and the Recreation Hall is also being replaced due to cracking and lifting of the concrete.

Sometime this year, we are scheduled to replace the cameras at the front gates with cameras that see better at night. We will also be installing a handicap door opener on the back door of the Clubhouse.

There are many smaller projects to round out the year, including replacing two windows in the Greentrees Office, new lights in the Multi-Purpose Room, two new speed bumps, work on the RV Park electrical system and some new equipment for the Maintenance Shop.

Greentrees Renters Welcome at Board Meetings

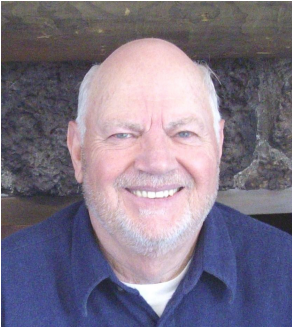
At the January Board of Directors meeting, the Board agreed that renters in Greentrees Village should be allowed to attend board meetings because the actions of the Board affect all residents. Therefore, beginning with the February BOD meeting, renters will be allowed to attend and speak to the Board during the Owner's Forum which will now be termed the Residents' Forum.

Gate Passes Pass Away

The Greentrees Office no longer has gate passes to sell. The passes, which allow the gates to open without opening your car window, are no longer available and the office has run out of its supply.

In the future, the office will only be selling the proximity cards, which require the operator to touch the card to a plate located next to the key pad at the gates. The good news is that the old gate passes cost \$21.50 but the proximity cards are only \$4.50.

From the President by Fred Burns



I would like to welcome Board members Ella Grenfell, George Lyddon, Phillip Catalfamo, R B Taylor and Bill Johnson to the 2013 Board of Directors.

I wish to thank the Board for re-electing me as their President this year and congratulate Sharon Muehlbauer-Lewis on her election as Vice President, Ella Grenfell for

her election as Secretary of the Board and George Lyddon for his election as Treasurer.

I also wish to thank 2012 Board members Sharman Stewart-Sutton, Barbara Prisbe-Sutton, Dolores Morgan, Jack Branson and David Johnsen for their service to the Association.

Listed below are the 2013 District Representatives, the lots they represent and their phone numbers. If you have questions or concerns regarding Greentrees, you may contact them and they will either have an answer for you, or get back to you when they do:

District 1, Fred Burns, Lots 1-63,
Phone: 541-997-1254

District 2, Ella Grenfell, Lots 64-126,
Phone: 541-902-9629

District 3, Guido Romano, Lots 127-189,
Phone: 541-997-8450

District 4, George Lyddon, Lots 190-252,
Phone: 541-590-3016

District 5, Peg Patton, Lots 253-317,
Phone: 541-997-4177

District 6, Phillip Catalfamo, Lots 318-319, 402-450, 501-512, Phone: 541-902-9529

District 7, R.B. Taylor, Lots 513-574,
Phone: 541-997-8177

District 8, Sharon Muehlbauer-Lewis, Lots 575-637,
Phone: 541-997-3152

District 9, Bill Johnson, Lots 638-700,
Phone: 541-997-1680

We have an energetic Board this year. We have already had a board meeting and a workshop and have a second workshop scheduled for February 19th following the regular board meeting on the 12th. At the January board meeting, the Board unanimously agreed that renters in Greentrees should be permitted to attend board meetings, something that has not always been allowed in the past.

Greentrees has many projects planned for 2013. Some of the larger projects are the electrical line replacement on the east side, 12 new water service lines, heat pump installation in the Recreation Hall and a new camera system at the gates.

I think we can look forward to a busy and productive year.

Speed Bumps Considered by Bill Johnson

In the first Greentrees Village Board of Directors meeting for 2013, a motion was made to install two speed bumps this year. One would be located on the East side on 1st Street North. The intent is to slow down speeders coming down and going up the North hill. The second ramp would be installed on the West side on River Vista, between River Vista North and West Drive. This ramp is to slow down drivers going up and down the River Vista North hill.

These speed bumps will be different than those installed last year. They will be six feet wide, with two-foot ramps on each side of a two-foot flat area. The height will be 3 1/2 inches. They should not cause any damage to legal height vehicles at slow speeds.

The Board of Directors approved the speed bump installations by a majority vote of 7 for and 1 against, however, under Board rules, because the vote was not unanimous the speed bump motion will carry over to the February Board meeting where it will require a simple affirmative majority to be approved.

If you would like to comment on speed bumps, there are several avenues. You may talk to your District Representative or any Board member. Their names and phone numbers are listed in the Greentrees directory available at the office; or you may write to the Greentrees Village Board of Directors at 1600 Rhododendron Dr. #320, Florence, OR 97439.

If you are a resident, you may also speak during the Resident's Forum at the next Board of Directors meeting on Tuesday, February 12th at 1:00 pm in the Recreation Hall.

Please remember the speed limit for Greentrees Village is 10 MPH. That is for everyone; visitors, contractors, delivery people, workers, you and me! As a driver you are sharing the road with walkers, pets, bikers and residents who are just getting their mail or newspaper. So Please be careful.

Letters to the Editor

Mr. Dashofy;

Recent observation brings to our attention a number of Greentrees residents enter Park Village to walk their dogs.

In doing so, it is further noticed that the dogs are allowed to relieve themselves on the access road in Park Village.

This complicates the mowing process of the road, with numerous areas of pet feces.

Would you kindly bring this problem to your residents' attention and remind them that pet owners are required to pick up after their pets?

Your assistance to alleviate this problem as quickly as possible will be appreciated.

Park Village Homeowners' Association
Board of Directors

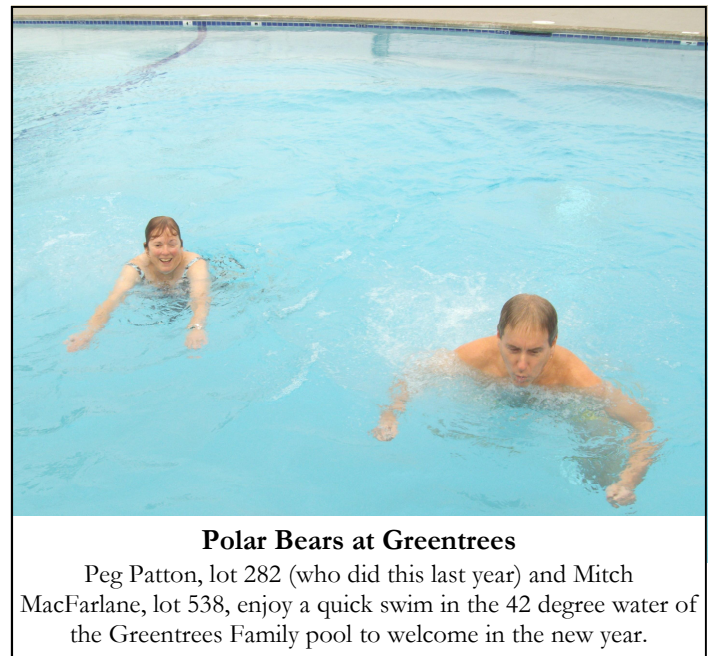
Tuesday Group News *by Pam Spagna*

Thanks to all the lovely people who helped make our planning meetings in January so productive. We have lots of creative and fun loving people in our community.

This month we will have a Valentine Dance with special dessert organized by Toni Glover-Romano. There will be live music by our own Greentrees Five and special sweetheart photos taken. This will be on Valentine's Day, Thursday, February 14th, from 7:00 to 9:00 PM. Bring your dancing shoes!

We will also have an Academy Awards Watch Party on Sunday, February 24th, from 5:00 to 8:00 PM. We are encouraging "glamour & bling" and would love to see many tuxedos at this event. This is your chance to go over the top. Pam Spagna is organizing this event and Kerstin Johnson will present a silent auction. See you on the Red Carpet!

On a monthly basis we continue to have Bunco, organized by Lois Swanson. First Tuesday Coffees are organized by Bette Turner and Luncheon Out is organized by Era Mae Lyddon. Be sure to thank these folks for their efforts on behalf of all of us.



Polar Bears at Greentrees

Peg Patton, lot 282 (who did this last year) and Mitch MacFarlane, lot 538, enjoy a quick swim in the 42 degree water of the Greentrees Family pool to welcome in the new year.

'Little Dutch Boy' by Ron Hummel

The "Little Dutch Boy" looked out the window at the thermometer attached to the window frame to see how much the temperature had dropped over-night. It read -5 degrees centigrade and he thought that it would not be too long before he could go skating with his friends on the canals near his home.

The combination of a winter storm and a very strong wind off of the North Sea can cause the overnight temperature to plummet, turning all of Holland into a deep freeze. The cold weather then proceeds eastward into Northern Europe, missing those who live along the Mediterranean Sea who rarely feel the effects of winter storms from the North Sea.

Those that live on the West Coast experience the same type of weather phenomenon. Southern Californians rarely feel the effects of storms that come from the Gulf of Alaska. However, those who move north from Southern California to coastal Oregon, sometimes learn the hard way how their climate has changed when a "Blue Northern" blows in. The combination of a sharp drop in over-night temperatures and a strong North wind can easily cause exposed pipes to freeze.

It is a lot easier to cover pipes and hose bibs now with a layer of foam insulation than to replace frozen pipes that have burst. It will save both you and Greentrees a lot of money.

Computer Club *by Pat Miller*

Computer Club classes are every 1st and 3rd Wednesdays of the month at 11:10a.m. We meet in the Multi-Purpose Room. February class schedule: February 6: Browsers. Are you an XP / IE8 user and having all kinds of issues? Are you finding that in downloading programs from a website you need a particular browser—the one you aren't using? We'll be looking at browser options.

February 20: Need help with your new computer? Software problem? Want to know about security? Come to class and ask Jep Norwood.

Tuesday Group
~Special Events~


Valentine Party
Thursday, February 14th
In the Recreation Hall
7:00 - 9:00 PM

&

Academy Awards
Watch Party
In the Coffee Room
Sunday, February 24th
5:00 - 8:00 PM





GREENTREES VILLAGE, INC.

Minutes of the Special Board of Directors Meeting
(Board Workshop)

January 15, 2013

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

Roll call of the 2013 Board of Directors: All board representatives were present. Two owners and the General Manager also attended.

Presidents Comments: Fred Burns thanked the Board for attending and moved that the rules be suspended in order to have free discussion during the workshop. The Board approved unanimously.

A general discussion followed. Items discussed included: 2013 Board procedures; a Board orientation on January 25th at 9:00 AM for new members; Association potlucks and social activities; possible rule changes concerning the appearance of owners' lots; welcoming new owners to the Association; a possible Service Committee to help residents in need; a future Board workshop on February 19th.

There being no further business before the Board, the meeting was adjourned at 3:25 PM.

Welcome New Residents

Harry & Gerri Wilson, Lot 611
Rick & Cara Thiergartner, Lot 317
James Stevens, Lot 45
Jeannine Marie Steiner, Lot 57
Phyllis Price, Lot 154
George & Doris Cameron, Lot 644

In Memorium

Diane Clough Stone, Lot 309

7/15/1937 - 11/25/12

John Ross, Lot 691

9/14/27 - 12/8/12

Eva Monaghan, Lot 232

9/7/28 - 12/31/12

Dean Layton, Former Resident & Board Member

10/9/32 - 12/22/12

The Greentrees Village Voice

is brought to you by Greentrees Village, Inc

NEXT NEWSLETTER DEADLINE

February 18th, 2012

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

Newsletter Contributors:

Louis Dashofy, Editor

Pat Miller, Contributing Writer

Pam Spagna, Contributing Writer

Jack Branson, Advertising

The Folding Crew

Visit our web site at:

www.greentreesvillage.com



Greentrees Bingo

Every Saturday Night

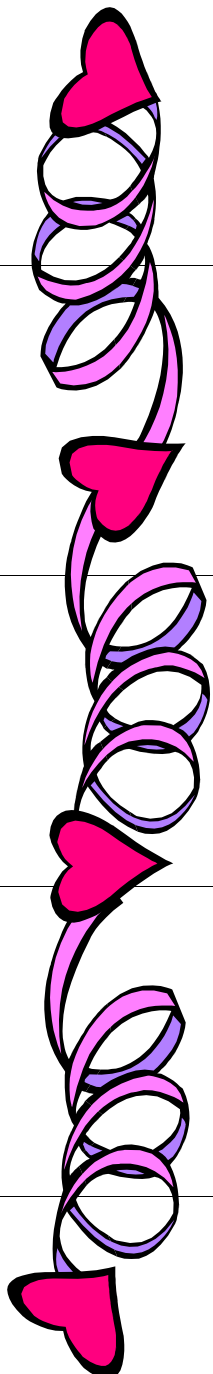
at 7:00 PM

Door Prizes, Good Snacks,
and Good Company.

In the Recreation Hall

February 2013

Sun Mon Tue Wed Thu Fri Sat



3 Snooker 1:00pm	4 Exercise Class 10:00am Dabbers & Gabbers 1:00pm Snooker 1:00pm Radio Test 1:00-2:00pm	5 Tues. Group Coffee Social- 9:00am Line Dancing 10:00am Property Comm. 10:00am	6 ACC 10:00am Exercise Class 10:00am Computer Club 11:10am Snooker 1:00pm	7 Friendship Club 9:30-12:00 Finance Comm. 10:00am Rhody Quilters 10:00-4:00 Bunco 1:30, Snacks A-L	8 Exercise Class 10:00am Snooker 1:00pm	9 Bingo 7:00pm	2 Bingo 7:00pm
10 Snooker 1:00pm	11 Exercise Class 10:00am Dabbers & Gabbers 1:00pm Snooker 1:00pm Radio Test 1:00-2:00pm	12 Line Dancing 10:00am Tues. Group meets 12:00 BOD meeting 1:00pm	13 Pool Closed Exercise Class 10:00am Snooker 1:00pm	14 Tuesday Group Valentine's Party 7-9 pm <i>In the Recreation Hall</i>	15 Exercise Class 10:00am Snooker 1:00pm	16 Bingo 7:00pm	
17 Snooker 1:00pm Bunco 1:30pm-M-Z Snacks M-Z	18 Exercise Class 10:00am Dabbers & Gabbers 1:00pm Snooker 1:00pm Radio Test 1:00-2:00pm	19 Appliqué Society 9:30am Line Dancing 10:00am Property Comm. 10:00am Tues. Group Luncheon Out- Rosa's 12:00	20 Exercise Class 10:00am Computer Class with Jep Norwood 11:10am Snooker 1:00pm	21 Friendship Club 9:30-12:00 Rhody Quilters 10:00-4:00	22 Exercise Class 10:00am Snooker 1:00pm Potluck Dinner 6:00pm Sponsored by Dist 2 <i>All Welcome!</i>	23 Bingo 7:00pm	
24 Snooker 1:00pm Academy Awards Watch Party 5 - 8 pm	25 Exercise Class 10:00am Dabbers & Gabbers 1:00pm Snooker 1:00pm Radio Test 1:00-2:00pm	26 Line Dancing 10:00am Tues. Group meets 12:00	27 Exercise Class 10:00am Snooker 1:00pm	28 Friendship Club 9:30-12:00			 SWIMMING POOL SCHEDULE: Water Aerobics M-F at 8:00am

Greentrees Village Inc.
Board of Directors Meeting Minutes - January 8, 2013

Call to order. The meeting was called to order at 1:00 PM by President Burns. The following 2012 Board members were in attendance: Fred Burns, Dolores Morgan, Guido Romano, David Johnsen and Sharon Muehlbauer-Lewis.

Approval of minutes. **G. Romano moved to approve the meeting minutes of December 11th. The 2012 Board unanimously approved.**

Treasurer's report. D. Morgan presented the Treasurer's report. As of December 31st the Association had \$313,657 in the Greentrees operation accounts and \$346,470 in the reserve accounts. At year's end, the Association had spent \$101,911 in reserve funds. The Association ended the year within its budget despite some unexpected expenses and new monthly charges from the City of Florence.

President Burns thanked retiring board members Dolores Morgan, Sharman Stewart-Sutton and David Johnsen for their service. He then retired the 2012 Board.

The 2013 Board was seated. Because of the resignation in December of B. Prisbe-Sutton and J. Branson, Alternate R B Taylor was seated as Director of District 7 and Alternate B. Johnson was seated as Director of District 9. Eight of the nine 2013 Board Directors were present. Director Peg Patton was absent.

Board elections. President Burns called for nominations for 2013 Board officers. Voting was by secret ballot. Ron McCrary of the Election Committee announced the following results: 2013 Board President: Fred Burns, Vice-President: Sharon Muehlbauer Lewis, Secretary: Ella Grenfell, Treasurer: George Lyddon. G. Romano requested that the vote tallies become part of the record: President: F. Burns (7), G. Romano (1); Vice-President: S. Muehlbauer-Lewis (7), G. Romano (1); Secretary: E. Grenfell (8); Treasurer: G. Lyddon (8).

Approval of the Agenda. **G. Romano moved to add the purchase of a ground radar unit to Other Business. The Board unanimously approved the amended agenda.**

President's comments: There will be a new Board orientation and workshop on January 15th, at 1:00 PM.

Owners' forum: K. Stone (lot 259) asked the Board to consider allowing renters to attend board meetings. **G. Romano moved to place item under Other Business. The Board unanimously approved.** K. Johnsen (lot 414) commented on the difficult year the 2012 Board had and said it was unfortunate that the bylaw changes did not pass because if it had the Association would have alternates to serve on the board this year. G. Romano (lot 168) announced that he would host a meeting for District 3 on February 5th at 10 AM in the Coffee Room. D. Johnsen (lot 414) said there was a ditch on 2nd Street filled with gravel that needs to be asphalted.

Correspondence: None.

General Manager's report: Mr. Dashofy discussed the problems with the East gate and advised that in the near future, the Association may not be able to get parts to repair the old pass readers. The retaining wall has been completed on 5th Street. We are currently working with Lincoln PUD on the eight electrical crossings that are being replaced this year. There will be a workman's comp audit on January 24th. We will be installing the new heatpumps in the Recreation Hall in January.

Committee and Club reports: **ACC:** R B Taylor: No activity this past month. **Bingo:** Charlotte Hunt presented the fourth quarter Bingo report (incorporated by reference). Bingo made \$36 in the fourth quarter. **Property Committee:** B. Johnson reported that the Committee has been discussing speed bumps (on agenda), purchase of the ground radar unit (on agenda), electrical crossings and Recreation Hall heat pump installation. **Tuesday Club:** P. Spagna reported that the members are still working on plans for this year. We will keep some of the old favorite functions like Bunco, monthly coffees, Thanksgiving and Christmas dinners and some occasional monthly dinners. We are also planning at least one new event; an Academy Award Watch Party in formal dress on our own red carpet. **Computer Club:** Pat Miller announced the elected officers for 2013 (same as last year). She also presented the Board with a written report of the Club's income and expenses for 2012 (incorporated by reference).

Unfinished Business: S. Muehlbauer-Lewis reviewed the Association's New Year's Eve party and said it was a roaring success. A good time was had by all and there were no incidents.

New Business: (01-01-13) Board meeting schedule: second Tuesday of each month, at 1:00 PM. **Fred Burns moved to approve the 2013 Board meeting schedule as presented.** Discussion followed. G. Romano asked that the Board schedule and Committee schedules be discussed at the Board Workshop. **R B Taylor moved to amend the motion to include the January 15th workshop and the committee schedules. The amended motion was approved unanimously.**

(01-02-13) Move bank account: **George Lyddon moved to change the Association's operating account from Sterling Bank to Siuslaw Bank.** Discussion followed. L. Dashofy stated that the move would save the Association over \$500 in service fees. **The motion was approved unanimously.**

(01-03-13) Speed humps: **B. Johnson moved to install two speed humps; one on 1st Street North and one on River Vista Drive.** Discussion followed. **Vote: 7-yea, 1-nay (G. Romano).** Moved to second reading. Manager to publish information in the Association newsletter.

(01-04-13) Recreation Hall reservation: **F. Burns moved to approve a reservation of the Recreation Hall for the Herbal Enthusiasts for November 11, 2013. The motion was approved unanimously.**

Other Business: (01-05-13) Purchase of ground radar unit: **G. Romano moved to purchase a ground penetrating radar device, model RD1000. Price not to exceed \$15,400. Any funds not expended to be returned to the reserve fund. The motion was approved unanimously.**

(01-06-13) Renters allowed to attend Board meetings: **G. Romano moved that renters be allowed to attend all business meetings of the Association with the exception of the Annual Meeting of Owners. The motion was approved unanimously.**

Announcements: Pot luck January 25th.

Adjournment: **G. Romano moved to adjourn at 2:30 PM. The motion was approved unanimously.**