



General Manager Matt Kennedy Discusses Greentrees' HOA CC&Rs, Rules & Regulations, and related topics

There's a lot to do when it comes to keeping a community such as Greentrees Village running smoothly and efficiently, all the while working to improve home owners' investments and the quality of life within this gated community.

Our new General Manager, Matt Kennedy, knows that all too well. Since taking over the managerial reigns in January, he's had his hands full dealing with everything from underground infrastructure issues to Covid-19. He's also working with a few new members on the HOA Board of Directors.

Matt shared some of his thoughts on the basic tenets that our small community is based upon: CC&Rs, Bylaws, and general GTV Rules & Regulations. Here's what he had to say:

Why are CC&Rs important to an HOA? While they may seem arbitrary, the CC&Rs are legally enforceable. They also help ensure the homeowners association as a whole can thrive, and that members are treated fairly and equally. The CC&Rs outline how the Association lives together and operates.

How do CC&Rs affect property values? The CC&Rs created by the community association assist in shaping the character and appearance of the respective neighborhood. These CC&Rs work to mitigate negative externalities, preserve the neighborhood, and boost efficiency, which impact housing values.

What affect do CC&Rs have on the life of those who live in Greentrees? The CC&Rs are the rules of your neighborhood. They describe the requirements and limitations about what you can do with your property. The goal of the CC&Rs is to protect, preserve, and enhance property values in the community. They provide the framework for By-laws and our HOA's Rules and Regulations.

Can an HOA board change the CC&Rs? If the HOA board receives a proposal for a change to the CC&Rs we would need 75 percent of the property owners to approve on the change proposal. If approved per the CC&R, all members in the homeowners association will be sent an amended version of the CC&Rs. CC&Rs amendment is then recorded at the County Recorder's office. The By-laws should also be amended to coincide with the

CC&Rs. Are there penalties for breaking GTV rules? If you break the homeowners' association rules, you may have to deal with fines, liens, and various other consequences. Additionally, any action by the HOA must also comply with any applicable state (and federal) laws.

What's the basic difference between CC&Rs and Bylaws? CC&Rs cover the "what" of the HOA, the bylaws cover the "how." Your community's bylaws establish the structure of day-to-day governance of your homeowners association. This includes things like: Frequency of HOA board elections, and the duties and responsibilities of board members.

Are GTV CC&Rs different from the typical HOA because we own our properties? Yes, they are all different depending on that community and location. The housing developer comes in and works with the City/ County to create a community plan and then the legal document (CC&R's) are drawn up for that community accordingly.

What's an example of a CC&R violation here in GTV? Signage is an example. Article V 5.10 Signs: Except as needed by the Association, no sign or other advertising device of any character shall be placed or erected on any lot or maintained on any part of the properties, except identification signs. Not keeping one's lot that fronts the road in a "neat and presentable appearance" is another example of a GTV Rules & Regulation violation.

Are any changes in rules being considered? No changes are currently being considered with me personally. I know some of our residents have their own ideas of what rules need to be changed. But nothing is being addressed at this time.

When a property is purchased in Greentrees, does the buyer sign a legally-binding

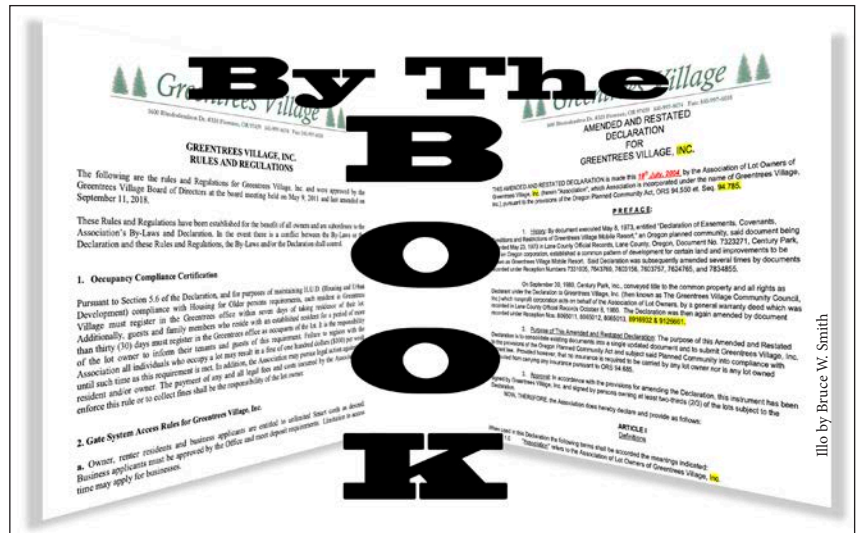


Illustration by Bruce W. Smith

agreement to abide by the CC&Rs and all other "rules and regulations" assigned by the HOA?

Yes. Property owners sign documents agreeing to abide by all the rules and regulations. They also get a welcome packet with the CC&Rs, and all the rules and regulations. Copies of the CC&Rs, By-laws and Rules & Regulations are also posted on the GTV website.

Is enforcing CC&Rs and other Rules & Regulations part of your job? Yes. As a matter of fact, I just sent out a violation letter today. As far as I am concerned, this new administration will be enforcing the documents and the rules and regulations. This is always handled on a case-to-case basis and investigated per infraction.

What are examples of fines that property owners face here in GTV if they are non-Compliant? There are numerous infractions that can lead to the HOA assessing fines, largely because certain actions or inactions by that property owner directly impacts the quality of life and property values of their neighbors.

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GTV General Manager Matt Kennedy (white shirt) conducting his first monthly meeting with the Property Committee in January 2020.

- ACC application violation: \$100/wk
 - Sign Violation: \$50/wk
- Do HOA Rules & Regulations apply to renters, and property owners that are “part-time” residents who leave their lots vacant for months?**

Yes, all the Rules & Regulations apply to everyone residing here in Greentrees, be they full-time residents, part-time residents or renters.

How should residents of Greentrees Village view all these documents, including the HOA’s Rules & Regulations? I think everyone reading

the documents for the Association will have their own take on what they mean to them personally. That has been my experience for more than 25 years now managing different properties. Some people, I should say most people, do not read all the documentation prior to moving into an HOA. After they read them, and often times after they get a letter or a call from the General Manger on a particular infraction, will they then begin to go through the document, namely the Rules & Regulations. Greentrees has its own unique style and I LOVE the community spirit here. That is one of the first things I noticed when I came here; what a great group of people. I think there

is a balance to strike with regards to enforcing the rules and regulations. I take every situation on a case-by-case basis and really try to give everyone the benefit of the doubt. If someone chooses to continue to break the rules, or if it’s a major infraction of course, I will take action. If, however, Greentrees was to hire someone part-time or full-time to walk around and site almost every space for a yard violation or some other infraction, then I believe you would not have the same kind of community you have now. I have witnessed those kinds of communities in Southern California and they are NOT nice communities as a whole.

Where can a GTV resident get a copy of the documents if they can’t find their copy? All of the Greentrees Village documentation can be found on the HOA’s website (www.greentreesvillage.com) under the “Legal Documents” tab. The CC&Rs, By-laws, Rules & Regulations, complaint forms, emergency plans, and other important documents are there for the viewing. Or, they can drop by the office and we can provide a copy for their files.

~ Bruce W. Smith

(Continued from Page 1)

They will be applied on a case-to-case basis after investigation of each infraction. For example, not maintaining (mowing the lawn, weeding, keeping trash picked up, hedges trimmed, etc) the portion of a lot visible from the street is an Architectural violation (Rules & Regulations), which clearly states the “area fronting homes shall be maintained in a neat and presentable appearance.” We will send out a written warning to the property owner to correct the problem, and if it’s not done in a timely manner as indicated in the warning, we will asses a fine until the issue is corrected. The amount of such fines are clearly stated in the “Greentrees Village Inc. Rules & Regulations”:


- Architectural violation: \$100/wk
- Greenbelt violation: \$50/wk
- Parking violation: \$50/wk
- Under-age Resident: \$100/wk

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BUCKLE UP: "REAL ID" WILL SOON BE REQUIRED TO FLY

Are you planning to travel by air? Have you applied for your "REAL ID" card? If not, you better get in line. REAL ID is coming. It'll be required to board commercial airlines next year.

Beginning October 1, 2021, all states must comply. You'll need to have a REAL ID (or an acceptable alternative such as a U.S. Passport) in order to board a commercial airplane, or to access any Federal facility. A regular driver's license doesn't cut it.

The purposes covered by the REAL ID Act are: accessing Federal facilities, entering nuclear power plants, and boarding federally

regulated commercial aircraft (<https://www.dhs.gov/real-id>).

Covid-19 may have impacted some of this, so contact the Florence DMV office, or visit www.Oregon.gov/REALID for more information.

Application forms will be available online at www.OregonDMV.com beginning July 6. The filled-out form then has to be taken to DMV to get your REAL ID. ~ Pat Miller / G.E.R.T.

SEWING MACHINES NEEDED!

Our 100-plus Recreation Hall chairs are going to be re-upholstered by a Greentrees volunteer crew lead by Brenda Kessler. The material is a super durable, highly cleanable Yachtsman Marine Vinyl made in the USA. The padding, Super Lux Foam from Michigan, is just as robust and durable.

We are in immediate need of an industrial sewing machine (or non-computer-era machines) capable of handling the heavy materials. If you have such a sewing machine, or know someone who can assist, please contact **Brenda Kessler at 541-408-4290**.

The Village Voice

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Editor: Bruce W. Smith

Special Thanks: Brenda Kessler & The Folding Crew

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Next Editorial Deadline: July 20th

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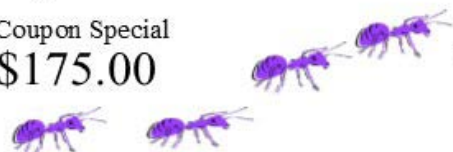


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THIS&THAT

NEW RESIDENTS: A hearty welcome to our new residents Terry and Diana Lindsley, Lot #448 from Sweet Home, OR.

KAYAKING CLUB: Greentrees Kayaking Group will meet every Tuesday morning in front of the Clubhouse at 7:45am beginning July 7th. The group will decide what lake to go to, and will leave promptly at 8:00am. All residents are welcome to join in on some kayaking fun in the sun!

TAI CHI BACK: Starting July 1, and every Monday/Wednesday from 9:00-9:45am in the Rec Hall, the Tai Chi exercise class is open to all GTV residents. Covid-19 health guidelines are in effect as well.

IN MEMORY: Our condolences go out to the family and friends of Gilbert Zueger, Lot #661 who passed on 4/30/20.

BAKED CHICKEN DIJON

Baked Chicken Dijon, which originated in the Dijon region of France, is an easy, tasty way to spice up that Sunday dinner. Substitute honey mustard for Dijon if you have a sweet tooth!

- 4 boneless chicken breasts
- 1/2 C butter (1 stick)
- 2 minced garlic cloves
- 5 tsp Dijon mustard
- 5 tbsp grated Parmesan cheese
- 1 1/2 C bread crumbs
- 2 tbsp chopped parsley

Pound the chicken breasts to 1/2-inch thickness. Melt butter in saucepan over medium heat. Add garlic. Simmer 5 minutes. Stir in mustard, then

remove mixture from heat and cool to luke warm. Whisk mixture until thickened.

Mix parsley, Parmesan cheese and bread crumbs in a dish. Dredge chicken breast in Dijon butter mixture, then coat in bread crumbs. Coat each piece well. Lay coated chicken on a 10x15-inch pan or dish. Place in fridge for two hours to set breading.

Remove coated chicken from fridge and place pieces in a clean 10x15-inch baking dish. Bake 15 minutes at 350 degrees, or until done.



RE-OPENING UPDATE

Greentrees' "Phase 2" Covid-19 re-opening means the swimming pools, spa, sauna, and locker rooms are open with limitations to both number of people and time constraints using each as per the posted signs.

The Recreation Hall, Club House (no card playing!) and RV Park are open for business following signage related to "social distancing" and number of occupants permitted in each area at any one time. Wearing face masks and using hand sanitizers suggested

when using the GTV facilities.

The popcorn machine and coffee makers are NOT open for business for the time being.

Bingo is back! However, the status of the Friendship Club, Meet & Greet, and similar close-contact social-gathering activities, are still under consideration as to when they resume.

"We are being very cautious when it comes to protecting our over-55 community," says General Manager Matt Kennedy. "The health and safety of everyone here is our first priority."



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GREENTREES ACTIVITIES JULY 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	Water Aerobics M - F @ 8:00 am		1 Pickle Ball 8:30 - 10:30 am Tai Chi 9:00 am (Rec. Hall) Exercise Class 10:00 am	2 Greentrees Sewing Club 9:00 am - 1:00 pm	3 Pickle Ball 8:30 - 10:30 am Exercise Class 10:00 am	4 Happy 4th of July! Bocce Ball 11:15 am Bingo 6:00 pm
5	6 Pickle Ball 8:30 - 10:30 am Tai Chi 9:00 am (Rec. Hall) Exercise Class 10:00 am Radio Test 1:00 pm	7 Property Comm. 10:00 am Activity Comm. 1:00 pm	8 POOL CLOSED Pickle Ball 8:30 - 10:30 am Tai Chi 9:00 am (Rec. Hall) Exercise Class 10:00 am	9 Finance Comm. 10:00 am	10 Pickle Ball 8:30 - 10:30 am Exercise Class 10:00 am	11 Bocce Ball 11:15 am Bingo 6:00 pm
12	13 Pickle Ball 8:30 - 10:30 am Tai Chi 9:00 am (Rec. Hall) Exercise Class 10:00 am	14 BOD Meeting 1:00 pm	15 Pickle Ball 8:30 - 10:30 am Tai Chi 9:00 am (Rec. Hall) Exercise Class 10:00 am	16 Greentrees Sewing Club 9:00 am - 1:00 pm	17 Pickle Ball 8:30 - 10:30 am Exercise Class 10:00 am	18 Bocce Ball 11:15 am Bingo 6:00 pm
19	20 Pickle Ball 8:30 - 10:30 am Tai Chi 9:00 am (Rec. Hall) Exercise Class 10:00 am	21 Quilting Group 9:00 am - 4:00 pm	22 Pickle Ball 8:30 - 10:30 Tai Chi 9:00 am (Rec. Hall) Exercise Class 10:00 am	23	24 Pickle Ball 8:30 - 10:30 am Exercise Class 10:00 am	25 Bocce Ball 11:15 am Bingo 6:00 pm
26	27 Pickle Ball 8:30 - 10:30 am Tai Chi 9:00 am (Rec. Hall) Exercise Class 10:00 am	28	29 Pickle Ball 8:30 - 10:30 am Tai Chi 9:00 am (Rec. Hall) Exercise Class 10:00 am	30 Book Club 2:00 pm	31 Pickle Ball 8:30 - 10:30 am Exercise Class 10:00 am	