



GTV Water/Sewer System Showing Signs Of Its Age

Keeping Greentrees 50-year-old underground infrastructure running smoothly requiring more frequent maintenance

When there was a break in the late January rains and water was still bubbling up through the cracks of his concrete driveway, John Hunt, Lot 504 on the West side, knew there was a problem brewing underground. He alerted the GTV maintenance staff, and after some sleuthing, the unexpected flow of water was traced to a leak in the water-main running deep under the Hunt's driveway.

A couple weeks later a crew from Johnson Rock Products rolled in with their mini-excavator and a four-man crew to repair the leak by replacing the failed water and saddle assembly. The workers removed a section of the concrete driveway slab and dug down nearly five feet to reach the water main. By day's end, the leak was fixed.

Several days later, a half-mile away on the East side of Greentrees, another Johnson Rock Products crew dug deep under South Street to remove and replace two sections of underground sewer line partially blocked by tree roots that had penetrated the walls. The damage caused by the roots were exposed by a video inspection of that portion of the main sewer line.

"Such repairs are to be expected with an underground infrastructure that's going on 50 years," said one of the Johnson Rock supervisors working on both repairs. "It's just getting old."

BUILDING ON SAND

Bob Fiscus, our GTV maintenance supervisor, said Florence (and GTV) is built on the northern end of the sand dunes we see across the river in the Oregon Dunes National Recreation Area.

Recurring issues with the water mains and sewer lines is the result of age combined with what lies beneath our feet.

"The damage can be caused by a number of reasons but usually from above or below ground pressure cracking the pipe itself," said Fiscus.

"The pipes can be leaking for years and we don't know until we see it above ground or get some other indicator."

Bill Johnson, the GTV HOA President says, "We have a very unique situation with our soil being almost completely sand on top of a high water table here in Florence.



Johnson Rock Products repairing water main on the East side in mid-February.

"Sustained pressure coming from weight above ground, along with pressure coming from below, is leading to cracks and breaks in the system."

A DRAIN ON RESERVES

These types of repairs are not cheap. The typical cost to make these spot repairs on water and sewer lines can range from \$5,000-\$10,000 per incident depending on the extent of the work needed.

When the additional repairs to the waterline "T"s feeding homes is added in, it's become a big HOA budget item.

"We will have more future repairs as we go along, and those will only increase as time goes on," said Matt Kennedy, our GTV General Manager. "It becomes more and more important to have the proper level of funding in the Reserves for future repairs with older Communities.

"The Finance Committee/Board did decide to raise dues a considerable amount based on the full on-site Reserve Study completed in early 2020. About \$10.00 of that monthly assessment increase was marked for water line and underground future repairs for Greentrees."

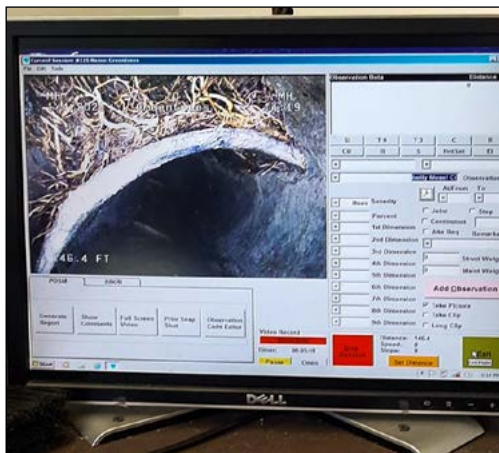
EXPERT CONSULTANTS

At the same time as the Reserve Study was going on, Kennedy put together a team of experts to help get a realistic handle on what the community is facing down the road. He consulted with Florence city works experts, and hired a local engineer from Coos Bay to study the Village and go over the original plans of the underground infrastructure that was installed in 1971. Kennedy also consulted with the engineer that completed a similar study in 2011 to see the progression of the aging.

"One thing that I have found going through this process, and doing some very thorough investigation, is inflation plays a major role in future costs of repairs," said Kennedy.

"About every 20 years the cost of these types of underground infrastructure repairs will double due to inflation, if you calculate on or above three percent.

So we need to be financially ready."
~Bruce Smith



Video shows root damage in the sewer line on South Street that necessitated repairs to two sections in late February. Those repairs cost the HOA \$11,762.

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HOA PRESIDENT'S MESSAGE

Hi, I'm Bill Johnson, and I've been elected President of the 2021 Greentrees Village Board of Directors. I'm honored to serve the HOA in this capacity.

First a little about myself. In the past I served as a Director numerous times. In 2010 and 2011 I was elected by the Board as President. I also volunteered on the Architectural Committee and the Properties Committee in the past.

I was a resident of Greentrees when there was a 16-member Board of Directors instead of a General Manager, and we had an Executive Board to run the day-to-day business. So I'm very familiar with our HOA's inner workings and community concerns.

Now I would like to talk about us, the owners and residents of Greentrees Village.

It seems, overall, our residents today are a younger group than years ago, and many of us have jobs or volunteer for non-profit organizations. Most of us have cars and seem to be more in a hurry within our community, driving faster than [the posted] 10mph speed limit.

Speeding is an on-going concern because many of us walk our streets for exercise (even after dark), we have pets, and there are always dogs out walking their owners, some pets without leashes, and some not having their owners picking up after them. Please slow down, pick up after your pets, and most of all, be courteous to your neighbors.

Greentrees has "Rules and Regulations." All home owners should have copies of those and work at following them. If you don't have a copy just ask for one in the office. See you next month. ~Bill Johnson



Bill Johnson, HOA President

The display cases in the library room are still in use by the GTV Activities Club. There are a wide variety of artistic creations for sale. Stop by and check them out. You just might see something that's a "must-have"!

The "Rummaging" still goes on in the Tuesday room located inside the Recreation Hall across from the restrooms. It's like a garage sale behind the locked door.

Please feel free to give me a call for an appointment to see the items, or ask me if you need something special. We just might have it: Toni Glover (541) 999-5102

GARDENING

How To Stop A "Slug Fest"

Slugs and snails are a problem all over the Pacific Northwest, and more so because they are both hermaphrodites with each adult having both male and female reproductive organs.

That makes them a real concern to gardeners because one can result in many, many more. Slugs reach maturity in three to six months, and the [European red slug](#) found in our area here along the Oregon coast can lay 500 eggs a year according to the OSU Extension Service.

Fortunately, many animals prey on slugs and snails, including toads, snakes, birds, porcupines and raccoons, all of which frequent our local area.

OSU experts also say homeowners can help curtail a slug festan using an inverted flower pot with one edge propped up with cabbage leaves, or orange/grapefruit rinds underneath. This is a very effective slug trap.

Place pot traps out in the evening and check daily. You can also use beer, or a yeast-and-honey mixture, in a deep yogurt container, set in the ground with the container's rim level with the ground.

Check traps daily wearing gloves, and drop the slugs (and snails) in a bucket of soapy water to kill them. Empty and refill every couple of days.

Here's another tip from the OSU experts, if you get slime on your skin, wash it off with white vinegar and warm water.

If trapping slugs isn't your thing, a more aggressive method is using Iron Phosphate (Sluggo, Escar-Go), which interferes with calcium metabolism in the gut, causing snails and slugs to stop feeding and die three to six days later.

Iron phosphate is safe to use around pets, humans, fish, birds, beneficial insects, and mammals, food crops, greenhouses, and berry gardens up to harvest.

For more information on gardening, go to: www.extension.oregon-state.edu/gardening. ~ Article courtesy of the OSU Extension Service



European red slugs are a common problem for gardeners here on the Oregon coast.

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THE BEAR FACTS

This is the month to begin keeping an eye out for the bears. Late March is when our local black bears start emerging from “hibernation” along with their cubs born over the winter.

Black bears, which number between 25,000-30,000 state-wide, are regular visitors around Greentrees and the Florence area. But residents shouldn't be scared; local records indicate no one has ever been attacked by a bear here along our coast.

“Bear sightings in Florence are related to garbage and bird feeders,” says wildlife biologist Jason Kirchner from the Oregon Department of Fish and Wildlife (ODFW).

Our local bears are only looking for easy sources to the foods they love: seeds, nuts, berries and sweets. They have excellent noses and bird feeders, food left out for cats and dogs, humming-bird feeders, and garbage are key attractants.

“We're really encouraging folks to only put their garbage can out the day the garbage truck comes. They should also stop feeding the birds, as bears love bird seed,” says Kirchner.

If those food sources are not left out in the open or hanging around, the bears will look for other places to scout for food.

If the extremely rare occurrence a black bear here does get aggressive, experts say you should stand your ground: Make noise, clap your hands, and look bigger by standing on steps or your porch. Our bears will quickly run away from loud noises.



Young bear enjoying a tasty garbage snack here in Greentrees in 2020. This owner's garbage can was left out the night before pick-up--a GTV no-no.

KENNEDY'S KORNER



Greentrees Village is still sort of hunkering down and trying to get through the Covid – 19 Virus. I know a lot of you are waiting to get vaccinated. We want to make sure that everyone knows about the Lane County website for the latest information on testing and vaccinations: www.lanecounty.org

On this website you can also find a place to sign up for an E-mail list to get the latest notifications.

Reminder from Maintenance: *Watch for Scotch broom and let us know if we need to assist in removing this from your property. This invasive plant spreads like wildfire, with each plant producing approximately 20,000 seeds each year. Seed pods ripen during the summer months, however, the seeds can remain dormant for up to 50 years making long-term management difficult. We also finished the water lines on 5th street and appreciated everyone's patience with us on this road work. Greentrees had three sewer line repairs to complete in February as well.*

Thank You: *I want to send a special thank you to our new Board member Michele Smith for volunteering to be the new web designer for www.greentreesvillage.com. Michele is going to re-design the website using the WIX platform, which is a much better program to use--and easier for viewers to navigate.*

Thank you to Toni Glover as well 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.

Keep in mind that if you have an issue or concern regarding Greentrees Village to call the office: (541) 997-8674 so I can discuss the matter with you. Most matters can be resolved in house or can be presented to the Board of Directors for their consideration.

Matthew Kennedy
Greentrees Village
General Manager



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THIS & THAT

CONTACT INFO NEEDED: All GTV residents need to provide the office with current emergency contact information: phone #, address and E-mail. This allows us to contact everyone in case of an emergency, such as local Emergency Management alerts, water shut-offs for repairs, Greentrees street closures, or other important alerts.



MAKING HOA PAYMENTS: Please make sure the Lot # is on your monthly HOA payment check so the office knows where it's to be applied. HOA fees are \$246 as of January 1.

NEW RESIDENTS: Welcome to new renters in Lot 423, Loretta Flores & Edward Eckley from San Antonio, TX. We also have new owners: Don & Cheryl Farmer, Lot 417 from Tucson, AZ, and Annette McFadzen,

IN MEMORIAM: Our condolences to the family of Jack Branson, 74, who lived here in GTV for the past 17 years at Lot 585. Jack passed away on Dec. 20th.



Which face covering is the best protection against the Novel Coronavirus and the recent, highly contagious Novel Coronavirus Mutation? According to the latest health guidelines, it's N95 masks manufactured in the U.S.

Plain cloth face coverings and face shields are not acceptable. Here's the latest recommended/advised face masks:

- **N95 Non-Valved Mask = Best (USA made)**
- KF95 Mask = 2nd Best
- KN95 Masks = Not Advised (Made in China and do not protect against the new mutation of CoronaVirus.)

3M Corp sells non-valved N95 masks for about \$1.19 each. They can be found at most hardware stores. *Only use non-valved N95 masks made in the USA.* (Do not use valved N95 masks.)

Double-layer cloth masks may be used if they have a sheet of HEPA material as a filter between the two layers of cloth. Amazon has the [HEPA PM2.5 active-carbon filter inserts](#) for cloth masks in packs of 50 for less than \$7.00.

[CLICK HERE For CDC Face Mask Q&A Link](#)

The above information is from the OEM Oregon Emergency Management and Lane County Community Emergency Response Team Coordinator Florence CERT. ~ Kristel Buechner, GERT Chair

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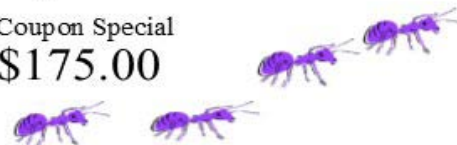


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<p>7</p>	<p>8 Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am</p>	<p>9 BOD Meeting 1:00 pm</p>	<p>10 POOL CLOSED Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am</p>	<p>11</p>	<p>12 Pickle Ball 8:00 am - 10:00 am Exercise Class 10:00 am</p>	<p>13</p>
<p>14</p>	<p>15 Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am</p>	<p>16 Quilting Group 9:00 am - 4:00 pm</p>	<p>17 Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am</p>	<p>18</p>	<p>19 Pickle Ball 8:00 am - 10:00 am Exercise Class 10:00 am</p>	<p>20</p>
<p>21</p>	<p>22 Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am</p>	<p>23</p>	<p>24 Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am</p>	<p>25 Book Club 2:00 pm</p>	<p>26 Pickle Ball 8:00 am - 10:00 am Exercise Class 10:00 am</p>	<p>27</p>
<p>28</p>	<p>29 Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am</p>	<p>30</p>	<p>31 Pickle Ball 8:00 am - 10:00 am Tai Chi 9:00 am Exercise Class 10:00 am</p>			