



# GREENTREES VILLAGE, INC.



December

*Happy Holidays!*

2013



## *Around The Village*

### **Annual Assessment**

You will soon be receiving your annual assessment billing in the mail. Copies of the 2014 Greentrees Budget will be mailed to all owners by December 1st along with a Reserve Fund Summary.

Also in the mailing will be a statement of your account through 2013 with dues for 2014 added. The enclosed statement will be printed during the last week of November, so if you make an assessment payment late in that week or thereafter, it will not show on the statement.

This is the only billing you will receive from the Association for 2014. You may pay your assessment monthly, quarterly or annually, whichever is convenient for you.

### **Club Elections**

The Tuesday Group and the Computer Club will both be holding elections for new officers in December. Both clubs are open to all residents in Greentrees. Everyone is encouraged to come and vote for officers.

The Computer Group will hold its election on December 4th at 11:10 AM. The primary items of business are election of 2014 officers and approval of the 2014 budget.

The Tuesday Club will elect officers for 2014 at their regular meeting on December 10th at 12:00 PM in the Tuesday Room.

### **Coast Chamber Ensemble Concert** by Joan Long

The Coast Chamber Ensemble will be presenting a Winter Concert at Greentrees Village Recreation Hall on Friday, December 13th at 2:00 PM.

The afternoon's program will consist of favorite works written especially for the season by Archangelo Corelli,

plus a suite from *The Nutcracker* and other seasonal favorites.

Please join us for this joyful music of the season. And stay following the concert for some social time with goodies and punch provided by the musicians.

### **Winter Pick-up Schedule for Brush**

As of November 26th, Central Coast Disposal will begin its winter schedule for brush pick-up at Greentrees. Brush in the dumpsters on both the East and West sides will be picked up once a week on Tuesdays.

### **Greentrees Volunteers Lead Drive for Food Share**

Led by Dick Benson, residents donated and volunteers collected over seventeen hundred pounds of food for Florence Food Share during the November food drive. Several hundred dollars in cash was also contributed.

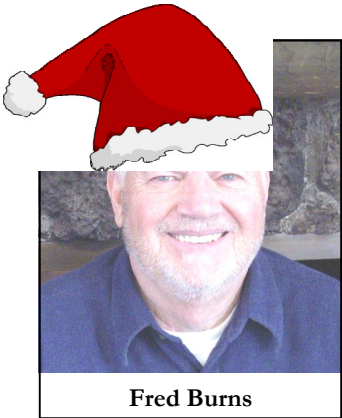
The Greentrees Village holiday food collection was moved to November three years ago at the request of Florence Food Share who asked that donations be given earlier to help people celebrate Thanksgiving as well as the Christmas holidays. Greentrees has been doing the food drive since 2008.

Florence Food Share is a private, non-profit, emergency food box pantry whose mission is to alleviate hunger in West Lane County. They provide emergency food to low income, disabled, senior, unemployed and underemployed individuals and households in the area of Mapleton, Swisshome, Florence, and Dunes City.

If you missed the food drive but want to make a contribution, or if you are in need of food yourself, Florence Food Share is located at 2190 Spruce Street in Florence. They are open Monday through Friday from 9:30 AM until 1:00 PM and Monday and Wednesday afternoons from 4:00 PM until 6:00 PM.

Thank you all for your generous contributions to help alleviate hunger in West Lane County.

*From the President* by Fred Burns



Fred Burns

As I conclude my 2012-2013 tenure as President of the Greentrees Village Board of Directors I would like to thank each and every board member for their cooperation, input and most of all their time.

I wish to express my appreciation to Louis Dashofy, our General Manager, for his guidance and direction throughout my term;

to Maintenance Supervisor Ross Nininger for his words of encouragement; and to all of the Greentrees employees for the great job they do.

I also wish to remember our committee members, club members and all of the people who so generously give of their time to help make Greentrees a better place to live.

And last, but surely not least, I wish to thank the residents of Greentrees. Thank you for your increased participation at the potlucks and other Greentrees functions. I believe we have come closer together as a community over the past two years.

We will elect new officers to the Board in January and it will be a busy year in Greentrees with our continuing water project, electrical line replacement and annual road work. I wish the President success. I know they will have the full support of the board and of the Greentrees staff.

Let me close my tenure as President by wishing all of you a merry Christmas and the very best in 2014.

*Computer Club* by Pat Miller

It's that wonderful time of year again. I hope you are enjoying every minute of your holiday season, including the Thanksgiving and Christmas dinners sponsored by our talented Tuesday Group.

We still have to take care of a little business. In place of our December 4<sup>th</sup> class, we will hold a business meeting. Primary items of business is election of 2014 officers [president, vice president, treasurer, secretary], and approval of the 2014 budget. The volunteer advertising coordinator position also needs to be filled, and we hope someone will take over the blogger role for the club.

The ads in the *Village Voice* produce the income that supports the computer lab and classroom, as well as

allowing the Club to make contributions to Greentrees in other ways, such as donations of computers and accessories, and televisions/displays. All of these amenities are for all Greentrees residents. Our advertising efforts, which include selling ads, ad workup, and billing, are managed by the advertising coordinator. These responsibilities can be met by the coordinator alone or by multiple persons. If you can be of assistance in our advertising efforts, we really need your help.

Parker Kendall has blogged for the club for 5+ years now and does a spectacular job of recording what goes on in our classes and putting that information out there for those that can't make the classes. Parker has decided that it's time to retire and we need someone to take over. He will show the new blogger how to set up a free site using Google Sites and how to get started. Parker says the steps to blogging may seem complicated at first, but that after you've done it a few times, it's very easy. See Parker or me if you are interested.

December schedule:

12/4 - Business Meeting/ Elections

12/19 - Jep Norwood

***wishing you all the wonder and joy that the Christmas season brings.***

*The Tuesday Group* by Pam Spagna

I hope everyone had a lovely and thankful Thanksgiving. Personally, I would like to thank all of the wonderful Greentrees folks who have worked and supported the events we had this past year. It is nice to live in a happy, community minded village.

This year the organizations the Tuesday Group donated to are Food Share, Van Fans, the Florence Event Center, the Veterans Museum and S.O.S. We gave a holiday gift to all employees, and funded a resident display case for our artists and crafters.

On December 10<sup>th</sup>, at noon, we will have a meeting and election for the 2014 officers for the Tuesday Group. There is no planned luncheon this month, but we will have a Bunco game on Thursday, December 5<sup>th</sup>. The sign-up sheet is in the Library. Our monthly coffee social will be on Tuesday, December 3<sup>rd</sup>.

Again this year, the Tuesday Group is putting on a Christmas dinner for all Greentrees residents on Christmas day at 4 PM. The Tuesday Group will provide the ham and potatoes. We are asking everyone to bring a potluck dish to share. The dinner is free to all residents and \$3 for your guests. Sign-up sheets are in the Library.

## New GTV Rules For Estate Sales

At the Board of Directors meeting held on October 8th, the Board established new rules regarding estate sales. The Board resolution stated:

An Estate Sale is the sale of the majority of a resident's personal assets, performed in a professional manner. Generally it is the sale of a deceased person's possessions, or personal property that must be disposed of because the resident is moving to an assisted living facility.

Estate Sales can be conducted by a professional firm or by a representative of the property. Prices are typically higher because valuable property is being sold including collectibles, memorabilia, antiques, furniture, and appliances. By contrast, a Garage Sale is an informal event for the sale of used goods by private individuals. (Garage sales which are open to the public are only permitted in Greentrees Village once yearly, during our community garage sale event, and are not covered by this document.)

### *Restrictions:*

- An Estate Sale may be held only after completing and submitting the attached paperwork and receiving written or digital permission from the Association.
- The physical address of the estate sale location shall not be published. Only Greentrees Village may be used in any advertising or flyers.
- Auction-style estate sales are not permitted.
- Only one estate sale will be permitted per lot ownership.
- Review of estate sale applications will be handled by the Association's staff and the board representative of the district where the home is located. Applications can normally be processed within three business days. Request denials may be appealed to the full Board of Directors at the next regularly scheduled Board meeting

### *Requirements:*

- Applicant must be: the owner; a relative of the owner; a legal representative; or a professional estate sales firm (P.E.S.F.) hired by one of the former.
- All P.E.S.F. applicants will be required to provide a copy of their Florence Business License.
- P.E.S.F. applicants must furnish a copy of the contractual agreement with the owner, family, legal representative or beneficiary as applicable.
- The P.E.S.F. must add the HOA as an additional insured on their Certificate of Liability.
- All Applicants must agree to provide parking and

crowd control to minimize the impact and inconvenience to the neighbors and the community.

- Parking is allowed on one side of the road only.
- **STREETS MUST REMAIN PASSABLE FOR EMERGENCY VEHICLES.**
- Applicant agrees to cooperate with and take direction from Association representatives and staff if necessary during the event.
- Applicant agrees to conduct the requested Estate Sale for a maximum of three consecutive days. The hours of the sale shall not exceed 9:00am-4:00pm.

### *Deposit:*

- A \$150 cash deposit is required. The deposit will be returned if Greentrees rules regarding Estate Sales are followed. Fines will be deducted from the deposit if rules are violated. The Greentrees Representative for the district where the estate sale is held will monitor the sale.

### *Community Access:*

- The Estate Sale Applicant is required to post an assistant at the Greentrees Gate. The agent will be provided with an entry card to open the gate for Estate Sale customers. The agent will provide maps to estate sale customers which indicate the location of the sale.

### *Alternatives for Parking:*

- Parking in driveway preferred.
- Parking at Clubhouse with transportation to residence with prior authorization.
- Parking/traffic control attendant provided by sales person/family.

### *Presales:*

- Presale of large items, e.g., furniture and appliances, are permitted by individual appointment.

### *Signage/Maps*

- Directional estate sale signs are allowed at the gate and at strategic locations leading to the site. An example would be at a corner with a directional arrow. Excessive signage will not be allowed.

The Board also established Rule 10.b. for the Association's Rules and Regulations which reads as follows:

**10.b** Estate Sales may be conducted only with prior written approval of the Association; violators will be subject to a fine of \$150.00. Forms and procedures to be followed by lot owners or their legal representatives in requesting, organizing and conducting an estate sale may be obtained in the Greentrees Village office.

## Halloween 2013 by Bill Johnson

The first Annual Greentrees Village Halloween and Potluck Party was a success. Over 80 residents and guests attended, most in costume. Live music was provided by the Greentrees Five (plus some) thanks to Joan Long for taking care of everything musical.

I would like to thank three Old Town Businesses for their generous donations for the door prizes. Mo's Restaurant, Beachcomber Pub and Grill and the Bay Street Grill. Please support them like they have supported Greentrees Village.

The winners of the Costume Contest were: Best Costume-Melanie McKinzie-Petersen Lot 684; Best Couples Costume-David & Kerstin Johnsen Lot 414; Best Mask-Sharon Gallagher (wife of one of the band members); and finally, Best Food Dish went to Sharon Burns Lot 10.

In closing (final Boo!), I would like to thank everyone who helped make it a scary and fun evening. All your efforts are appreciated.

### *Welcome New Residents*

Bruce & Janet VanKleel - lot 532

Trudence Bromley & Harriet Arbogast - lot 204

John & Carol Tucker - lot 441

Steve & Margaret Benson- lot 430



## Greentrees Bingo

Every Saturday Night  
at 7:00 PM

Door Prizes, Good Snacks,  
and Good Company.  
In the Recreation Hall

## Christmas Dinner



Hosted by

**The Tuesday Group**

**December 25th at 4:00 PM**

**In The Recreation Hall**

**The Tuesday Club will provide  
the ham and potatoes.**

**Please bring a side dish, salad or dessert.**

**Free to Residents, Guests: \$3**

### *The Greentrees Village Voice*

is brought to you by Greentrees Village, Inc.  
**NEXT NEWSLETTER DEADLINE**

December 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.net](mailto:gtv@oregonfast.net)

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Visit our web site at:

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



# December 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<b>1</b> Snooker 1:00pm	<b>2</b> Pickle Ball 9:00am-10:30am Exercise Class 10:00am Snooker 1:00pm Dabbers & Gabbers 1:00pm	<b>3</b> <b>Property Comm. 10:00am</b> Tues. Group Social 10:00am Line Dancing 10:00am	<b>4</b> <b>ACC meeting 10:00</b> Pickle Ball 9:00am-10:30am Exercise Class 10:00am Computer Class 11:10am Snooker 1:00pm	<b>5</b> <b>Finance Comm. 10:00am</b> Friendship Club 9:30-12:00pm Rhody Quilters 1:00pm-4:00pm Bocce Ball 10:00am Burco 1:30pm Snacks A-L	<b>6</b> Pickle Ball 9:00am-10:30am Exercise Class 10:00am Snooker 1:00pm	<b>7</b> Bocce Ball 10:00am Bingo 7:00pm
<b>8</b> Snooker 1:00pm	<b>9</b> Pickle Ball 9:00am - 10:30am Exercise Class 10:00am Snooker 1:00pm Dabbers & Gabbers	<b>10</b> Line Dancing 10:00am Tues. Group meeting & Elections of officers for 2014, 12:00 noon <b>BOD Meeting 1:00pm</b>	<b>11 Pool closed</b> Pickle Ball 9:00am-10:30am Exercise Class 10:00am Snooker 1:00pm	<b>12</b> Bocce Ball 10:00am	<b>13</b> Pickle Ball 9:00am-10:30am Exercise Class 10:00am Snooker 1:00pm <b>Coast Chamber Ensemble Winter Concert - 2:00pm Rec. Hall-Everyone Welcome</b>	<b>14</b> Bocce Ball 10:00am Bingo 7:00pm
<b>15</b> Snooker 1:00pm Bunco 1:30pm Snacks M-Z	<b>16</b> Pickle Ball 9:00am-10:30am Exercise Class 10:00am Applique Society 9:30am Snooker 1:00pm Dabbers & Gabbers 1:00pm	<b>17</b> <b>Property Comm. 10:00am</b> Line Dancing 10:00am Tuesday Group 12:00 noon	<b>18</b> Pickle Ball 9:00am-10:30am Exercise Class 10:00am Computer Class w/lep Nor wood 11:10am Snooker 1:00pm	<b>19</b> Friendship Club 9:30-12:00pm Rhody Quilters 1:00pm-4:00pm Bocce Ball 10:00am	<b>20</b> Pickle Ball 9:00am-10:30am Exercise Class 10:00am Snooker 1:00pm	<b>21</b> Bocce Ball 10:00am Bingo 7:00pm
<b>22</b> Snooker 1:00pm	<b>23</b> Pickle Ball 9:00am-10:30am Exercise Class 10:00am Snooker 1:00pm Dabbers & Gabbers 1:00pm	<b>24</b> Line Dancing 10:00am	<b>25</b> Tuesday Group Christmas Dinner Rec. Hall - 4:00pm Sign up in Library	<b>26</b> Bocce Ball 10:00am	<b>27</b> Pickle Ball 9:00am-10:30am Exercise Class 10:00am Snooker 1:00pm <b>NO POTLUCK</b>	<b>28</b> Bocce Ball 10:00am Bingo 7:00pm
<b>29</b> Snooker 1:00pm	<b>30</b> Snooker 1:00pm Dabbers & Gabbers 1:00pm	<b>31</b> Line Dancing 10:00am <b>Happy New Year</b>			<b>SWIMMING POOL SCHEDULE:</b> Water Aerobics M-F at 8:00am	

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

Call to order: The meeting was called to order at 1:00 PM by President Fred Burns. All board members were present.

Approval of Board Agenda: **George Lyddon** moved to approve the agenda. Voice vote, 9 yes, approved unanimously.

Approval of Prior Meeting Minutes: **RB Taylor** moved to approve the BOD minutes of October 10, 2013. Voice vote, 9 yes, approved unanimously.

President's Comments: Mr. Burns thanked Bill Johnson for the great Halloween party that he sponsored. He also announced that Florence City representatives will be attending the Greentrees Village December Board meeting to discuss the Rhody Express and Greentrees.

Residents' Forum: None

Correspondence: None

Financial Report: G. Lyddon presented the Treasurer's Report. Cash on hand in our Operating account checking and savings is \$290,086. The Reserve fund has \$355,327 for a balance of \$645,413. Our expenses are in line.

General Manager's Report: Mr. Dashofy reported that the Adult pool cover broke and was repaired by Emerald Pool, we have not yet received the bill. Maintenance also had to replace a pump in the spa at a cost of \$157. The Maintenance Department is rebuilding the lighthouse that's outside the pool area. It should be back in place next week. The Association's Food Drive for Florence Food Share is on Thursday. Thank you to Dick Benson and the volunteers. The Finance Committee is revising the Employee Handbook. Those revisions will be brought to the Board at December's meeting. Staff is preparing to renovate the GTV office in January. There will be new paint, flooring, and a new desk. The Office staff will be moving to the Conference room while the work is being done. In mid-December, our contractor will be replacing eight electrical crossings on 2<sup>nd</sup> Street, 3<sup>rd</sup> Street and 4<sup>th</sup> Street South. The annual assessment billing mailing will be going out on December 1<sup>st</sup>.

Committee & Club Reports: **(ACC)** R.B. Taylor reported that two permits were issued in October to lot 298; one for a retaining wall and one for a deck extension. **(Property Committee)** The committee approved retaining wall replacements for 2014, the purchase of new reserve study software and the placement of a temporary speed bump on 1<sup>st</sup> Street. They also discussed the display cabinet requested by the Tuesday Group. **(Tuesday Group):** Pam Spagna reported that they had a great craft fair. The Club has voted to pay up to \$700 for the display cabinet in the Clubhouse Library that they had discussed with the Property Committee. Discussion followed. President Burns asked the Property Committee to bring plans for the cabinet to the December B.O.D. meeting. Ms. Spagna asked the Board to approve the Tuesday Group's use of the Hall and allow the gates to be open for a Club sponsored event entitled 'Is It Real?' on January 25<sup>th</sup>. **(Computer Club):** No report. **(Bingo):** The Bingo Committee reports that Bingo has averaged 39 attendees over the 3<sup>rd</sup> quarter. They have paid out \$3,372 over the past 14 weeks; this includes two progressive payouts totaling \$165, and three power ball payouts totaling \$57. This ended in a positive net gain balance of \$198. We are always looking for new players to join us. **(GERT):** No report.

Unfinished Business: (10-01-13) Estate Sales-second reading: **P. Patton presented a resolution (attached and incorporated by reference) which would allow Estate Sales in Greentrees under certain conditions.** Discussion followed. **A vote of the Board approved unanimously.**

New Business: (11-01-13) **G. Lyddon** moved that the Board approve the finalized 2014 budget as presented. The budget would hold assessments at \$200 per month for another year. A vote of the Board approved unanimously. (11-02-13) **F. Burns** moved to permit use of the Recreation Hall on December 12<sup>th</sup> by owner Ruth Main for a Christmas celebration. There will be a \$100 charge for use of the Hall. A vote of the Board approved unanimously. (11-03-13) **F. Burns** moved to reimburse owner Don Douglas \$49 per month for internet service costs for the river camera that he set up for the Association. A vote of the Board approved unanimously. (11-04-13) **G. Lyddon** moved that the Board approve an increase in the amount that the Association charges owners for renting space at lot 401. The increase would be from the current \$12 per month to \$25 per month. Discussion followed. The Board voted seven in favor and two against (R.B. Taylor and Bill Johnson). The item goes to a second reading in December. (11-05-13) President Burns called for nominations for the empty seat of Board Secretary. **R.B. Taylor nominated Vicki Martin for the position. A vote of the Board approved unanimously.** President Burns thanked Ms. Martin for accepting the position. (11-06-13) **G. Lyddon** moved that the Board approve the lease of a bank card machine and also approve a merchant agreement with Siuslaw Bank for the purpose of the Association accepting debit cards and credit cards as a form of payment. The use of bank cards would be contingent on their use being cost neutral to the Association. Discussion followed. A vote of the Board approved unanimously. (11-07-13) **B. Johnson** moved that the Association purchase new reserve study software at the cost of \$795 from Reserve Analysis, Inc. Our present software is antiquated. A vote of the Board approved unanimously. (11-08-13) **F. Burns** moved that the Board tentatively approve the Tuesday Group's use of the Hall and allow the gates to be open for a Club sponsored fund raising event entitled 'Is It Real?' on January 25 from 9 AM to 3 PM. A vote of the Board approved unanimously.

Other Business: None

Announcements: President Burns thanked the Tuesday Group for making and serving cake for the Board meeting. Everyone is invited to Thanksgiving dinner put on by the Tuesday Group on November 28th.

**R. B. Taylor** moved to adjourn the meeting. Voice vote, 9 yes, passed unanimously.

Meeting was adjourned at 2:12 PM.