

GREENTREES

May

The Village Voice

2013

Greentrees Village, Inc.

1600 Rhododendron Drive #320, Florence, Oregon 97439

541-997-8674

Around The Village

Board Considers CC&R Changes

In its fourth workshop of the year, the Greentrees Village Board of Directors considered putting to the owners for a vote to change section 5.6 of the Association's CC&Rs. The changes would strengthen our 55 and older status and limit the stay of children and underage owners to no more than 90 days in a twelve month period.

Changes to the CC&Rs require a 75% approval of all owners of Greentrees and are difficult to achieve, but the Board believes this change may be popular enough to get the required majority.

The proposed changes are being reviewed by the Association's attorney and will be considered by the Board at the May Board of Directors meeting. If approved by the Board, owners will receive information concerning the changes along with a ballot in the mail.

Architectural Control Committee Update- RB Taylor

Spring is coming and along with it spring cleaning. Every year we seem to have a need to start cutting back the vegetation around the houses, which for the most part is a good idea, after all, allowing a little sunshine around the house will help hold back the onset of the dry rot associated with coastal living. For those of us who choose to do the cut back and trimming around the lot, please be aware of the CC & R setback requirements of Article X, paragraph 10.4.1 "Greenbelts".

This is also a time for general cleanup around the lots. In an effort to remove stored boxes, tools and other equipment from the view of other owners, you may want to build a small storage shed. If this is something you plan to do, please remember you will need to apply for a project permit from the Architectural Control Committee. The Architectural Control Committee scheduled meeting is the first Wednesday of each month, however, special needs due to time constraints will be handled as requested.

Most complaints received by the ACC and office staff,

are for greenbelt setback violations of Paragraph 10.4.1, and the unpleasant conditions and nuisances of Article V, Paragraph 5.8 of the Declaration.

Please do your part to help improve the Association's appearance and also help prevent the complaints by following our CC&Rs.

Emergency Sanitation- Ken Stone

Now I have food and water for emergencies, but what is missing? Oh man, my toilet doesn't work! This could become a real smelly problem in a very short time. I could just go outside, but I cut down my greenbelt and I have these motion-sensing floodlights everywhere. So, what do I do?

This will be a major problem we all will face if we have a major earthquake. The city sewer system will be destroyed and not likely repaired for months. This area is on an aquifer and should not be contaminated by human wastes since this is a major source for a number of serious human diseases.

There are a number of ways to solve this problem. One way is to purchase a portable chemical toilet from any sporting goods store. This unit still must be dumped into *strong* plastic bags and the bags stored in a trash bin until properly disposed. One can also use a 5-gallon bucket double-lined with *strong* plastic bags. Some of these buckets even come with toilet seats for comfort. Kitty litter can be used following defecation to absorb the liquids.

One can also purchase portable toilets from medical supply houses that have arms for assisting you to get up and down. Finally, one can also use the house toilet without being able to flush. Turn off the water supply to the toilet, drain the bowl, and line the bowl with a *strong* plastic bag.

In all the above examples, be sure to have a spray bottle of Clorox (1-1/2 cups/gallon) marked for TOILET USE ONLY, to sanitize the area.

Life might be tough, but we may survive a major disaster by careful planning. It is best to be prepared!

Computer Club Pat Miller

The very concept of "Internet Safety" is almost an oxymoron. It seems like not a day goes by where we don't hear about some new kind of threat aimed at wreaking havoc. Microsoft Windows and products are irresistible targets. Products like Adobe Reader, Java, Flash, Firefox and more have come under attack as their popularity has increased. Even the Mac is no longer invulnerable. We each must take responsibility for our own security online. Here are some things you can, and should, do to stay safe.

Use a Firewall. A firewall is typically a networking device, often a router, designed to block malicious or unauthorized traffic. There are also dedicated hardware appliances that act only as firewalls and there is software that can be installed on PCs to act as a firewall as well. Recent versions of Windows include a built-in software firewall that is very effective.

Scan for Viruses, Spyware and Malware. Install a good software program for each and use them. Because new attacks are arriving every day, it is *critical* to keep your definitions up-to-date. You should have only one anti-virus program installed, but you can and should have multiple spyware and malware programs. Following are some highly regarded free programs.

Microsoft Security Essentials (MSE) is an excellent security suite (anti-virus, anti-spyware and anti-malware). In addition to MSE, you should have supplemental spyware and malware protection.

Spybot Search and Destroy and *SUPER AntiSpyware* are two good choices for anti-spyware programs.

Malwarebytes Anti-Malware (MBAM) is in a class by itself, not really an anti-virus and not really an anti-spyware. But it currently has one of the best track records of removing troublesome malware quickly and effectively. Everyone should have MBAM installed.

Spybot, SUPER AntiSpyware and MBAM all come in free and pay versions. The free versions are fully functional stand-alone manual scanners. The paid versions add features which may include real-time scanning, and scheduled scanning and scheduled updates.

But all of the protection in the world won't save you from yourself. Don't open links or attachments in email that you aren't positive are OK; attachments are one of the most common ways that malware spreads. Don't fall for phishing scams. Phishing is a common way that online accounts are hacked into, and can lead to more serious issues like identity theft. Don't install free software without checking it out first--many free

packages come loaded with spyware, adware, and worse. When visiting a web site, did you get a pop-up asking if it's OK to install some software that you're not sure of because you've never heard of it? Don't say "OK". Check it out. Not sure about some security warning that you've been given? Don't ignore it, research it before doing anything. And of course choose secure passwords and don't share them with anyone.

Back Up. Backing up may not feel like a security measure, but ultimately it can be one of the most powerful ways to recover if you encounter a security related issue. Having a recent backup to restore to can quickly undo the damage done by almost any form of malware.

Practice good security and be safe out there.

Tuesday Group by Pam Spagna

The days seem to be flying by - I think that means we are having some great times!

This month we celebrate Mother's Day with a special Luau hosted by Carol and Wayne Fisher. We will have a pulled pork dinner with pineapple upside down cake for dessert. In addition, Carol will lead her talented ladies in traditional Hula dances. This party is one of Greentrees favorite dinners. The sign-up sheet is in the Library. We plan the amount of food we buy based on the number of people who sign up. Please help us create a great party with enough food by signing up as early as you can. This will be a great night out for \$7.00.

Our annual flea market will be on Saturday, July 27th. We are now collecting items for the Tuesday Group to sell from people who are moving. We are always sad to lose good friends, but we are pleased to receive their donations. We will be selling tables for the Flea Market for \$10 each. The sign-up sheet and table selection is in the Office.

This month's luncheon out will be on Tuesday, May 21st at Chen's Chinese Restaurant. We are fortunate to have so many international restaurants to choose from in our little town.

Bunco will be on Thursday, May 2nd and Sunday, May 19th. Remember, it is a very, very easy game to learn!

I hope to see you all at the Coffee Social on Tuesday, May 7th at 9:30 AM. Come join the fun.

H.U.D. Survey Coming up

Greentrees Board Directors will be going door-to-door throughout their Districts in June in order to complete the bi-annual survey required by H.U.D. to qualify Greentrees Village as a 55 and older community.



Maid of Honor Simone Peterson, Duanne and James "Red" Gregg, Best Man Mel Tillis and band member Jim Garstana at the *Little Church of the West* in Las Vegas in 1983

Duanne and James Gregg moved to lot 608 in Greentrees Village from Reno in 2004. Prior to their retirement, both spent a great deal of time on the road driving eighteen-wheelers and celebrity buses.

James (or Red, as everyone calls him) was born in Florida but moved to Tennessee when he was a boy. After a five year stint in the US Air Force and 14 months in the Reserves, Red found himself back in Tennessee working in a service station where he met a man named Okie Jones.

"I came to work one evening in 1970," Red says, "and sitting out in front of the station was a big new shiny bus with the words 'Cheating Heart Special' on the side of it. Okie had taken a bus driving job with Hank Williams Jr."

A few years later, Okie opened a business to service buses for entertainers called 'All Star Bus Service.' He soon had several regulars like Mel Tillis, Loretta Lynn, Conway Twitty, and Hank Williams, Jr. In 1974 when Mel Tillis needed a bus driver for three weekends, Okie recommended Red for the job. Red went out with Mel's band for three weeks and ended up driving bus for them for 13 years. During that period he became known as Radio Red.

In 1976, Mel Tillis won the Country Music Artist of the Year Award. "He became so popular," Red says, "that in the summer of 1977 we were on the road for 109 days without having a break at home."

The band was doing a concert in Wallingford, CT in 1981 when Red met Duanne (Du-Ann). Where most young ladies were interested in the band, Duanne seemed more interested in the beautiful Silver Eagle bus. She used to drive a school bus and thought driving the custom bus would be a great job. At that time she lived

in Milford, CT and was working at 30 Rockefeller Center in the RCA building. She got to know Red and in 1982 moved to Tennessee and took a job with a large printing company. Whenever Red had to solo drive the bus somewhere, Duanne would go with him if she could get the time off. Before long she had learned to drive the Silver Eagle.

In 1983, Duanne and Red were married at the Little Church of the West in Las Vegas. Mel Tillis was the Best Man (see picture). Duanne began driving bus for Billie Jo Spears, then later for Lee Greenwood. In 1985 Mel Tillis took on a second bus and wanted Duanne to drive it.

"That made us the first, and as far as I know, the only husband and wife team to drive buses for a country entertainer," Red says proudly.

In 1986 they finally quit the band tour and moved to Reno where Duanne drove a charter bus and Red worked as a mechanic. Later they began team driving semi trucks hauling explosives out of Texas. In 1989, Red drove a bus for the rock band R.E.M. for their Spring World Tour. Later that year, Red and Duanne were back in Reno team driving for Sherwin Williams Paint Company.

"That turned out to be a very good company to work for," Red remembers. "I worked there till I retired. The team driving lasted only a few years. Later, Duanne took a job with the State of Nevada and then with the District Attorney's office in Reno.

At the end of 2004, Duanne retired and Red semi-retired. They moved to Greentrees Village. Red drove for three more summers then gave it up.

Duanne and Red still RV nearly every year. When asked how many miles he thinks they have driven, Red just shakes his head. "Millions," he smiles.

Luau Dinner

Brought To You By

The Tuesday Group

Pulled-Pork, Coleslaw, Ambrosia
Rolls and Pineapple Upside Down Cake

\$7.00 per person

Entertainment by

The Greentrees Hula Dancers
Mother's Day, May 12th at 5:00 PM
In The Recreation Hall



GREENTREES VILLAGE, INC.

Minutes of the Special
Board of Directors Meeting
(Board Workshop) April 17, 2013

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

Roll call of the 2013 Board of Directors: All board representatives were present.

President's Comments: Fred Burns thanked the Board for attending and stated that the purpose of the workshop was to discuss changes to section 5.6 of the Association's CC&Rs.

S. Muehlbauer-Lewis moved that the rules be suspended in order to have a general discussion in the workshop. The Board approved unanimously.

A spirited discussion followed in which all Board members and many audience members participated.

At 2:20, G. Romano moved that the Board return to regular session. The Board approved unanimously.

F. Burns moved that the Board direct the General Manager to instruct the Association's attorney to develop new language for section 5.6 of the CC&R's for the Board to review which would strengthen our 55 and older status and restrict under-age owners and children to stays no longer than 90 days in a twelve month period. The Board approved unanimously.

G. Romano moved for adjournment at 2:24 PM. The Board approved unanimously.

Letters to the Editor

Editor:

At the April Board of Directors meeting, an owner requested to cut down two trees in the common area. The trees are at least 50 ft. tall. It took them many years to reach such a height and they're still growing. They are healthy and beautiful.

I hope as the Board considers this request they keep in mind that trees maintain the ecological balance. They breathe in carbon dioxide and breathe out oxygen as we breathe in oxygen and breathe out carbon dioxide. They contribute to the cold and humid atmosphere required for rain. They conserve water, prevent soil erosion and provide food and shelter for animals. They are important to every living thing on the planet. We have evolved around trees. Without them we simply would not exist.

If we cut down an old tree and plant two new ones, then we are being productive. But to remove two trees from the common area and not replace them I think is wrong.

Please close your eyes for a moment and imagine Greentrees without its trees. Then perhaps you will see what I mean.

Sharon Burns,
Lot 10



Greentrees Bingo

Every Saturday Night
at 7:00 PM

Door Prizes, Good Snacks,
and Good Company.

In the Recreation Hall

In Memorium

Betty Davis (former owner)
04/23/27 - 04/10/13

Nellie Hall (former owner)
11/10/28 - 04/07/13

Evie Jennings, lot 685
01/02/29 - 04/05/13

Millie Contreras, lot 441
06/28/20 - 03/18/13



May 2013

		<p align="center">SWIMMING POOL SCHEDULE: Water Aerobics M-F at 8:00 am</p>	<p>1 Pickle Ball 9:00 am ACC 10:00 am Exercise Class 10:00 am Hula Class 11:00 am Computer Club 11:10 Snooker 1:00 pm Standard Time Reh. 7-9</p>	<p>2 Friendship Club 9:30-12:00 Rhody Quilters 10:00-4:00 Bunco 1:30 , Snacks A-L</p>	<p>3 Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm</p>	<p>4 Tennis 9:00 am Bingo 7:00 pm</p>
<p>Snooker 1:00 pm</p>	<p>Pickle Ball 9:00 am Exercise Class 10:00 am Dabbers & Gabbers 100 pm Snooker 1:00 pm</p>	<p>7 Tues. Group Social-9:00 am Line Dancing 10:00 am Property Comm, 10:00 am</p>	<p>8 Pool Closed Pickle Ball 9:00 am Exercise Class 10:00 am Hula Class 11:00 am Snooker 1:00 pm Standard Time Reh. 7-9</p>	<p>9 Finance Comm. 10:00 am</p>	<p>10 Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm</p>	<p>11 Tennis 9:00 am Bingo 7:00 pm</p>
<p>12 Snooker 1:00 pm Mother's Day Luau Dinner 5:00 pm</p>	<p>13 Pickle Ball 9:00 am Exercise Class 10:00 am Dabbers & Gabbers 100 pm Snooker 1:00 pm</p>	<p>14 Line Dancing 10:00 am Tues. Group meets 12:00 BOD meeting 1:00 pm</p>	<p>15 Pickle Ball 9:00 am Exercise Class 10:00 am Hula Class 11:00 am Computer Class w/Jep Nor Wood 11:10 am Snooker 1:00 pm Standard Time Reh. 7-9 pm</p>	<p>16 Friendship Club 9:30-12:00 Rhody Quilters 10:00-4:00</p>	<p>17 Rhody Days Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm</p>	<p>18 Rhody Days Tennis 9:00 am Bingo 7:00 pm</p>
<p>19 Rhody Days Snooker 1:00 pm Bunco 1:30 pm Snacks M-Z</p>	<p>20 Pickle Ball 9:00 am Exercise Class 10:00 am Dabbers & Gabbers 100 pm Snooker 1:00 pm</p>	<p>21 Applique' Society 9:30 am Line Dancing 10:00 am Property Comm, 10:00 am Tues. Group Luncheon Out Chen's Chinese 12:00 pm</p>	<p>22 Pickle Ball 9:00 am Exercise Class 10:00 am Hula Class 11:00 am Snooker 1:00 pm Standard Time Reh. 7-9 pm</p>	<p>23 Friendship Club 9:30-12:00</p>	<p>24 Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm Potluck Dinner 6:00 pm - Sponsored by Dist. 5 Everyone is Welcome!</p>	<p>25 Tennis 9:00 am Bingo 7:00 pm</p>
<p>26 Snooker 1:00 pm</p>	<p>27 Pickle Ball 9:00 am Exercise Class 10:00 am Dabbers & Gabbers 100 pm Snooker 1:00 pm</p>	<p>28 Line Dancing 10:00 am Tues. Group meets 12:00</p>	<p>29 Pickle Ball 9:00 am Exercise Class 10:00 am Hula Class 11:00 am Snooker 1:00 pm Standard Time Reh. 7-9 pm</p>	<p>30 Friendship Club 9:30-12:00</p>	<p>31 Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm</p>	<p align="center">  </p>

Greentrees Village Inc.

Board of Directors Meeting Minutes - April 9, 2013

Call to order: the meeting was called to order at 1:00 p.m. by President Fred Burns. All Board members were in attendance.

Approval of Board Agenda: **G. Romano moved to approve the agenda as presented.** Voice vote approved unanimously

Approval of Prior Meeting Minutes: **RB Taylor moved to approve the minutes of March 12 and March 19, 2013.** Voice vote approved unanimously.

President Burns Comments: Informed the audience that we would be going into Executive Session at 1:25pm to discuss CC&R changes, the 6month issue and the 80/20 rule legal issues.

Owners' Forum: D. Burkett #91 requesting a speed bump be placed on 3rd street. K. Stone #259 would like to see Greentrees adopt the city's policy on vegetation at corners to be low enough to see traffic. V. Martin #528 voiced concerns about changing the 6 month rule for children staying in Greentrees. D. Glenzer #569 voiced concerns about child living in Greentrees. Tom Dalziel #124 voiced concerns that we are not following HOPA. G. Romano shared the view of some of his district on the 6 month issue. N. Burkett #91 wants children that visit the park to be supervised at all times. T. Dalziel #124: Who changed the CC&R's on kids when this is a HOPA community?

Correspondence: None.

Treasurer's Report: G. Lyddon presented Treasurer's Report: There was \$364,211 in Greentrees Operation accounts and \$306,729 in Reserve accounts. The Association has spent \$99,392 in Reserve funds year to date. Our State Farm Money Market account will reach its maximum for FDIC Insurance in the 2nd quarter plus the interest will need to be rolled over into another account. We are within our budget.

General Manager's Report: We have replaced two employees, Vicki and Mike Hurley, who moved back to Bend, OR. We have a new employee in Maintenance named Dan Wall who will be working on weekends. Pat Stanton, a former employee has moved back from Southern California and has filled the office position. We are going to be doing some electrical work in the RV Park. Virgil Walkley has requested the use of the Rec. Hall for Wednesday nights from 7-9PM for rehearsing his band "Standard Time". They are rehearsing for a charity event and invite anyone who would like to come and listen. Our water service line work is completed for 2013. We have done all of Skyline drive. We intended to do 10 this year but did 16 instead. We plan to do 53 in 2014. The 2012 Financial Review is done and you can get a copy of it in the office. We are scheduling renovation on the tennis courts in May but do not have a date yet. It will depend on the weather. The courts will be down about a week for resurfacing. The electric eyes have been installed on the outgoing gates.

Executive Session: **At 1:24 PM a motion was made by G. Romano to recess the meeting to go into Executive Session.** During Executive Session, the Board had a telephone conference with the Association's attorney. The attorney discussed options regarding changes to 5.6 in the CC&R's. The board will have a workshop on April 16th at 1:00 to discuss shortening the 6 month for children issue. The Board returned to regular session at 2:08 PM.

Committee & Club Reports: (ACC) R.B. Taylor stated there were 4 permits issued: 3 storage sheds for lots 673, 684 and 240. Lot 695 a small ramp. (GERT) K Stone: Ken is looking for someone to replace him with the West Lane Emergency meetings. They meet one hour on the third Monday each month at 10:00am. If you are interested in buying emergency food in bulk in case of a disaster he will be placing an order by the 25th. Order sheets will be kept in the Greentrees office. No security issues this month. (Property Committee) B. Johnson: asking the board to rescind their approval of gate cameras at this time. Lot 124 requested the association ok him to take down 2 trees. It was decided to bring it to the board to make the decision. The trip eyes are working on the exit gates. RV park is having some electrical work done. Mr. Johnson requested permission of the board to have someone come out and talk about a road maintenance plan for Greentrees. The President gave him permission to move that idea forward. (Computer Club) Pat Miller: No report. (BINGO) Louis reported for C. Hunt: Bingo has averaged 32 attendees, per week, during the past 1st quarter. Bingo paid out \$2,575.00 over the last 12 weeks, which includes a progressive payout of \$100.00. This quarter ended in a positive net gain balance of \$80.02. Bingo is open to all owners, renters and their invited guests (must be 18 years or older to attend). (Tuesday Group) Pam Spagna said that fewer people are coming to events. She said that some new people do not know that we have lots of functions. The group will be sending cards to new owners to invite them to the Coffee Social the first Tuesday of the month at 9:00. The cards will include vouchers for free Bingo cards, Bunco game, a free meal at one of the functions that they charge for, etc.

New Business:

(04-01-13) **F. Burns made a motion to appoint Hannah Strong to the Elections Committee, and to name David Hordos as its Chairman.** The motion was approved unanimously.

(04-02-13) 2012 financial review: G. Lyddon reported that the 2012 financial review has been completed by the accounting firm of Jones and Roth. No discrepancies were found. The report is available to owners in the Greentrees Office.

(04-03-13) **B. Johnson made a motion to allow two trees to be removed from lot #124:** Voice vote 7 yea and 2 nay (B. Johnson and F. Burns voted against the motion). Item goes to 2nd reading in May.

(04-04-13) Proposed changes to CC&R's: **G. Lyddon made a motion to change the 6 months issue to 6 weeks in one calendar year.** Discussion. Motion was withdrawn. We will revisit this issue at the Board Workshop. Discussion followed.

Announcements: There will be a Board workshop, on April 16th at 1:00 PM to discuss CC&R changes, the 6month issue and the 80/20 rule legal issues. Thank you to the Tuesday Group for serving cake. Pot Luck, sponsored by District 4, on April 20th. Everyone is welcome.

G. Romano made a Motion to adjourn. Motion was approved unanimously.

Adjournment: 3:47 PM.