

GREENTREES

June

The Village Voice

2013

Greentrees Village, Inc.

1600 Rhododendron Drive #320, Florence, Oregon 97439

541-997-8674

Around The Village

HUD Survey

The Board of Directors will be canvassing Greentrees neighborhoods to do the 2013 HUD survey. Every two years the association is required to physically survey each home and confirm that our records are correct. During the months of June and July, board members will be going door-to-door and asking owners to confirm who lives at each lot.

August Sidewalk Sale Date is Set

The Board of Directors set the date for the Greentrees property-wide sidewalk sale at the May Board meeting. The third annual Greentrees Sidewalk sale will be on Saturday, August 31st.

The annual event is open to the general public and the Association will place a large ad in the local newspaper and open the front gates. Residents may display items for sale around their homes, on driveways, porches, decks, garages, etc.

Gate Cards

The Greentrees Board voted to increase the cost of gate cards at the May board meeting. The cost of purchasing the cards has gone up, and the Association must pass the small increase along to the residents. They were \$4.50, but beginning in June the cost will increase to \$5.00. The cost of the card is refunded to the resident if the card is returned in good condition.

June Road Work

Weather permitting, Coast Pavement will be seal coating roads in Greentrees Village East June 10th through June 14th. Fourth Street South and part of Center Street (North and South) will be sealed on June 10th. On June 12th, they will be doing South and North Center. Fifth Street North and the North side of the Recreation Hall parking lot will be sealed on June 13th. On June 14th, they will seal Fifth Street South. Of course, this schedule is completely dependent on dry weather.

Homes that will be affected by the road work will be notified on the week prior to the work being done. Some residents may need to move their vehicles overnight in order to have access in the morning.

Board Survey

At a special meeting of the Board on May 21st, the Board agreed to survey the owners to get their opinions on changes to the Association's CC&R's.

There is a general feeling that the Association's documents could be strengthened regarding prohibition of under-age permanent residents. The Board would like to get the owners' input on that subject prior to offering an amendment to the CC&R's for the owners to vote on.

The Board has authorized a survey to be mailed to all owners in the near future to get your input.

Owner's Open House

At the May BOD meeting, the Board amended the Resolution concerning owners having real estate open houses to read as follows:

The Association shall open the entrance gates on the third Saturday of the months of April through September, from the hours of 11:00 AM to 4:00 PM in order to allow owners to hold an Open House to display their properties. Owners shall be required to register in the GTV office at least (2) weeks before a scheduled Open House event. If there are no registrations to conduct an Open House, the event shall be cancelled for the scheduled period.

Furthermore, the Association will allow two sandwichboard-type signs to be placed outside the entrance gates which state: 'Open House Today'. Signs (apart from approved 'for sale' signs) shall not be allowed on the individual properties participating in the Open House, however, the Association will ask volunteers to hand out maps to potential buyers which indicate where the homes that are participating are located.

What this means is that the Association will hold the open house if an owner requests it two weeks or more prior to the scheduled period. The next open house would be scheduled on June 15th.

Computer Club by Pat Miller

Ahh, summer is almost here, and with it comes the Club's switch to its summer schedule of weekly classes and special workshops. We'll begin the weekly classes by the end of June or 1st week of July. Watch for our notice on the Clubhouse and MPR bulletin boards and at <http://gtevents.blogspot.com/>. For more information, contact Pat Miller at mylands@gmail.com or Gene Fisher at mr.erfisher@gmail.com.

Here's a neat little tip: Turn your computer off when replacing batteries in your mouse or keyboard. This way your computer doesn't know you replaced the batteries and you won't have to go through the resets.

Tuesday Group by Pam Spagna

Florence had a beautiful Rhody Festival this year and Greentrees was especially lovely.

This month will be relatively quiet while we prepare for two big events in July. Our coffee social will be on June 4th at 9:30 AM and the Bridgewater for lunch will be on June 18th. Bunco will be on Thursday, June 6th and Sunday, June 16th. Don't forget to sign up in the library. For the summer, Bocce Ball will be every Saturday morning at 10:00 AM. Our biggest fundraiser is the Flea Market on Saturday, July 27th. The Tuesday Group will be selling donated items and tables are available for individual sales. Reserve your table now in the office for \$10.00 each - indoors or out. We will need lots of help before and during the event, so please sign up in the library to volunteer some time.

And for the 4th of July we want to eat and play. The whole clubhouse is available for a party. We can play table games/cards, ping pong, snooker and weather permitting, tennis, bocce ball and horseshoes. What a great place to spend an afternoon with friends and neighbors. We will serve hot dogs, chips and pop, free to residents and \$3.00 for our guests.

Thanks to all the volunteers who have helped to keep us active with their time and especially their smiles!

Association Annual Meeting

The 2013 Annual Meeting of Greentrees Owners is just around the corner.

The meeting will be held on August 3rd in the Association's Recreation Hall. Sign-in begins at 1:00 PM and the meeting starts at 2:00 PM. We must have at least 86 lots represented in order to have a quorum.

City of Florence representatives have been invited to attend to discuss their plans to build a bike and walking path along Rhododendron Drive.

New Tsunami Hazard Maps by Ken Stone

We have recently distributed packets containing new tsunami hazard maps for the Florence area. Everyone who was home on the West Side of Greentrees should have received one of these packets since most of that area is in the *expected* hazard zone. Those who did not receive this packet can pick up one in the Greentrees Office. In addition, new maps have also been placed in the clubhouse for those outside the primary hazard zone.

Please look over this map carefully. It shows the expected hazard zones for both distant (orange) and local (yellow) hazard zones and the appropriate evacuation routes. Keep in mind these are based on historical scientific analysis and should be considered a best estimate only. The map also shows evacuation routes and assembly areas where we can go and await further communications from the local authorities. These assembly areas are generally parking lots with no shelter (except for Greentrees Village--if the buildings are not severely damaged in a local earthquake). You will likely be there at least 6-12 hours (or more) so be sure you have your 3-day emergency pack with you. You may need to walk to these sites, so pack accordingly. Also, keep in mind that you may not be home when the event happens so become familiar with location of assembly areas other than the Greentrees clubhouse.

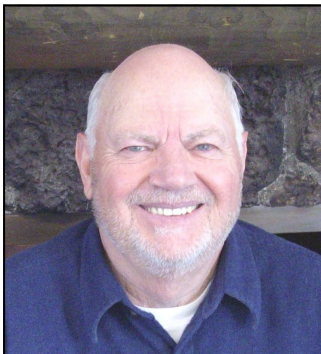
If you still wish to join in a bulk order of emergency supplies you can still place an order in the Greentrees office until about the 8th of July. Be prepared!



Greentrees Bingo

**Every Saturday Night
at 7:00 PM**

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



Fred Burns

Last month we had a tragedy in Greentrees.

One of our residents noticed that they hadn't seen their neighbor in several days and the newspapers were piling up.

She called the Greentrees office. We checked the files and discovered we had no emergency information on the man; no next of kin, no emergency numbers, no keys.

In the Office, Pat Stanton made the decision to call the Florence Police.

The police arrived and spoke to the neighbor who had reported not seeing the man for several days. The police officer eventually made the decision to break into the house, something they rarely do. He found the man on the bathroom floor where he had fallen. He was still alive, but he had been there for five days. Paramedics were called and he was taken to the hospital.

The concerned neighbor took it upon herself to go through the house in order to find information on the man's next of kin. After a frustrating search, she got on his computer and eventually found some information on the man's grandson. She finally got his phone number and called him. No one in the man's family knew he was in intensive care in the hospital. His relatives rushed to the hospital, but after a few days, the man passed away. He had spent five days on the bathroom floor without food or water.

I do not know if this tragedy could have been averted if the man had supplied the office with emergency information or a key, but things may well have moved faster.

When the concerned neighbor called, the office would have called his emergency contact number and his friend or relative could have checked in on him. If a key had been left in the office, the neighbor could have gotten in to check on him. It certainly would have made it easier to contact his relatives when he went to the hospital. As it is, it was only the neighbor's perseverance that kept the man from being alone when he died.

Please provide the office with emergency information that they can keep in your file. And consider leaving a house key in your file. Remember, Greentrees has no authority to break into your home to see if you are alright. We can only call the police the same as everyone else living in Florence.

Now is the Time to Buy a Heat Pump

It has recently been announced by Central Lincoln PUD that as of April 1, 2013 they are offering a \$1,500 rebate to customers who install a ductless heat pump in their manufactured or mobile home. The Oregon Department of Energy is offering state income tax credits of \$350-\$1500 to residents who install the heat pumps. Additionally, there is an income tax credit of up to \$300 offered by the Federal government.

The reason for all these rebates and credits is that the new ductless heat pumps are extremely efficient. They can heat and cool your home, and users report significant savings on their utility bills.

To qualify, the home must have a forced air electric furnace for heating. The ductless system must meet the requirements of qualified brands and types approved by the Bonneville Power Administration, and the system must be installed by a qualified contractor. The installation itself must be pre-qualified by Central Lincoln.

The \$1,500 rebate from Central Lincoln comes to you in the form of a check. The Oregon tax credit is a credit against taxes owed the state. If you cannot use the tax credit yourself it may be transferred, or even sold to another. The Federal tax credit can be used to off-set Federal taxes. Between the rebate and the tax credits, it may be possible to recover over two-thirds of the cost of installing the heat pump in your home.

If you would like to see a ductless heat pump, they are installed in the Greentrees Clubhouse and Recreation Hall. For more information on the program, contact the Efficiency Services Group at 1-888-883-9879.

Letters to the Editor

Dear Editor;

I thought our residents would like to know that their blood draw can be less painful, even pleasant, if they make an appointment for Jean to do it. She is the best technician, but has irregular hours. Call ahead.

N. Parker #64

Correction to the May GTV Village Voice

In the May issue of the Greentrees Village Voice, it was mistakenly reported that former resident Nellie Hall had passed away. We have since learned from family members that Nellie is alive and well. We apologize to Nellie and her family for passing on the misinformation we received concerning her death.

GTV Editor

Architectural Committee Update by R B Taylor

Are you aware that a Real Estate Agent by Law is not allowed to list your home if you have made some types of improvements without getting a permit?

As Greentrees Architectural Committee reviews your application we look at the City's Building Code "Exemption" standards to see if we think a permit is required or not. According to the Florence Building Permit Department, determination of exemption is reserved for the Permit Department and not by others. As a result of the current Greentrees Architectural procedures there may have been permits issued with the understanding that no city permit was required.

In order to protect your individual rights and maintain maximum value for your properties, in the future all permit applications will require a yes or no response from the City before a Greentrees permit can be issued. This will most likely cause delays in the process of permitting, just remember however, this action is for your benefit, not any of the ACC members. There are three specific areas that you should be aware of that will require a city permit:

- 1) Any electrical additions.
- 2) Any external plumbing.
- 3) Any type of external additions that change the physical size of you home, such as room additions, any modifications to a manufactured home that changes the factory design.

As most of you probably know , we here at Greentrees have so many violations of the City's Building Codes we of the ACC committee will not attempt to issue statements of violations to any member. However, you need to be aware, if you plan on selling your home there is a strong possibility that you have construction additions that were added without a permit and will have to be corrected by obtaining a proper permit, or removed, before it can be sold.

In Memorium

Arlene Rhoades, lot 110

07/06/18 - 04/16/13

Ruby Kehoe Lot 618

10/01/22 - 04/20/13

George Rose, lot 102

10/26/28 - 04/28/13

Bob Tift, lot 222

12/05/25 - 05/05/13



Minutes of the Special Board of Directors Meeting

May 21, 2013

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

Roll call of the 2013 Board of Directors: All board representatives were present except Peg Patton. Peg Patton arrived at 1:05. Four owners and the General Manager also attended.

Approval of the Agenda: Property acquisition of lot 105. **G. Romano made a motion to move this item to other business. Voice vote: 9 yes. The Board approved unanimously.**

Presidents Comments: President Burns expressed hope that the changes to the CC&R's could be agreed upon at this meeting. **President Burns then moved that the rules be suspended in order to have free discussion during the workshop. The Board approved unanimously.**

A discussion followed as to whether a board member should record the Board meetings separately from the association? It was requested that we send a letter to our attorney to see if this is legal. A general discussion followed.

At 1:34 PM **G. Romano moved that the Board move back into regular session. Voice vote: 9 yes. The Board approved unanimously.**

(04-04-13) Proposed changes to the CC&R's: **G. Lyddon made a motion to send out a survey of minimum age requirement and time limit of stay with a cover letter of explanation.** Discussion followed: **G. Lyddon amended the motion to 'mail' out the survey. Voice vote: 9 yes. The Board approved unanimously.** Contents of survey: Minimum age of permanent residents - 18, 21, 39 or 55 and the maximum length of stay for visitors - 45, 90, or 180 days. **G. Romano made a motion that the Board authorize our General Manager to present to the Board at the next meeting these questions and have him write the material that will go into the survey. voice vote, 9 yes. The Board approved unanimously.**

(05-07-13) HUD Survey form: **G. Romano made a motion that we accept this document for the official 2013 HUD Survey.** Discussion followed. **voice vote, 9 yes, The Board approved unanimously.**

Other Business: Property acquisition of Lot 105: Our General Manager requests permission to pay one year of back taxes in the amount of \$1,051.00 so it won't be foreclosed on by the county and proceed to foreclose through Tom Nicholson, our attorney. The estimated total cost would be around \$8,000.00. **RB Taylor made a motion that we allow one year of taxes to be paid and for President Burns to start foreclosure proceedings to not exceed \$10,000.00. Roll call vote, 9 yes. The Board approved unanimously.**

There being no other business before the Board, RB Taylor moved to adjourn the meeting at 2:02 PM. voice vote, 9 yes, **The Board approved unanimously.**

Greentrees Village Inc. Board of Directors Meeting Minutes - May 14, 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: **S. Muehlbauer-Lewis** moved to approve the agenda as presented. Voice vote approved unanimously.

Approval of Prior Meeting Minutes: **RB Taylor** moved to approve the minutes of April 9, 2013 and April 17, 2013. A voice vote of the Board approved unanimously.

President Burns Comments: We will be going into executive session at the end of this board meeting concerning employee issues. Thanked the maintenance crew for the grounds. They really look good with all the wood chips that have been spread around.

Owners' Forum: J. Gregg, Lot 608 shared information about Central Lincoln PUD offering a Rebate of \$1,500.00 for installing ductless heat pumps. This will go into effect April 1, 2013. This applies to manufactured and mobile homes. To qualify the home must have forced air electric furnace for heating. More information will be posted on the bulletin board in the Greentrees Clubhouse and in the office. Discussion followed.

Correspondence: One piece of correspondence will be discussed in Executive Session.

Treasurer's Report: G. Lyddon presented Treasurer's Report. Cash on hand in our checking and savings account is \$379,121.67. The Reserve fund has \$312,011.15 for a balance of \$691,032.82. We are in very good shape on the profit and loss statement. On electricity we are below budget by \$1,895.00. Propane use is \$12,000.00 below budget Total for the year we are ahead by \$22,794.00.

General Manager's Report: The tennis courts are being patch repaired and a new wind screen will replace the old one. The court will be closed for a week or two. It is not a permanent fix but will give us about 3 years more of use before we have to do something else. The family pool opens June 15th. Road sealing this year is going to be on June 10th, 11th, 12th and 13th. The streets that will be done are 5th street N., 5th street S. 4th street south, parts of N. Center and S. Center. Please be patient as it will only be a day or two. The sidewalk replacement between the Recreation Hall to the Clubhouse is completed. We are beginning our 2014 budget and will bring it to the board at the June board meeting. Our goal will be to try not to have an increase in our assessments if at all possible. The Finance Committee has spent a great deal of time on the health care reimbursement plan for our employees. It has been in effect for about 12 years. The Association contributes \$1,000.00 a year to the employee's health care when they bring in receipts. We need to be sure that it will be in line with the Health Care Reform Act which will go into effect this time next year. We have documentation in the office on this issue. The finance committee will be placing a lien on one delinquent lot this week. A Sheriff's sale is coming up on lot 427 that is a foreclosure from GMAC. We don't have a date on that yet. The finance committee is looking into foreclosure on two delinquent lots. If that goes through, they will be presenting it to the board.

Committee & Club Reports: (ACC) R.B. Taylor stated there was one permit issued for a bathroom extension on lot 600. For your information, any lot that has made any additions without a permit - it is against the law for any real estate agent to list that home. More information on this issue will be in the next newsletter. (GERT) K. Stone: The new tsunami hazard zone color coded map packets are now available and will be distributed by Ken Stone and Bill Johnson. The time period for purchasing emergency supplies will end soon so contact Ken Stone if you are interested. (Property Committee) B. Johnson reported that a temporary speed bump was installed on the West side 2nd street. The heat pumps that have been installed have helped us stay under budget on our heating bill. Management met with contractors that redid the water system on Skyline Drive and discussed ways to reduce costs. The back door by the old kitchen in the Clubhouse will be moved to the outer side of the electrical room. The sidewalk from the Clubhouse to the Rec. Hall is completed. We had to replace 8 posts because they were rotted about a foot high from the cement. We discovered a water leak on the west side by checking water meters. According to the meter for lot 632 a continuous leak showed that 50,000 gallons of water was lost. The owner called a plumber who fixed the leak. (Tuesday Club) R. Smelley: The Luau was a great success. Food was good and the entertainment was great. Bunco will be on Sunday, May 19th. The tables for the flea market are going to be \$10.00. The sale will be July 27th from 8am-2pm. You may donate clean usable items to the Tuesday Club. Lunch out will be May 21st at Chen Family Restaurant. (Computer Club) G. Fisher: Come join us to learn more about all the changes that are happening in the computer world. Classes are on the 1st and 3rd Wednesday each month at 11:10 in the multi purpose room. Look on the Clubhouse bulletin board for more information.

Unfinished Business: (02-06-13) Florence walking path/bike path: **P. Patton** made a motion to send a formal letter to the City of Florence requesting their consulting firm come and make a presentation to Greentrees at our annual meeting on August 6th regarding a fence along the Florence proposed walking bike path. Discussion followed. The motion was approved unanimously.

(04-03-13) Lot #124, tree removal (2nd reading): **B. Johnson** made a motion that two trees be removed on lot 124. Discussion followed. Voice vote: 6 no, 3 yes motion failed.

(04-04-13) proposed changes to the CC&R's: A workshop will be on Tuesday, May 21st at 1:00pm to discuss the suggested changes to the CC&R's from our attorney. Copies of the letter will be available in the office.

New Business:

(05-01-13) City Ordinance: G. Romano: The creek bed behind 5th street now has 60ft. bank to bank restrictions that say homeowners cannot build in that area. If there are already buildings there they are grandfathered in. Call Guido Romano for more information.

(05-02-13) Greentrees owner's open house: **G. Romano** made a motion that we change the wording on Policy P-04-09-11 to read Owners shall be required to register in the GTV office at least two (2) weeks before a scheduled open house event. If there are no registrations to conduct an open house, the event shall be cancelled for the scheduled period. Discussion followed. Voice vote. The motion was approved unanimously.

(05-03-13) Annual Sidewalk Sale date: **F. Burns** made a motion to have the annual sidewalk sale on August 31, 2013. Discussion followed. Voice vote, The motion was approved unanimously.

(05-04-13) Move Clubhouse exit door by the old kitchen to outside of the Electrical Room: **B. Johnson** moved that we move the existing door between the Electrical Room and the Old Kitchen to the outside of the building (not to exceed \$2,500.00) and then make it an ADA door next year. Discussion followed. The motion was approved unanimously.

(05-05-13) Gate card pricing: **G. Lyddon** moved to raise the cost of new gate cards from \$4.50 to \$5.00. The motion was approved unanimously.

(05-06-13) Estate Sales: **G. Romano** moved that Estate sales be allowed when there is a death of a lot resident with conditions. Discussion followed. 8 yes, 1 no, second reading.

(05-07-13) HUD Survey: **F. Burns** made a motion that we discuss the survey at the workshop on May 21st along with the attorney's response. The motion was approved unanimously.

Executive Session: **G. Romano** moved that the Board retire to Executive Session to discuss employee issues. The motion was approved unanimously. Executive session began at 2:56 PM and ended at 3:12 PM. F. Burns called the regular board meeting back into session at 3:17.

Other Business: (05-08-13) **RB Taylor** moved that a letter be sent to **M. Hill (lot 603)** which states that his complaint was reviewed by the Board and that the Board found no merit in the complaint. The motion was approved unanimously.

Announcements: There will be a Board workshop, on May 21st at 1:00 PM to discuss CC&R changes and the HUD survey. Thank you to the Tuesday Group for serving cake. Pot Luck, sponsored by District 5, on May 24th. Everyone is welcome.

The meeting was adjourned at 3:20 PM.



JUNE 2013



Sun	Mon	Tue	Wed	Thu	Fri	Sat
		SWIMMING POOL SCHEDULE: Water Aerobics M-F at 8:00 am		Family Pool Opens On June 15th		1 Tennis 9:00 am Bocce Ball 10 am Bingo 7:00 pm
2 Snooker 1:00 pm	3 Pickle Ball 9:00 am Exercise Class 10:00 am Dabbers & Gabbers 1:00 pm Snooker 1:00 pm	4 Tuesday Group Social 9:30 am Lining Dancing 10:00 am Property Comm. 10:00 am	5 Pickle Ball 9:00 am Exercise Class 10:00 am ACC 10:00 am Hula Class 11:00 am Computer Club 11:10 Snooker 1:00 pm Art Class 1:00-4:00 pm RH	6 Friendship Club 9:30-12:00 Finance Comm. 10:00 am Rhody Quilters 10:00-4:00 pm Bunco 1:30 pm	7 Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm	8 Tennis 9:00 am Bocce Ball 10 am Bingo 7:00 pm
9 Snooker 1:00 pm	10 Pickle Ball 9:00 am Exercise Class 10:00 am Dabbers & Gabbers 1:00 pm Snooker 1:00 pm	11 Lining Dancing 10:00 am Tues. Group meets 12:00 pm BOD meeting 1:00 pm	12 Pool Closed Pickle Ball 9:00 am Exercise Class 10:00 am Hula Class 11:00 am Snooker 1:00 pm Art Class 1:00-4:00 RH	13	14 Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm	15 Family Pool Opens Tennis 9:00 am Bocce Ball 10 am Bingo 7:00 pm
16 Snooker 1:00 pm Bunco 1:30 pm Snacks M-Z	17 Pickle Ball 9:00 am Exercise Class 10:00 am Dabbers & Gabbers 1:00 pm Snooker 1:00 pm	18 Applique' Society 9:30 am Lining Dancing 10:00 am Property Comm. 10:00 am	19 Pickle Ball 9:00 am Exercise Class 10:00 am Hula Class 11:00 am Computer Club w/Jep Norwood 11:10 Snooker 1:00 pm Art Class 1:00-4:00 RH	20 Friendship Club 9:30-12:00 Rhody Quilters 10:00-4:00 pm	21 Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm	22 Tennis 9:00 am Bocce Ball 10 am Bingo 7:00 pm
23 Snooker 1:00 pm	24 Pickle Ball 9:00 am Exercise Class 10:00 am Dabbers & Gabbers 1:00 pm	25 Lining Dancing 10:00 am Tuesday Group meets 12:00 pm	26 Pickle Ball 9:00 am Exercise Class 10:00 am Hula Class 11:00 am Snooker 1:00 pm Art Class 1:00-4:00 RH	27 Friendship Club 9:30-12:00	28 Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm Potluck Dinner 6:00 pm	29 Tennis 9:00 am Bocce Ball 10 am Bingo 7:00 pm
30 Snooker 1:00 pm						