

# GREENTREES

September

*The Village Voice*

2013

Greentrees Village, Inc.

1600 Rhododendron Drive #320, Florence, Oregon 97439

541-997-8674

## *Around The Village*

### **Call for Nominations**

The Association is seeking nominations for Directors and Alternates for the Greentrees Village board of directors 2014-2015 term. The districts up for election are #1, #3, #5, #7 and #9. Two alternates will also be elected at-large.

If you are interested in running for representative of the district you live in, or running for the alternate at-large position, please contact the office or your current district representative. Nominations must be received by October 15th, 2013.

### **Home Sales in Greentrees are on the Rise**

At the Annual Meeting of Greentrees owners held on August 3rd, General Manager Louis Dashofy reported that home sales in Greentrees are on the rise. Thirty-nine homes have sold this year through the month of August, as compared to thirty homes being sold in all of 2012 and only twenty-two homes sold in 2011. In addition, the average price of the homes sold is up from last year.

Mr. Dashofy also said that the number of rental homes are down in Greentrees. There were 83 rentals on property in July of 2011, and 100 rentals in 2012. In this year's July survey the number has dropped to 80 rental homes, which is about 14% of the 567 homes in Greentrees. To compare that to neighborhoods nationwide, the American Housing Survey reports that the average rental percentage for neighborhoods of single family detached homes is now 17.4%. So, despite concerns in recent years that Greentrees has an inordinate amount of rentals, in fact, we have less than average.

### **Community Garage Sale**

There will be a property-wide Garage Sale on Saturday, August 31st sponsored by the Association.

The event is open to the general public. Residents may display items for sale around their homes, on drive-



Our friends at the Siuslaw Valley Fire Department were kind enough to bring out their ladder truck to repair the broken flag pole in front of the Greentrees Clubhouse.

ways, porches, decks, garages, etc.

This will be the fourth year that Greentrees Village has sponsored the event. The Association will run large ads in the newspaper on Wednesday and Saturday the week of the sale. The gates will be open from 8:00 AM - 3:00 PM on Saturday. Temporary parking will be allowed. You do not need to register with the office to participate.

### **Halloween Potluck**

Rather than a district potluck in September, Director Bill Johnson announced that District 9 will sponsor a Halloween potluck on October 31st, with special foods, a Halloween costume contest and prizes. There will be more details in next month's newsletter.

### **Talking Trash**

Just a reminder, Central Coast Disposal does the trash collection for Greentrees. They provide one 35 gal trash can and one recycle bin for each property. All extra bags are billed to the individual households at \$2 per bag. Each additional can at a household will be billed at \$4.

## *The Tuesday Group* by Pam Spagna

Thanks to all the wonderful volunteers who helped to collect, sort, price and sell our donations.

A special thanks to our bakers who supplied delicious pies and cookies to sell, and the gentlemen who worked the grill and the kitchen. Thanks also to Jeff Meyers for donating the lovely pink bicycle. She was a star and raised over \$300. The weather cooperated and we had a successful and fun Flea Market this year.

This month, Bunco will be on Thursday the 5th and Sunday the 15th. Lunch out will be at a new earlier time: 11:30 AM. We will go to Abby's Pizza on September 17th. Coffee will be Tuesday morning the 3rd at 9:30 AM. Our next business meeting is on the 10th at noon.

I invite all our new residents to join the fun. You are welcome at any and all our events.

### **Save the Bus Stop!**

Recently, Greentrees management began to hear rumors that the Lane Transit District (LTD) was considering eliminating the bus stop for the Rhody Express at Greentrees. On further investigation, it was learned that plans were well under way to add the Casino and eliminate Greentrees Village and the Senior Center from the bus route.

When this information became known, many of our residents were concerned. For the past thirteen years, the Lane Transit District has operated the public bus service within and for the City of Florence, and it has always included a stop at Greentrees Village. Many Greentrees residents see the Rhody Express as an alternative mode of transportation that they may need as aging seniors who may not always be able to drive.

GTV owners Don Patton, Bill Johnson and others began to investigate. They learned that the Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians (CTCLUSI) requested that a Three Rivers Casino stop be added to the Rhody Express schedule. The Tribes announced their willingness to support a scenario which would eliminate the Greentrees Village pick-up and add the Casino to the schedule.

In addition, it was learned that in order to facilitate these changes, the CTCLUSI was intending to make a contribution to the Rhody Express with funds from the Elderly and Disabled Special Transportation Fund (STF). This seemed rather contradictory being that the proposed changes could prevent seniors and the disabled from using the transit system.

In discussions with the city, it was learned that the final decision regarding changes to the bus route would be made by the Florence City Council. The GTV Board became involved. A petition was written, circulated and signed by over 150 Greentrees residents. It asked the Florence City Council to reconsider the proposed Pilot Program which would eliminate the Greentrees bus stop. President Fred Burns presented the petition to the City Council at their meeting on August 19<sup>th</sup>.

The Council was sympathetic, but said they would hold a public hearing on Monday, September 16th at 7:00 PM at the Florence Event Center to receive feedback from the public on the proposed changes.

Greentrees Manager Louis Dashofy contacted the Confederated Tribes concerning the issue. Chairman Bob Garcia responded with an e-mail saying:

*"I share your concern and support in keeping the Rhody Express stop at Greentrees. The Tribes have been working with LTD for the inclusion of a stop at Three Rivers Casino. We have not advocated and absolutely do not advocate the elimination of the stop at Greentrees. It is my understanding that the idea came from LTD staff due to a desire to keep the existing timing of the route."*

So, that's where it stands at the moment. The Board of Directors is asking owners to attend the public hearing on September 16th and support the Greentrees position that our bus stop should not be eliminated. For more information and to express your opinion, you can contact the City of Florence at 541-997-3437 or e-mail them at their web site at [www.ci.florence.or.us](http://www.ci.florence.or.us).

### *In Memorial*



Ken Leabo, lot 125  
8/31/21 - 8/9/13



### *Welcome New Residents*

John Perfetto, lot 82

Ken Hark, lot 230

## *From the President* by Fred Burns



Fred Burns

The Annual meeting of Greentrees Owners held on August third was a real success. Owners representing 111 lots were in attendance, and the Meet and Greet the board hosted before the meeting created a friendly atmosphere.

There was a good deal of interesting information provided by the board committees and the

Manager concerning the general health of the Association. I'd like to thank those who attended.

One of the things we discussed at the annual meeting was the results of the Owners Survey that we had mailed to everyone prior to the meeting. For those of you who didn't attend, I'd like to summarize the results.

We received back 324 surveys of the 567 mailed out. That represents about 57%. Considering we had sent self addressed stamped envelopes with the surveys, we were a little disappointed in the return.

173 owners felt that our CC&R's should be changed, 140 thought the CC&R's should remain as they are and 11 were undecided.

There were two other questions on the survey. The first was: *Assuming one resident in a home is fifty-five or older, what should be the minimum age of other permanent residents?*

102 owners said 18 years old; 52 owners chose 21; 77 owners said 39; 79 owners picked age 55; and 14 owners were undecided.

The other question was: *What is the longest total time any person should be allowed to be a temporary guest of a Greentrees resident?*

133 chose 45 days; 79 owners picked 90 days; 96 owners said 180 days; and 16 were undecided.

The purpose of the survey was to determine if we should attempt to change our CC&R's to minimize how many people could live here under the age of fifty-five, and also how long guests may stay with a resident.

The survey results were discussed by the board and they concluded that there was not enough momentum to move the idea forward. Let me explain why.

The CC&R's (Conditions, Covenants and Restrictions) are the foundation document of an association. They prescribe what owners and residents may do, and what

they may not do. Because they affect each owner's rights, they are (correctly) difficult to change. In Greentrees, a change to the CC&R's requires consent of 75% of all owners.

The results of the board survey was that less than 31% (173) of our lot owners (567) responded by saying the CC&R's should be changed. In addition, there is no consensus by those who want change as to how the CC&R's should be modified.

The board has concluded, based on the survey results, that there is very little chance we could get agreement by 75% of our owners on the particulars of changing the age restriction or the length of guest stays. Therefore, the CC&R's will remain as they are.

The CC&R's currently state that each lot must be occupied by at least one person fifty-five or older, and that no lot shall be occupied on a permanent basis by any individual under age 18. Permanent basis is defined as six months or more in a calendar year. This meets the requirements of H.U.D. for a fifty-five or older community.

Board members just completed the bi-annual H.U.D. survey of the property in August. We learned that each occupied home in Greentrees has at least one person who is fifty-five or older. We currently have 715 residents over the age of fifty-five and 37 residents under fifty-five but older than eighteen.

I wanted to share the survey results with you and thank all of you who participated .

## *Computer Club* by Pat Miller

I hope you are enjoying the Computer Club News comic that is part of many of our advertising inserts in the monthly newsletter. Our own Parker Kendall is the talented person behind these comics. Thanks, Parker.

In our workshops, we are focusing on tablets as our main topic. With so many tablet brands out there, we could use some help. Club member or not, if you know your way around a particular brand of tablet, we'd like to have you share your knowledge with us sometime. Give me a call if you can help.

September Classes

9/4 Class

9/11 Workshop

9/18 Jep Norwood

9/25 Workshop

## What Do Community Association Residents Say?

Reprinted with permission of the Community Association Institute

A national survey conducted in February 2012 by IBOPE Zogby International affirms what we learned from similar national surveys in 2005, 2007 and 2009: Residents rate their overall community association experience as positive - by almost a nine to one margin!

The 2012 IBOPE Zogby research was sponsored by the Foundation for Community Association Research. The foundation is a nonprofit organization created in 1975 to keep the CAI (Community Association Institute) at the forefront of insight pertaining to community association management and governance.

The survey results tell us that homeowner association residents believe that Association board members strive to serve the best interests of their communities. That community managers provide value and support to associations. Residents believe overwhelmingly that association rules protect property values. Homeowners value the return they get for their association assessments. Residents do not want additional government intervention in their communities.

Difficult economic times typically create more negative public views toward most institutions - whether Wall street, the U.S. congress or industry. But that hasn't happened in the case of the more than 315,000 U.S. community associations. Despite serious economic and housing issues, community associations continue to get high approval ratings from their residents - the people who know best.

Critics of community associations like to focus on largely isolated, anecdotal reports in the media. Conflicts make headlines, and that's what most Americans read in newspapers and see on television about community associations. These stories are news because they are the exception to the rule.

We read about the plane that crashed, not the thousands of flights that landed safely the same day. Unfortunately, "good news" is close to being an oxymoron. We don't see stories about the tens of millions of homeowners who are satisfied in their communities. We read few media profiles about volunteer board members who lead their associations quietly and effectively. We rarely see stories about managers and other professionals who provide invaluable guidance and support to their community association clients. But when you ask residents about their own community associations - when you ask the people who know - the news is overwhelmingly positive.

But not perfect. Utopia doesn't exist. Some community

associations contend with disagreements and conflict - not unlike our workplaces, schools and conflict in every type of neighborhood, including community associations. While all community associations do not function as well as we might like, it's reassuring to know that reality is much more positive than some HOA critics would have us believe. We encourage homeowners who are dissatisfied to step up and play a positive role in their associations. Homeowners get out of their communities what they put into them.

There's no substitute for active and constructive homeowner involvement, and no better way to build a true sense of community. This vision is reflected in associations that become better - even preferred - places to call home.

## Greentrees Bingo

Every Saturday Night  
at 7:00 PM

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

### *The Greentrees Village Voice*

is brought to you by Greentrees Village, Inc.

**NEXT NEWSLETTER DEADLINE**

September 19th, 2013

Please submit your news items for the next issue  
by bringing them to the Greentrees office,  
or by E-mail to [gtv@oregonfast.org](mailto:gtv@oregonfast.org)

#### **Newsletter Contributors:**

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**Visit our web site at:**

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

## Greentrees Village Inc. Board of Directors Meeting Draft Minutes August 13, 2013

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

R.B. Taylor requested we move (08-05-13) a request for a decorative fence on lot 542 to Other Business. P. Patton requested we move the reading of the letter from D. Freburg, lot 552 regarding a web cam to Other Business.

Approval of Board Agenda: **R.B. Taylor made a motion that the agenda be approved. Voice vote, 9 yes, approved unanimously.**

Approval of Prior Meeting Minutes: **G. Lyddon moved to approve the minutes of July 9, 2013. Voice vote, 9 yes, approved unanimously.**

President Burns Comments: We will schedule a work shop to discuss estate sales and homes on the river front sometime in September. R.B. Taylor recommends that the board members look on the Florence web site under city permits process under special development standards, Chapter 7. That is the issue that we have with the homes on the west side along the river. There can be no building within 50 feet of the bank. If they were to replace a home it could not be in the same location so we might consider stick built homes for along the river.

Residents' Forum: J. Hosking, lot 103. Thanked R.B. for helping Wilma Sidebottom move and helping to move a picnic table for the Tuesday Group. R. Hummel, lot 420 would like to see Greentrees put in a home theater for the multi-purpose room. P. Patton, lot 282 thanked Louis for helping our community be a happier place to live. D. Freburg, lot 552 would like to see a web cam on the West side showing a view of the river.

Correspondence: Letter from N. Parker, lot 64, regarding scheduled maintenance in Greentrees. Letter from K. Clark, lot 245, regarding the abuse of the Greentrees dumpsters available for yard debris.

Financial Report: G. Lyddon presented the Treasurer's Report. Cash on hand in our checking and savings account is \$369,089.95. The Reserve fund has \$316,172.79 for a balance of \$685,262.74. Our expenses are in line and we are under budget on utilities.

General Manager's Report: The new door into the back of the club house is in. We just got the East gate outgoing fixed, but the incoming gate to the West side is now been broken. Hope to have it fixed in the next couple of days. The Greentrees community wide yard sale will be on Saturday, August 31st from 8:00 AM - 3:00 PM. The gates will be open to the public both on the East and West sides. One of the family pool heaters blew up so we are running on one heater. The family pool closes for the winter on September 1st. We are beginning our 2013 Reserve study. We are near completion of painting the house numbers on the streets. They should be done in the next couple of weeks.

Committee & Club Reports: **(ACC)** R.B. Taylor. One permit was issued for a new home on lot 242. **(Property Committee)** B. Johnson reported that the Property Committee had their last meeting on the Rhody Bus. Discussed the Rhody bus, the road maintenance report and road spikes for the outgoing gates. **(Tuesday Group)** P. Spagna: We will be having the Thanksgiving and Christmas dinners again this year. The Flea Market made a profit of close to \$1,100.00. Hope to have a garden tour of Greentrees next year in June. The Tuesday Group coffee socials on the first Tuesday of the month will continue along with the monthly luncheon out. **(Computer Club)** P. Miller: Reminder that the club will meet weekly until mid September at which time they will resume the regular schedule. **GERT:** K. Stone. No report. **(West Lane Emergency Group)** T. Dalziel. No report.

Unfinished Business. (06-02-13) Owner Survey results: F. Burns. We received 324 returns which equals 57% of the 567 homes that make up Greentrees. That was a disappointing return. There were no conclusive results regarding changing the CC&R's. 43% feel the CC&R's should remain as they are, and of those who wish to change them, there was no consistent agreement on how they should be changed. **G. Lyddon made a motion to lay aside the proposed changes to the CC&R's based upon the survey results. Roll call vote, 9 yes, approved unanimously.** (07-03-13) Rhody Bus: F. Burns said that he would present our petition to maintain the Greentrees bus stop to the City at their council meeting on August 19<sup>th</sup>. He invited all interested residents to attend. **P. Patton made a motion to have the Manager talk to the tribal chairman and communicate our concerns. Voice vote, 9 yes, approved unanimously.**

New Business: (08-01-13) Water Service standard: **B. Johnson made a motion to approve the Water Service Standard.** Discussion followed. **Voice vote, 9 yes, approved unanimously.** (08-02-13) Bingo and Election Comm. Chairs: F. Burns asked for volunteers to chair the Bingo committee and the Election Committee. Ruth Smelly volunteered to be the chair of the elections committee. (08-03-13) Road maintenance consulting agreements: **B. Johnson made a motion to hire the consulting firm of Archetype Consultants to consult on the Association's roads for a total cost of \$2,160. Roll call vote, 9 yes, approved unanimously.** (08-04-13) Road spikes at entrance gates: **F. Burns made a motion to replace the front property exit gates with ground traffic spikes on the East gate in 2013 not to exceed \$3,500 and the West gate in 2014 in a similar fashion.** Discussion followed. **Roll call vote, 8 yes and 1 no. Item goes to a second reading.**

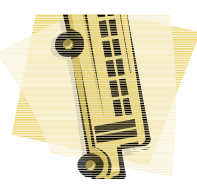
Other Business: (08-05-13) **R.B. Taylor made a motion to issue a permit to lot #542 for a decorative fence in the front yard. Roll call vote, 9 yes, passed unanimously.** Letter from D. Freburg, lot 552 requesting that the Association consider a camera on the river that residents could enjoy. **P. Patton made a motion that we have the Property committee investigate options. Voice vote, 9 yes, approved unanimously.**

Announcements: Thank you Ruth Smelly for making the cakes for today's meeting and Joan Kerrebrock for helping Ruth serve. Pot luck, sponsored by District 8 will be August 23rd at 6:00 PM. There will be music, prizes and everyone is welcome.

**RB Taylor made a motion to adjourn the meeting. Voice vote, 9 yes, passed unanimously.**

Adjournment: 2:30 PM.

# SEPTEMBER 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Snooker 1:00 pm	2 <b>LABOR DAY</b> <b>OFFICE CLOSED</b>	3 <b>FAMILY POOL CLOSURES</b> Tuesday' Group Social 9:30 am Line Dancing 10:00 am	4 <b>ACC 10:00</b> Pickle Ball 9:00 am Exercise Class 10:00 am Hula Class 11:00 am Computer Club 11:10 am Snooker 1:00 pm	5 Friendship Club 9:30-12:00 Bunco 1:30 pm Snacks A-L	6 <b>Finanace Comm</b> <b>10:00 am</b> Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm	7 Tennis 9:00 am Bocce Ball 10:00am Bingo 7:00 pm
8 Snooker 1:00 pm	9 Pickle Ball 9:00 am Exercise Class 10:00 am Dabbers & Gabbers 1:00 pm Snooker 1:00 pm	10 Line Dancing 10:00 am Tuesday Group 12:00 pm <b>BOD Meeting 1:00 pm</b>	11 <b>POOL CLOSED</b> Pickle Ball 9:00 am Exercise Class 10:00 am Hula Class 11:00 am Computer Workshop 11:10 Snooker 1:00 pm	12	13 Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm	14 Tennis 9:00 am Bocce Ball 10:00 am Bingo 7:00 pm
15 Snooker 1:00 pm Bunco 1:30 pm Snacks M-Z	16 Pickle Ball 9:00 pm Exercise Class 10:00 am Dabbers & Gabbers 1:00 pm Snooker 1:00 pm <b>Keep the Rhody Bus</b> <b>Florence EventCtr 7:00pm</b>	17 Applique' Society 9:30 am Line Dancing 10:00 am <b>Property Comm</b> <b>10:00 am</b> Tuesday' Group Luncheon Out 11:30 pm Abby's Pizza	18 Pickle Ball 9:00 am Exercise Class 10:00 am Hula Class 11:00 am Computer Club w/Jep Norwood 11:10 am Snooker 1:00 pm	19 Friendship Club 9:30-12:00	20 Pickle Ball 9:00 am Exercise Class 110:00 am Snooker 1:00 pm	21 Tennis 9:00 am Bocce Ball 10:00 am Bingo 7:00 pm
22 Snooker 1:00 pm	23 Pickle Ball 9:00 am Exercise Class 10:00 am Dabbers & Gabbers 1:00 pm Snooker 1:00 pm	24 Line Dancing 10:00 am	25 Pickle Ball 9:00 am Exercise Class 10:00 am Hula Class 11:00 am Computer Workshop 11:10 Snooker 1:00 pm	26 Friendship Club 9:30-12:00	27 Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm <b>No Potluck</b>	28 Tennis 9:00 am Bocce Ball 10:00 am Bingo 7:00 pm
29 Snooker 1:00 pm	30 Pickle Ball 9:00 am Exercise Class 10:00 am Dabbers & Gabbers 1:00 pm Snooker 1:00 pm			<b>KEEP THE RHODY BUS</b>		
			<b>SWIMMING POOL SCHEDULE Water aerobics M-F at 8:00 am</b>			