

GREENTREES

July

The Village Voice

2013

Greentrees Village, Inc.

1600 Rhododendron Drive #320, Florence, Oregon 97439

541-997-8674

Around The Village

Flea Market

The Tuesday Group has at least three free events for residents each year: Thanksgiving dinner, Christmas dinner, and the soon to be 4th of July Hot Dog Fest.

You may wonder how they are able to put on these free events for the residents. The answer is they fund them by raising money throughout the year to pay for them. And there are several ways you can help.

The largest Tuesday Group money raising event of the year is coming up on July 27th - the annual Flea Market. There are still tables available for rent for \$10 each if you have items to sell. They are also looking for volunteers to help put on the event.

So you can buy, sell or volunteer. Or buy a hamburger or hotdog and soda while you look over the merchandise. There will be plenty of fun, no matter what you do. Make plans now for July 27th, and remember, it's all for Greentrees.

Association Annual Meeting

The 2013 Annual Meeting of Greentrees Owners will be held on August 3rd in the Association's Recreation Hall. We must have at least 86 lots represented in order to have a quorum to hold a meeting, so every owner is encouraged to attend. Sign-in begins at 1:00 PM.

This year the Board of Directors will be hosting a 'Meet and Greet' session between 1:00 and 2:00 PM, with wine and cheese offered. It is an excellent opportunity to meet your District Representative and discuss any issues or concerns you have regarding Greentrees. The Annual Meeting will begin at 2:00 PM.

The City of Florence was originally scheduled to attend the meeting to discuss the bike and walking path they are constructing along Rhododendron Drive in front of Greentrees. However, the City has since declined to attend as they do not now intend to begin the project for at least another year and a half. We will have instead a presentation on emergency preparedness pre-



Barbara Donaldson, Jean Hosking, Shirley Kaasa and Lila Hyder model their new "all-weather hats" at the Greentrees pool. The water aerobics class meets at 8:00 AM Monday through Friday.

sented by Ken Stone. Coffee and cake will be served following the meeting.

All owners will receive an invitation and agenda for the meeting in the mail during the second week of July.

No Fireworks Please

Just a reminder for the Fourth of July: fireworks are not allowed in Greentrees Village. Please be courteous to your neighbors by following the rules, and help keep Greentrees safe from fires by not setting off fireworks on Independence Day.

House Numbers

This Summer, the Florence Boys and Girls Club will be painting house numbers on the street in front of the homes in Greentrees. The Board agreed to allow the kids to paint house numbers in the Village as a method of fund raising for the Club. Greentrees has been a supporter of the local Boys and Girls Club. The Tuesday Group has often contributed funds to them.

The boys and girls will be painting numbers in front of every house. They will be accompanied by an adult. The numbers will be painted in white. They will be leaving an envelope with each resident asking for a contribution. Five to ten dollars is suggested, but donations are entirely optional.

Computer Club by Pat Miller

With summer comes our summer session of weekly classes and workshops. Come check us out. You can ask questions, basic or advanced; you can teach a class; you can share something, like a fix for some issue, a new program or a website.

One thing we've learned is that a lot of us are getting tablets, or thinking about purchasing a tablet. We had reps from the Fred Meyer's electronics department out for a class in which they had several different devices for us to check out, and they provided a lot of good info on features and pricing. The Kindle Fire was the subject of one of our recent classes. Classes on other tablets are in the works.

The Club meets in the Multi-Purpose Room and adjacent lab (north end of the Recreation Hall) each Wednesday. Our official class time is 11:10a.m. (set-up at 11:00a.m.) to 12:10p.m., but during the summer we change this up some, with add-on workshops. We keep our schedule updated as best we can, on the bulletin boards in the Clubhouse and MPR, and at <http://gtevents.blogspot.com/>. For more information, contact Pat Miller at mylands@gmail.com or Gene Fisher at mr.erfisher@gmail.com.

We're still working on our class topics, but here's the July schedule:

7/3 Class
7/10 Workshops
7/17 Class with Jep Norwood
7/24 Workshops
7/31 Workshops

Have a wonderful summer!

About the Debris Dumpsters

The office receives a lot of complaints regarding the debris dumpsters located around the property. They seem to always be full and many owners never get a chance to utilize them.

The majority of the problems are caused by a few residents.

The dumpsters are provided as a free service by Central Coast Disposal, so emptying them is set by their schedule, not by ours. Unfortunately, some residents feel that their use of the dumpsters is a 'God given right'. So instead of taking a large load of brush to the dump, which is just a few blocks away, they fill all the dumpsters so no one else can use them.

It's unfortunate that some people never learned to share.

Tuesday Group by Pam Spagna

Summer!

Hope to see lots of friends and neighbors on the 4th of July for hot dogs and games. Tables will be set up, so bring your favorite games. Maybe now is the time to try some bocce ball or watch some tennis. Plan to play some Snooker. What choices!

Then we need to get ready for our biggest fund raiser of the year. The profits from the Flea Market pay for our Thanksgiving and Christmas dinners. We need lots of volunteers to work short shifts so everyone gets a chance to shop. The sign-up sheets are in the Library. We are collecting and sorting items for sale, so please call Pam at 541-991-3463 to arrange for pick-up.

Our monthly Coffee will be on July 2nd at 9:30 AM. On July 16th we will be going to the Restobar for lunch. Sign up in the Library.

Summer Visitors by Ken Stone

Starting with the Memorial Day weekend and continuing through the summer, there will be many visitors within Greentrees. It is the responsibility of the resident family to provide supervision to see that their guests follow the rules of this adult community (speed limit, no fireworks, no skate boarding in the streets, no firearms, etc.).

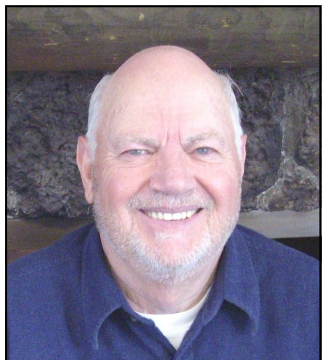
I would ask that residents be alert to activities of young people within the community and be willing to confront them or report any incidents of misbehavior observed. This is especially true around the clubhouse and pool area. Also, be aware that there could be young children in the streets, so slow down and be very watchful driving through Greentrees.

Summer Reminders

Summer is here! Residents are out planting flowers, pulling weeds and landscaping. The maintenance staff has been working hard to make the common areas look well kept. Most of Greentrees is looking great; but there are a few homes that still need some work weeding, blowing, etc. Let's all work to make the Village look well kept.

And with summer, the bears are out again. Several residents have seen a large male bear and a mother bear with cubs roaming the village. One resident even had him come to her bedroom window when he smelled popcorn.

Stay alert if you are out walking. These animals can come out of the brush at any time and they have little fear of you. Please remember, **DO NOT FEED THE BEARS!** Take your bird feeders in at night and do not put your garbage cans out until Monday morning.



Fred Burns

July is here at last and we are all enjoying a beautiful Florence summer.

The Board is preparing for our annual meeting of owners and you will soon receive in the mail an invitation to attend the meeting on August 3rd.

Along with the invitation and agenda you will receive a copy of the proposed 2014 budget. I'm happy to report that it appears there will be no increase in assessments next year. The City is increasing the rates for water, sewer and trash collection, but at this times it appears we will be able to absorb the increases without raising rates

You will also receive an owner survey in the mailing, and it is very important that you fill it out and return it to us. Here's why: One of the most common complaints that the Board receives concerns under-age people living in our fifty-five and older community. We don't have a lot of people here under fifty-five, but many believe that there should be even less - or none at all. However, our present CC&R's are not that strict.

Our CC&R's state that each lot must have **at least one person** fifty-five or older. That means that other members of the family can be younger than fifty-five. Our CC&R's also restrict children from living in Greentrees as a resident. However, they allow 'guests' to stay up to six months, and this could include children. Many owners feel that our rules are not strict enough and should be stiffened. The only way to do this is to change our CC&Rs.

To change the CC&R's requires a seventy-five percent approval of the owners. It's never easy to get that many people to agree on one thing. So before the Board proposes such a change to our documents, we want to be certain that the owners are sympathetic to the idea.

The survey you will receive asks if you are in favor of changing the requirements to be a resident in Greentrees, and also asks you specifically how you would prefer the new restrictions to read. The Board cannot act on your behalf if we don't know your feelings on the matter. So it is important that you return the survey to us in the stamped return envelope.

I appreciate you taking the time to let the Board know how you feel, and I hope to see you all at the Annual Meeting of Owners on August 3rd.

Sales on Property

At the Board of Directors meeting held on June 11th, the Board made changes to Item 10 of the Rules and Regulations concerning sales on property. The rule now reads as follows:

Because we are a gated community, garage sales are restricted in Greentrees Village. A garage sale, also known as a yard sale or rummage sale, is defined as an informal, irregularly scheduled event for the sale of used goods by a resident to the general public. The sales venue is a garage, driveway, carport, front yard or porch.

A few community sales are permitted each year in Greentrees. One is the Annual Flea Market sponsored by the Tuesday Club and normally held in July. The Flea Market is held in and around the Recreation Hall where residents may rent tables to display their wares. The Flea Market is open to the general public and residents are encouraged to participate. (Private garage sales or estate sales that take advantage of the gates being open for the Annual Flea Market are prohibited and subject to a fine of forty dollars (\$40) per occurrence).

A second is the Community Garage Sale sponsored by the Association and scheduled by the board of directors. This event is open to the general public and residents may display items for sale around their homes, on driveways, porches, decks, garages, etc.

For both events, the property gates shall be open and the public invited to attend. Temporary parking will be permitted. Aside from these community events, no other garage sales which are open to the general public are allowed.

Estate sales shall be allowed when there is a death of a lot resident. An Estate sale is defined as the sale of a deceased person's possessions or personal property. Estate sales conducted at the lot site shall require a permit issued by the Association office. Such sales shall require a parking monitor to insure that driveways remain open to ingress and egress, and that roads shall remain passable to traffic. Failure to do so shall incur a \$100 fine. For the purpose of an Estate Sale, the Board will permit the property gates to be open between the hours of 9:00 AM and 2:00 PM.

Emergency Information Sheets

After reading the *Message From the President* last month, many residents have been in to update their Emergency Information sheet kept on file in the office. If you haven't updated yours, please take a minute and stop into the office. Pick one up and fill it out. We'll keep it in your file in case of an emergency.

House Bill 2823

The Oregon House recently passed House Bill 2823, which would revise several portions of the Oregon Planned Community Act; the laws which govern homeowner associations in the state.

When the bill came before the Senate, several amendments were added to the bill that would be detrimental to Greentrees Village and other associations. These amendments deal with the very controversial issues of signage in HOAs and the question of what constitutes a "record" of an HOA.

The bill would essentially require HOAs to allow signs of any content be displayed, subject only to size and location. This would include signs that show pornography, racially inappropriate slurs, messages inciting violence and other such wording or images that would be a shock to the ideals that have been upheld by most HOAs.

The Community Association Institute, and other HOA organizations, urged homeowner associations to write their Representatives demanding that the law not be passed with these reckless amendments attached. Greentrees Management and Board members complied.

We are pleased to report that the bill did not pass with the amendments and that our own Representative, Caddy McKeown, voted against it, sending the bill back to committee.

We will keep you posted of any further developments.

Greentrees Village Inc.

Special Board of Directors Meeting Minutes: June 4, 2013

Call to order: the meeting was called to order at 1:00 p.m. by President Fred Burns. Eight Board members were in attendance, Guido Romano was absent.

President Burns Comments: We will be going into Executive Session concerning Employee issues.

Executive Session: **B. Johnson made a motion that the board retire to Executive Session to discuss employee issues. Voice vote: 8 yes. The motion was approved unanimously.** Executive session began at 1:03 PM. and ended at 2:02 PM. Fred Burns called the regular board meeting back into session at 2:04 PM.

Motion was made by RB Taylor that a letter be sent to the person discussed. Voice vote: 8 yes. The motion was approved unanimously.

Motion was made by G. Lyddon to adjourn the meeting. Voice vote: 8 yes. The motion was approved unanimously.

Adjournment: 2:08 PM

Welcome New Residents

Jutta Neitzel-Maris, lot 29

Thomas and Mary Decault, lot 23

Brad and Cheryl Miller, lot 147

Carlton Smith & Jackie Crave, lot 198

Patricia Huffman, lot 423

David and Olaya Portillo, lot 8



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

July 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.org

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Visit our web site at:

www.greentreesvillage.org



JULY 2013



Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Pickle Ball 9L00 am Exercise Class 10:00 am Dabbers & Gabbers 1:00 Snooker 1:00 pm	2 Tuesday Group Social 9:30 Line Dancing 10:00 am Property Comm. 10:00 am	3 Pickle Ball 9:00 am Exercise Class 10:00 am ACC 10:00 am Hula Class 11:00 am Computer Club 11:10 am Art Class 1:00-4:00 pm	4 JULY 4TH Hot Dog Feed 11-2 OFFICE CLOSED NO BUNCO Rhody Quilters 10:00-4:00	5 Pickle Ball 9:00 am Exercise Class 10:00 am Finance Committee 10:00 am Snooker 1:00 pm	6 Tennis 9:00 am Bocce Ball 10:00 am Bingo 7:00 pm
7 Snooker 1:00 pm	8 Pickle Ball 9:00 am Exercise Class 10:00 am Dabbers & Gabbers 1:00 Snooker 1:00 pm	9 Line Dancing 10:00 am Tues. Group meets 12:00 BOD meeting 1:00 pm	10 Pool Closed Pickle Ball 9:00 am Exercise Class 10:00 am Hula Class 11:00 am Computer Workshop 11:10 am Art Class 1:00-4:00 pm	11	12 Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm	13 Tennis 9:00 am Bocce Ball 10:00 am Bingo 7:00 pm
14 Snooker 1:00 pm	15 Pickle Ball 9:00 am Exercise Class 10:00 am Dabbers & Gabbers 1:00 Snooker 1:00 pm	16 Applique' Society 9:30 Line Dancing 10:00 am Property Comm. 10:00 am Tues Group Luncheon Out	17 Pickle Ball 9:00 am Exercise Class 10:00 am Hula Class 11:00 am Computer Club w/lep Norwood 11:10 Art Class 1:00-4:00 pm	18 Friendship Club 9:30-12:00 Rhody Quilters 10:00-4:00	19 Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm	20 Tennis 9:00 am Bocce Ball 10:00 am Bingo 7:00 pm
21 Snooker 1:00 pm Bunco 1:30 pm Snacks A-L	22 Pickle Ball 9:00 am Exercise Class 10:00 am Dabbers & Gabbers 1:00 Snooker 1:00 pm	23 Line Dancing 10:00 am Tuesday Group meets 12:00	24 Pickle Ball 9:00 am Exercise Class 10:00 am Hula Class 11:00 am Comp Workshop 11:10 am Snooker 1:00 pm Art Class 1:00-4:00 pm	25 Friendship Club 9:30-12:00	26 Pickle Ball 9:00 am Exercise Class 10:00 am Snooker 1:00 pm Potluck Dinner 6:00 pm District 7-All Welcome!	27 Flea Market 8:00—2:00 pm Tennis 9:00 am Bocce Ball 10:00 am Bingo 7:00 pm
28 Snooker 1:00 pm	29 Pickle Ball 9:00 am Exercise Class 10:00 am Dabbers & Gabbers 1:00 Snooker 1:00 pm	30 Line Dancing 10:00 am	31 Pickle Ball 9:00 am Exercise Class 10:00 am Hula Class 11:00 am Comp Workshop 11:10 am Snooker 1:00 pm Art Class 1:00-4:00 pm			

Greentrees Village Inc.
Board of Directors Meeting Minutes
June 11, 2013

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

Approval of Board Agenda: **Peg Patton moved that the letter from President Burns to the city and the city's letter of response be moved to other business. Voice vote, 8 yes, approved unanimously. B. Johnson also moved that we move the discussion of the annual meeting to other business also. Voice vote, 8 yes, approved unanimously.**

Approval of Prior Meeting Minutes: **RB Taylor moved to approve the minutes of May 14, 2013, May 21, 2013 and June 4, 2013. Voice vote, 8 yes, approved unanimously.**

President Burns Comments: We received a letter from our attorney regarding House Bill 28-23 of the State of Oregon which deals with two issues. One deals with signs in a homeowners association that states that people can display anything they want on a sign. The other portion of that bill is in regards to records. They can be used in a lawsuit. The attorney recommends that all residents should read this letter and respond to our State Representatives. You can get a copy of this letter in the Greentrees office.

Owners' Forum: M. Hill, Lot 603, lot occupancy on lot 562. A request was made by the board to put his comments in a letter and bring it to the Greentrees office.

Correspondence: A letter from Norma Parker, lot 64, regarding painting lot numbers at street edge and a thank you note from Gil and Sharon Zueger, lot 661.

Treasurer's Report: G. Lyddon presented Treasurer's Report. Cash on hand in our checking and savings account is \$370,293. The Reserve fund has \$320,644 for a balance of \$690,937. We are in very good shape on the profit and loss statement. Propane is \$15,327 below budget.

General Manager's Report: We are still seal-coating the designated streets. Hope to be done soon but that depends on the weather. If there is a delay due to weather we will keep the residents affected posted. The tennis court has the first coat and they are about to do the second coat. The tennis court will look like new when finished, but since last repair some of the cracks have expanded from 1/2" to 1 1/2". We won't be able to do this kind of repair again. The Board needs to consider what to do with the tennis court in the long term. Starting next week we will be sending out letters to some lots regarding needed lawn maintenance. We placed one lien on a lot since the last board meeting. The annual meeting mailing will go out around July 5th and 6th. We will insert the resident survey at that time concerning the proposed changes to the CC&Rs. This Saturday there will be an open house on the East side. The gates will be open from 10 AM - 4 PM. There is a flyer that you can get at the Greentrees office entitled Statistical Review put out by the Foundation for Community Association Research for U.S. Homeowners Associations. It has lots of facts about Community Association Living. The family pool opens this Saturday the 15th. We have received the increase from the City of Florence. Trash pickup went up about \$5,000 a year. We are now paying \$9,268.00 a month.

Committee & Club Reports: (ACC) R.B. Taylor stated there was one permit issued to lot 271 for a carport. (GERT) K. Stone: He asked the audience how many from the West side had received a reverse call from 911. Many had not. They are supposed to call everyone in the yellow zone regarding a Tsunami warning. (Property Committee) B. Johnson reported that the Property Committee met last Tuesday and worked on the reserve budget and approved a tentative budget which was then given to the Finance Committee. They also discussed ongoing things like the retaining walls and the ADA restrooms. We might have to do the ADA bathrooms in a two year increment. The Property Committee meets on the first and third Tuesday every month at 10:00 AM and all homeowners are invited. (Tuesday Club) R. Smelley: There are still tables available for the flea market. The flea market will be held on July 27th from 8 AM - 2 PM. July 4th will be the annual hot dog feed. Foot long hot dogs, chips and drinks will be served to the residents free of charge. Guests cost is \$3.00. Lunch out will be at the Bridgewater on June 18th at 12:00 noon. (Computer Club) P. Miller: Starting in July we will be starting our summer schedule. They will be offering extra classes and workshops so look for the new schedule on the Club House bulletin board and in.

Unfinished Business. (02-05-13) Events notices posted at the Guard house. Discussion followed. A reader board was suggested. The Property Committee will discuss this issue and report back to the board. We will continue to post information until we hear back from the Property Committee. (05-06-13) Estate Sales: **F. Burns made a motion that Estate Sales shall be allowed at the death of a lot resident. Discussion followed. Roll call vote, 7 yes and 1 no, passed.** (05-07-13) HUD Survey: BOD to pick up surveys and lists of residents in the office. When board members go out to do the survey please remind the residents that they should update their files with a house key and emergency names and numbers of next of kin. This information is kept in a locked file cabinet that only the office personnel have access to. This survey needs to be completed by the next board meeting.

New Business: (06-01-13) 2014 Budget: **RB Taylor moved to pass the 2014 budget. There will be no assessment increase. Roll call vote, passed unanimously.** (06-02-13) Owners Survey: **F. Burns made a motion to send out a stamped return envelope with the survey. Roll call vote, 8 yes, passed unanimously.** (06-03-13) Recording BOD minutes: **B. Johnson made a motion to not allow recording minutes except by the BOD. Discussion followed. Roll call vote, 8 yes, passed unanimously.** (06-04-13) Foreclosure: **G. Lyddon made a motion that the Association foreclose on Lot 9. Roll call vote, passed unanimously.** (06-05-13) Street Numbers: R. McCrary, Property committee did some research into having a youth group like Boys and Girls club paint the numbers on the street under supervision and then ask the resident if they would like to make a donation to their group. **B. Johnson made a motion to have Ron McCrary work with the office on this project. Greentrees would provide the materials. Voice vote, 8 yes, passed unanimously.** (06-06-13) Webinar Electronic Seminar: An internet training seminar hooked up by telephone so you can communicate by voice. The big television can be utilized with one of the computers from the computer room. The cost is \$99.00 which would be paid by the association. A different subject is covered each month. This is open to anyone but the seating is limited. B. Johnson will get together with the computer club and also see what the classes are about. He will report back to the board.

Other Business: A letter was sent to the City of Florence to invite the consulting firm that is working on the bike/walking path on Rhododendron Drive along side Greentrees to attend our annual meeting. We received a response saying that they will not be attending our meeting because they have postponed the project for a year and a half. They have assured us that if anything comes up on the path they will contact us. A discussion followed. K. Stone is trying to have the West Lane Emergency Group commit to making a presentation at the annual meeting to discuss tsunami survival.

RB Taylor made a motion to give the General Manager and his staff recognition for a job well done. Voice vote, 8 yes, passed unanimously.

RB Taylor made a motion to adjourn the meeting. Voice vote, 8 yes, passed unanimously.

Announcements: Thank you to the Tuesday Group for serving cake. Pot Luck, sponsored by District 6, on June 28th. Everyone is welcome.

Adjournment: 2:45 p.m.