



Replacing the connecting collars along the main water lines running beneath 4th Street South and installing water meters is wrapping up for now. The street will be seal-coated later this year when the weather permits.

STILL UNDER CONSTRUCTION

The multi-year project to make repairs to the aging water lines beneath the streets on the East side of Greentrees has drawn to a close--for now. The work is far from finished according to Matt Kennedy, Greentrees Village General Manager.

Kennedy says the water line repairs are necessary to replace 50-year-old metal collars that connect the sections of water mains laid deep beneath the streets and feed water through smaller pipes to the lots.

"Over the decades the metal collars have deteriorated to the point they are losing their integrity and have diminished flow," says Kennedy.

Making the necessary repairs, and installing water meters to monitor water use, has been an on-going project for several years. Getting the work completed is a growing concern of the Properties Committee.

"It's slow, expensive work. We still have five or so years to go to get the work completed on the East side. At this point we have probably about 30-percent of the new collars and meters installed."

Work is slated to resume again this winter when contractors have more time to undertake such a project according to Kennedy. These repairs are a major topic of discussion within the Properties Committee.

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KENNEDY'S KORNER

Numerous residents have asked me what my long-term goal is as GM of Greentrees Village? It's simple, yet challenging: I want to protect property values and at the same time keep the HOA dues as reasonable as possible.

I will continue the great work of the previous General Manager Louis Dashofy and take the projects he started to an even higher level in the years to come.

Greentrees Village has such an amazing group of volunteers and residents that are very engaged. I want to continue to give support to everyone here including the wonderful team of people in the office and maintenance staff.

Right now GTV faces five pressing



issues: 1) Water line infrastructure rehabilitation and the timeline; 2) negotiation of the Spectrum cable contract; 3) getting a professional on-site Reserve Study by a third party professional to enable better budgeting and maintenance functions; 4) complete what is outlined in the Reserve funding projects for 2020; and 5) budgeting for 2021 by the end of June. Each a big task in itself.

I will be addressing the first issue by consulting with the City of Florence water department, and will be giving updates in future newsletters of work that is being done on the property.

My office door is always open if you have concerns or questions.

Matthew Kennedy
Greentrees Village
General Manager



NEWSLETTER REMODEL

Welcome to the first issue of our new *Village Voice* newsletter. We hope you like the remodel--and extra pages.

Our editorial goal is to provide residents and guests with information that both educates and entertains. Like the previous newsletter, we'll continue to pass along news from both committees and clubs as we receive it.

But we would also like to get input from you, the reader. What topics outside of clubs and committees are of interest? Want to contribute an article of your own? Have news for next month?

Send us your comments, article ideas, club notes, and tid-bits to:

Greentreesvillagehoa@gmail.com.

~Bruce W. Smith/Editor

MOSS

The silent roof killer



Moss looks lovely in the woods covering trees and the forest floor in a soft, vibrant texture. But moss on the roof of your house is another matter all together: It's a silent destroyer of the roof.

Moss is nature's sponge and thrives by absorbing water from fog, rain and dew. When it takes up residence on your composition roof, it puts down roots, which start the beginning serious roof problems according to roof experts.

"Moss starts as a thin green layer on and between shingles, but then it proceeds to lift those shingles up as it grows, allowing water to seep underneath," says home repair expert Bob Vila. "Hello, wood rot and leaks."

The first step in moss prevention is to kill the moss that's already on the roof.

This easiest and safest method for seniors to do this is by applying commercially available moss killers in powder, pellet and liquid forms such as Moss Out!, Wet & Forget, or Spray & Forget. All are available at hardware and garden centers, as well as on the Internet.

A good home solution is three cups of white distilled vinegar in two gallons of water. Spray it over the affected area.

The most effective method of cleaning algae and moss from a roof, according to the Asphalt Roofing Manufacturing Organization, is with a 50:50 mix of laundry strength liquid chlorine bleach and water.

Apply with a sprayer and allow the solution to dwell on the roof surface for 15 to 20 minutes, and then rinse thoroughly with low pressure water.

If you treat the roof with a dry moss killer, do it on a day when the chemicals will have a day or two to sit on the moss before being washed off.

Zinc strips placed along the roof ridge caps also prevents moss growth according to roof experts. When it rains, a minute amount of zinc from the strips is released on the roof, inhibiting the growth

of roof-killing moss.

On a side note, Moss B Ware and Moss Out are 99-percent zinc sulfate monohydrate, a proven moss killer and deterrent. According to the manufacturers, zinc sulfate will not stain roofs or corrode aluminum and galvanized gutters.

Experts say copper-coated sheet metal placed just below the ridge cap is an even better alternative. "Copper is more toxic to moss and algae, but zinc is less expensive."

In addition to the removal and prevention

of moss, it's also beneficial to trim tree branches that shade the roof, and keep it free from debris such as leaves and branches.

Moss has its place—but that's not on your roof.

~Bruce W. Smith



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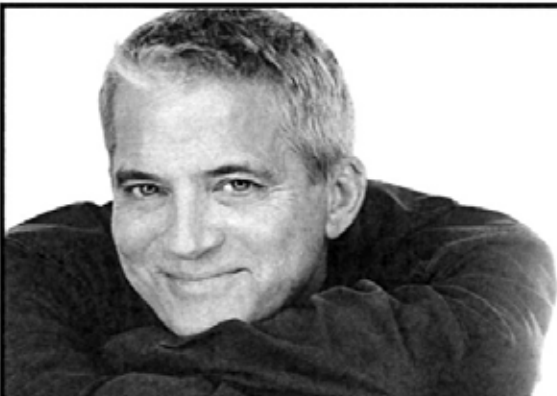
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GARDEN CLUB

GARDENING

MARCH MUST-DO LIST

Spring cleaning should begin in the yard, leaving the house stuff for later, and March is a great time of the year to get started on that outside must-do list.

Let's start with pruning. Pruning is much more than keeping a tree or bush shaped. It's good to cut all growth at least 24" from a manufactured home to reduce the risk of plants and bushes contributing to moisture and dampness that are harmful to your house. Keeping plants trimmed back also helps the wind keep the house exterior drier.

Vegetation that grows against or close to the house is also a natural bridge from ground to your house for spiders, slugs, earwigs, and other bugs we all love.

Yep, they love you to leave the traffic lane open to them. The house siding is warm yet moist and dark. Geesh! What's not to love if you're a bug.



By March the sap is just starting to climb in shrubs and trees. So this is the time to prune. Doing so later this spring can harm the plants growth as those cuts bleed saps (unless you use a sealer). Another fun thing to do this time of year is to clean out the gutters.

The pine needles, cones and the water they trap is hard on metal gutters. If left unattended, you'll have a weed garden and bug nursery edging your roof, and gutter rot in the making.

Composite roofs need to have the moss treated and vinyl roofs need pressure washing every couple years. Doing this helps them last longer.

Cleaning gutters and washing the vinyl roof probably should be left to the pros. The last thing you want is to slip and fall while on a roof. Call a contractor to handle those spring cleaning chores.

Now grab the gloves and get moving! Times a wasting. ~Chuck Kelso



TOMATO GROWING TIPS

Tomatoes are high-temp plants that don't like the cool, salt-filled air we have here in Florence; they thrive on heat, sunlight, watering from "below," and being pruned.

Here are a few tips I've learned about successfully growing tomatoes here in Greentrees.

It's best to keep the plants on a cart in the garage so they can be easily moved outside when it's sunny and inside at night. I also use a grow light over the cart when it's in the garage.

Starts thrive in the laundry room where it's warm and humid. Pluck off flowers when they get out of control. Keep the lower branches/ leaves 3" off the ground eliminating traffic lane for bugs and diseases from the earth.

Place plants next to the sunny side of a building, with a clear plastic cover film to heat them more and protect the plants from the wind.

Enjoy the fruits of your efforts! I know we do. ~Phyllis Holmes



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Year to Date (1/1/19 through 12/31/19) **

Area	New Listings	Closed Sales	Average Sale Price	Total Market Time to Closing	Average Sale Price - % Change
Coast Village	24	10	\$132,300	96	45.4
Greentrees	40	29	\$171,300	38	6.3
Florentine	36	30	\$296,400	53	19.6

**Data from December 2019 RMLS Market Action Publication

Call your fellow Greentrees residents for your free property evaluation.

ARCHITECTURAL CONTROL COMMITTEE

Now, About That Permit...

At some time nearly all GTV property owners need to make home repairs or renovations. But Greentrees Village is an HOA, so there are regulations that property owners must adhere to before work begins.

"We encourage homes and properties be kept up. It benefits all of us," says R.B. Taylor of the GTV Architectural Control Committee (ACC) that oversees such work.

"But some types of renovations or repairs requires the 'ok' from Greentrees' ACC and permits from the City of Florence."

Taylor says building a deck, having the driveway paved or concreted, installing or removing a structure on the property, building a fence, or replacing a carport/garage all require permits and approval from the ACC before work can begin.

Projects that don't require GTV or city approval include interior remodels, electrical work done by a certified electrician, land-



scaping, house painting, gutter work, window replacement, roof repairs or replacing siding.

Taylor says the best way to avoid any potential HOA issues is to fill out a card at the office and a member of the ACC will contact you to see if the work you want done needs a permit or approval. They check the cards daily.

"We're here to help, not hinder," says Taylor. ~Bruce W. Smith

STRETCH IT OUT

Two great exercise options await those who want to keep fit: The Exercise Class and Tai Chi. Tai Chi is the first Monday of each month. The Exercise Class meets Monday, Wednesday and Friday at 10:00 a.m. in the Rec Center. Details in the library area.

LUNCH WITH FRIENDS

Once every month Greentrees residents meet up and buy their lunch at a different restaurant, chat, and enjoy lunch together. It's a great way to meet your neighbors and get a taste of the town. The sign-up sheet is located in the library area next to the office.



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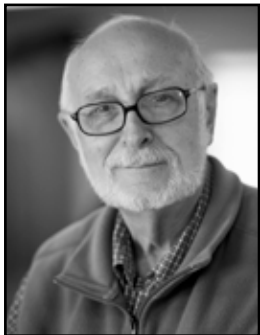
New Members Take Seats At The GTV B.O.D. Table

The 2020 Greentrees Board of Directors brings in some new faces and fresh ideas. Here's a quick glimpse of who's new at the table.



GARY BROWN
Gary, and his wife Lesley, have been residents since 2015. He served in the Marines in the mid-'50s, then 10-plus years in the aerospace

industry doing mechanical design, and the last 23 years before retirement as a general manager of several Les Schwab tire stores in the Pacific Northwest.



RON MCCRARY
Ron, an Ohio native, has lived in GTV for 15 years. He retired after spending 45 years in the information technologies (IT) field as a data

base administrator.

"I didn't volunteer to be a board member. They tricked me into being on the Board," he says with a wry chuckle. "I thought I was just sitting in for someone else." You are, Ron. For a year at least.

MARY HAMILTON

Mary and her husband, Marvin, have lived here for five years.



"We were realtors in Virginia for ten years before coming to Florence and deciding this was the place to retire. We just love living here in Greentrees."

Mary has also worked as a horticulturist for a country club, and as a golf academy administrator.

PRESIDENT STEVE LYON

"I'd like to welcome our new board members this year, each one bringing fresh ideas and a lot of enthusiasm to the table," said Steve Lyon, who took over the gavel as the new GTV Board President. Steve has



lived in Greentrees for 3 1/2 years and, like many others here, moved up from California to retire in Florence.

Prior to relocating, Steve was an accountant for 15 years, an information services manager for a decade, and project manager for a utility company for another seven years.

"I'm excited for the new board. With Tom Benson and Jeff Meyers being seated now (instead of alternates), and Bruce Littlepage as our only alternate, we have a strong group. They bring new insights into what owners are interested in. We all get along great together and have similar goals. That makes a good board of directors."





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THIS & THAT

CALLING CARD SHARKS: Bridge, pinochle, and poker players are cordially invited to sit in



on the action during weekly sessions in the clubhouse. The times and days of card games are listed in the monthly calendar. Everyone is welcome regardless of skill level.

BALL CAPS NEEDED: Our volunteers who decorate the Recreation Hall each month need 50 baseball-style caps to hang from the ceiling for our May Father's Day dinner. If you have caps, please wash and then drop them off in the box located in the library by the sign-up sheet table. If you want them back, put name/phone # inside cap.

UPDATE PHONE NUMBERS: If you have changed your phone number, e-mail address, or moved, please stop by the office and update your contact information. Up-to-date information is important to have in case of an emergency. It also helps keep our GTV directory up-to-date.

PREPARE YOURSELF: Learn how to prepare yourself and loved ones in the event of an emergency. Greentrees Emergency Response Team (GERT) meets after the monthly BOD meeting in the multimedia room at the rear of the Recreation Center.

FLOAT BUILDERS: Anyone interested helping with our May 16 Rhody Day parade float please call Mary Hamilton @ 434-996-9072. A sign-up sheet will be in the clubhouse this month. Let's strut our stuff!

CLOTHING EXCHANGE: A women's clothing

exchange for residents is planned for April 25. Gather your unwanted items and watch for more details in the April newsletter.

GTV WEBSITE HELP: The webmaster of our association website is looking for someone who either knows Wordpress or would like to learn how to use it to maintain our website. If you are interested, please e-mail: katywetmore@gmail.com.

RECYCLE PILL BOTTLES: The Safeway pharmacy will recycle empty medicine bottles issued by them. Drop off

your empty pill bottles for recycling at the clubhouse back by the ping pong tables. Those bottles are taken on a monthly basis to Eugene by one of our residents.

GARDEN CLUB: Calling all gardeners and green thumbs! The first meeting of the year for the Greentrees Garden Club is Saturday, March 7 @ 9 a.m. in the clubhouse. The greenhouse has been seeded and awaits our attention. Let's get a grow on!!

GRANDMA'S MEATLOAF

This favorite has been passed down from generation to generation in our family: Grandma's Meatloaf. It's easy to make, and left-overs are rare. Enjoy.

- 2 lbs. Ground Beef
 - 4 slices dry bread or 3/4 C cornmeal
 - 1 Medium Onion (chopped)
 - 2 Eggs
 - 1/2 C Ketchup
 - 2 Tbsp Hot Horseradish
 - 2 tsp salt
 - 1 tsp Dry Mustard
- Topping Mix**
- 3/4 C ketchup
 - 1/2 C brown sugar
 - 1 tsp dry mustard



Mix all the meatloaf ingredients together and place in a 2-1/2 quart casserole dish. Take the side of your hand and make a shallow indentation lengthwise down the center of the meatloaf. Mix topping ingredients and pour over the meatloaf.

Cover and place in oven at 400-degrees. Bake for 50 minutes. Remove from oven and let cool for 10 minutes before serving. ~Patricia Smith



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FROM THE PRESIDENT

We own or rent our homes here in Greentrees, and we all have ownership interest in the property surrounding us, including the facilities, streets and all below.

About ten years ago, Greentrees hired a professional engineer to review our water distribution system including water lines, fire hydrants and water mains. He delivered an extensive report and made repair suggestions.

This work is expensive, and the Properties Committee decided to effect the repairs at a slower pace than originally suggested.

The slower pace of making the needed repairs spends less money each year and consequently pushes the completion date later. The slower pace also means some water lines deteriorate to the point

that immediate repair work is required, which is costly.

Furthermore, this slow pace means the fire hydrants and mains are not being addressed, and while not as urgent as the water lines, they should be addressed.

The Properties Committee has the challenging task of determining what projects are most pressing and how much to spend each year. These are big decisions.

Greentrees funds a Reserve account from our association dues to provide for planned and unplanned projects.

Greentrees' infrastructure is aging, like all American infrastructure, and will need increased funding to continue functioning properly.

The Properties Committee works very hard to keep our common properties safe and usable while holding our expenses low. Our future is in their hands.

~Steve Lyon, GTV BOD President.

OUT & ABOUT

March 4

Neave Piano Trio has earned enormous praise for their engaging, cutting-edge performances. Florence Events Center. 6:15pm -9:00pm

March 6

2020 Florence Home & Garden Show 24th Annual. Florence Events Center. Demonstrations – Landscape Designs – Vendor Exhibits – Tastings – Prizes & Giveaways Friday, March 6th: 2pm – 6pm Saturday, March 7th: 10am – 6pm.

March 14

- **Art Walk.** Old Town. Presented by the Florence Regional Arts Alliance (FRAA). 3-5 pm.
- **Beginning Truffle Training.** Outdoor class off Canary Road. Presented by Premier Truffles. For more info search: @premiertruffles on Facebook.

March 21

Spring Whale Watch Week. It's Whale Watch Week along the Oregon Coast! In spring approximately 20,000 gray whales travel north to the cold waters of Alaska. Great views from Hwy. 101 overlooks between Florence and Yachats.



ADOBE PHOTO STOCK

STITCH IN TIME Greentrees Sewing Group

Come join us for some fun! We have a great time and share our knowledge. This Sewing Group is open to anyone who wants to learn how to sew. We are open to any sewing type and whatever item you'd like to make.

You will need to bring your sewing machine or supplies for hand sewing. This includes knitting, crochet or any type of hand work. If you want to learn to sew, come and join us. Any questions please call Brenda @ 541-408-4290. ~Brenda Kessler

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 Old Town

WHO KNEW!

IT'S DRIZZLING, COLD, and the wind cuts a chill to the bone. While most residents in Greentrees are barely into their first cup of morning java, Kerstin "Chris" Johnsen, is jogging through the East-side gate, returning from her morning run. On this morning it was a leisurely six-miler.

miles a year for 47 years," she says. "It started as a way to lose a couple pounds after my daughter was born. But now it's a habit--a great habit."

She's run a dozen marathons, the first one, around age 42, was the Stockholm Marathon in Sweden when she visited her native land after moving to the States in her early 20s.

"After that one I waited until I retired because I just didn't have time. I was a mail carrier in Corvallis and Albany for 13 years before moving to Greentrees. I did a lot of walking being a mail carrier. After I retired at 60, I ran 11 more marathons."

Today, marathons are no longer on her to-do list. Instead, Chris runs four days a week, and leads the exercise class at Greentrees on her non-running days.

"I don't have to worry about what I'm eating so I eat as much as I want. That's a very nice feature with the running," she says.

"Running is a form of meditation to me. I have the radio on, but it's not really disturbing to me. My mind wanders and I just, well, meditate."

Chris, whose husband passed away last year, says running has always made her feel good.

On the rare occasion she can't get out because of dangerous weather conditions, she says, "I feel like, 'Damn it, I didn't run today.'"

While most women have a closet full of shoes for every occasion, Chris says her

closet is lined with rows of running shoes. Her favorite brand? New Balance.

When it comes to the weather on the Oregon Coast and how it affects her favorite exercise, she follows the postal worker creed of not letting the wind, rain, snow, fog, sleet or hail hinder her passion for running.



RUNNING

IT'S A WAY OF LIFE FOR KERSTIN JOHNSEN

"If you live in Oregon, you can't let the weather bother you. Now, if it's below 30 degrees and has been raining the day before, I don't run because it would be an ice rink out there. Otherwise, I just dress for it and head out."

Her secret to staying dry and warm on the cold, wet days: pocket hand-warmers in the gloves, and up to three light layers of clothing under a windbreaker or rain jacket. She likes bright colors, too, so driver's can see her in the early morning light.

Chris, who has been a fixture in Greentrees since 1989, says she encourages other senior citizens to exercise.

Pointing to her right knee she says, "The way to keep in shape is to keep moving. You're not supposed to listen to your body and say, 'I can't run or exercise because my knee hurts.'"

You just go off and do it. And after a while you forget about it and you think about other things."

~ Story & photos by Bruce W. Smith



Kerstin "Chris" Johnsen, 78, runs more than a 1,000 miles a year.

Chris, 78, says she tries to log 20-25 miles a week, and has multiple routes that vary from 4.7 miles to 12 miles depending on the weather and her mood.

"I've been running more than a 1,000

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GTV EMERGENCY RESPONSE TEAM

GENERATOR SAFETY

Be safe when the power goes out. Plug a heavy duty power cable running from your portable generator into a properly installed transfer switch and it'll provide power to your house without putting anyone in harm's way.

Some people try plugging a portable generator directly into an appliance outlet during a power outage. That's both illegal and deadly.

Doing so instantly sets up several disastrous scenarios: a short-circuit and electrical fire in the home's wiring when power is restored; a system short-circuit in the generator causing it to catch fire or explode when power is restored; and the possible electrocution of linemen working to restore power in your area.

Plugging the generator's feed directly into the home circuit "backfeeds" the powerline to your home because the street transformers work both directions,



stepping voltage up/down from 7,500 to 220 volts.

"Placing power company workers harm's way is something few, if any, homeowners think about," says Tyler Smith of Florence Electric. "Installing a three-way transfer switch protects everyone concerned, from the homeowner to the power company personnel working to restore power." ~Bruce W. Smith

NEW POOL HEAT PUMP GETS A DAILY WORKOUT

Every weekday morning from 8am-9am a group gathers in the pool off the library for an hour of fun, simple, low-impact water aerobics.

Exercising in the water is great for reducing arthritis and other joint pain because it puts less stress on the joints and the buoyancy of the water helps reduce the pressure on joints.

Water also acts as a form of resistance, so strength exercises can be performed in the water without heavy weights.

Our pool is warm and clean thanks to the new 120,000 BTU Ultratemp quiet heat pump and filter system that were recently installed.

Pool Hours: 7:30am-9:30pm. Pools are closed on the 2nd Wednesday of each month for cleaning and general maintenance.

Locker rooms close at 9:45pm to allow cleaning before the clubhouse closes at 10:00pm.

SAVE THE DATE! MARCH 17

"St. Patrick's Day" dinner! We'll supply the cornbeef, cabbage, plates and plasticware--you bring the salads & deserts. Dinner starts @ 5 p.m. Cost: \$6/person, payable at the door. Wine, Irish Crème Liqueur with Irish Whisky is included. NOTE: It's important to sign-up for our dinners so the hosts have time to buy enough food to feed those GTV residents and guests attending.

BE BEAR AWARE

Watch out for the bears! This is the time of year our local black bears start emerging from "hibernation" with their cubs. Black bears are regular visitors and a normal occurrence around Greentrees and the Florence area.

"Bear sightings in Florence are related to garbage and bird feeders," says wildlife biologist Jason Kirchner from the Oregon Department of Fish and Wildlife (ODFW).

"We're really encouraging folks to only put their garbage can out right before the garbage truck comes. They should also stop feeding the birds, as bears love bird seed."

If the rare occurrence of a bear attack does occur, experts say people should stand their ground: Make noise, clap hands, look bigger — stand on a rock if need be — and don't run. People need to scare off the bear.

Bears are looking for easy food sources such as bird feeders, food left out for cats and dogs, hummingbird feeders and garbage. Do your part and they will hunt elsewhere.

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TO YOUR HEALTH



SENIORS & THE FLU A shot worth taking

Getting the annual flu shot is an important step in senior citizens staying healthy. Getting the flu can cause life-threatening complications for older adults.

The CDC and its Advisory Committee on Immunization Practices have not expressed a preference for any flu vaccine specifically for people 65 and older.

But a recent study published in the New England Journal of Med-

icine indicated that the high-dose Fluzone vaccine was 24.2% more effective in preventing flu in adults 65 years of age and older relative to a standard-dose vaccine.

This version of the flu shot protects against three strains of the flu and has been specifically designed for those 65 and older.

CDC studies conducted during previous flu seasons estimate between about 70 percent and 85 percent of seasonal flu-related deaths have occurred in people 65 years and older.

The same studies showed senior citizens account for between 54 percent and 70 percent of seasonal flu-related hospitalizations.

That's why it's very important to check with your family doctor about the best time of year to get your flu shot, and which version is right for you.

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Start The Day Right

A recent article in United Healthcare's "Renew" online publication says seniors who start their day right will have positive effects on their health.

Laura Vanderkam, author of *What the Most Successful People Do Before Breakfast*, says seniors should to do these 10 things before 10a.m. and they'll have a positive effect on your health:

1. **Up and at 'em.** Don't hit the snooze button. It can disrupt your sleep cycle and set you up for a bad start to the day.
2. **Make your bed.** This tidy chore is linked to increased productivity throughout the day.
3. **Start with citrus.** Rehydrate first thing in the morning with lemon-infused water (hot or cold) for a refreshing vitamin C boost.
4. **Fuel up.** Eat a breakfast that includes protein, healthy fats, vegetables and fruit. Protein in the

morning may help you consume fewer calories throughout the day.

5. **Move around.** Stick to a morning exercise routine you enjoy.

6. **Breathe deeply.** Five minutes of morning meditation can help you stay focused all day. Practicing meditation may be helpful for conditions such as anxiety, according to a 2014 study in *JAMA Internal Medicine*.

7. **Connect your heart.** Before the day gets away from you, call or text an important person in your life.

8. **Write it down.** Try beginning each day with stream-of-consciousness writing. Write longhand. This practice helps get you in a creative and problem solving mindset for the day.

9. **Do something hard.** You're more likely to finish an unpleasant task when you're fresh in the morning.

10. **And have some fun.** Engaging in activities you find joyful and energizing are good for you — yes, even at 8 a.m.

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Next Editorial Deadline: April 10th

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