

# GREENTREES

March

The Village Voice

2013

Greentrees Village, Inc.

1600 Rhododendron Drive #320, Florence, Oregon 97439

541-997-8674

## *Around The Village*

### **GTV Rule Changes**

At the Board of Directors meeting held on February 12th, the Board made a change to the Greentrees Rules and Regulations. They elected to remove rule 32[c] which required owners who were placing new homes in Greentrees to install a new water service.

The Board had previously approved a water system maintenance plan that calls for the replacement of all water services throughout the property. Therefore, rule 32[c] was redundant.

### **Home Break-In Reported**

Ruth Mogle in lot 593 reported that a man entered her house in the early hours of January 25th. Fortunately Mrs. Mogle was not only awake, but armed.

Ruth is an early riser, and when she saw a young man with curly blonde hair and a bright blue jacket enter through her door, she grabbed her hand gun and ordered him to leave. He did - and in a hurry.

Ruth reported the break-in to Florence police. No one has reported seeing a man fitting that description since in Greentrees, and no other incidents have been reported. Good job, Ruth!

### **Electrical Work completed for 2013**

The third phase of a five year project to replace forty underground electrical lines in Greentrees East has been completed.

The eight lines replaced this year were on 5th St. North, 5th St. South and 4th St. South. The lines, or 'crossings', run from the transformers to a utility vault on the other side of the street. The new lines are in and we are now waiting for Central Lincoln PUD to connect them.

The \$105,000 project is being required by the utility company because the current lines are under-sized. The project is being done over a five-year period to ease the burden on the Association caused by the large price tag.

### **Districts 3 and 4 Meeting**

District Representatives Guido Romano and George Lyddon have announced that there will be a joint meeting of Districts 3 and 4 residents on Tuesday, March 5th at 10 AM in the Clubhouse Coffee Room. The meeting will begin immediately following the Tuesday Group's Social. Everyone in the districts is welcome.

### **Recycling**

Just a reminder, Greentrees Village is working with the City of Florence to encourage residents to recycle their pill bottles. The recycle bin is located in the Clubhouse atrium near the table tennis and pool table. The bin is for pill bottles with screw caps that are less than four ounces in size (please remove the caps before placing them in the bin) and real corks (not plastic). Thanks for helping out.

### **Please Slow Down**

We are seeing more and more cars go flying down the narrow streets of Greentrees. We have elderly residents, narrow roads, no sidewalks and lots of people walking their dogs. The speed limit is 10 MPH. Please slow down.

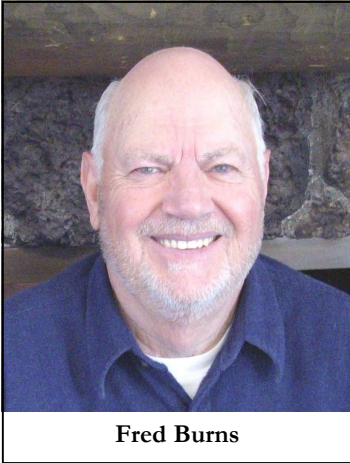
### **2013 HUD Survey**

During the month of June, members of 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 concerning who lives at each lot.

### **Upcoming Rhododendron Festival**

The 106th annual Florence Rhododendron Festival will be held on Friday, May 17th through Sunday, May 19th, 2013.

The festival officially begins on Friday with the Rhody Pageant to crown "Queen Rhododendra." Events throughout the weekend include parades, flower show, car show, arts and craft fair, 5K run, carnival and much more. This year's theme is "Come See What We See."



Fred Burns

The 2013 Board of Directors has been busy since the first of the year. We have already had two board meetings, two 'workshops,' and have a third workshop scheduled for March 19th following the Board meeting on the 12th.

All meetings of the Board are 'board meetings,' and any owner may attend them, but the idea of a

Board Workshop is to strip away the formality of a regular board meeting and simply discuss issues. Normally no action is taken by the Board at a Workshop.

What we are attempting to do at our Workshops is to prioritize our goals for 2013. Our guide in this process is a document called the Long Term Plan Outline which was compiled by the Long Term Planning Committee some years ago and adopted by the Board. The Long Term Plan addresses such topics as *Legal* (document changes), *Infrastructure* (water, sewer, electrical), *Security* (providing a secure environment for residents), *Financial* (non-assessment revenue and financial projections), *Facilities* (improvements to the common areas) and *Communications*.

Some of the goals set forth in the Long Term Plan have already been met or are in the process of being done. For example, the *Facilities* section included plans for the recent remodel of the Clubhouse Coffee Room, the ADA showers which were just installed in the Clubhouse restrooms, the heat pumps installed on the Adult pool, and the heat pumps installed in the Clubhouse and Recreation Hall. Additionally, the Long Term Plan addressed the five-year program to replace the electrical lines in Greentrees Village East (now in its third year), and the water line replacement project that we are just beginning this year.

Until I became a member of the Board, I was unaware that the Association had an overall plan which addresses many of the issues we have been working on these past few years. It is thanks to the volunteers from past years that we do have such a plan.

It appears this year we will be primarily concentrating on the legal aspects of the plan. It's likely we will be attempting once again to update our CC&R's. There will be more about that in future newsletters.

## GREENTREES VILLAGE, INC.

### Minutes of Special BOD Meeting

(Board Workshop) February 19, 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 B. Johnson. Mr. Johnson arrived at 1:07. One owner and the General Manager also attended.

**Presidents Comments:** Fred Burns thanked the Board for attending and reviewed the last workshop. He reminded the Board that the purpose of the workshop was to set the 2013 Board's goals.

Secretary E. Grenfell read a letter drafted by the GM to be sent to the Association's attorney at the request of the Board. Several corrections and additions were offered.

**G. Romano moved that the suggested additions be added to the letter by the manager and that the letter be sent to the attorney once it was approved by the President. The Board approved unanimously.**

Secretary E. Grenfell then read a letter drafted by the GM to be sent to the City of Florence, also written at the request of the Board. One correction was decided on.

**G. Lyddon moved that the letter be corrected, then sent to the City. The Board approved unanimously.**

**President Burns then moved that the rules be suspended in order to have free discussion during the workshop. The Board approved unanimously.**

A general discussion followed.

Items discussed included: Changes to the Association's CC&R's; 2013 HUD survey; new cameras at the gates; fencing the property; parking issues and a future Board workshop on March 19<sup>th</sup>.

There being no other business before the Board, the meeting was adjourned at 3:33 PM.

### Update Your Records

Are your records up to date in the Greentrees office? There have been several incidents lately where the office was unable to contact a resident because the information in their files was obsolete. If you have recently had any changes in your phone number, address, name or perhaps even a death in the family, please stop by the office so we can bring your information current.

*Tuesday Group News by Pam Spagna*

Happy St. Patrick's Day and Happy Easter! This month we will have a traditional Irish dinner on Sunday, March 17<sup>th</sup> at 5:00 PM. Corned beef and cabbage will be prepared by Mike Grenfell and company. There will be a sign up sheet for the dinner and additional signup sheets for help with serving and kitchen clean up. The kitchen is where many of us have the most fun. Consider joining us there!

The regular Bunco dates are the first Thursday and the third Sunday of each month. However, because of the St. Patrick's Day holiday, the Sunday Bunco will be on March 24<sup>th</sup>. People are making lots of money so be sure to sign up.

Luncheon out will be at the Driftwood Shores Surfside Restaurant on March 26<sup>th</sup>. Because the date is so close to the Easter holiday, some of the ladies will be wearing their Easter Bonnets. Be sure to sign up for this festive luncheon.

We are working on plans for a Spring Fling and a Mother's Day Luau. We will also have a Flea Market in July. Please bring us your ideas!

# St. Patrick's Day Dinner

Sunday,  
March 17th  
At 5 PM  
In the Recreation  
Hall.



*Featuring Our famous*  
**Corned Beef and Cabbage**  
\$700 per person  
Presented by The Tuesday Group

**T  
U  
E  
S  
D  
A  
Y  
  
G  
R  
O  
U  
P  
S  
  
V  
A  
L  
E  
N  
T  
I  
N  
E  
  
D  
A  
N  
C  
E**



Some of the attendees at the Tuesday Group's Valentine's Day dance were: (clockwise) June Walkley and Pam Spagna, The Greentrees Six band, Toni Romano, Pam and Donna Weaver. (Photos by Guido Romano)

## Updated Tsunami Inundation Maps Available

The Oregon Department of Geology and Mineral Industries has completed tsunami inundation maps for Florence, Dunes City, Reedsport, Gardiner, Winchester Bay, and surrounding areas. These maps show modeled extents for local-source (Cascadia Subduction Zone) and distant-source (Alaska) tsunami inundation scenarios.

These maps incorporate all the best tsunami science available today, including recent publications by colleagues studying the Cascadia Subduction Zone, updated computer simulation models using high-resolution lidar topographic data, and knowledge gained from the 2004 Sumatra, 2010 Chile, and 2011 Tōhoku earthquakes and tsunamis.

The maps, which provide the basis for the evacuation brochures, contain a wealth of information, including estimated tsunami wave height time series charts and a measurement of the exposure each community has to the various tsunami scenarios: we count the number of buildings that are inundated by each scenario. We hope that the public, planners, emergency managers and first responders, elected officials, and other local decision makers will use these detailed and innovative TIM map products to mitigate risk and to reduce the loss of life and property.

Tsunami Inundation Map (TIM) series coverage for Lane and Douglas Counties. Boxed, numbered areas are available as separate publications. DOGAMI TIM publications can be purchased on CD-ROM for \$10 each from the Nature of the Northwest Information Center (NNW), 800 NE Oregon Street, Suite 965, Portland, Oregon, 97232. You may also call NNW at (971) 673-2331 or order online at <http://www.NatureNW.org>. There is a \$4.95 shipping and handling charge for all mailed items. You may also download an iPhone app for the tsunami maps at the Apple app store.



## Greentrees Bingo

Every Saturday Night  
at 7:00 PM

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

## Welcome New Residents

Helen Cope, Lot 307

Marvin & Joyce Aultman, Lot 167

David & John Michaels, Lot 96

Leona Stokes, Lot 134

Donna Peck, Lot 446

Harold Morgan, Lot 79

## In Memorium

Shirley Moore, Former Resident  
6/11/30 - 1/14/13

John Winslow, Lot 319  
10/21/31 - 11/30/12

Irwin Schultz, Former Resident  
1/27/13

Lloyd Carey, Lot 137  
4/30/23 - 2/10/13

## The Greentrees Village Voice

is brought to you by Greentrees Village, Inc

### NEXT NEWSLETTER DEADLINE

March 18th, 2012

Please submit your news items for the next issue by

bringing them to the Greentrees office,

or by E-mail to [gtv@oregonfast.net](mailto:gtv@oregonfast.net)

#### Newsletter Contributors:

Louis Dashofy, Editor

Pat Miller, Contributing Writer

Pam Spagna, Contributing Writer




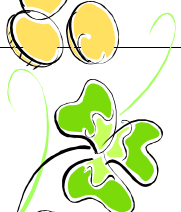
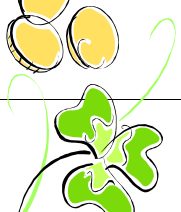
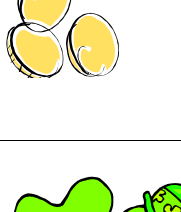
Jack Branson, Advertising

The Folding Crew

Visit our web site at:

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

# March 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	<h2>HAPPY ST. PATRICK'S DAY</h2>					
<b>3</b> Snooker 1:00pm	<b>4</b> Pickle Ball 9:00am Exercise Class 10:00am Dabbers & Gabbers 1:00pm Snooker 1:00pm Radio Test 1:00-2:00pm	<b>5</b> Tues. Group Coffee Social-9:00am <i>Districts 3 &amp; 4 Joint meeting-7:00am - Coffee Room</i> Line Dancing 10:00am <i>Property Comm. 10:00am</i>	<b>6</b> Pickle Ball 9:00am <i>ACC 10:00am</i> Exercise Class 10:00am Hula Dancing 11:00am Computer Club 11:10am Snooker 1:00pm	<b>7</b> Friendship Club 9:30-12:00 <i>Finance Comm. 10:00am</i> Rhody Quilters 10:00-4:00 Bunco 1:30, Snacks A-L	<b>1</b> Pickle Ball 9:00am Exercise Class 10:00am Snooker 1:00pm	<b>2</b> Tennis 9:00am Bingo 7:00pm
<b>10</b> Snooker 1:00pm	<b>11</b> Pickle Ball 9:00am Exercise Class 10:00am Dabbers & Gabbers 1:00pm Snooker 1:00pm Radio Test 1:00-2:00pm	<b>12</b> Line Dancing 10:00am Tues. Group meets 12:00 <i>BOD meeting 1:00pm</i>	<b>13</b> Pool Closed Pickle Ball 9:00am Exercise Class 10:00am Hula Dancing 11:00am Snooker 1:00pm	<b>14</b>	<b>15</b> Pickle Ball 9:00am Exercise Class 10:00am Snooker 1:00pm	<b>16</b> Tennis 9:00am Bingo 7:00pm
<b>17</b> Snooker 1:00pm <i>St. Patrick's Day - Irish Dinner - 5:00pm</i>	<b>18</b> Pickle Ball 9:00am Exercise Class 10:00am Dabbers & Gabbers 1:00pm Snooker 1:00pm Radio Test 1:00-2:00pm	<b>19</b> Applique Society 9:30am Line Dancing 10:00am <i>Property Comm. 10:00am</i> Tues. Group meets 12:00 <i>Beard Workshop 1:00pm</i>	<b>20</b> Pickle Ball 9:00am Exercise Class 10:00am Hula Dancing 11:00am Computer Class w/Jap Norwood 11:10am Snooker 1:00pm	<b>21</b> Friendship Club 9:30-12:00 Rhody Quilters 10:00-4:00	<b>22</b> Pickle Ball 9:00am Exercise Class 10:00am Snooker 1:00pm <i>Potluck Dinner 6:00pm - Sponsored by Dist. 3 Everyone is Welcome!</i>	<b>23</b> Tennis 9:00am Bingo 7:00pm
<b>24</b> Snooker 1:00pm Bunco 1:30pm Snacks M-Z	<b>25</b> Pickle Ball 9:00am Exercise Class 10:00am Dabbers & Gabbers 1:00pm Snooker 1:00pm Radio Test 1:00-2:00pm	<b>26</b> Line Dancing 10:00am Tues. Group Luncheon Out-12:00 at "Driftwood Shores, Surfside Restaurant"	<b>27</b> Pickle Ball 9:00am Exercise Class 10:00am Hula Dancing 11:00am Snooker 1:00pm	<b>28</b> Friendship Club 9:30-12:00	<b>29</b> Pickle Ball 9:00am Exercise Class 10:00am Snooker 1:00pm	<b>30</b> Tennis 9:00am Bingo 7:00pm
<b>31</b> Snooker 1:00pm	    					<b>SWIMMING POOL SCHEDULE:</b> Water Aerobics M-F at 8:00am

**Greentrees Village Inc.**  
**Board of Directors Meeting Minutes, February 12, 2013**

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

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

Approval of Prior Meeting Minutes: **RB Taylor moved to approve the minutes of January 8, 2013 and January 15, 2013.** A voice vote of the Board approved unanimously.

President Burns Comments: The 2013 Board meeting procedures and the Rules for residents' forum were read. Mr. Burns said that renters could attend Board meetings at this time. P. Patton will ask for motion to have the Association attorney advise the Board on that issue. At the end of this meeting the Board will go into Executive Session to discuss collections and legal issues.

Owners' Forum: No one came forward.

Correspondence: One letter from Norma Burkett, #91, one letter from Dolores Morgan, #68, one letter from Mr. and Mrs. Brown, #13. All were regarding children living at #94. One letter from Vivian Conrad, #558 regarding speed humps. One letter from Norma Parker, #64 regarding renters attending BOD meetings. One letter from Mike Grenfell, #123. also regarding renters attending Board Meetings.

Treasurer's Report: G. Lyddon presented Treasurer's Report. There was \$392,022 in Greentrees Operation accounts and \$321,698 in Reserve accounts. The Association has spent \$42,976 of Reserve funds year-to-date for removal of stairs to the bay, block wall, remodel restrooms, ground radar unit, PUD cuts/crossings and heat pump for Rec. Hall. The maintenance on the east gate has caused an overrun on that line item of about \$1,000 over budget.

General Manager's Report: There was a foreclosure on lot 54 by Oregon Pacific Bank. The Association had to write off \$1865 owed to us as bad debt. We received a small refund from our workers comp. provider after an audit by *S.A.I.F.* The 2012 financial review being performed by *Jones and Roth* should be completed by the end of March. We have purchased the ground radar machine approved at the January board meeting. The electrical crossings and associated road repair should be done by the end of the week. The east gate came down on a pedestrian and an insurance claim was made. We have filed the Association's personal property taxes.

Committee & Club Reports: (ACC) R.B. Taylor stated there were no applications in February. (BINGO) C. Hunt: No report. (GERT) K Stone: A new Tsunami hazard zone color coded map is on the bulletin board in the library. You can also find it on the internet. Some of the west side is in the hazard zone. We need neighborhood watch volunteers. (Property Committee) B. Johnson reported that the Property Committee discussed cameras for the gates, contacting City of Florence regarding fencing on the Rhododendron bike/walking path, the property water system, heat pumps, and speed bump locations. (Tuesday Club) Pam Spagna said that two parties are coming up; One is the Valentines dance and the other is the Academy Awards party. She hopes all will come. (Computer Club) Pat Miller: No report.

Unfinished Business. (01-03-13) **B. Johnson made a motion to place the speed humps on 1st street North between #299 and #312, and a second one on River Vista Drive between #535 and #536.** This was a second reading. Discussion followed. Vote: 7-yea, 2-nay. Motion passed.

New Business:

(02-01-13) Appointment of Committees: **F. Burns moved to approve the slate of committee members presented to the Board in their packets (incorporated by reference) along with G. Romano, whose name was inadvertently left off of the Property Committee's list.** The motion was approved unanimously.

(02-02-13) Friendship Club request: **G. Romano moved to allow the Friendship Club use of the Rec. Hall on Thursdays from 9:30 – 12:00 PM for pinochle in 2013.** The motion was approved unanimously.

(02-03-13) Greentrees Long Term Plan: F. Burns asked the Board to review the Greentrees Long Term Plan for the purpose of discussion at the special board meeting scheduled for February 19th.

(02-04-13) Recreation Hall temperature control: **B. Johnson moved that we set the temperature controls in the Rec. Hall at 65 degrees during the months of October-March and 68 degrees April-September.** The motion was approved unanimously.

(02-05-13) Gate House for notifications: **G. Romano moved to use the Gate House for notifications.** B. Johnson suggested we should have trial period of three months. **G. Romano amended his motion to have a trial period of three months.** The motion was approved unanimously.

(02-06-13) City of Florence walking/bike path: **P. Patton moved to send a letter to the City of Florence requesting a fence be built on the walking/bike path along Rhododendron Dr. where it abuts Greentrees property.** The motion was approved unanimously. The manager was instructed to draft a letter for review at the February 19<sup>th</sup> BOD meeting.

(02-07-13) Lot #94, Children: L. Dashofy presented the Board with a letter sent by himself on January 18th to Mr. Schick, the owner of lot 94 regarding what appears to be underage children living at his residence. Mr. Schick's response was also presented to the Board. A discussion followed. The issue will be discussed in Executive Session.

(02-08-13) West Lane Emergency Operations Group volunteer: F. Burns announced that Greentrees needs a volunteer to attend the West Lane Emergency Operations Group. Anyone interested, please contact the office.

(02-09-13) Change to Rule 32 (c) New Homes: **B. Johnson moved that rule 32(c) of the Association's Rules and Regulations be struck because it contradicts the water maintenance plan approved by the Board.** The motion was approved unanimously.

(02-10-13) Grammatical corrections to the Rules and Regulations : **E. Grenfell moved that the Board approve the grammatical corrections to the Rules and Regulations as presented.** The motion was approved unanimously.

(02-11-13) Legal opinion regarding renters attending BOD meetings: **P. Patton moved that the Board send a letter to the Association's attorney concerning the Board's decision, made at the January board meeting, to allow renters to attend board meetings, in order to get his opinion of the action taken by the Board.** A discussion followed. **The motion was amended to include anyone outside of Greentrees being allowed at the meetings and also to speak.** The motion was approved unanimously.

Executive Session: **G. Romano moved that the Board go into Executive Session at 2:43 PM.** The motion was approved unanimously. The regular Board meeting was resumed at 3:25 PM. Items discussed in Executive Session were lot foreclosure, collections and consulting the Association's attorney regarding underage occupants.

(02-12-13) Legal opinion regarding under-age occupants: **F. Burns moved that the Board consult the Association's attorney at Vial Fotheringham regarding under-age occupants.** The motion was approved unanimously.

(02-13-13) Association foreclosure on delinquent lot: **F. Burns moved that the Board advise our attorney to proceed with the foreclosure of a delinquent lot.** The motion was approved unanimously.

Announcements: There will be a board meeting (workshop), on February 19th at 1:00 PM to discuss 2013 Board goals. Thank you to the Tuesday Group for serving cake. Potluck, sponsored by District 2, on February 22<sup>nd</sup>. Everyone is welcome.

**G. Romano moved for adjournment at 3:29 PM.** The motion was approved unanimously.