GREENTREES
VILLAGE VOICE
Neighbors • News • Community

VOLUME 20, NUMBER 11 | COMMUNITY NEWS LETTER | NOVEMBER 2026



Veterans Appreciation Lunch will be Saturday, November 8th at 1:00 p.m. in the Rec Hall with a Baked Potato and Salad Bar. Please bring desserts to share. Sign up in the library by November 4 at 3:00 p.m.

Holiday Craft Fair & Flea Market is Saturday, November 14 from 9-3. Tables are $10 for residents and $20 for non-residents. Sign up and pay in the office by November 11.
Donations of baked goods requested for Bake Sale. A hamburger or hot dog lunch will be available.

The annual Thanksgiving dinner will be Thursday, November 26th at 1:00 p.m. Traditional turkey dinner. Donations of sides, salads and desserts requested. Sign up in the library by Wednesday, November 18 at 3:00 p.m.

Inside This Issue

Calendar | Committee Updates | RIP | Community Events | Election Information

SUPPORT YOUR COMMUNITY – VOTE!!!

Ballots are on the wayfor District Representatives and Alternates for the 2027-2028 term. District Representatives, who shall serve on the Board of Directors, are elected for a two-year term. Successful candidates will be seated at the January 19, 2027, meeting of the Board of Directors. Alternates, who may be appointed to the Board of Directors when vacancies occur, are elected for a one-year term, with service lengths determined by our Bylaws.

Up for election are District Representatives for Districts 2, 4, 6, and 8. Four Alternates from the community will also be elected. Your candidates are:

DISTRICT REPRESENTATIVE	ALTERNATE
District 2—Linda Smith	Carley Scibetta
Lanette Manzi	Beth Bolles
Tony Tantalo	Diane Greer
District 4—Laurie White	Thom Carson
District 6—Diana Lindsley	Anderson Miller
District 8—Carol Murphy	Tracie Nash

Owners will receive ballots according to their district. Districts 2, 4, 6, and 8 will vote for their District Representative as well as Alternate candidates. Districts 1, 3, 5, 7, and 9 will vote for Alternate candidates only.

Ballots were mailed to owners at the address on file with the office. Ballots must be received in the office by 11:59 AM, November 30. **Carefully follow all ballot instructions**. For your vote to count, you must sign your name and lot number in the space provided on the back of the provided return envelope. Results will be announced at the December 15 Board of Directors meeting.

See the 2021 Bylaws amendment to Article IV District Representatives and Alternates for election information. For Board of Directors information, see the 2018 Bylaws, Article V Board of Directors and Article VI Officers.

Thank you for taking part in this important process.

Your Election Committee

President's Message

Cooperation, collaboration, compromise, civility, and change—these have been my mantra for this year, and I am glad to share that the board has adopted and followed them as well.
We have experienced a number of changes recently, particularly with our transition to AMS. I want to thank all our homeowners for embodying that same spirit of cooperation, collaboration, compromise, and civility throughout the process. On behalf of the board, thank you for your patience and understanding. While some aspects of the transition have been difficult or confusing, you have all remained cooperative and civil as we work through the issues.
All owners should have received the letter from AMS. If you have any remaining questions or concerns, please feel free to contact the office, and we will do our best to help you sort them out. As a reminder, AMS took over our accounting as of October 9. The transition is going well, though it will take a little more time to fully complete. Balances are currently being updated; if your balance does not look quite right yet, please rest assured that we are working closely with AMS to ensure everything is corrected. Because of this transition, we can no longer accept cash for dues payments.

There was a surprise with email addresses. Apparently, our accounting system only had about 65 email addresses, so most homeowners did not get the original email from AMS. Our directory and accounting systems did not talk to each other, so as one was added / updated, the other was not. And the email blast is maintained by the Communications Committee on the website – another different system. Once we discovered that, we provided AMS with the email addresses from the directory. If you want to use the portal, you will need to have an email address on file, tied to your lot number. If you didn't get the original email from AMS, or your email is not in the directory, please give the office your email and we can get it updated.

We are working on the final details of the long term AMS contract. We asked for some changes, which they are making. We are also finalizing the estimated costs and will be working with the Finance Committee to get a final budget. I don't have a final number yet. Finance is reviewing to determine what line items we can remove from the budget that are included in AMS's fees. We will have something in time for the November budget finalization. While I can't give a final number, I will say it is looking good.

There has been a rash of break-ins in the area recently. Unfortunately, this is not unique to GTV. Please keep an eye out on for your neighbors. If you see something suspicious, please call the Florence police. They will respond to our calls – sometimes it takes a bit if there are something else happening in town. But they will increase patrols here if warranted.

It is election time for the board. Representatives for district 2, 4, 6, & 8 are up for elections as are alternates. Ballots will be going out later this week. The Candidate's Forum will be held on Thursday evening, 6 PM, where candidates will give a short speech and the audience have the ability to ask them questions. Please come to hear the candidate's positions on various areas, ask them your questions and voice your concerns. Those in the even districts vote for their representative; everyone – all districts –vote for up to 4 alternates. Please consider your vote as it will impact Greentrees going forward.
Now – let's get to work!

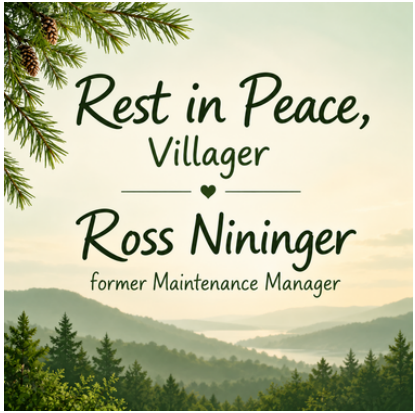
Manager's update

The transition to AMS is going smoothly. We have transitioned the balances and account information to AMS and they are updating the records. We still have some work to do, but things are going well. The board is working in the office each day. We have also identified a few processes that need improving. Having an ex-auditor (me) and an ex-controller (Leslie) in the office has brought some things to light that need improving.

We are working with AMS to hire new staff. They have updated the job descriptions and are posting the jobs. They will assist us with the original screenings and review and forward the top candidates to the board for interviews. These staff will be our employees until January 1, at which time they will transition to become AMS employees.

Our maintenance staff have met with the AMS manager to review their list of duties and begin developing a maintenance plan. This is something that has been badly needed for years, so I am glad this is finally happening. They have reviewed the Needs Assessment that we did last year, and have identified a number of tasks performed in the evening that were not on the assessment so are updating that to include the full scope of their duties.
Once AMS takes over in January, owners will be able to submit maintenance requests on the portal as well as in the office.

On another note - we had to close the hot tub / spa this weekend due to unclean water. Because of the issues, we had to drain the tub this weekend. For your safety and the safety of other residents, please remember to take a shower before getting in the tub.



COMMITTEE REPORTS

ACC

The Monthly meeting was held October 8, 2026 at 11 am in the Multipurpose Room.
Roll call taken. Anderson Miller was absent.
The were no announcements or IOC reports to handle.

The Committee discussed the progress on 8 working permits, two from 2025. The permit standings will be verified for signatures in the ACC file. Project in progress or finished will be reported on. If finished, they will be signed off.
The Committee discussed the Policy& Procedures Document. It was determined by a vote of 5/0 (alternate voting) to eliminate section 10 — Legacy Conditions and Case Handling until the CC&R's are complete.
The Document was approved to be presented to the Board at the October meeting but the decision was later rescinded. Resident questions were taken and then we adjourned to a closed session.

Activities Committee

Halloween Potluck will be on Friday, October 30 at 5 pm. There will be a costume contest with prizes. Come join a fun evening with friends and neighbors.

The Veterans Appreciation lunch will be held on Sunday, Nov. 8 at I pm. We will be having a baked potato bar and salad bar. Please bring desserts to share. Sign up in the library by Wednesday, November 4 at 3 pm.

Holiday Craft Fair and Flea Market will be Sat. Nov 14 from 9-3. Tables at $10 for residents and $20 for non-residents. Sign up and pay in the Office by Nov. 11. We are asking for donations of baked goods for the bake sale. Please wrap in marked $1 size packages. A hot dog or hamburger lunch will be available. All proceeds go to help pay for holiday dinners.

Thanksgiving Dinner will be held Nov. 26 at I pm. A traditional Thanksgiving Dinner will be served. Donations of sides, salads and desserts are requested. Sign up in the library by Wed. Nov. 18 at 3 pm.
Looking at December...Quilt Show on Sunday, Dec. 13. Christmas Dinner on December 25 at l pm.

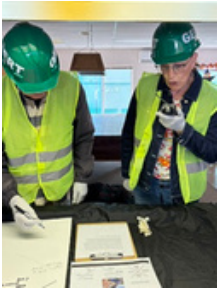
GERT

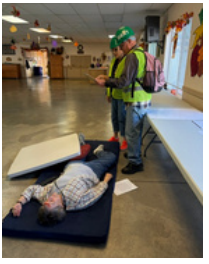
CERT:
Overview to the Great ShakeOut on 10-15 And Fire Extinguisher training for GERT's November class. 11-12 with the FD as special guests.

Ad Hoc CC&Rs and Bylaws Committee

We continue to review the feedback we have received. Based on the feedback, we have made some changes to the proposed CC&Rs. We welcome additional feedback and comments. Once we have completed the updates, we need to send it to the attorney for his review, to ensure the changes are correct and legal. Once that is completed, we will send it outfor homeowners to review.
We have discussed having an additional town hall to review the proposed changes with homeowners.







GERT had participated in The annual Great ShakeOut. We had great performances from our volunteer victims. The SAR teams from GERT gained valuable experience in what can happen during a disaster.
Next drill will be in spring of 2027.

Thanks to all that volunteer as SAR and victims.

GERT meets the 2nd Thursday of each month at 1pm in the Multipurpose room. All residents are welcome and encouraged to attend.

Kristel Buechner
GERT Trainer/Coordinator/Chair

Christmas Giving Tree Raffle Quilt

The quilt group will be raffling off another quilt with all proceeds to the Christmas Giving Tree.
The quilt measures about 58" x 66". Each of the 16 blocks were hand appliqued by Mardi Wetmore before she donated them to the group. Some of the blocks have hand dyed fabrics as well. Diana Lindsley assembled and quilted the quilt.
Tickets will be available in the office and at some events for $1 each or 6 for $5. ALL proceeds go to the Giving Tree for the children of Florence.

Photo of the quilt:



Candidate's Statements

Each of the nine Districts in Greentrees Village elects one member as its District Representative. In addition, four Alternate District Representatives are elected from the Association membership at large. District Representatives, who shall serve on the Board of Directors, are elected for a two- year term. Alternates, who may be appointed to the Board of Directors, are elected for a one- year term, assuming a seat on the board when a vacancy occurs and as our Bylaws prescribe.

Even numbered Districts elect their District Representatives in even numbered years and odd numbered Districts in odd numbered years. **For the 2027-2028 term, Districts 2, 4, 6 and 8 will be voting for their District Representative and Alternates at large.**

Candidates can submit a statement, and optional photo, to be submitted on the website and in the newsletter. *Candidates are not required to submit a statement.*

Candidate statements follow. *Candidates are listed in the order of Oregon State ballot requirements.*

DISTRICT 2

Linda Smith



My name is Linda Smith. I have lived in Greentrees for four years. I am running for district 2, inclusive of lots 64-126.
My goal is to help make Greentrees a community where residents are proud to live.
I will bring fresh ideas and a commitment to keep Greentrees a strong community.
If a resident is having issues with rules or regulations, I will meet with the resident to find a common ground.
After retiring from the California Highway Patrol I started my own business researching values of homes for major lending institutions.
I am committed to ensuring residents in District 2 and Greentrees are heard. I will visit each house in the district, introduce myself and share my contact information.

It is important to know if a resident wants to stay informed and if they have access to email and/or internet. If a resident wants to stay informed and does not have internet I will ensure relevant information is delivered
I do not have an agenda except to have district 2 and Greentrees residents feel respected and valued.
I will not initiate conflict within the community. Additionally, I will make every attempt to resolve disputes.
I am a resident in good standing and do not have a conflict of interest in running for the board.
A vote for me will provide you with a representative that will value you and your concerns.

Lanette Manzi

I love this community and I want to return Greentrees to a place that we all proud to call home.

Qualifications:



- **Greentrees**: Board of Directors, Chair of the Rules Review Committee, Recording Secretary, Rule 16 Ad Hoc Committee, Communications Committee, Activities Committee. I'm well- versed in our Governing Documents, policies and procedures, and the workings of all GTV Committees

• Owned my own food manufacturing business • 30+ years in leadership roles for major high- tech companies. Currently, Senior Technical Writer for a $1Billion+ software product line • Skills: marketing, contracts, communication, documentation, technology, accounting/budgets, Microsoft products, meeting organization, team leadership.

If chosen to serve as your representative, I will work to:

- Restore trust, integrity, and transparency within the Board of Directors and rebuild confidence in Greentrees Village.
- Reduce conflict and discourage litigation by promoting open communication and respectful interactions among and between Board Members and owners.
- Partner with AMS to ensure consistent, fair, and lawful enforcement of governing documents and compliance with Oregon HOA regulations.
- Improve and maintain common areas to protect community appearance and property values.
- Preserve the spirit of Greentrees Village by supporting reasonable owner freedom to improve and enjoy their homes without unnecessary restrictions.
- Prevent excessive or unnecessary spending and promote responsible financial stewardship.
- Encourage free speech and constructive, respectful dialogue; discourage hate speech, personal attacks, and harassment within the community.
- Uphold high ethical standards and hold myself and fellow Board Members accountable to proper conduct.

District 4

Laurie White

I was seated in my district as an alternate in January of last year. This year I decided to run as a candidate for my district #4. I have lived in Greentrees for 18 years, worked in the office for more than 7 years, and now have had the honor of serving our community for the past year as a District Representative. This past year has been very busy. I am proud of the success this board has had. As a team, we have managed to have a productive and successful year which included many changes and improvements that will benefit Greentrees in the years to come. Our biggest and most important success has been our unanimous decision to hire a management company as a solution to our ongoing management crisis.

My decision to run for the board in 2027 is a commitment to assist in any way needed to help make this a smooth and successful transition from a self managed HOA to our new partnership with AMS-NW.

Needless to say, I encourage all residents to vote and to use their vote wisely. We have a great future ahead of us.

District 6

Diana Lindsley



I am running for District 6 representative for 2027-2029 term. I have been the district rep for the last two years. This year's board has accomplished some good things; some are still underway.

I want to continue to work with the board to implement and finalize these projects. We have made good progress this year and I would like to continue that momentum.

In addition to being on the board, I have been involved in the community for a number of years. I currently chair the Ad Hoc CC&Rs and Bylaws Committee. As this years' president and acting manager, I attend and participate in several other committees such as Finance, Property and ACC. I lead our quilt group where we make quilts to donate to the underprivileged children in Florence through our Christmas Giving Tree. This year was have already made over 100 quilts! I was also on the Communications Committee for 2022 – 2025 as well as the Finance Committee last year.

I have business background with 15 years as an IT auditor and 25 years as an IT project manager in a variety of industries. All my projects were multi-million-dollar projects and each was successful – on-time and budget. I have managed up to 20 staff.

I bring this expertise to GTV. I want to continue to serve the community and make this a good place to live.
I am asking for your vote as District 6 representative.

District 8

Carol Murphy

My name is Carol Murphy, and I am the current Representative for District 8. I came to this job as an alternate in May of this year (2026) and have been very busy with the business of Greentrees Village ever since.

I have learned that information on social media is not always what it appears to be so if something concerns me, I check out the facts. I believe a Board of Director's member must be honest, dependable and responsible. To me, that means never accepting information at face value if I have a question about it.

We, on the current board, have become a cohesive unit by listening respectively to each other, compromising when it seems reasonable and working together to do our best for Greentrees Village residents.

I promise to serve District 8 to the best of my ability.

I will promote principled, dependable and honest representation to all the residents of Greentrees Village.

Alternates



Carley Scibetta

Candidate for Board Alternate — 2027

I am asking for your vote to serve as an Alternate on the Greentrees Village Board of Directors for 2027.

I have previously served Greentrees as a District 4 Representative and as President of the Board. Those experiences gave me an understanding not only of how our Association operates, but also of the responsibility we accept when we agree to serve our neighbors.

I believe our governing documents matter. They provide consistency, protect our community, and help ensure that decisions are based on established rules rather than personalities or individual preferences. I also believe those rules should be applied fairly and respectfully to every member of Greentrees.

As an Alternate, I would come prepared to step in when needed. I understand much of the history, responsibilities, and work of the Board, and I would be able to contribute from the beginning.

Greentrees is our home. I care deeply about this community and its future. I believe we can disagree without becoming disagreeable, address difficult issues without making them personal, and make decisions based on what is best for the Association as a whole.

I am not running because I need a title. I am running because I am willing to serve.

I would appreciate your vote for Board Alternate for 2027.

Beth Bolles

I am running as an alternate for the Board of Directors at Greentrees because a fresh infusion of energy and ideas makes for a stronger community moving into the future.

My wife and I purchased our home in 2012, moving to Greentrees full time after retiring in 2015. We fell in love with the historic nature of the neighborhood. It wasn't a cookie cutter, one size fits all neighborhood, and that was very attractive to us. I think we need to protect the unique personality of Greentrees as we consider upcoming changes in our governing documents.

An important characteristic of a board member is the ability to have an open mind and a willingness to carefully listen to all sides of a problem. If homeowners are to be heard, then board members must have the ability to view problems from another's perspective. I think I can offer that.

We are fortunate to have reasonable HOA dues that balance our need for affordability with our need to ensure long term financial stability. I support the hard work of our finance committee, and am hopeful that their continuing collaboration with our new management company will make for a smooth transition.

There are many ongoing challenges facing our HOA. Collaboration and a commitment to ensuring fair governance that benefits the community as a whole will get us where we need to be.

Thank you for considering me when you vote for alternate candidates.

BethBolles

Alternates



Diane Greer

Running as Alternate position for the 2027 Greentrees Board.

Since moving to Greentrees Village in 2022, I have been deeply committed to serving our community. I was honored to serve on the 2024–2025 Greentrees Village Board, including as secretary in 2025.

My involvement extends well beyond board service: I have volunteered extensively with the Communications, Properties, ACC, Ad Hoc Traffic, Ad Hoc Rule 16, and Activities committees. I also spent more than two years as editor of the Village Voice, helping residents stay informed and connected.

In 2024, when mail theft affected our community, I acted by helping residents obtain locking mailboxes and installing several myself when the maintenance team was overwhelmed. As the District 9 representative, I worked to ensure every resident's voice was heard. I am now running for an alternate position to continue serving our community with the same dedication, fairness, and accessibility—regardless of district.

I believe strongly in listening. I will gladly sit down with any resident to discuss concerns, ideas, or solutions. Greentrees is a special place, and I want to help restore the sense of connection many long-time residents remember—where neighbors helped one another, got along, and enjoyed gathering as a community.

I love our community. I'm running as an alternate because I want to help build and support a board that is responsive, respectful, and committed to making Greentrees the welcoming, cooperative community we know it can be. Let's work together to restore that spirit.

Thom Carson



Greentrees neighbors:

You probably recognize me as the guy walking five lively Papillons around Greentrees every day. Through those daily walks across our neighborhood, I've had the pleasure of connecting with many of you.

I'm running for the governing board because I care deeply about our community and believe my background can be a strong asset. On the professional side, I spent 25 years as a Store Manager for Orchard Supply Hardware, overseeing multi-page budgets, managing large teams, and balancing inventory, payroll, and customer service. I know how to stretch a dollar, run operations transparently, and address complex organizational challenges.

Community service has always been part of my life. I've served with the Coast Guard Auxiliary, CERT, youth sports, and a Neighborhood Court program. Locally, I serve on our CC&R Committee, act as treasurer for our kayak club, and volunteer with the STEP fish conservation program.

Above all, I consider myself an agent of compromise who knows how to listen and bring people together. If selected as an alternate candidate, I stand ready to step in wherever needed to represent your interests and keep Greentrees moving forward.

Thank you for your time and support!

Anderson Miller



My name is Anderson Miller, and I am running for an alternate board position.

I have been a property owner in our community for ten years, during which time I have consistently attended the majority of our monthly board meetings. Additionally, I currently serve as the Secretary of the Architectural Control Committee (ACC).

I deeply value our community and would be honored to continue serving it in this role.

Tracie Nash



As a six year resident of the Greentrees community, I am honored to be a part of a neighborhood that values connection and collaboration. Unfortunately, not everyone upholds these values. My experience as President was marked with negativity and harassment. Despite those challenges, I remain committed to Greentrees and chose to continue to serve on the board.

I have learned and grown through these experiences and have not lost sight of why I serve. I will not allow hostility and negativity to distract me from doing what is best for Greentrees and its residents. It is a new day and a new year. I am ready to move forward, refocus on what matters, and continue working for the betterment of our community.

YES VIRGINIA THERE IS A SANTA CLAUS

And Greentrees proves it every year. Since 2013 the self appointed elves in Greentrees have donated toys for the less fortunate children in Florence. They see those same toy ads and displays in the grocery stores that we do. And through no fault of their own there will be no presents under the tree for them. Sometimes not even a tree. One missed house payment, a medical emergency, irresponsible decisions of parents (or no parents), put these kids in this position. Many older children "couch surf" - living with friends before moving on.

So, how do you become an elf?

The Greentrees tree will be up before Thanksgiving. Trying for before the November board meeting.

There will be fake wrapped boxes in its skirts. Please consider bring a toy or two (unwrapped) and helping fill it up. The option - for people like me who have no idea what kids want or need - is the money envelope in the office. Checks made out to the Florence Police Dept fit it nicely. Last year there was $1650. Officer Koons who spoke at the October board meeting, gave us ideas for the older kids (they give to ones who are still in Siuslaw schools). A lot of parents are asking for clothing since children grow fast and clothes have become so expensive. Gift certificates (which they also purchase) for the older kids so they don't feel left out when friends go to lunch or coffee at Dutch Bros.

And then there are the quilts. Our quilting group has assured that each kid gets a warm, handmade quilt.

Last year there were over 80 and this year they already have over 100. And if that isn't over the top, they raffle off one. It will start appearing at Greentrees functions. The quilt show will be December 13. They are truly remarkable (BOTH the quilts and the quilters).

If you have any questions or concerns, contact me and I will try to answer.

Phone 303-913-1833

Peg Patton



GREENTREES VILLAGE, INC.
BOARD OF DIRECTORS' MEETING
RECREATION HALL, 1:00PM, SEPTEMBER 15, 2026
MINUTES

The meeting was called to order by President Diana Lindsley at 1:00pm.

A rollcall of the board members showed all members present. A quorum was reached.

Laurie White made a motion to approve the agenda. Leslie Shaw seconded. Diana Lindsley made a motion to add an item to the Executive session to discuss a legal issue, (09-2026-02); ttem (09-05-2026) was to be moved to Executive Session; and item 09-07-2026 Estimated Tax Payments was added. Fred Miller made a motion to approve the amended agenda. Julie Brown seconded. Voice vote 9/0. Motion passed.

Leslie Shaw made a motion to approve August 18, 2026 minutes. Jack Swanson seconded. 9/0 motion passed. Elizabeth Luggg made a motion to approve the September 2, 2026, Special meeting. Leslie Shaw seconded. 9/0 motion passed. Leslie Shaw made a motion to approve the September 8,2026 minutes. Elizabeth Lugg seconded. 9/0 motion passed.

Presidents' comments discussed allowing for the changes in the event of going with an HOA Management Co. She also addressed plans going forward to staff the office until the Management Co. can hopefully stand in.

Districts 2,4,6, & 8 have elections coming up in November. Nominations will open Sept. 16th and close Oct. 14th.

CORRESPONDENCE:
·Resignation of Carley Scibetta from Communications Committee- see attached
·Correspondence from Pat Miller regarding motion – see attached
·Response to Pat Miller from General Manager – see attached
·Response from Pat Miller regarding General Manager's letter- see attached
·Resignation of Denise Lutz from Communications Committee – see attached

TREASURER'S REPORT : Laurie White
The ending balances for August are:
Reserve Account - $1,211,340.19
Operating Account - $710,097.05
Monthly Income - $198,756
Monthly Expenses - $160,779
Monthly contribution to the Reserve Account - $32,013

GENERAL MANAGER'S REPORT: - see attached

COMMITTEE REPORTS:
·Architectural Control Committee – Carol Murphy – see attached

COMMITTEE REPORTS:
·Architectural Control Committee – Carol Murphy – see attached
·Property Committee – Tom Shaw Tom discussed work in the adult pool equipment room, finding funds to put a new cover on the adult pool. They are reviewing the wood retaining walls to assure they will survive the winter. Bids are out for repair of a manhole cover on 2nd and Center. They are working on a street calming device to try on 5th St.
·Activities Committee - Terry Lindsley – see attached
·GERT Committee – Krystel Buechner – see attached
Communications Committee – Denise Lutz – final report. There is now no longer a Communications Committee
Board Training Committee – Pat Miller – no report
·Ad-Hoc CC&R's and Bylaws Committee – Diana Lindsley – see attached
·Ad-Hoc Lighting Committee – Jack Stephen – see attached

UNFINISHED BUSINESS: None

NEW BUSINESS:
(09-03-2026) – Jack Stephen made a motion that the board approve spending up to $1,560.00 for the installation of a test chicane for traffic control on 5th St. South. Leslie Shaw seconded. Deb Baxter explained the usage of the funds, for 3 lights. Roll Call vote. 9/0 motion passed.

(09-04-2026) – Leslie Shaw made a motion that #Rule 57 issue Reporting, section c, be amended to include the requirement to include photos with the Issue of Concern submittal. Fred Miller seconded. Voice vote 9/0 motion passed.

(09-06-2026) – Laurie White made a motion for Greentrees Village to move $100,000 from the WaFed Reserve Checking Account #1956 to a 6 month T bill or CD, whichever is higher rate, at current rates. Leslie Shaw seconded. Voice vote 9/0 passed.

(09-07-2026) – Laurie White made a motion that any estimated tax payments over what's due for 2025 state or federal tax returns be applied to the 2026 tax returns. Leslie Shaaw seconded. Voice vote 9/0. Motion passed.

ADJOURNED TO EXECUTIVE SESSION AT 1:52 pm.
EXECUTIVE SESSION called to order at 2:04pm

Executive session adjourned at 2:45pm
Open Session reconvened at 2:46pm.

(09-2026-02) – Leslie Shaw made a motion to keep the claim as unresolved. Seconded by Voice vote 9/0 motion passed.

(09-05-2026)- Laurie White made a motion that we enter into a contract with AMS-NW HOA Management Services, with attorney approval, to immediately implement their Accounting Management Services. Julie Brown seconded. Roll call vote – 9/0, motion passed.
The meeting was adjourned at 2:48pm

Respectfully submitted,
Carol Murphy
GTVBOD Secretary




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Habitat for Humanity®
FREE SMOKE ALARM INSTALLATION
A safer home starts with a smoke alarm.
Florence Habitat for Humanity is helping keep our community safe with FREE smoke alarm installation for local households.
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Best for Hearing is hearing healthcare at its finest! With over 40 years of experience, Best for Hearing in Florence is your best choice for hearing tests, hearing devices and even sound protection. We offer a wide array of services to help you and your loved ones hear better!

Call or stop by today to make an appointment.
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Lane County's roof care specialist. We are a Preferred Contractor with Owens Corning installing their high-quality laminate shingles, backed by their excellent industry warranty. Most roof replacements can be completed in 1-3 days. We have already completed several reroof jobs in Greentrees. We also do roof and gutter cleanings, as well as moss treatments. Ask your neighbors how we did. Call us today for your FREE quote.

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emmynel09@gmail.com

Greentrees

Good Neighbor Assistance Fund

- Up to $1,000 toward an emergency building repair bill
- Up to $500 toward the repair of a washer or dryer
- Up to $500 once within a 12-month period toward a utility bill
- Up to $1,000 once within a 12-month period toward delinquent property tax bill.
- Up to $288 toward HOA fees within a 12-month period

Eligible applicants must have resided in Greentrees for past 6 months and be the homeowner. Applicants must provide documents of the estimates to resolve needed repairs. To apply, or for more info, contact Siuslaw Outreach Services main service center on 12th Street in Florence, or by calling 541-997-2816.

SOS Siuslaw Outreach Services
"Celebrating 40 years of serving Western Lane County"

Siuslaw Area Resource Center
Building Community Transforming Lives

Greentrees Village Inc., Office
Phone: 541-590-3003
541-590-3001
Website: www.greentreesvillage.com
Office Hours: Mon - Fri 9am-12pm until further notice
Closed Sat, Sun & holidays

Greentrees Village Inc., Maintenance
Phone: 541-997-1371
Weekends & Evenings:
cell: 541-999-6231

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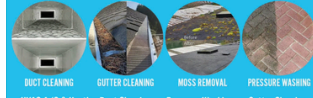
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- Become a monthly donor at https://oregoncoasthumanesociety.org/donate
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- Include OCHS in your estate planning
- Donate and shop at our Thrift Store
- Donate returnable bottles and cans for our BottleDrop program

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It's an honor to assist your family in planning an estate sale.
Our volunteer-powered team will sell your family's treasures and leave the house empty, clean, & ready to sell.
Contact Valerie Swensrud at 512-659-5208 to learn more.

OCHS Shelter
2840 RhododendronDr.Florence, OR 97439
541-997-4277

OCHS Thrift Store
1193 Bay St. Florence, OR 97439
541-997-5705

OCHS Veterinary Clinic
1739 22nd St. Florence, OR 97439
541-590-3333

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OCHS Vintage House
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PLAN FOR MY PETS

Your pets are family, and they deserve a plan, too. A Plan for My Pets™ ensures OCHS will be there for your beloved cats and dogs if death or serious disability separates you. Complete a questionnaire about your pets so we know their needs, personalities, and preferences. By including a gift of any size to OCHS in your will or estate plan, you can enroll in this program and give your pets a safety net of loving care and the chance to find a new home if needed. Plan today for their tomorrow.
To learn more, contact OCHS Executive Director Elizabeth Thompson at exec.director@oregoncoasthumanesociety.org or 541-915-8619.

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G.T.V. Market Update

November 2026

MLS	STAT	LIST $	ADDRESS	#BED	#BATH	SQ FT	LISTED
281976779	ACT	$110,000	#228 EAST	2	2	784	10/9/2026
609077002	ACT	$295,000	#669 WESTS	2	2	1152	10/1/20026
413492912	ACT	$335,000	#439 EAST	2	2	1512	9/1/2026
305706317	ACT	$359,900	#640 WEST	3	2	1560	8/4/2026
379751886	ACT	$129,000	#196 EAST	3	2	1008	7/31/2026
383571929	ACT	$115,000	#24 EAST	2	1	1120	7/16/2026
668653365	ACT	$214,000	#143 EAST	2	1	1011	7/10/2026
550523541	ACT	$138,800	#113 EAST	2	1	924	6/5/2026
406015057	ACT	$165,000	#21 EAST	2	1	1008	4/10/2026
300895758	ACT	$250,000	#76 EAST	2	2	924	3/12/2026
199485682	ACT	$235,000	#218 EAST	2	1	960	3/10/2026
501747583	BUMP	$182,500	#4 EAST	3	2	924	9/29/2026
195914043	PEN	$250,000	#145 EAST	1	1	728	9/10/2026
261569229	PEN	$279,995	#245 EAST	3	2	1782	5/7/2026
358006338	PEN	$329,000	#558 WEST	2	2	1156	6/8/2026
181028894	PEN	$169,500	#214 EAST	2	1.5	840	5/28/2026
545068629	PEN	$355,000	#407 EAST	3	2	1464	7/21/2026
648921461	PEN	$222,500	#278 EAST	2	1.5	1675	2/6/2026

MLS	STAT	LIST $	ADDRESS	#BED	#BATH	SQ FT	LISTED	$ CLOSED	DATE CLOSED
456117539	SLD	$285,000	#659 WEST	3	2	1502	6/12/2026	$ 275,000	10/6/2026
24399954	SLD	$314,997	#694 WEST	3	2	1539	8/13/2024	$ 285,000	9/28/2026
755258289	SLD	$259,000	#207 EAST	3	2	1816	3/14/2026	$ 249,000	9/15/2026
776999889	SLD	$259,500	#285 EAST	2	2	1798	2/2/2026	$ 235,000	9/10/2026
342508208	SLD	$295,000	#662 WEST	2	2	1416	7/13/2026	$ 295,000	9/8/2026
633026092	SLD	$349,000	#227 EAST	3	2	1440	8/10/2026	$ 325,000	9/1/2026

The properties on this list have been listed and sold by various MLS participants.



Every home has its own story, and every market is a little different. Whether you're considering selling or simply keeping an eye on your investment, I'm happy to provide a complimentary, **no-pressure market analysis.**

November 2026

WEST·COAST REAL ESTATE SERVICES, INC.
Katrina Rupp
541-231-7343



🏡 Selling This November? 3 Reasons It Can Still Be a Great Time

As the year winds down, many homeowners assume they should wait until spring to list. However, November can offer unique advantages for sellers, especially in a desirable community like Greentrees.

1. Serious, Motivated Buyers

Buyers shopping in November are often more serious and have a defined timeline. They may be relocating, planning to be settled before the holidays, or taking advantage of year-end opportunities.

2. Less Competition

With fewer homes on the market, your property can stand out and receive more focused attention from qualified buyers. Less competition can lead to stronger offers and a smoother selling process.

3. A Warm and Inviting Presentation

Homes naturally feel cozy in the fall and early winter, and it's easy to highlight the comfort and livability of your space. Simple touches like good lighting, a clean and welcoming entry, and a warm indoor temperature can make a big difference in how buyers connect with your home.

The takeaway: The best time to sell depends on your unique circumstances, your home's condition and the current market. If you're thinking about a move, let's talk about your options.

Home Care Calendar:

Month-by-Month Maintenance
Simple steps each Month =
a well-cared-for home all year long

NOVEMBER HOME CARE CHECKLIST

- Clean and inspect your chimney (if applicable)
- Prepare your yard for winter: clear leaves and debris
- Check and clean outdoor drains and catch basins
- Cover exterior faucets and disconnect hoses
- Inspect weatherstripping on doors and windows
- Service your heating system and replace filters
- Test smoke and carbon monoxide detectors
- Ensure proper ventilation to prevent indoor moisture
- Check for signs of pests and seal potential entry points





Do you know a Veteran that badly needs a roof replacment and just can't afford it? Contact Habitat for Humanity to find out about their Veteran's Initiative Program and see how they can help at 541-902-9227.

November 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 6 PM Private Event	**2** **9 AM** Tai Chi **10 AM** Exercise Class **10 AM** Ad Hoc Lighting Committee **12:45 PM** GERT Radio Test **1 PM** Bunco **3 PM** Band Practice	**3**	**4** **9 AM** Tai Chi **10 AM** Exercise Class **1 PM** Ad Hoc CC&Rs/Bylaws committee **1 PM** Bridge (closed)	**5** **1 PM** District 3/6/7 **5 PM** Poker	**6** **10 AM** Exercise Class **1 PM** Board Training Committee **2 PM** Knit & Crochet	**7** **5 PM** Game Night **6 PM** Bingo
8 **1 PM** Veteran's Day lunch **4 PM** Private Event	**9** **RECYCLE DAY** **9 AM** Tai Chi **10 AM** Exercise Class **11 AM** Activities Committee **3 PM** Band Practice	**10** **10 AM** Property Committee **1 PM** Board Workshop	**11** **9 AM** Tai Chi **10 AM** Exercise Class **10 AM** Finance Committee **1 PM** Bridge (closed) **2 PM** Staff meeting	**12** **10 AM** ACC **1 PM** GERT **3 PM** Dist 1 & 2 **5 PM** Poker	**13** **10 AM** Exercise Class **1 PM** Board Training Committee **1 PM** Dist 8 & 9	**14** **9 AM** Craft Fair & Flea Market **5 PM** Game Night **6 PM** Bingo
15	**16** **9 AM** Tai Chi **10 AM** Exercise Class **1 PM** Bunco **3 PM** Band Practice	**17** **1 PM** Board of Directors Meeting	**18** **9 AM** Tai Chi **10 AM** Exercise Class **1 PM** Ad Hoc CC&Rs/Bylaws committee **1 PM** Bridge (closed) **5 PM** Theraputic Touch	**19** **2 PM** Book Club **5 PM** Poker	**20** **10 AM** Quilt Group **10 AM** Exercise Class **1 PM** Board Training Committee **2 PM** Knit & Crochet group	**21** **5 PM** Game Night **6 PM** Bingo
22	**23** **RECYCLE DAY** **9 AM** Tai Chi **10 AM** Exercise Class **3 PM** Band Practice	**24** **1 PM** District 4 & 5	**25** **9 AM** Tai Chi **10 AM** Exercise Class **1 PM** Bridge (closed)	**26** **OFFICE CLOSED** **1 PM** Thanksgiving Dinner	**27** **OFFICE CLOSED** **10 AM** Excercise Class **1 PM** Board Training Committee **5 PM** Potluck	**28** **5 PM** Game Night **6 PM** Bingo
29	**30** **9 AM** Tai Chi **10 AM** Exercise Class **3 PM** Band Practice					