

GREENTREES Village Voice

Volume 20 Number 2

COMMUNITY NEWSLETTER

February 2026

The Faces of the 2026 Board Officers & Parliamentarian



President
Diana Lindsley



Vice President
Tracie Nash



Secretary
Leslie Shaw



Treasurer
Fred Miller



Parliamentarian
Will von Dauster

The Faces of the 2026 Committee Chairs and Co-Chairs



Activities
Patty Harrison



ACC
Lou Manzi



Board Training
James Tennison



Communications
Diane Greer



Elections
Patsy Turner



Finance
Tony Furst



GERT
Kristel Buechner



Property
Tom Shaw



Property
Jack Stephen

New Building and Pool Hours—January 1, 2026

Beginning January 1, the building will be open from 8 AM to 9 PM, and the pool will be open from 8 AM to 8:30 PM.

The pool will close whenever the outside temperature is 40°F or below and will reopen once the temperature reaches 42°F. When the pool is closed due to cold weather, the Spa and Sauna will remain open since they are indoors.

Maintenance will post an Open/Closed flag at the pool, and a thermometer will be placed outside near the pool for easy reference.

Outgoing President's Message

Over the last year I have worked hard to be a positive and effective president for Greentrees. It has not been easy, but I have consistently done my best to serve responsibly, thoughtfully, and in good faith.

Volunteering at Greentrees is very different from volunteering elsewhere. I am also a volunteer at the hospital, where I put in the same level of effort and commitment because I believe in serving well. There, volunteers are treated with respect and appreciation - people say "thank you for coming," "you are doing a great job," and "we really appreciate you here."

My experience here at Greentrees has been very different. Over the past year, I have received emails, texts, phone calls, and voicemails telling me I am a joke, that I should quit, that I suck, that I do nothing right and am too stupid to know anything. I have also been called a "f***** idiot" and it's unacceptable. While I have heard encouragement from a small number of residents, the level of disrespect I have received from some residents and board members is not appropriate for any volunteer position.

As a community, we need to decide who we want to be. If we want people to be proud to live here and continue to have great volunteers represent us, then each one of you needs to ask yourselves if you want to continue to be mean and disrespectful or if you want to be good, caring neighbors. As it currently stands, meaningful volunteer leadership cannot exist in this kind of environment, and it has become unsafe for me to continue to serve as President. No one deserves the level of hostility I have experienced, and it cannot continue if we expect people to step up and serve in the way this community deserves.

Tracie Nash

Incoming President's Message

Thank you to the Board for the trust and confidence placed in me. I will do my best to ensure this trust is well founded.

This year, I would like to focus on four core principles:

Cooperation: Working together in order to achieve our shared goals.

Collaboration: Seeking input from others – board members, residents and others – to share ideas and improve our results.

Compromise: Finding common ground by adjusting our ideas to reach solutions that work for everyone.

Civility: Maintaining respect and courtesy toward one another in all our interactions.

Following these principles, we will become a more effective board that works together and accomplishes much for the betterment of Greentrees Village. Please attend the board meetings to see if we achieve these goals.

Diana Lindsley

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General Managers Report

We have begun Phase 3 of the Water Works project. Currently, we are on Circle Drive, then will move on to the south end of River Vista. After that we will start Isolation valves on the east side. For those of you wondering, we will fix your driveways when we are done with the saddles.

The office is finally fully staffed. Our new Office Assistant, Beth, is doing a great job. Fonda has been busy doing year end financials. So far, our new building and pool hours are working out well. We now have an OPEN and CLOSED flag for the days that the pool is opened later due to cold weather. We just wrapped up the Board Training sessions.

I would like to welcome the 2026 Board of Directors. I look forward to working with all of you in the coming year.

James Tennison

Christmas Thank You!

I wanted to thank you again for everything the Greentrees residents do to help make our Christmas Gift Giveaway a success. The need keeps growing every year and thanks to your generosity we have been able to make the season a joyful time for a lot of families and kids in need. We would not be able to do this without the Greentrees residents and thank you again for being our partner and making it happen. We had one of your residents bring in a check for our giveaway, saying she did not get it turned into you in time. That really shows just how much your residents care and want to make a difference.



John Pitcher
Chief of Police

LOFY CONSTRUCTION CLOSING

After 35 years of dedicated service, Lofy Construction is closing its doors. To our friends and customers in Greentrees Village—thank you. It has been an honor and a pleasure to support your home projects over the years.

**With gratitude,
Dan and Teresa Lofy**

Welcome New Residents

Laurie Morgenthal—103

Edna Figueroa—103

Fred & Laurel Hampel—112

Becky Cain—174



Welcome Home!

CC&R and Bylaws Meetings - Unedited at the request of the author

The CC&Rs and Bylaws Committee held at town hall on Jan. 10 to hear residents thoughts about the new law regarding ADUs. We received some good feedback from everyone in attendance. We also handed out the City of Florence rules regarding ADUs. ADUs must adhere to the City rules as well as any that are implemented through our CC&Rs.

The committee continues to make good progress. We expect to submit the revised CC&Rs to our HOA attorney for review by the end of February. We want him to review it before releasing it to the homeowners. There are some clarifications needed, and we have made some suggested changes including deleting and adding articles or portions of some. We want to ensure these are all correct prior to the homeowner's review.

Once we have completed the CC&Rs review, while the attorney is reviewing our changes, we will begin on the Bylaws. Again, these will go to the attorney prior to release to the homeowners.

We will continue to have town halls to address questions and ensure the homeowners are aware of what we are considering.

Questions and feedback are always welcome at gtvgovdocs@gmail.com or to any committee member.

Diana Lindsley

You Don't Have To Be On The Board To Be Involved and Help Out In Our Community

Greentrees Committee Chair and Co-Chair Bios

Activities Committee Chair—Patty Harrison I have owned a home in GTV since March of 2019. I have been involved with several committees, the Board of Directors, and many volunteer organizations in Florence. The Free Lunch Program at the Methodist Church has been a constant in my life since Covid allowed it to resume. Making quilts for underprivileged children has been another constant in my life for about 20 years. I am looking forward to more time available for quilting after my term ends on the board!

ACC (Architectural Control Committee)—Lou Manzi Since moving to Greentrees in June of 2021 I have been involved in the following: Board of Directors; Vice-President 2022, President 2023, Board Member 2025. Ad Hoc Committees: Rules and Regulations Updating 2022, CC&R's and By-laws Updating Mid-2025 to present. GTV Newsletter and Comms Committee; Chairperson November 2021-2023. Activities Committee; Co-Chair and Chairperson 2022 to April 2024. ACC Committee; Member, Co-Chair, Chairperson March 2022 to present.

I now look forward to working with the new 2026 Board, GM and all the members of the committee as we all revamp the ACC to improve the workings of this committee for the betterment of the GTV community.

Board Training Committee Chair—James Tennison I have worked here at Greentrees Village since 2016. Just short of 10 years. I started out in Maintenance then became Maintenance Lead in the first year. After about 8 years I became Maintenance Supervisor then onto Facilities Manager. In July of 2025 I was promoted to General Manager. I have enjoyed my time here getting to know the residents, many are like family now. I don't live here in GTV but I treat the community like it is my home. I hope to work here until I retire which is quite a while still. Before I worked here I mostly worked in a Sawmill. I've been married to my wife for 29 years and we have two adult children, Matthew 25 and Aaron 22.

Communications Committee Chair—Diane Greer Diane Greer began her newsletter work in early 2024 and quickly discovered a passion for keeping her community connected. In 2025, she was elected Chair of Communications, leading a dedicated team that produces the weekly email blast and the monthly *Village Voice* newsletter, maintains the website, and fosters clear communication between the office and residents. Diane values guiding this collaborative effort and ensuring every message strengthens community ties. In 2026, she looks forward to more free time for travel as she steps away from her roles on the GTV Board and as Secretary.

Elections Committee Chair—Patsy Turner My husband and I moved to GTV in 2013. Shortly after, Lorraine Brinkley invited me to help stuff envelopes—ballots, as it turned out—which took three hours. In January 2014, I joined the Election Committee, serving under several chairs until becoming chair in 2020. I ensure our work follows GTV Bylaws, the Oregon Planned Community Act, and state laws. I am fortunate to have a dedicated committee whose support makes our work possible.

Finance Committee Chair—Tony Furst My background and experience are 7 years enlisted in the Navy (E6) and 14 years commissioned in the Coast Guard (O4). While in the USCG I earned my MBA from UW. I served 20 years the US Dept. of Transportation, 17 of which were in senior executive service. I've chaired the FC for three years and I encourage GTV owners to attend a FC meeting - you'll learn a lot about your HOA's finances and how your dues are spent.

Greentrees Committee Chair and Co-Chair Bios (continued)

GERT (Greentrees Emergency Response Team) - Kristel Buechner My husband Jay and I have been living in Greentrees, going on 12 years now. I have been the GERT Chair/Trainer for the last 10 years. I am also part of WLEOG & WLECN, representing GTV. Jay and I enjoy time with family, friends, and our pets. Some of our favorite pastimes include walks on the beach with our dog, hiking, biking, and spending time together.

Property Committee Chair—Tom Shaw As an architect of 36 years, I have had the opportunity to design a variety of new buildings ranging from a food processing facility, a beach front destination restaurant, and many industrial buildings. But what has been personally exhilarating is the recycling of society's discarded buildings and repositioning them into new uses like; an insurance claim center into an Elks club, a historical 1902 apartment building into a mixed-use restaurant/attorney office complex, and a 1930's defunct beach hotel into a retirement facility. As co-chair of the Property Committee, the technical issues of dealing with an antiquated infrastructure present many of the same challenges.

Property Committee Co-Chair—Jack Stephen As Co-Chair of the GTV Properties Committee, Jack Stephen brings hands-on experience, technical insight, and a strong commitment to responsible asset management. He researches Reserve Study items, evaluates replacement costs, and identifies qualified vendors. Jack advises on aging systems, reviews ADA standards, analyzes maintenance needs, and assesses useful life projections for community assets. He contributes to traffic-related research, investigates concealed conditions, and recommends replacements for key Recreation Room equipment. Jack also documents emergency pipe breaks and newly discovered infrastructure issues to support Board workshops. His practical knowledge of product longevity and preventative schedules strengthens the committee's planning and ensures well-informed decisions for Greentrees Village.

New Position for Board Meetings—Parliamentarian

The 2026 Board has approved the addition of a Parliamentarian to support Board meetings. Under Robert's Rules of Order, a Parliamentarian advises the presiding officer on points of order, parliamentary questions, and proper meeting procedure. This role is advisory only.

At Greentrees Village, the Parliamentarian will:

- Guide the President on parliamentary procedure, especially complex items
- Assist with motions, points of order, and meeting processes
- Help keep meetings focused, orderly, and efficient
- Support respectful communication and help resolve disputes

If needed, the Parliamentarian may also serve as Sergeant at Arms, responsible for maintaining decorum, addressing disruptions such as excessive talking or cell phone use, and taking action at the direction of the President unless an immediate threat requires intervention.

The Parliamentarian will sit to the left of the audience, as viewed from the Board tables. During executive sessions, they will remain outside the Multipurpose Room. They will attend all regular, special, and emergency Board meetings.

Parliamentarian—Will von Dauster Will retired from the National Oceanic and Atmospheric and Atmospheric Administration in 2017. He then worked 7-1/2 years in the Emergency Department at French Hospital in San Luis Obispo, California. He is a former Irving, Texas police officer, software engineer, member and past president of several boards of directors, and was head of security at Congregation Beth David, San Luis Obispo, until moving to Greentrees Village in December, 2024. He is a current Florence Auxiliary Police Officer.

Meet Our New Office Assistant—Beth

Beth Rudometkin brings warmth, experience, and a genuine love of community to everything she does. She and her husband, Bill, moved to Florence five years ago after living in Veneta, with earlier roots in Northern California. Before settling on the Oregon Coast, Beth also spent many years in Alaska, a place that shaped her appreciation for nature and adventure.

With an impressive 43-year career as a loan officer, Beth has guided countless individuals and families through major life decisions. Her professional background reflects her steady, people-centered approach—qualities that continue to shine in her community involvement today.



Beth is the proud mother of two sons and one daughter, and she adores her two grandchildren. Outside of work and volunteer commitments, she enjoys kayaking, beachcombing, and crafting. She's especially known for creating charming lighthouses and treasure boxes. Music is another joyful outlet, and she loves playing the ukulele whenever she gets the chance.

Beth currently serves as Chair of the Florence Chamber of Commerce Executive Board, where her leadership and enthusiasm help strengthen local connections and support area businesses.

Most of all, Beth loves meeting people. She looks forward to getting to know the residents of Greentrees and being part of the vibrant, welcoming spirit that makes this community special.

Patty Harrison

Good Neighbors

I like living in Greentrees for many reasons (safe roadways, wonderful clubhouse, a slower pace of life). But having nice neighbors tops the list.

The nicest by far is Jay Musson at space #682. Jay has lived there, along with his wife Barbara, for the last 11 years. Born and raised in Wenatchee, Washington,



Jay also lived in the Seattle area. His last paid job was as an optometrist for Costco in Wenatchee for 20 years. After living for some time in Bend, Oregon, Jay and Barb moved to Greentrees. Jay refers to this as “entering the quiet, survival era of retirement”.

The Musson's enjoy animals and helping others. For many months they sheltered a small dog while the owner was in rehabilitation for an emergency knee replacement. Then Wilbur returned to his owner's home. No fee requested!

The Musson's have been an “extended family” for my dog (daily walks, treats, lap time) for many years. I never missed a needed appointment. Barb has become less mobile now. Jay alone takes my dog for his morning walk these days.

With advancing age, I too, am slowing down. So, on Monday mornings Jay wheels trash cans down my steep driveway. Where but in Greentrees could you find such nice neighbors?

Sally Daugherty

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Florence City Council Positions

Looking ahead in Florence city matters, these are the positions that will be on the November ballot:

- Mayor - 2 year term
- One Council position - 2 year term
- Two Council positions - 4 year term

These are elected representatives. It would be informative and beneficial to Greentrees if we had a homeowner sitting on the City Council. We did have a resident sit on the Council about 8 years ago, and he was able to keep our residents informed on City business. Greentrees Village makes up about 10% of the Florence population, so having this representation is beneficial to our community. Think about how you could contribute, and throw your hat in the ring!

Leslie Shaw

Activities Cmte is Back In Motion!

The Activities Committee is refreshed and back in action after a busy fall season! Planning for the 2026 Activities Calendar is underway, and the team is lining up hosts for upcoming potlucks and coffee socials.

January's Coffee Social was hosted by Patty Harrison, with District 1 Representative Fred Miller hosting in February. January's Potluck was hosted by District 9 Representative Jack Stephen, and Patty Harrison will host in February.

We have plenty of hosting opportunities available for future potlucks and coffee socials. If you'd like to host, please contact Patty Harrison at lionpatty@aol.com or 541-461-2639. Volunteers are also welcome for larger events like the Flea Market, Craft Fair, and Mother's Day Lunch. The full Activities Calendar is on the GTV website.

Patty Harrison

Letter to the Editor

ADUs: An Opposing Opinion Based on Fact

The Ad Hoc CC&Rs and Bylaws Committee has discussed penalizing owners for building ADUs, but Oregon's HB 2138 (2025) limits HOA authority to do so. Effective January 1, 2027, any HOA governing documents that prohibit or restrict ADUs are void, no matter when the CC&Rs were recorded. The law also bans regulations that impose "unreasonable cost or delay," including extra fees, traffic studies, or additional parking requirements for an ADU. HOAs may enforce only objective design standards and necessary fire and safety rules. Beginning in 2027, HOAs also cannot ban ADU rentals, though they may adopt a rental cap of at least 25% and require long-term rentals. These facts come directly from my research into HB 2138.

Understanding the Review of Rule 16

Many residents have asked why Rule 16, our community's harassment and nuisance rule, is currently under review. We want to offer a simple explanation of what this process involves—and what it does *not* change about daily life in Greentrees Village.

Why the Rule Is Being Reviewed: Last year's revision of Rule 16 was rescinded so the community could take a fresh, balanced look at the rule. An Ad Hoc Committee was formed with members representing both sides of the issue. The committee includes co-chairs and members. The goal is to ensure Rule 16 is clear, fair, consistent, equitable, and easy to understand.

This rule update is not about restricting anyone's ability to speak, disagree, or express opinions. The proposed rule updates promote courteous and respectful behavior between residents, while respecting everyone's right to free speech.

How the Community Is Involved: Resident input has guided this process through town halls, surveys, written comments, and examples of behavior people believe should or should not fall under Rule 16. Your participation has helped shape a rule that reflects the values of our community.

What Happens Next: The committee will present proposed Rules 15 and 16 to the Board for a vote at the February board meeting. A workshop will be held the week before to review the proposals and answer Board questions.

Our goal is simple: a rule that protects residents, supports respectful community life, and avoids over-reach.

Thank you for your engagement and for helping make Greentrees Village a safe, welcoming place for everyone.

Ad Hoc Rule 16 Committee Members:
Diane Greer, Judith Haworth,
Laura Belala, Diana Lindsley,
Lanette Manzi, Carol Murphy,
Laurie White, Lynn Woodworth

Lanette Manzi, Lot 117

Greentrees Emergency Response Team (GERT)

Being prepared is proven to help with the stress of an emergency situation or disaster. The best way to be prepared for a disaster is to have what makes you comfortable. Food is a comfort, so select comfort foods that you like, and need little to no water or heat. The simpler the better. Many people make the big mistake of having only dehydrated or military type rations for their emergency meals. If it's nasty now, it will be nasty during an emergency!

Storing foods you like makes rotating and using your food seamless with little to no waste. Purchase what you like to eat. February is National Canned Food Month. Rotate through your supplies this month, and don't forget to have a can opener with your cans.

There are many good options available for dehydrated food as well. Years back, GERT did blind taste tests with several of the leading brands. The brands that always win for taste and less sodium are Mountain House and Wise Foods. Augason Farms is the most economical and doesn't skimp on flavor either. Coleman is inexpensive as well, but seemed a bit salty for most tastes.

With spring camping near, there will be lots of sales on dehydrated foods, Bi-Mart carries a good selection and great sale prices.

Don't forget water, water, and more water to have in your emergency food. The average person needs a gallon of water per day to survive. And always include food and water for your pets. For average size pets, figure one quart of water per day.

Check out the GERT bulletin board for how to build up your emergency food supplies in 12 weeks, along with many other tips.

Kristel Buechner

There It Goes Again

It happened, happens more frequently now. Years ago, I couldn't wait, it took forever. I'm sure you can relate - I'm talking about birthdays. Growing up the age limit to go hunting was 12. At age 11 it took what seemed like years to finally hit 12. The next slow arriving birthday was 16, old enough to drive. 18 seemed to be a milestone, not sure why but it made sense then. Next big one was 21, it was a little bittersweet, I did that one while in Vietnam, by the time my Mom's cake arrived I didn't recognize it.

They just kept coming, every 365 days again and again. Life was busy, I just watched most of them go. I did notice numbers, 30 then 40 always increasing on the cards. Then the middle age, over the hill jokes started or the "Oh, I thought you were younger, you really look good for your age." They never mean that, they just say it.

So another one has gone by at the speed of light and I realize something. I'm much older than the old people that were really old when I was young. I knew a lot of them but I never gave much thought to how they got old. I think I just assumed they were always old and were put on earth old. I now realize that's probably not true, I have a much better understanding of how not only they, but I, got here.

Ron Kasun

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History of Cupid

Cupid's story begins in ancient Greece, where he was known as Eros, a primordial god representing the powerful force of attraction. Initially depicted as a significant cosmic entity, Eros evolved into a playful, mischievous youth who incited desire among gods and mortals alike.

When the Romans adopted these Greek myths, Eros transformed into Cupid, the son of Venus and Mars. This charming, winged child wielded two distinct arrows: one made of gold to ignite love and another of lead to repel it. Cupid's unpredictable nature symbolized the whimsical and often irrational facets of love.

His character became more complex through the enchanting tale of Cupid and Psyche, in which he falls in love with a mortal woman. This narrative not only humanized him but also became a beloved subject in art for centuries, showcasing the emotional depth of love.

During the Middle Ages and Renaissance, artists merged Cupid with Christian cherubs, creating the round-cheeked, innocent figure we recognize today. As Valentine's Day gained popularity in the 19th century, Cupid evolved into its cheerful mascot, embodying the spirit of romance.

In contemporary times, Cupid stands less as a deity and more as a symbol of love—a whimsical reminder of how passion can surprise, delight, and sometimes lead to a delightful chaos in our lives.

Colleen Starkey

*We should be lifting each other up and
cheering each other on.*

*Community—Collaborative—Welcoming
Hidden Gem—Eco-Conscious—Natural
Scenic—Cooperative—Neighborly*

*Never doubt that a small group of
thoughtful committed citizens can change
the world.*

Resilient—Kind—Heartfelt—Inclusive

February is Heart Health Awareness Month

Hey, while we are thinking about hearts and flowers, can we talk about heart health? Did you know that heart disease causes 1 in 5 deaths in the U.S.? BUT about 80% of cardiovascular events are preventable through lifestyle changes, including maintaining a healthy weight (which is much higher than it was when we were young!), managing stress, eating well, and exercising regularly. Luckily, dark chocolate (at least 70% cacao) is heart healthy and so are strawberries (and other berries, of course). How about chocolate-dipped strawberries for Valentine's Day? Or replace that Red Velvet cake with an Angel Food cake with sliced strawberries and drizzled chocolate.

Recent changes to the "Food Pyramid" say that things like steak are now healthy (especially for the cattle industry's bottom line), but who can afford it anyway? On the other hand, oysters ARE heart healthy, and, while expensive, are cheaper than filet mignon, and they have long been considered an aphrodisiac (there's that "physical activity" part of a healthy lifestyle, to say nothing of "managing stress"!). Of course, if you are lucky enough to have a doctor, be sure to monitor blood pressure, cholesterol, and blood sugar levels. Fortunately, you do not need a medical degree to know the symptoms of heart attacks and strokes, and we are blessed to be so close to a hospital. Finally, don't forget "National Wear Red Day" on Feb. 6th (the first Friday in February) to raise awareness of heart health.

Eleanor Sumpter

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New 2026 Board Establishes Monthly Pre-Meeting Workshop

The 2026 Board of Directors has approved a new monthly workshop designed to streamline Board meetings and provide additional time for discussion of agenda items. Beginning this year, the Board will hold a workshop at 1 PM on the second Tuesday of each month, one week prior to the regular Board of Directors meeting. The February workshop will be held on February 10 at 1 PM.

The purpose of these workshops is to review and discuss items that will appear on the upcoming BOD agenda, allowing the Board to work through questions, background information, and procedural details in advance. By shifting these conversations to a dedicated workshop, the Board aims to reduce the length of the regular BOD meetings while improving clarity and efficiency.

Residents are welcome to attend both the workshops and the Board meetings. However, public comment will not be permitted during the workshops; opportunities for resident input will continue to take place during the designated comment periods at the regular BOD meetings.

This new structure reflects the Board's commitment to transparency, preparation, and respectful use of everyone's time.

Diane Greer

Annual Crab Crack

"IT'S BACK — Get Ready to Crack for a Cause!"

Join us for the Florence Food Share Crab Crack on Friday, February 27, from 5 to 7 PM at the Florence Events Center.

Enjoy a delicious Oregon crab dinner with pasta salad, coleslaw, garlic bread, and melted butter — all while supporting a great cause.

Tickets are on sale now! Early Bird tickets (available through February 20 at 11 PM) are \$60 General Admission. After February 20, tickets are \$70. Do you want a reserved table for eight for \$520? Call 541-997-9110.

Come hungry and leave inspired, knowing your support helps Florence Food Share feed neighbors in need. This popular event sells out fast — get your tickets early!

Learn more at florencefoodshare.org. Florence Food Share — nourishing community, one meal at a time."

Thanks and let me know if you need anything else, your support is greatly appreciated!

Updates to Committee Meeting Dates and Times for 2026

Several Greentrees committees have adjusted their meeting schedules for 2026 to better align with the new Board reporting requirements and to support smoother monthly operations. Below is a summary of the updated dates and times.

Architectural Control Committee (ACC)

The ACC will now meet on the second Thursday of each month at 1 PM in the Conference Room. This change brings the committee into the same general scheduling window as other groups preparing monthly reports.

Activities Committee

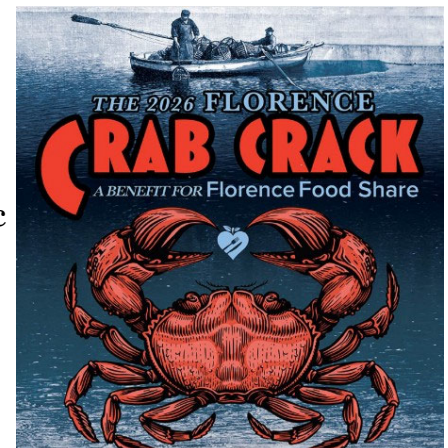
The Activities Committee will now meet on the second Monday of each month at 11 AM in the Multi-Purpose Room (MPR). This earlier time allows members to coordinate upcoming events and finalize plans well ahead of publication deadlines.

The following committees will continue meeting on their existing day and time, with no changes for 2026:

- Communications Committee
- GERT Committee
- Properties Committee
- Finance Committee
- Ad Hoc CC&R and ByLaws Committee

These updates are intended to improve coordination across committees and support the Board's new monthly workflow. Residents are encouraged to stay informed and attend meetings as appropriate.

Diane Greer



Thank You to Our 2025 Greentrees Village Volunteers

Greentrees Village had an exceptional year in 2025, thanks to the many residents who generously shared their time, skills, and enthusiasm. Our community thrives because so many people step forward to help, support one another, and make this a place we're proud to call home.

To our 2025 Board of Directors, thank you for your steady leadership and the many hours you devote to guiding the GTV. Your work provided the foundation for everything we accomplish together.

To all committee members, your thoughtful participation keeps our community running smoothly. Whether you reviewed policies, planned activities, supported maintenance, or helped shape future improvements, your efforts made a meaningful difference.

Our Decorating Crew brought color and joy to every season, creating warm and welcoming spaces for all to enjoy. Your creativity brightened the entire Village.

To the volunteers who make our activities possible — from potlucks and game nights to classes, socials, and special events. Thank you for creating opportunities for neighbors to connect and have fun.

And to the writers and contributors of the *Village Voice*, your dedication kept residents informed and engaged throughout the year.

Finally, to every resident who lent a hand, offered an idea, or supported a project, thank you. Greentrees Village is stronger, friendlier, and more vibrant because of you.

We are deeply grateful for all our 2025 volunteers. Your generosity is the heart of this community.

Andy Anderson	Toni Glover	Sally McFarland	Miki Shishido
Daniel & Deb Baxter	Connie Goddard	Don McGehe	Jennifer & Melvin Smith
Laura Belala	Joyce Graesch	Kathy McGregor	Jolie Smith
Tom Benson	Diane Greer	Frank Miles	Michele Smith
Connie & Jim Betson	Debbie Guttery	Brad & Cheryl Miller	Cathy Spann
Suzi Bowden	Pat Blue Heron	Pat Miller	Jay & Louise Stanphill
Gary & Lesley Brown	Margot Hale	Richard Miron	Colleen Starkey
Jay Buechner	Patty Harrison	Jeff Myers	Jude Stendahl
Kristel Buechner	Judith Haworth	Tracie Nash	Jack Stephen
Rebecca Burgess	Clint Herndon	Cheryl Neeley	Ron Stickel
Fred Burns	Jim Iavello	James Negri	Jennifer Taggart
Carole & Rex Cardwell	Mary James	Ana North	Patsy Turner
Thom Carson	Kerstin Johnsen	Nancy O'Neill	Karen Twitchell
Robert Chadwick	Barb Johnson	Karen Ortega	Joel Vandrigthem
Judy Chandler	Bill Johnson	Bing & Sally Ott	Frank Vigna
Joe Cohen	Dean & Linda Johnson	Katie Ott	Will von Dauster
Nancy Cook	Jon Kiiskinen	Alicia Parada	Brian Walter
Tracey Cook	DeeDee Lang	Peg Patton	Mary Washkoske
Bonnie Costa	Eleanor Latham	Lois Peaslee	Lisa & Tim Weidman
Mike Cox	Diana & Terry Lindsley	Dorothy Pedersen	Mardi Wetmore
Sally Daugherty	Charles & Elizabeth	Susan Petersen	Lynn & Nick Woodworth
Mike Dillard	Lugg	Ken Petersen	
Larry Dunlap	Denise Lutz	Carol Phillips	
George Durant	Irene Mukuch	Joy Plummer	
Toby Erlenmeyer	Bob & Jo Mallory	Lisa Reynolds	
Ellen Ewing	Lanette & Lou Manzi	Jane Salamone	
Carole Fendall	Kay Matthesen	Bert Sandker	
Joyce Freeman	Ron McCrary	Carley Scibetta	
Tony Furst	Annette McFadzen	Leslie & Tom Shaw	

**THANK
you!**



Pea Pickin Cake

Pea pickin cake is a light and refreshing Southern sheet cake made with mandarin oranges, pineapple, and a fluffy whipped topping frosting — perfect for potlucks, holidays, or summer gatherings.

Prep time: 15 min Cook time: 30 min

Chill time: 1 hour

Ingredients

For the cake:

- 15.25 oz box butter cake mix
- 15 oz can mandarin oranges drained (set aside 2 tablespoons juice)
- 3 large eggs
- 1/2 cup unsalted butter melted

For the frosting:

- 3.4 oz box instant vanilla pudding
- 20 oz can crushed pineapple, including juice
- 16 oz whipped topping (2 tubs of Cool Whip)

Instructions

1. Preheat your oven to 325 F. Prepare a 9x13 inch metal baking pan with nonstick cooking spray or parchment paper and set aside.
2. In a large mixing bowl, combine the cake mix, eggs, butter, mandarin oranges, and the 2 tablespoons of juice. Use a hand mixer on low speed to mix the batter just until smooth, about 1-2 minutes. Avoid overmixing to prevent cake from becoming rubbery.
3. Pour the batter evenly into the prepared pan. Smooth the top with a spatula.
4. Bake on the center rack for 30-45 minutes. Check for doneness around 25-minute mark by inserting a cake tester or toothpick into the center, it should come out clean or with just a few crumbs. Tent with foil for the last 5-10 minutes if the top starts to brown too quickly.
5. Allow the cake to cool completely in the pan on a wire rack before frosting.
6. To make the frosting, in a medium bowl, combine instant vanilla pudding and crushed pineapple, including the juice. One combined, add whipped topping and fold gently until thoroughly combined.
7. Spread the frosting evenly over the cooled cake. Chill the frosted cake in the refrigerator for at least 1 hour before serving. For best results, allow it to chill for 3-4 hours or overnight, so the frosting sets properly and the flavors can meld. Keep it covered with a lid or plastic wrap while chilling.
8. If desired, top with slices of more mandarin oranges.

Shirley Catalano

Calling All Pet Lovers of Greentrees Village!

Can You Match the Pets to Their People?

Greentrees Village is full of wonderful characters—some with two legs, some with four, and all with plenty of personality. The Village Voice is putting together a fun new community puzzle, and we need your help to make it happen.

We want to know: Can you match the pets' names with their owners' names? To build this playful challenge, we're gathering information from residents across the park, and that's where you come in.



How to Participate

Send us by March 18:

- Your name
- Your pet's name (or names!)
- Your location — East Side, West Side, or "I walk the whole park"

A photo of your furry, feathered, or scaled companion.

Once we collect enough entries, we'll create a mix-and-match puzzle for an upcoming issue of the Village Voice. It's a lighthearted way to celebrate our community and the pets who brighten our days.

Whether your companion is a lap dog, a chatty cat, a dignified bird, or a goldfish with attitude, we'd love to include them.

Let's see how well Greentrees residents know their neighbors—and their neighbors' pets.

Send in your info by **March 18** and help us build something fun!

Diane Greer

Cute Pet Contest

Is your dog/cat/gerbil/parrot/python. . . the cutest pet ever? Send a picture (2x2, color or b&w, but will be b&w in the printed newsletter) and a brief description of your pet (maximum 100 words).

“Judging” will be by drawing.

Prize: your pet’s picture in the newsletter and bragging rights.

Pictures will not be returned. Unsuccessful contestants will be entered in the next month’s drawing. Submit the picture and description to gtv.villagevoice@gmail.com by February 18.

Communications Committee



Greentrees Poetry Corner

Cats

Mysterious creatures

Independent

Resilient

Cunning

Snoopy

Crafty

Lively

Silky

Lazy

Soft

Shy



Patty Harrison



Winter’s Bliss

Cold days, short days—
soft light on a quiet room.
A good book open,
hot cocoa steaming,
fire humming low.

My dog curled close,
warm weight on my lap,
and a blanket gathered
around all the calm
winter brings.

Diane Greer

Pets

Soft fur and gentle purr,
Making biscuits in my lap.
Shall I return the love?
NO! I didn’t say you could pet me!

Moist nose and limpid eyes
Say “You are my whole world!”
“Let me out! Let me out!”
Don’t you hear what that squirrel said to me?”
Eleanor Latham

Groundhogs keep their logs
inchworms watch the screw turn
Butterflies dance the sky so
why not you and I

Sally Daugherty

Travlin' in the Slow Lane!

The first display of 2026 showcases turtles, courtesy of Carol Murphy, space 584.

Be sure to come by the clubhouse and take a look. The cabinet is located in the clubhouse by the library. If you have a collection you would like to share, please contact Lisa Reynolds 503-896-4628 or write your name and number on the sign-up sheet.

Lisa Reynolds

As Valentine's Day draws near, we're reminded to celebrate love in all its many forms. And who better to share insight on the subject than some treasured senior citizens? With decades of experiences, relationships, and memories to reflect on, they offer a perspective on love that is both deeply meaningful and wonderfully heartwarming.

As we celebrate Valentine's Day, may we find inspiration in the heartfelt wisdom shared by these senior citizens. Let us treasure the love in our lives, tend to the relationships that mean the most, and embrace the simple, beautiful essence of love in all its forms.



"True love is not found in grand gestures or extravagant gifts, but in the quiet moments shared between two souls." – Patricia, 78

"The greatest gift one can give is the gift of love. It costs nothing, yet its value is immeasurable." – Evelyn, 90

"Love is timeless. It transcends age, distance, and even death. It's the legacy we leave behind and the memories we hold dear." – Henry, 96



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Spring is in the air! Please contact us at 541-271-6869 for any of your upcoming spring or summer electrical project needs.

Making Local Transportation Work

With Greentrees as our second home, we have often pondered how to make travel easier from our San Diego home. The 1,000 mile drive each way (through Los Angeles) is not our favorite! I was aware of the LinkLane service to Eugene, but that only goes to the Amtrak station, not the Eugene airport.

After studying schedules and online maps (connection always a few minutes off – the local bus leaves for the airport 5 minutes before LinkLane arrives!) I made a phone call and discovered a new option. There's a FREE service called 99Vine* which runs between McMinnville and Eugene four times a day - stops include Eugene airport (EUG), Junction City and Corvallis. The midday connection is 5 minutes after the LinkLane pulls in – actually feasible!

For our trial run we opted for the earliest LinkLane out of Florence, giving us four hours to spare. So, we had about 1-1/2 hours in Eugene. Sure enough, the 99Vine bus arrived before noon, and we were at EUG by 12:45. Time for a leisurely lunch at the airport and some reading before our afternoon flight.

Cost: \$10 for both of us, Florence to EUG. San Diego: 2-mile cab ride to our house was \$30.

Thank you to Oregon for making transportation reasonable!

Caveats: No Rhody Express before the first LinkLane to Eugene, so you need a friend or cab to Grocery Outlet by 9:15 AM. Always check the latest schedules for all routes and holiday schedules!

Ellen Ewing

Websites:

LinkLane: <https://link-lane.org/eugene-florence-connector>

99Vine operated by Pacific Crest Bus Lines: <https://pacificcrestbuslines.net/routes/99-vine/>

* The website indicates FREE through June 30, 2026, so I asked the driver about the date limitation. Apparently, this is a TRIAL service organized jointly by four counties. They also have reasonably priced fare routes from Eugene to Sisters and Bend daily.

Without a sense of caring, there can be no sense of community.—Anthony J. D'Angelo

“The greatness of a community is most accurately measured by the compassionate actions of its members.” — Coretta Scott King

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I'm In Charge Here!

After almost 50 years of marriage, my wife made this announcement: "We should get a dog." We never had a dog or thought about getting one. She looked serious so as an experienced husband I knew my response had to be kind yet firm. I kindly said "ARE YOU NUTS!" Dogs are messy, costly and overtake your life. There is no way, no how or under any circumstance that we're getting a dog. I'm in charge here and what I say goes.

Our golden retriever is named Annie. Coming home one evening I saw a big fuzz ball sitting on my wife's lap and was introduced. The way they both looked at me, I realized if anyone was getting kicked out it was me. I quickly decreed new rules. Annie isn't allowed on the sofa or in our bed, I'm in charge here and what I say goes.

I now sit on the end of the sofa because Annie takes up the rest. I sleep hanging off the edge of the bed while being kicked as Annie dreams of running. I have declared another rule, Annie cannot use my electric toothbrush! So far they are complying; after all, I am in charge.

Ron Kasun



ReStore

**Buy a Book for a Kid at ReStore, and
we'll match it with another book ~**

both donated to local kids!

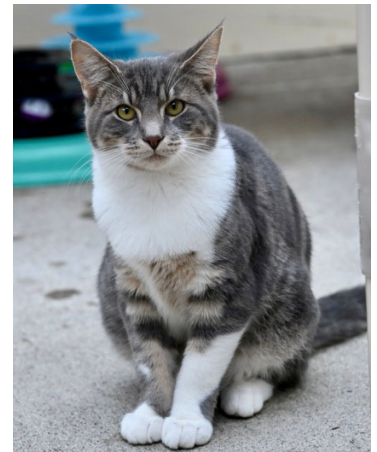
Share the Joy of Reading



*"A strong community is a place of joy
and belonging."*

Pets of the Month

Curry came to OCHS as part of the Spicy TNR group and is still learning that humans can be friends. Though a little shy at first, she is starting to bloom into her own unique personality. It's so rewarding to watch Curry gain confidence, explore, and show off her playful, curious, and sweet side. With patience and love, Curry is ready to find a forever home where she can continue to grow and shine!



Harley is an adult pit mix with a heart of gold and a very strong belief that people should never leave him, ever. This lovable guy is basically your built-in shadow, personal space heater, and emotional support buddy all rolled

into one. Alone time? Hard pass. Harley prefers a home where someone is around often or where he can tag along for life's adventures. He's affectionate, goofy, and full of that classic pit mix charm. If you're looking for a loyal companion who will love you with his whole being (and then some), Harley is ready to stick by your side, literally. Come meet Harley and see why being alone is overrated anyway!

Thank you!
Jaclyn Parker
OCHS



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Software installation	Security camera installation

Directory Information

Please verify your directory information (name, phone number, and email address) is accurate. The Office requires up-to-date details to contact you.

Book Review

A is for Alibi (1982), the first book in Sue Grafton's "Alphabet Series," introduces us to Kinsey Millhone, a "hard boiled" private investigator operating in an imaginary Santa Teresa (remarkably like the real Santa Barbara). Her "bread and butter" job is investigating insurance claims, but she takes clients, especially those that other PIs will not. In "A is for Alibi," a wealthy woman recently paroled from prison for murdering her husband, hires Millhone to prove her innocence. Apart from being 8 years old, the case is challenging since Millhone's client certainly seems guilty. Millhone uses a methodical approach similar to a police procedural and discovers a range of motives and complicated history. The plot includes travel to such places as Las Vegas and the Salton Sea.

The story has lots of secondary characters, but it has a "single plot" structure. The main character is interesting, but not exactly lovable. Two vague sex scenes, some profanity, and a very 1970s world view (e.g., fat-phobia, intended for comic relief). Unsurprisingly for a murder mystery, the story includes a range of violence, albeit without graphic detail. The story is notable for introducing one of the early "strong women characters"; unlike many stories with female protagonists, descriptions focus on environment, not on the main character's appearance or sartorial preferences. The story has occasional sexual tension but avoids romantic subplots.

Eleanor Latham

Editor's Note: Personally, I thoroughly enjoyed this series for a quick, fun read. Sue Grafton's detailed descriptions, however, make the books seem dated due to rapid technological advances as she wrote the books. With no cell phones or smart phones, Kinsey is always searching for a phone booth! Sadly, Sue Grafton died before writing book Z, so the series ends with Y.

Ellen Ewing

The Village Voice Is Your Newsletter — Tell Us What You Think!

The Village Voice is created for you, shaped by you, and strengthened by the ideas and perspectives of our Greentrees Village community. To keep improving and to ensure we're offering content you truly enjoy, we're inviting all residents to share their thoughts with us.

A **feedback form** is now available in the Library, right next to the Village Voice bin. You can fill it out at your convenience and drop it off at the office. If email is easier, you're welcome to send your comments directly to gtv.villagevoice@gmail.com.

What We'd Love to Know

Your input helps guide future issues. Consider sharing:

- **Your overall satisfaction** with the Village Voice
- **How likely you are to recommend it** to friends and neighbors
- **What you enjoy reading most** — articles, announcements, creative pieces, puzzles, photos, or something else
- **What you prefer less** or tend to skip
- **What you would change**, if anything, to make the newsletter more useful, enjoyable, or engaging

Every comment—big or small—helps us better reflect the interests of our community. Whether you've been reading the Village Voice for years or just recently picked it up, your voice matters.

Thank you for helping us continue to grow, improve, and celebrate the spirit of Greentrees Village.

Diane Greer
Editor



Greentrees Village Assistance Fund

Are you in need of financial assistance to pay a utility bill or a home or appliance repair bill? You can call Siuslaw Outreach services at (541) 997-2816 for assistance.

For assistance with HOA fees, you can call Carley Scibetta at (503) 383-8850 for assistance.

This fund is in no way associated with the Greentrees HOA.

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Are You Puzzled?

Well, I certainly am. I just wanted to write about simple word games, like the ones in this newsletter, to give you, the reader, a list of the benefits to our mental health, etc.

I was immediately overwhelmed by online tales of reduced dementia, increased amounts of brain chemicals, and cognitive improvement. Lots of them seemed to be funded by businesses marketing board games and puzzles. So, what are the facts?

There have been studies that claim to show a modest reduction in the development of dementia with consistent use of puzzles, word games, etc. Professionals in the field of geriatrics say that it is good for us to find activities that involve different areas of our brains and that also stimulate those parts to interact. The regular use of puzzles and word games may do that.

Playing cards or interactive word games with others will stimulate our brains while maintaining social skills. Silently working a puzzle (like the ones available in our Clubhouse) may create a calm mood similar to meditation.

And here in the Newsletter, we have you covered. The Editor includes a puzzle page or two every month. If you have suggestions, please send us an email at gtv.villagevoice@gmail.com.

Sally Daugherty

Oh, The Holidays!

Decorations start in August and the last sales are in January... The idea is that the holidays bring families together and reignite relationships, but sometimes as we age that just doesn't happen. It can make the season lonely as families spread out and lose touch.

We are fortunate here at GTV. Our village observes all of the holidays. It helps to keep our spirits up and to reconnect with our fellow villagers. The December Holiday dinner gave us that very opportunity. The tables were festively decorated as usual (even though I didn't get to take home the darling penguin). They were put there for our enjoyment, and enjoy them I did! Ham and homemade scalloped potatoes were such a treat! The "200" side dishes and "300" desserts overfilled our plates. That was a great way to finish our meal. It was all so well put together. Many, many thanks to all who made it happen.

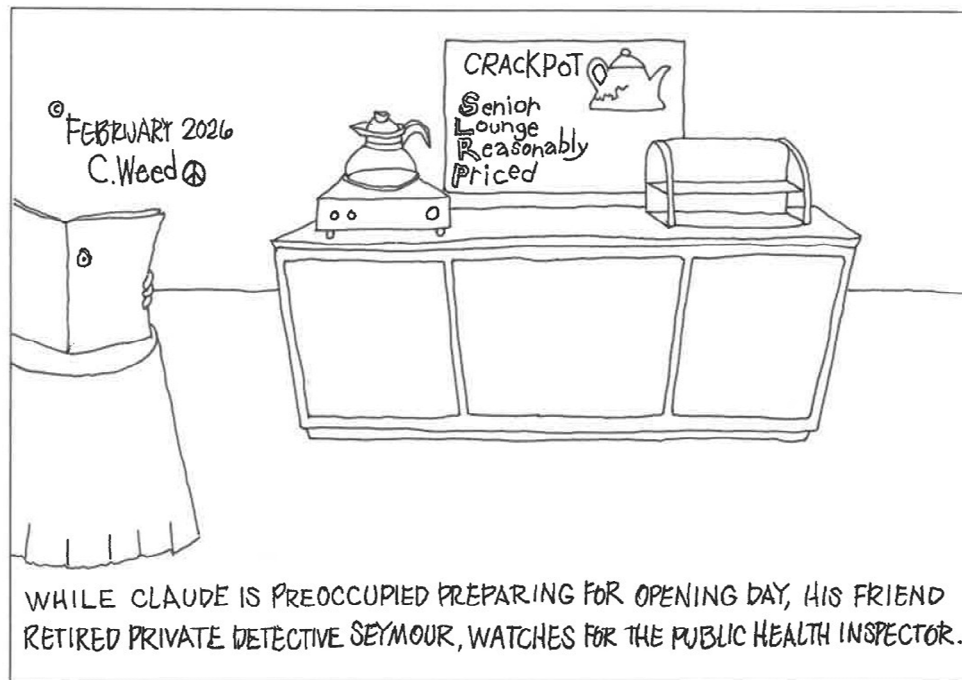
Not forgetting our friends who can no longer make the trek for dinner, our trusty golf cart service was in full swing.

To those of you who missed dinner please remember that your faces are truly missed when we don't see you at these celebrations. AND my last thought: If you attended every single potluck and dinner in a year, that would save you from making 17 dinners... Works for me, even though I'm not our cook!

Sally Ott

Rest Stop

by C.Weed



"Grow old along with me! The best is yet to be." – *Robert Browning*

"Aging is not lost youth but a new stage of opportunity and strength." – *Betty Friedan*

"Do not regret growing older. It is a privilege denied to many." – *Unknown*

Puzzle Page

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
		K		R							J						P		O						

E E R T T T L L R
 I R F R P Q Y E B O O D W O W U C W J J M P Y E Z
 T T L C T T E
 Y V O D Y E M D O V E J K Y C C G O O R Q
 C T E C C E T E R L
 K G O G T R I U K W I K D W I M R O D R N Y P J Q

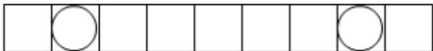





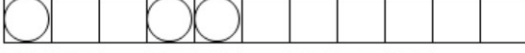


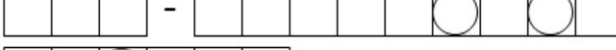



Double Puzzle—Community

Solve the anagrams to reveal the letters for the final message.

Solve the anagrams in the top part of the puzzle.

Use the circled letters from the words in the top part to complete the final word or phrase.

Each circles letter is used just once.

UCNYIMOMT	
NSTEERLII	
NYGIHREBLO	
NIKD	
TEFEAHTLR	
TOEOBLVLRICAA	
AOVITEROCEP	
LGWCOENIM	
IINLCVESU	
OCSUONCIECSO	
ENCSCI	
ARTNULA	
MHNDEEGID	

[illegible]

Fill In The Missing Numbers

- The missing numbers are integers between 1 and 5.
- The numbers in each row add up to totals to the right.
- The numbers in each column add up to the totals along the bottom.
- The diagonal lines also add up to the totals to the right.

			8
		2	4
	4		12
	1	5	8
6	6	12	10

Answers for some puzzles can be found in the various quotes within this edition of *The Village Voice*.
Answers to all the puzzles can be found on the Village Voice page of our website.



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OFFICE CONTACT INFORMATION

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CLOSED ON HOLIDAYS

OFFICE PHONE: 541-590-3003

EMAIL: greentreesvillagehoa@gmail.com

MAINTENANCE PHONE: 541-997-1371

MAINTENANCE CELL

(Evening and Weekends): 541-999-6231

RV PARK: 541-901-1095

The Village Voice is A Publication of Greentrees Village, Inc.

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G.T.V. MARKET UPDATE

February
2026

MLS	STAT	LIST \$	ADDRESS	#BED	#BATH	SQ FT	LISTED
477001508	ACT	\$310,000	#654 WEST	2	2	1080	12/11/2025
780528032	ACT	\$349,000	#150 EAST	3	2	1300	12/4/2025
663270430	ACT	\$268,000	#218 EAST	2	1	960	11/9/2025
730692234	ACT	\$158,000	#113 EAST	2	1	924	10/4/2025
258696579	ACT	\$345,000	#6 EAST	3	2	1512	10/3/2025
203192262	ACT	\$197,500	#155 EAST	1	1	576	10/2/2025
592575119	ACT	\$250,000	#279 EAST	2	1	924	9/29/2025
344579839	ACT	\$254,000	#29 EAST	3	1	1308	9/22/2025
141658846	ACT	\$239,900	#214 EAST	2	1.5	841	9/19/2025
711905203	ACT	\$225,000	#41 EAST	2	2	938	8/28/2025
520926056	ACT	\$289,000	#207 EAST	3	2	1816	7/30/2025
463471603	ACT	\$398,000	#673 WEST	2	2	1836	7/11/2025
229601328	ACT	\$219,000	#261 EAST	2	1	924	7/10/2025
141991553	ACT	\$280,000	#572 WEST	2	2	1248	7/8/2025
413071370	ACT	\$245,000	#429 EAST	3	2	1728	6/6/2025
689410988	ACT	\$365,000	#676 WEST	3	2	1512	6/2/2025

465391432	PEN	\$245,000	#518 WEST	2	2	1248	6/16/2025
763366323	PEN	\$339,000	#521 WEST	2	2	1440	9/9/2025

								\$ CLOSED	DATE CLOSED
301553513	SLD	\$260,000	#103 EAST	2	2	938	9/30/2025	\$215,000	1/7/2026
384737573	SLD	\$278,000	#112 EAST	2	1	1226	6/21/2025	\$273,000	12/31/2025
162246552	SLD	\$393,000	#610 WEST	2	2.5	1536	8/1/2025	\$325,000	11/12/2025
739599397	SLD	\$234,000	#277 EAST	2	1	672	5/5/2025	\$200,000	10/17/2025


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


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