GREENTREES
VILLAGE VOICE
Neighbors • News • Community

VOLUME 20, NUMBER 7 | COMMUNITY NEWS LETTER | JULY 2026



Join your neighbors for our annual July 4th Hot Dog Feast!

Hot dogs! Get your hot dogs!
The annual 4th of July Hot Dog feast will be held on Saturday, July 4th at 1 PM in the Rec Hall. Grilled hot dogs (and veggie dogs) will be served with condiments, chips, drinks and cookies. Regular and gluten free buns will be available.
(If you prefer your hot dog boiled, we'll have some of them too.)
This is a casual event sponsored by the Activities Committee.
Come on down, enjoy a hot dog, and gather with your fellow residents.

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Manager's Message

As some of you may know, we have been down a maintenance worker for a few weeks. We are pleased that Josh is back on light duty for a few weeks. Frankly, we expected him to be out much longer. Being young and the miracles of modern medicine! Aaron, Caesar and Dave have stepped up in Josh's absence, taking on his work. We had been exploring other options to fill in when we found out he could return. I want to thank all 3 of the guys for stepping up.
Dandelions! They are really aggressive this year. Maintenance mows them every week, yet I think they grow as fast as they get mowed down. We can't spray with weed killer as it impacts the bees and could impact pets. There are rocks in the RV park grass, which makes weed whacking them hard since the rocks can get picked up and damage an RV. We are working with Property Committee to investigate other options.
The office is working on getting ready for our annual meeting on August. In anticipation of a 4-cent price increase in July, we purchased enough stamps to send the 3 mailings (annual meeting, election, and statements at year end). This saved us about $75.
Beth has been busy the past couple of weeks working with several new owners, getting them registered and meeting with them to go over the rules, and processes. You may have new neighbors. Say hello and welcome them to GTV.



- **Lot #279: David & Suzan Brannan**
- **Lot #415: Richard & Casy Cann-Figel**
- **Lot #269: Julie Cox**
- **Lot #429: Lisa Camp**
- **Lot #293: Ivan & Theresa Shuey**
- **Lot #261: Kody & Jeff Tipton**
- **Lot #29: Michelle Jensen**
- **Lot #200: Bill Ek**



Get Involved with the Village Voice

- Writers – Share stories, report on events, or offer helpful tips
- Assembly Crew – Help prepare printed copies and inserts for delivery
- Interviewers – Talk with residents and help turn conversations into stories

Every role matters. Even a small amount of your time makes a meaningful difference. No experience is necessary—just a willingness to help Greentrees and a positive outlook.

If you're interested or would like more information, please contact: Communications@gtvhoa.com



Gate Entry Reminders

To help prevent backups and maintain security at the gate:

• Do not allow tailgating or let unknown individuals enter. Visitors must contact their host directly.
• Keep the lane clear so traffic can move freely.

If you are having trouble with your access code, please contact the office. Fobs and transponders are available for a nominal deposit.

Our Own Villagers:

Meet Shirley Kaasa



I am pleased to share some reflections on Shirley Kaasa, who was one of the first residents I met when we moved to GTV in 2019. While she describes herself as introverted, I see her as a strong, stable, and reliable pillar of our community.

Shirley was born in North Dakota in the 1930s. Her family moved to Eugene when she was a small child. Following WWII, she married her childhood friend, Bruce. They raised 3 children - twins plus another son and ran a cattle farm in rural Springfield for 40 years. Sadly, one of her twins recently passed away due to heart complications.

Shirley's family has deep roots here. Her parents and uncles owned lots in the early days of GTV. She fondly remembers the frequent potlucks and social events where everyone worked together in the kitchen and enjoyed each other's company. After inheriting her parents' property, she and Bruce settled in permanently. While Bruce spent his time fishing on local lakes and rivers, Shirley built lasting friendships within the community.

After Bruce passed away unexpectedly in 2000, Shirley decided to upgrade from her parents' single-wide trailer. She picked out a manufactured home, had it delivered to Greentrees, where she still lives comfortably today.

At one time, Shirley served temporarily as an alternate on the Greentrees Board. She has been pleased with the current Board and that Roberts Rules are being observed in our meetings.

It has been a true pleasure spending time with Shirley and remembering the "good 'ol days."

Sally Ott



Village Pet



I adopted Duke from the Coos County Shelter on March 3rd. My little dog, Cutie Pie, passed February 3rd. I have never been long without a dog since I was 9 and got my own dog (not shared with my brothers) a Collie. That dog became my 4-H project, and we went on to win a county championship in obedience.
I also had 3 dogs qualify to be certified therapy dogs; that includes visiting and bringing joy to folks in hospitals and senior living facilities.

So, I was looking for a dog with a good personality, not too shy and not too aggressive. I checked several times with Oregon Coast and saw some lovely dogs but none were the right fit. It also took me 20 years to find my 2nd husband, Larry, so I guess you can say I'm sort of fussy about with whom I share my home.



Duke has been everything I could want in a dog. He learns quickly, has a very happy personality, and seems to like almost everyone he meets. He does have a scary bark when someone knocks on the door but wags his tail as soon as I introduce him to the visitor. Since I'm now a widow that's perfect.
Duke does have 2 faults that I have learned are just part of a Lab's personality, both his appetite and ability to shed are never ending!

Bonnie Costa

GERT

Greentrees Emergency Response Team:
This is a good time to go over your emergency plan and your emergency food. Do you have enough food and medicine to sustain your needs? Water needed is a gallon a day per person. Do you have what you need for your pets?

Visit the GERT page in the Owner's Area here for tips in planning and preparing.



Get Involved with GERT

We meet the second Thursday of each month
1:00 p.m. Multipurpose Room
Possible summer classes:

- · Water storage
- · Food storage
- · Go-bags
- · Pet preparedness



Emergency Communications Radio tests on the 1st Monday of the month. If you would like to be part of the team, please contact Kristel Buechner 541-997-0909

GERT Corner

Greentrees Emergency Response Team (GERT)

On Sunday June 14th, some of GERT's team members assisted in multi-agencies annual emergency drill. GERT's Kristel Buechner, Frank Vigna and Ken Petersen participated in this years annual Oregon Disaster Airlift Response Team (ODART) with the real world exercise. Frank was at his home base radio transmitting wind speed, temperature along to Kristel at Flornece Airport on Portable Hand Transmitter Radio with Ken Petersen with his portable base unit Radios. Kristel relaying the information on to the contact at Siltcoos Lake and debriefing pilots with overseeing the situation at the airport.
Florence had 3 planes landing with vital supplies in the event of a disaster. In this scenario 600 lbs of food was delivered to Flornece Food Share with an emergency supply of medication to GTV GERT via One Float Plane 2 landing at Flornece Airport. The life saving medication for GTV was a box of PPE and some over the counter medication. But in the event of an actual emergency this would be an important resource for GERT.
In order for GERT's Search and Rescue team to know who may need lifesaving medication GERT is asking for residents to fill out their registration form for each district. GERT will be attending District meetings to discuss how this all comes together.
The Radio team every month tests how many homes, residents and those with mobility difficulties, oxygen, dialysis and insulin needs and related damages if a disaster happened. For future reference GERT needs real numbers and space numbers to administer care in the event of an emergency ie: Earthquake, tsunami disaster situations.
For the team to help you in a disaster.
Disaster planning, drills and practice are highly recommended as the saying goes practice makes perfect.

Kristel Buechner
GERT
Trainer/Coordinator/Chair



Oregon Disaster Airlift Response Team (ODART)in action!







Restaurant Review







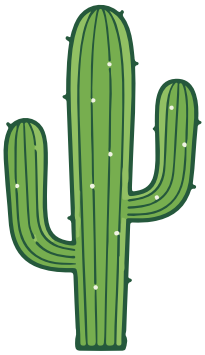
Garibaldi Mexican Restaurant

Named for the famous plaza in Mexico City that embraces the spirit of Mexico, Garibaldi Mexican Restaurant, located just south of the bridge, did not disappoint.

We sampled the tamales, enchiladas, carnitas soft taco, rice and beans, and a poblano chile relleno that may have been the best I've ever had. The nachos were just average, but the homemade flan more than made up for it. Everything arrived piping hot, and the service was attentive and welcoming.

With ample parking and a senior menu available, Garibaldi offers something for everyone. We're already looking forward to returning and trying something new on our next visit.

Denise Lutz



Florence Farmers Market – 2026 Season



Tuesdays • May 19 – October 13
3:00 PM – 6:00 PM
Port of Siuslaw Boardwalk

Meet local farmers and producers.
Enjoy fresh, locally grown food through farm-direct sales.

Directory Information Reminder

Please verify your directory information (name, phone number, and email address) is accurate.

The Office requires up-to-date details to contact you. Updated Community Directories are available in the office.



HOW WE TAI CHI:

We meet every Monday and Wednesday from 9 to 9:45 am. The first 20 to 25 min. are for basic movements and balance. There is a 10 min. break and then another 15 min. to work on what is called a "short form." So for those who would like a shorter workout, consider participating in just the first part. If anyone would like to consider doing Tai Chi from a chair, most of the exercises can be done from a sitting position. I know because when my back is bothering me... I teach while sitting on a scooter. If anyone is curious, feel free to stop by and ask questions. Also worth mentioning, we don't require any commitment on your part. You can drop in whenever you like.

Frank Vigna - Leader of Tai Chi classes

GREENBELTS

It has come to our attention recently that the understanding of, the use of and ownership of the Greenbelt between properties is not realized by the owners and renters in Greentrees. The primary purpose of the Greenbelt is privacy between residences. This was put into effect when Greentrees was started and has been a selling point for many years. The Greenbelt is designed so trimming both sides of the belt is the responsibility of the homeowner/renter. This does not mean you can cut your side down. The Greenbelt belongs to the residents; however, it is not usable space. You cannot have a structure on your portion of the green belt but must maintain the area as a barrier for privacy and percolation drainage.
I hope this information will help in restoring the greenbelts that have been removed. If you have questions, please contact your District Representative for help.

Carol Murphy, ACC Chair

FEATURED RULE OF THE MONTH

49. Greenbelts
a. Greenbelts, per CC&Rs 10.4.1, are a primary design feature which make GTV unique. Greenbelts provide a natural privacy screen between neighboring lots and required storm drainage. Preservation of our greenbelts not only provides a visually pleasing esthetic to our lots, but they also maintain the naturalistic look of GTV, support wildlife, and serve as natural wind breaks.
b. The GTV ACC enforces greenbelts within required setbacks for any new development and regulates the redevelopment of existing greenbelts. Issues with established or legacy greenbelts between adjacent properties that fall outside guidelines listed below must be negotiated between the associated property owners.
c. Guidelines are provided below to characterize a common greenbelt between the majority of lots. Legacy greenbelts may be non-traditional due to natural variations in land patterns and lot sizing, or they may be non-existent. Consult the ACC if you have questions or concerns regarding your greenbelt.
i. Greenbelts serve as a required, undeveloped, setback from the property line, as specified in Table 1: GTV Lot Coverage and Setbacks.
ii. Greenbelts shall not be used for lot development, storage, fences, parking, or lot access.
iii. Greenbelts should be maintained at all property lines that border other HOA member properties. Rectangular lots should have greenbelts at the sides and rear, triangular lots, or corner lots, should have greenbelts at two sides.
iv. Greenbelts should be maintained for privacy and consist of native or naturalized, non-invasive plants. Evergreen varieties are preferred to provide a year-round privacy screen.
v. Planting of trees that will grow more than thirty (30) feet high in closely-spaced greenbelts is strongly discouraged.
vi. Greenbelts should be cooperatively and collaboratively maintained by owners and neighbors so that they do not pose a hazard to neighboring properties. Removal of dead trees and brush is highly recommended and encouraged.
GTV Rules and Regulations V1.7 Approved February 17, 2026



The 46th Annual Homeowner's Meeting will be held on Saturday, Aug. 1, 2026 at 11 AM in the Rec Hall. Registration starts at 10 AM. A quorum of 114 lot owners is required.

The meeting will have some important information for all homeowners. First, we must vote on an IRS provision regarding excess members income over members expenses. This is a required vote every year. We have voted on these the past two years. More information will be included in the meeting mailing, along with a ballot. You can turn in your ballot at the meeting.

In addition, our attorney will be presenting information on the draft CC&Rs. He will speak of the importance of the vote for this, and the significant changes. A draft copy of the CC&Rs will be available for pickup at the meeting, along with the attorney's summary letter. If you cannot make the annual meeting, the draft CC&Rs will be available after the meeting on the Greentrees website in the Owner's area. If you would rather a printed copy, you can contact the office for the printed copy and we will send it to you.

After the meeting, a lunch will be served to all attendees in the Rec Hall and, weather permitting, in the family pool area.

This is a great opportunity to socialize with your neighbors, meet some new neighbors and interact with your board representative. Please ensure your mailing address is correct to ensure you receive your packet. We expect the mailing to go out the week of July 12.

See you there!



Now showing in the clubhouse collectible cabinet: Clark Gable, King of Hollywood, in Gone With the Wind. I first saw Gone With the Wind in 1971 at a Salem, Oregon cinema. After that I was hooked. I collected anything I could find on Clark Gable and his movies. Come take a look and check it out. If you have a collection you would like to share, please contact Lisa Reynolds at 503-896-4628.

SECURITY ALERT!

Lock all your doors to your home and vehicles at night! Do not leave anything of value outside.

Monday, June 8th @ 9:44 pm our security cameras on our home on 2nd street, West side, caught someone trying to break into our garage door (by our roll up).

There were 2 young looking people, one seen running away ahead of the other on the road headed south and the other running away from our door to a scooter laying on our driveway. He was wearing all white with a white ball cap. He had ridden back and forth in front of our home 3 times prior to him doing this, as we caught on our cameras. We did not get any facial recognition. Our motion light and the loud noise of our garage door jiggling scared him off. By time I got to the front to look out, there was nothing to see.

These teen age looking people have been seen around the community prior to and after this incident.

June 9th coming out of Circle Road, west side, headed to the gate. Then several minutes later on 9th street down in front of the police dept. headed east towards the highway.

Then recently Saturday, June 13th going by on the scooter on 2nd street, west side, at 10 pm.

I have spoken to the police and they are going to do drive throughs when they can.

If you see anything please contact Officer Muir at Florence PD.

West side resident, Joy Plummer



Flea Market

Have unwanted items you'd like to sell? Do crafts or have craft items to sell? The annual Flea Market will be held in the Rec Hall on July 18, from 9 AM to 3 PM. Tables are available to be purchased - $10 for GTV residents and $20 for non-residents. The east side gates will be open during this event. This is a popular and generally well attended flea market. Please contact the office to purchase a table.

We will also have a bake sale. If you would like to donate some cookies, cakes, cupcakes, brownies, or other goodies, please let the Activities Committee know. Please package your baked goods for sale and the suggested price.
All proceeds from the sale go to the Activities Committee to pay for events throughout the year.

Community Notice:

Cluster Mailboxes

At the June 16, 2026, Board Meeting, the Board unanimously voted to not pursue the issue of the cluster mailboxes that was offered to GTV from the Post Office.
All of the mailboxes will remain as they are.

Thank you to all who provided your input.

Nelson's



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New email accounts

On the repeated recommendations of our attorney, the board approved establishing new email accounts for the office, committees and board members. This ensures that committee and board business will be kept separate from personal business. This will also ensure a smooth transition and continuity as board members and committee chairs change. Per our attorney, this also protects personal emails from being subject to discovery in the event of a lawsuit or other issues. The new email accounts also give us a more professional appearance.

We are in the midst of transitioning to use of the new email accounts. Because of some issues with Gmail accounts, we set up a new domain for the email accounts – gtvhoa.com

The following are the new email accounts. Please start using these for contact with the committees, office or board members.

Committees		**Board**	**Current Rep**
Architectural@gtv.hoa.com		District1@gtvhoa.com	Fred Miller
Activities@gtvhoa.com		District2@gtvhoa.com	Julie Brown
Finance@gtvhoa.com		District3@gtvhoa.com	Leslie Shaw
Property@gtvhoa.com		District4@gtvhoa.com	Laurie White
Communications@gtvhoa.com		District5@gtvhoa.com	Elizabeth Lugg
Advertising@gtvhoa.com		District6@gtvhoa.com	Diana Lindsley
Boardtraining@gtvhoa.com		District7@gtvhoa.com	Jack Swanson
		District8@gtvhoa.com	Carol Murphy
Office		District9@gtvhoa.com	Jack Stephen
Office@gtvhoa.com			
Accounting@gtvhoa.com		President@gtvhoa.com	Diana Lindsley
Manager@gtvhoa.com			
Maintenance@gtvhoa.com			

Pool Closure Reminder:

Our pool is closed all day on the 2nd Wednesday of each month for maintenance. We are told that the best practice is to watch for the Open/Closed flag. IF you see the OPEN flag is flying later in the day on the 2nd Wednesday, then feel free to enjoy the nice surprise of it opening earlier than expected. 😃

Pool Hours:

Both pools are open! The pools, sauna and hot tub are open from 8 AM until 10 PM

The 2026 Reserve Study is available online and can be viewed in the Owner's Area here.

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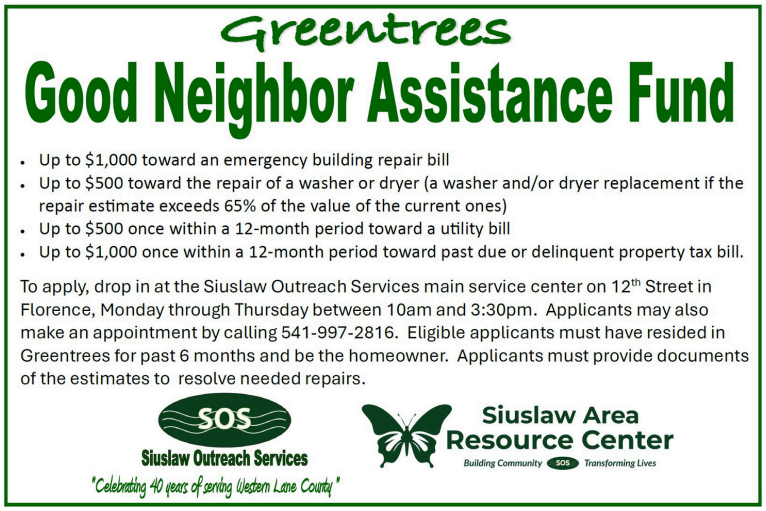
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