



GREENTREES

— VILLAGE VOICE —

Neighbors • News • Community

VOLUME 20, NUMBER 8

COMMUNITY NEWS LETTER

AUGUST 2026



Come to the 46th Annual Homeowner's Meeting!
Saturday, August 1st with Registration beginning at 10 AM

A free lunch will be served after the meeting!

Once registered, you can pick up a copy of the updated CC&Rs and the attorney's summary letter will also be available for pick up. Our Attorney will be at the annual meeting to review the proposed changes to the CC&Rs and discuss the importance of the updates. He will take questions at the annual meeting however, he has requested the questions be submitted in advance. If you have not submitted a question by June 30, rest assured someone will have asked something similar. Our committees will also give their yearly reports.

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President's Comments – July 2026

Collaboration, cooperation, compromise, civility and change.

The 2 board teams have been cooperating and working collaboratively to provide us with options about the manager and management company. While we have not always agreed on what to do, we are working together to determine the best options for Greentrees. These teams have been working hard to ensure we have the services we need at a cost we can afford. We have narrowed it to 2 companies – one feature that we appreciate for both of them is that they have been flexible, allowing us to pick the services we need, and not forcing us into services we don't. We hope to have a decision for you soon. If we decide to go with a management company, we will have a town hall with the finalist where you can hear their presentation and ask questions. We want your feedback. We realize that if we go with a management company it will be a major change to this community.

The board passed the 2027 budget at our June special meeting. This is the approved budget. It is, however, subject to change should circumstances require it. One such circumstance would be if we decide to hire a management company. We will keep everyone informed of any changes to the budget as we move forward.

We have received and responded to 22 IOC's by the board meeting in July. The top issues have been clearing of greenbelts followed by weeds and dry grass, unkept yards. The weeds and such are a potential fire hazard especially since we are very dry. We have received several IOC's from anonymous people – no name, no lot number, no phone number, no email address.... Just the complaint. We will not do anything with anonymous complaints. And we certainly cannot respond to an anonymous complaint. We also need specifics. We have received a few complaints that "many" people/lots have the same issue. We can't determine who those "many" people are and cannot contact "many" people without knowing who they are. When filing an IOC, please include the lot number and the specific complaint. And include YOUR name, lot number and contact information.

There was a disturbing incident that occurred that I feel is a breach of trust. The Property Committee has been working with an electrical contractor to identify issues – some longstanding – and determine how best these can be resolved. After the June meeting where this was discussed, rather than do the adult thing and talk to the committee chair to determine what we were doing to correct these issues, someone decided to report us to OSHA; the person even sent them the photos that were handed out at the committee meeting. This is a major breach of trust. Committees need to be able to discuss issues and solutions, costs, and options without fear of being reported to the state. If we were ignoring issues, that is one thing, but the committee WAS working on identifying the best cost-effective solution. This report could have caused the pool to be shut down and the HOA to be fined, which your dues would pay for. Because Tom had been working with contractors and the city electrical inspector, this didn't happen. I have heard from OSHA that there are no violations or fines and they thought we were very proactive in handling this issue.

The board continues to work together cooperatively and collaboratively, and we have accomplished much so far this year. We have received positive feedback from the community about the board meetings, board workshops, and district meetings. We can't rest on our laurels yet though as we have a lot more we want to accomplish this year.

Manager's Message – July 2026

Maintenance has been busy doing landscaping and trimming. They have also been painting and repairing benches throughout the park and have fixed at least 6 so far. Redwood / pressure treated wood benches will not be painted, but will be repaired as needed. They are also working on painting the columns in the front of the building.

We recently had a pool inspection and passed with flying colors.

There are some pool repairs that are in progress. The pool deck sealing occurred on July 27 – July 30, with the adult pool closed the first 2 days and the family pool closed the last two days. The adult pool sidewalls need repair. The adult pool will be drained on Sunday, Aug 2 so the fixes can occur on Monday, Aug 3. The fixes need to cure for about 48 hours, so the adult pool will reopen on Thursday, Aug 6. The family pool will be open those days. We are sorry for the inconvenience but these are important repairs that must be made.

We had a small fire in front of the clubhouse last week. Apparently, someone threw a lit cigarette butt in the grass and mulch. It caught fire; with the winds blowing, it could have easily grown into a big fire. Luckily, Laurie was in the pool and a person let her know. It was put out with a fire extinguisher. Josh worked it with a water hose to ensure it was out. Thanks to Laurie and the resident who alerted her. Smokers – please do not throw your cigarette butts on the ground or in the grass.

The office staff have been preparing for the annual meeting. The mailings went out on July 8 and 9 to all homeowners. They are prepping the other materials and packets, as well as ordering lunch for the meeting.

The office has also been meeting with quite a few new owners to review the rules, get them signed up, and welcome them to the community.



- Lot #654 Ray & Shelia Henshel
- Lot #006 Ken & Barbara Dynarski
- Lot #405 Gary & Dana Sherman
- Lot #518 Chris Jacobsen & Karen Owens
- Lot #415 Richard & Casy Cann-Figel
- Lot #673 Carlos & Cynthia Ratto

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 distribution.
- 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 backup lines and maintain security at our gate:

- Do not allow tailgating or let unknown individuals enter. Visitors and delivery drivers 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 in the office for a nominal deposit.

Our Own Villagers:

Jack and Laura Swanson

Two peas in a pod is the perfect description for these two, if you know them you would probably agree.

Jack was born in St. George, Maine, and grew up on an island with his father and grandmother. When he was 14, Jack's father decided he'd go to Alaska and Jack went along, but they only made it as far as Winchester Bay, OR, where Jack stayed for another 35 years. He had a long career as a millwright, starting at Reedsport Mill at 15 years old, then Zippo Mill and finally Seneca Mill where he retired from in 2011. As he was a born coastal boy, he also worked as a commercial fisherman and is an avid hunter. After his spouse passed away, he moved to Eugene.

Laura was born in Cleveland, Ohio. Her parents were schoolteachers who had summers off, so they enjoyed lake life adventures. She eloped at 19 and soon moved to Long Beach, CA, to start a family. They traveled to Southern Oregon for a wedding, loved it so much ended up moving in 1977 to Grants Pass/Sunny Valley, OR. For the next 35 years, Laura worked various jobs, eventually having a long-standing career at the Grants Pass Daily Courier starting in clerical and working her way up to sales. After her spouse passed away, she also moved to Eugene.

Then their worlds joined. They had each moved to the same 55+ community in Eugene where Laura needed some work done on her new house.

Guess who showed up at her door? You guessed it! Jack. Their first date was pizza and beer (which neither of them drank) and were friends for two years before they married. They moved to Greentrees in 2019 on the west side down by the river. Jack is on his second term as a BOD member District Rep, plus they served as Co-chairs for the Activities Committee organizing and cooking for many Greentrees events. Their hobbies include gardening, fishing/crabbing, playing at casinos, finding a good buffet. Between them they have 4 children, 7 grandchildren and 1 great granddaughter.

On the evening of June 20, 2026, they had a real scare. While sitting on the couch watching TV, Jack suffered sudden cardiac arrest. Luckily, Laura was in her usual spot right by his side, she sprung into action and got Jack's heart started again. The doctors have given him a clean bill of health and he's almost back to his spunky self again.

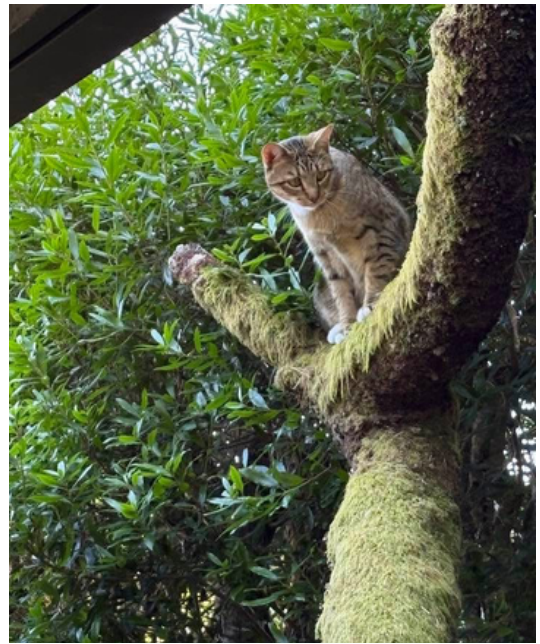
If you see them on a walk, be sure to say Hi.



Village Pets

Frank (Sinatra ole blue eyes) and Sammy (Davis Jr,) just love living at Greentrees up in the 400s where they can climb trees, lay in the sun and explore to their heart's content. They are both indoor/outdoor cats, so don't be surprised if they show up on your trail cams.

Frank relocated from Southern California four years ago and is living his best senior life. Sammy was adopted 18 months ago by Mike and Lois Peaslee from another GTV resident who was entering a care facility. They quickly bonded as brothers and love to entertain their servants - I mean owners with their antics.



Sammy



Frank

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.



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.



GERT
Greentrees Emergency Response Team

Prepared Today.
SAFER TOMORROW.

BE INFORMED. BE PREPARED. BE READY.

TAKE STEPS TO PROTECT WHAT MATTERS

-  Create defensible space around your home.
-  Have an emergency plan in place.
-  Make sure all family members know the plan.
-  Keep a fire extinguisher and know how to use it.
-  Have a garden hose long enough to reach around your property.

TRAINING • EDUCATION • COMMUNITY
GERT offers training throughout the year in partnership with Siuslaw Valley Fire & Rescue.
Check the newsletter for upcoming opportunities!

BE PREPARED. BE SAFE. WE'RE STRONGER TOGETHER. | GREENTREES VILLAGE

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



GTV
EMERGENCY COMMUNICATIONS
RADIO TEAM

DISTRICT 7 NEEDED!
Be the voice your neighbors can count on.

The Greentrees Village Emergency Communications Radio Team tests monthly on the first Monday of each month at 12:45 p.m.

The radio team needs a representative for District 7. District 7 includes Lots 513-574. Without representation for a district means there's no one giving updates to an affected area and no way for the Search and Rescue team to know of a specific need.

WHAT'S INVOLVED?

- ✓ Participation in the monthly test from your home
- ✓ A radio can be provided if needed
- ✓ Training is included
- ✓ Monthly testing usually takes only 5 to 10 minutes

WHY IT MATTERS
In the event of a disaster with no electricity or cell service, the radio network may become a vital way to communicate within Greentrees Village.

If you live in District 7 (Lots 513-574) and would like to help your neighbors, **PLEASE CONSIDER JOINING!**

Contact Kristel 541-997-0909

Strong communication. Stronger community.

Restaurant Review

The Laughing Crab



Denise Lutz

The Laughing Crab, located on Bay Street in Old Town, has been under the new ownership of Anthony and Blythe for less than a year, and they've already made quite an impression. They've created a welcoming atmosphere with great food, attentive service, live music, a DJ, and plenty of room for dancing. If you're feeling adventurous, they even host karaoke on Sunday evenings. Their cozy bar also serves an excellent selection of signature cocktails.

Of course, the real star is the food. The menu offers something for everyone, including small plates, soups and salads, noodles, flatbreads, fresh seafood, and hearty entrées.

We sampled five dishes, and each one seemed to outdo the last. The Steamed Gyoza was perfectly tender and flavorful, while the Artichoke & Spinach Bianca Flatbread was crisp, fresh, and delicious.

Seafood lovers won't want to miss the Prawns, served over creamy polenta with a sauce that delivers just the right touch of spice.

Chef Anthony clearly has a talent for noodle dishes. The chilled Matcha Soba Noodles, topped with added prawns, were light, refreshing, and absolutely delicious.

But the standout of the evening was the Pork Osso Buco. Served with a parsnip and carrot purée and fresh asparagus, the pork shank was so tender it practically melted off the bone.

Since we were celebrating a birthday, dessert was a must. We shared both the Chocolate Mousse and the Crème Brûlée Cheesecake, and they were the perfect ending to an outstanding meal. That said, I have to admit I'm still thinking about those soba noodles!

The Laughing Crab is open Thursday through Monday from 4:00 to 9:00 p.m. and is closed on Tuesdays and Wednesdays. If you stop by, be sure to give Blythe a "Greentrees" shout-out—she's the daughter of our own GTV resident, Kristel (GERT)

Directory Information

Please verify your information in our Village directory (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.

If you aren't getting the email blasts from Communications and would like to, please email us at communications@gtvhoa.com and we'll add you to the list.



Florence Feud!

The Florence Food Share is again sponsoring the Florence Feud – their own version of Family Feud. This is a great, fun event that helps raise money for the Food Share. We need to field a team of 4 people to represent GTV. In 2024, Greentrees won! Last year, we didn't do as well and Florentine won. So – a grudge match this year. The event will be on August 28 at the casino, with a practice on August 27. Theme this year is Summer Fun – yes you need to dress up!) If you are interested in being on the GTV team please contact Diana Lindsley right away to get on the team.

Please attend for a SUMMER FUN night, support a worthy cause and your own Greentrees team.

Click [here](https://www.zeffy.com/en-US/ticketing/florence-feud) for tickets: or go to: <https://www.zeffy.com/en-US/ticketing/florence-feud>



FEATURED RULE OF THE MONTH: DUMPSTERS

8. Trash Collection

d. Dumpsters located in GTV common areas are under video surveillance. They are for resident use only and are exclusively for the disposal of yard debris. The dumpsters are not for the disposal of garbage, trash, concrete, furniture or other debris.

In order to allow other resident's use of the dumpsters, each resident may only fill one dumpster, or dispose of the equivalent amount of debris, per week.

Branches should be no more than three inches in diameter and cut into lengths of three feet or less.

Residents are not to stack debris above the top edge of the dumpsters.

Paid contractors, landscapers, and handymen are not permitted the use of the dumpsters and should haul their refuse off property.

Because improper usage of the common dumpsters may result in the removal of dumpsters that are provided as a courtesy by the trash collection service, failure to comply with these rules will result in the owner being fined, based on the GTV Fine Schedule.

e. f. The dumpster located next to the Maintenance building is for the exclusive use of the Maintenance Department.

Because allowing wildlife access to trash poses a threat to both wildlife and residents, failure of residents to comply with the rules regarding trash storage will result in the owner being fined, based on the GTV Fine Schedule. If GTV staff must clean up trash strewn on the ground due to improper storage, the owner may also be charged for staff time, at the discretion of the Manager.

GTV Rules and Regulations V1.7 Approved February 17, 2026

Shaping a Greener Tomorrow: Oregon's Recycling Modernization Act Enters Year Two

July 1, 2026, marks an exciting milestone for our state: the start of the second year of Oregon's Plastic Pollution and Recycling Modernization Act (RMA).

Over the past twelve months, we have witnessed remarkable, positive shifts in how Oregonians recycle. From major upgrades to the sorting systems that process our materials to stronger partnerships with companies that turn our waste into new resources, the first phase of this landmark legislation has laid a rock-solid foundation. With safety, environmental awareness, and community education guiding our initial rollout, we are already seeing a cleaner, more efficient system take shape.

Now, as we head into Year Two, our core focus shifts to a powerful new goal: Building Trust.

The Next Phase: Transparency, Access, and Confidence

To make our recycling system truly sustainable for the long haul, we need every community member to feel connected to the process. Our second-year roadmap focuses on three essential pillars:

Transparency

A trustworthy system doesn't hide behind closed doors. Oregonians deserve to understand exactly how our recycling infrastructure works and know where their materials go after they leave the curb.

Access

Doing the right thing shouldn't be a chore. We are working hard to ensure that recycling is convenient for everyone, no matter where they live. This means expanding collection opportunities, providing ample drop-off locations, and making it easier than ever to be a better recycler.

Confidence

When you take the time to sort your waste, you should feel absolutely certain that your efforts matter. We are committed to building a reliable system so you can toss the right items into the right bins with 100% confidence that they will actually be recycled.

Did You Know? Reducing contamination—keeping the wrong items out of your recycling bin—is the single most effective way to help the system run smoothly. By focusing on the basics and recycling correctly, we can drastically lower sorting costs and protect the environment.

A Shared Journey

Building a stronger, more modern recycling system is a long-term effort that simply cannot happen in a vacuum. It requires a village.

We want to extend a massive thank you to the Oregon Department of Environmental Quality (DEQ), our dedicated local governments, hardworking recycling service providers, forward-thinking producers, advisory councils, and—most importantly—the community partners who brought the RMA to life during its inaugural year.

As we step into Year Two, we look forward to continuing this vital collaboration to ensure a cleaner, greener, and more transparent future for all of Oregon. Happy recycling!

One Year In: By the Numbers

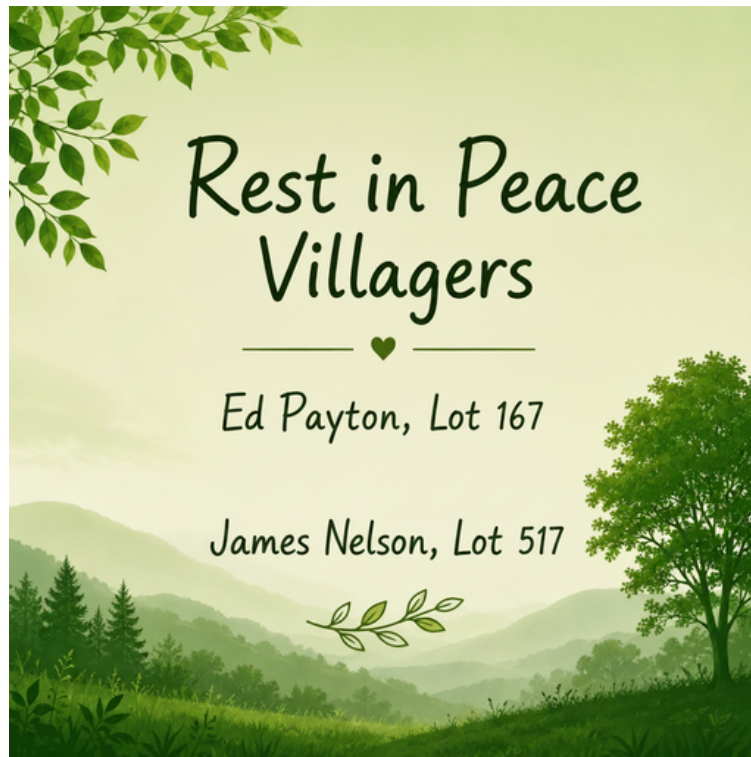
A lot has happened in the first year. Here are a few of the milestones that show how producer funding is making a difference across Oregon. As of June 2026:

- Approximately 265,000 tons (530 million pounds) of recyclable materials have been delivered from Oregon communities to recycling sorting facilities.
- 34 RecycleOn Centers have opened, with more than 50 additional sites planned to open this year.
- Producer funding has supported more than 36,000 new recycling carts and 11 recycling collection trucks serving communities across the state.
- \$30 million has been distributed to recycling sorting facilities to modernize equipment and help more recyclable materials stay out of the landfill.
- 3,272 brands that sell packaging and paper products are registered in Oregon's producer responsibility program.
- 91 end markets have self-attested to meeting Oregon's Responsible End Market standards, with independent third-party verification beginning this year.

Britte Kirsch
EMAC
City of Florence

We have been contacted by the trash collection company to let us know they are implementing a new system, required by law, about recyclables. They will be tracking contamination in recyclables - they will give the owner 4 notices in 6 months that their recyclables were contaminated (contains items that should not be in the recycle bin), and then will stop picking them up from that lot, including removing the recycle bin. They will also charge the homeowner a \$25 fee. We have to provide them with the name and lot number of our residents so they can track it appropriately. In addition, they will also be identifying those lots that have additional trash. In the past, they billed us for the additional trash, but we were not able to charge back to the resident as they did not have the ability to track; now they do. We will be charging individual owners for any additional charges of extra trash.

Acting General Manager
Diana Lindsley



Community Notice:

PHONE CALLS TO THE OFFICE:

The Office has a new 2nd line number. The main number is still 541-590-3003; the new additional line is 541-590-3001. The main line will ring busy if the main line is in use. Please hang up and call 541-590-3001 because the main number does not automatically roll over.

ARCHITECTURAL CONTROL COMMITTEE:

The ACC will be holding workshops discussing policies on August 27 and September 24 at 10:00 am in the Conference Room. All are welcome to attend.

CC&R/BYLAWS TOWN HALLS:

All are invited and encouraged to attend the Town Halls being held in the Rec Hall to discuss the proposed CC&R changes that will be voted on by owners at a later date.

DATES: Thursday, August 13th at 6:00 pm
Wednesday, August 19th at 1:00 pm

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		

AS COSTS RISE, HERE'S A WAY TO CUT EXPENSES

As a Board member, I bring my experience in management of large properties to our Board. After reviewing our annual budget, I thought of a way to reduce the amount GTV spends on street lighting. New technology in LED lighting can offer GTV better light coverage and at the same time reduce our electricity bill. In August, I will lead an ad-hoc committee to review low- or no-cost options to provide improved street lighting for less dollars. Better lighting for less cost!

Jack Stephen
District 9 Board Member

**Donate it,
Don't Dump it.**



Florence Habitat for Humanity



florencehabitat.org/restore



541-997-5834



Store Hours 9 -5



2016 Hwy 101, Florence

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 (a washer and/or dryer replacement if the repair estimate exceeds 65% of the value of the current ones)
- Up to \$500 once within a 12-month period toward a utility bill
- Up to \$1,000 once within a 12-month period toward past due or delinquent property tax bill.

To apply, drop in at the Siuslaw Outreach Services main service center on 12th Street in Florence, Monday through Thursday between 10am and 3:30pm. Applicants may also make an appointment by calling 541-997-2816. 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.



Siuslaw Outreach Services

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Resource Center**

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Greentrees Village Inc., Office
 Phone: 541-590-3003
 541-590-3001
 Website: www.greentreesvillage.com
 Office Hours: Mon - Fri 9am-3pm
 Closed Sat, Sun & holidays

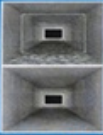
Greentrees Village Inc., Maintenance
 Phone: 541-997-1371
 Weekends & Evenings:
 cell: 541-999-6231

Village Voice
 Submissions and Advertising
Communications@gtvhoa.com
Advertising@gtvhoa.com



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(541) 590-7027

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541-999-5018
jsemaintenance22@gmail.com



SUMMERTIME FLEA MARKET

CAN'T HAVE A GARAGE SALE AT YOUR HOME?
 DON'T WANT PEOPLE AT YOUR HOME?
 DON'T HAVE ROOM FOR A GARAGE SALE ?

SPACE \$20/EACH
 Saturday, September 12th
 9:00 AM - 3:00 PM
 We will be on the Community
 Wide Garage Sale Map

Table & Chair Rentals available too!
 Tables = \$10/ea.
 Chairs = \$5/ea.

Call ReStore to get pricing on scheduling a pick-up for your larger items to be brought to your vendor spot or stop by the ReStore TODAY! Space is limited!





Use code sign-up today!

Nelson's

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 Meadowfoam



Emmalene
 Lot 517
 (541) 991-2633
emmynel09@gmail.com

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Greentrees Village, Inc.
Board of Directors Meeting Minutes – Unapproved
July 21, 2026

The regular meeting of the Greentrees Village Board of Directors was called to order by President Diana Lindsley at 1.01 p.m.

Roll Call of the Board of Directors: 9 Board Members present: Fred Miller, Julie Brown, Leslie Shaw, Laurie White, Elizabeth Lugg, Diana Lindsley, Jack Swanson, Carol Murphy, Jack Stephen.

Approval of the Agenda: Laurie White made a motion to approve the agenda; Leslie Shaw seconded. Vote: Y-9, N-0. Agenda approved.

Approval of the Board Meeting Minutes of June 16, 2016 and July 7, 2026: Leslie Shaw moved; Jack Swanson seconded. Vote: Y-9, N-0. Minutes approved.

Residents' Forum: The following resident spoke: Rick Demings, Lot 529, spoke of the need for good government and the homeowners' need to know.

Treasurer's Report: Laurie White presented the report: Total Operating Funds: \$765,816.35; Total Reserve Funds: \$1,271,824.57; Monthly Income: \$210,146; Monthly Expenses: \$141,376; Monthly Contribution to the Reserve Account: \$37,346.

Committee Reports:

See attached

Unfinished Business:

None

New Business:

(07-04-2026) – Consider approval of amendment to Rule 49 Greenbelts-Carol Murphy. Jack Stephen moved, Elizabeth Lugg seconded. This amendment would have added a time limit of 3 months for replacement of vegetation destroyed by owner. Fred Miller opposed and after some discussion, moved to table the motion, Leslie Shaw seconded. Vote: Y-6, N-3 (Diana Lindsley, Jack Stephen, Carol Murphy) Motion to table passed.

(07-05-2026)- Consider approval of establishment of a new Ad Hoc Lighting Committee to review GTV public lighting- Jack Stephen moved, Carol Murphy seconded. Possibilities of a change to solar lighting, resulting in lower electricity cost were discussed. Vote Y-8, N-1 (Elizabeth Lugg) Motion passed.

(07-06-2026) – Consider authorization of two employees to obtain their CPO (Certified Pool Operator) license at a cost of \$465 each. No one currently has this certification. Leslie Shaw moved, Carol Murphy seconded. Discussion followed, mainly on possibility of those gaining certification but later leaving Greentrees, and benefits gained from having trained staff. A roll call vote was taken: Y-5, N-4. Motion passed.

(07-07-2026) – Consider approval of \$4,880 from the Reserve Spend to pay for the pool crack fixes. Jack Stephen. The amount in the 2026 Reserve Study for this line item is \$20,000. The work is scheduled to begin August 3rd, 2026, and will require the adult pool to be closed for 24 to 48 hours. A roll call vote was taken: Y-9, N-0. Motion passed.

(07-08-2026) -Accept resignation of Fred Miller as Board Training Committee chair. Fred Miller will also be resigning from the committee and tells us the committee will resume meetings Friday, August 28, 2026 as preparations for the next training session for the Board will begin then.

Other Business:

None

Announcements: Leslie Shaw announced a Recycling Event taking place on August 17, 2026 at 4:00 pm in the Recreation Room. Our recycling company will give updates on materials which can be recycled, and the approved method of doing so.

Adjourn to Executive Session

Executive Session:

(07-26-2026) Discuss management companies responses. Laurie White moved, Elizabeth Lugg seconded.

Adjourn: 3:07 pm

We have someone to host the August coffee social but are looking for a host for the potluck and coffee social and potlucks going forward.

How to WIN Emergency Meals

Greentrees Emergency Response Team (GERT)

Help GERT Help YOU!

You could win a Tub of Emergency Food.

Just complete the resident emergency information for GTV, GERT's Search and Rescue (SAR) Team. After completing the form turn in to your District representative or the office before the annual meeting August 1st. Or bring to the annual meeting with you to turn in at check in. To receive a ticket to be entered into the drawing for Emergency food and items.

In the event of a Large Natural Disaster GERT would deploy our SAR teams and Radio team to assist the most vulnerable residents the ones with mobility and medical needs.

GERT & SAR need this information prior to house to house searches.

Having this Lifesaving information ahead of time will assist not only GERT and our SAR team, it may save your life.

Ad Hoc CC&Rs and Bylaws Committee - July

The Ad Hoc CC&Rs and Bylaws Committee has continued to work to make recommended changes to the Bylaws.

We met with the attorney for him to review and clarify our changes on the CC&Rs. He helped up clear up some language and ensure we were in the right direction. We have been using the draft version created in 2020 as our base since that included many of the legal changes from 2002 to 2020. Additional changes were needed to ensure we follow updated state and federal laws. He is finalizing our updated CC&Rs, which will be available at the annual homeowners meeting on Aug. 1. He is also preparing a summary document to help homeowners understand the differences between the current and new CC&Rs. Please note that this is a completely new document –articles in the current document have been moved, combined, completely revised and new articles added. You cannot trace from the current document to the new very easily. The new CC&Rs will be about 40 pages with the revised language.

COMMITTEE REPORTS

ACC July Board Report.

ACC has been very busy this month. We have received 4 permit requests, reviewed all four and issued 2 at this time. We followed up on additional permits that had slipped through the cracks. We received 3 IOC's from the General manager reporting on Greenbelt issues. These were verified and returned to the GM for letters. Two additional IOC's were received dealing with carports made of canvas. These are not allowed for safety reasons. They were verified and returned to the GM to handle.

We are in the process of revising our permit request forms and setting up Protocols for the handling of the permit requests and IOC's that we need to handle.

We encourage resident visitors but must request that all comments and/or questions be held until the meeting portion is over. Please remember that ALL INFORMATION HEARD IN THESE MEETINGS IS CONFIDENTIAL AND IS NOT TO BE DISCUSSED OUTSIDE THE MEETING SITE.

We are looking for one more permanent committee member to fulfill our State mandated 5 members. We would also like to have 2 or 3 people to serve as alternates. They would not vote but could help in the permit review process. In an effort to include all Districts, we are especially looking for help from Districts 3,4 & 5. Come visit a meeting and see if you would be interested in joining us.

Activities Committee – July

The Activities Committee had a very successful June and July.

For Father's Day, we had about 20 cars, bikes, a surrey, golf carts and assorted vehicles for the 1st annual GTV car show. This seemed to really draw people out for Father's Day lunch. While we had a record 102 people sign up, we actually served over 175 burgers and veggie burgers. We even pulled out some ham to make ham sandwiches!

The 4th of July Hot Dog Feast had 72 people sign up but we served over 200 hot dogs! The Rec Hall was full of people enjoying themselves.

The annual flea market and bake sale was a success. We made about \$700 from the bake sale, sale of chips / drinks – with a free hot dog, and the table sales. Everyone seemed to have a good time and the vendors seemed happy.

Next up is the end of summer root beer float social on Labor Day.



KATRINA RUPP
REAL ESTATE BROKER

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SERVICES, INC.**

541-997-SOLD (7653)
541-231-7343 CELL

Katrina@WCRESI.com

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P.O. Box 3040
Florence, Oregon 97439

MLS	STAT	LIST \$	ADDRESS	#BED	#BATH	SQ FT	LISTED		
545068629	ACT	\$355,000	#407 EAST	3	2	1464	7/21/2026		
383571929	ACT	\$135,000	#24 EAST	2	1	1120	7/16/2026		
342508208	ACT	\$295,000	#662 WEST	2	2	1416	7/13/2026		
668653365	ACT	\$214,000	#143 EAST	2	1	1101	7/10/2026		
456117539	ACT	\$297,500	#659 WEST	3	2	1502	6/12/2026		
358006338	ACT	\$329,000	#558 WEST	2	2	1152	6/8/2026		
550523541	ACT	\$142,000	#113 EAST	2	1	924	6/5/2026		
181028849	ACT	\$195,000	#214 EAST	2	1.5	840	5/28/2026		
261569229	ACT	\$279,995	#245 EAST	3	2	1782	5/7/2026		
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		
776999889	ACT	\$259,500	#285 EAST	2	2	1798	2/2/2026		
220740617	ACT	\$390,000	#534 WEST	3	2	2280	1/26/2026		
253283281	ACT	\$295,000	#695 WEST	2	2	1539	3/25/2026		
24399954	ACT	\$314,997	#694 WEST	3	2	1539	8/13/2024		
689410988	PEN	\$349,000	#676 WEST	3	2	1512	6/2/2025		
648921461	PEN	\$222,500	#278 EAST	2	1.5	1675	2/6/2026		
755258289	PEN	\$259,000	#207 EAST	3	2	1816	3/14/2026		
126795636	PEN	\$340,000	#409 EAST	2	2	2036	3/20/2026		
465391432	SOLD	\$245,000	#518 WEST	2	2	1248	6/16/2025	\$200,000	6/30/2026
575095891	SOLD	\$299,000	#405 EAST	2	2	1529	4/30/2026	\$299,000	6/26/2026
307968140	SOLD	\$339,000	#6 EAST	3	2	1512	4/12/2026	\$316,000	6/24/2026
477001508	SOLD	\$310,000	#654 WEST	2	2	1080	12/11/2025	\$250,000	6/18/2026
698176604	SOLD	\$164,500	#155 EAST	1	1	576	4/27/2026	\$160,000	6/17/2026
463471603	SOLD	\$385,000	#73 WEST	2	2	1836	7/11/2025	\$370,000	6/16/2026
344579839	SOLD	\$244,000	#29 EAST	3	1	1308	9/22/2025	\$235,000	6/15/2026
644263031	SOLD	\$175,000	#293 EAST	2	1	728	4/1/2026	\$159,000	6/12/2026
229601328	SOLD	\$179,500	#261 EAST	2	1	924	7/10/2025	\$150,000	6/12/2026
157069656	SOLD	\$249,900	#415 EAST	3	2	1872	3/11/2026	\$239,000	6/11/2026
592575119	SOLD	\$239,000	#279 EAST	2	1	924	9/29/2025	\$220,000	6/10/2026
107867280	SOLD	\$315,000	#200 EAST	2	1	840	2/11/2025	\$309,000	6/9/2026

SUMMER IS HERE AND THE
GTV MARKET IS HEATING UP!
REACH OUT FOR A SIMPLE,
NO-PRESSURE MARKET
ANALYSIS.

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





3 Things Buyers Notice Within the First 30 Seconds

Whether you're planning to sell this year or simply want to keep your home looking its best, first impressions matter.

1. The Front Entry

A tidy walkway, clean porch, and welcoming front door immediately tell visitors the home has been well cared for.

2. Natural Light

Open blinds, clean windows, and uncluttered spaces make rooms feel larger, brighter, and more inviting.

3. Cleanliness & Maintenance

Buyers quickly notice peeling paint, stained carpets, and deferred maintenance. Taking care of small repairs before they become bigger issues helps preserve both your home's appearance and its value.

A little attention to the details can make your home more enjoyable to live in today and more attractive to buyers whenever you're ready to sell.

HOME CARE CALENDAR:
MONTH-BY-MONTH MAINTENANCE
SIMPLE STEPS EACH MONTH =
A WELL-CARED-FOR HOME ALL
YEAR LONG

AUGUST HOME CARE CHECKLIST

- Vacuum refrigerator coils to improve efficiency
- Inspect deck boards for loose nails or soft spots
- Clean and organize garage or storage areas
- Check outdoor lighting and replace burnt bulbs
- Inspect fences and gates for wear or loose hardware
- Flush water heater to remove sediment buildup
- Clean bathroom and kitchen exhaust fans
- Check weather stripping around doors for air leaks

Do you know a Veteran that badly needs a roof replacement 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.

Classic

CAR SHOW

FRIDAY, AUGUST 14TH • 11AM-1PM

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RECYCLING COMMUNITY DISCUSSION

Year 2 of the Oregon Plastic Pollution and Recycling Modernization Act

Come and join the discussion about the next phase of the Recycling Modernization Act. Share your ideas, ask questions and be a part of the discussion! Thank you for doing your part to be better recyclers! More info here: <https://recycleon.org/Oregon/>

Hosted by:



Monday

August 17, 2026

4:00 – 6:00 PM

Greentrees Village

Recreation Hall

Refreshments

Giveaways

**Lots of
Information**

**COUNTY TRANSFER
AND RECYCLING**

541-997-8233

[https://www.countytransfer
andrecycling.com/](https://www.countytransferandrecycling.com/)