



GREENTREES

VILLAGE VOICE

Neighbors • News • Community

VOLUME 20, NUMBER 9

COMMUNITY NEWS LETTER

SEPTEMBER 2026



Activities presents: A Root Beer Float Social on 9/5 at 1 PM in the Rec Hall!

Gather with your neighbors and celebrate the unofficial end of summer!

• Inside This Issue •



Committee
Updates



New
Neighbors



Restaurant
Review



Community
Events



President's Message – August 2026

Collaboration, cooperation, compromise, civility and change.

The board has been following these principles this year. We have been working together to identify issues and solutions, coming up with ideas and answers, making compromises where needed, all while being civil and considerate with each other. We have struggled with some important issues – some of them will be addressed at this board meeting – all while working together cooperatively and collaboratively. We have made compromises on issues as needed. It has been good to work with this team of people for the betterment of Greentrees Village.

We also realize not everyone will agree with our decisions. Know that we struggled with some of these ourselves, but we worked together to determine the best solution. Some people will say we didn't listen but we tried to engage the community with district meetings and board workshops in order to hear your thoughts. Listening does not mean we must agree with you; it means we heard and acknowledged your voice. We have to make the best decision for the entire community. Don't forget – we are all homeowners here too. None of our decisions are made lightly.

One decision to be made today is on whether or not to hire a management company. The board teams have been working hard for the past 4 months to investigate all options. They have investigated benefit offerings, explored professional organizations (such as CAI) that have job openings and job descriptions for managers, as well as explored several property management companies and their offerings. We have presented as much information as we can at board workshops and district meetings. There is some information we cannot disclose as it covers the management companies' business practices, their employees and our employees. One issue that was a constant is the lack of consistency, and the lack of experienced management. For the 6 years I've lived here, we have had 5 general managers and 5 presidents have been acting managers for some period of time. This is really not acceptable to either the residents or the board. Instead of focusing on making improvements, handling the big issues facing our community, the boards have had to focus on day-to-day operations that should be handled by the manager. It is time we come to a decision so that we can move forward in the best interest of Greentrees. Now – we have a lot of work to do today.

Manager's Message – August 2026

The pool work has been completed for this year. We have sealed the decks of both pools, as well as fixed the sidewalls in the adult pool and a leak in the piping at the family pool. We had a contractor redo the pipes in the pool room, and the electricians are working on the electrical issues. We are glad to get this done. Sorry for the inconvenience but we had to shut down the pools to get this much needed work done.

The sewer lining project is complete. We still have 7 isolation valves to complete for the water works project. We will be working with the contractor to get this scheduled soon.

Smokers – please watch where you throw your cigarette butts. We are in a drought, grass is dry, and things can go up in flames quickly. With our winds, that can quickly escalate a small fire into something bigger and dangerous.

The office is updating our records for the directory and our files. We have discovered a number of errors, some from years ago, that need to be corrected.

Management Company Decision

As you may have heard, the board voted on Aug 18, 2026 to enter into contract negotiations with AMS, a property management company. Until we reach agreement, there is nothing further to report to homeowners. The final cost has not yet been determined since contract negotiations are just beginning. The board will update everyone on the status of the negotiations as they are completed. Until the contract is signed, we cannot give definitive answers since we don't have those answers yet. The board will have a town hall to discuss and present an introduction to the management company team. We encourage you to attend to get your questions answered. – Diana Lindsley



Please help us 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.
- Learn how to do the email blast (We'll teach you everything you need to know!)
- Learn how to update the website. (We'll teach you everything you need to know!)

No experience is necessary—just a willingness to help Greentrees and a positive outlook. Please contact Carley: communications@gtvhoa.com or Denise: advertising@gtvhoa.com

Our Own Villager:

Elizabeth Lugg

Elizabeth's life journey has taken her from a farm in Northern Ireland to the wide-open spaces of the American West—and eventually to Florence.

Born in Belfast shortly after the devastating Belfast Blitz, Elizabeth lost her mother just two days after her birth. With her father joining the Royal Air Force, Elizabeth and her sister were sent to their grandfather's farm in Bangor, County Down. Despite having no electricity, running water or indoor plumbing, Elizabeth remembers farm life fondly—feeding chickens, gathering eggs, sliding down haystacks and climbing trees.

Later, she moved into town and attended a grammar school “for young ladies,” but adventure soon called. As an exchange student in Charlevoix, Michigan, she discovered a different side of teenage life: “Boys! Pizza parties!”

After returning to Bangor, Elizabeth attended art college and worked for the Ordnance Survey creating maps. Then came a six-month hitchhiking adventure with friends through France, Germany, Switzerland and Spain. Along the way, they even took a temporary job in Switzerland when the travel funds ran low.

In 1963, Elizabeth moved to Missoula, Montana, where she learned to shoot and fish for trout and developed a lasting love for western Montana. Five years later, she headed to San Francisco, where her sister lived. It was there that she met and married Charles.

The couple moved to Casper, Wyoming, where Charles taught high school and Elizabeth became an elementary school librarian. They spent 43 years there, enjoying wildlife, camping, hiking the Bighorn Mountains and the wide-open country Elizabeth still loves, she is quite knowledgeable about outdoor packing and emergency preparedness.

Eventually, cold Wyoming winters helped persuade them to head west again. Having enjoyed trips to the Oregon and California coasts with their dogs over the years, Florence became home. Charles loves it here. Elizabeth admits she still misses those wide-open spaces and sometimes feels a little enclosed by all our trees. But, she says, “people and dogs here are a great consolation!”

From Belfast to Bangor, Michigan to Montana, San Francisco to Wyoming and finally Florence, Elizabeth has packed a remarkable amount of adventure into one life—and collected some wonderful stories along the way. She also stays busy being our District 5 representative and enjoying leisurely walks with Charles.



Village Pets

Dogs are a huge part of Thom and Maggie Carson's life and have been so for 24 years of marriage. I love seeing them out and about.

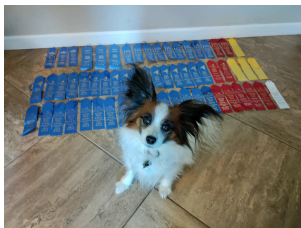
Here's the rundown Thom gave me:

- The oldest at 11 is Pixie, the Cinnamon colored girl. She was a one of our puppies whose owner passed away and we reclaimed her from North Carolina.
- Andy, the white and brown boy also 11, is the largest and was given to us at ten weeks old to rehabilitate and never left. He is a recently retired agility dog with a room full of ribbons and titles.
- Sheldon is the tiny black and white boy at 5 years. He's an Amazing agility dog and rising in the ranks of AKC agility.
- Jewel is the 4 year old tri colored female. She's a retired mom now with three of her babies placed here in Florence and one other is with us.
- Snow is the tiny female out of Jewel and Sheldon. She has been trained in agility and has her first trial in Eugene this Friday.

They take their dogs everywhere and have completed three tours of the United States and recently Canada with the pack in RV and have also traveled to every state in the 48 except Florida.

These dogs LOVE attention and anyone who wants to meet them is encouraged to stop if you see them out walking to say hello.

Thom Carson and Denise Lutz



GERT

Greentrees Emergency Response Team:

Will have a special guest speaker for our September meeting. On Thursday September 10th at 1pm in the Rec- Hall, Elizabeth Thompson (Executive Director of Oregon Coast Humane Society (OCHS)) will be joining us.

September is National Preparedness Month. Preparedness is about all family members, which includes pets. This is a great time to come and learn how to prepare your pets for a disaster. Elizabeth will share what's new with OCHS, and their new Animal hospital. You will also learn how you can best take care of your pet(s) in the event of an untimely death, with also preparing for your demise, or just during a health crisis in general.

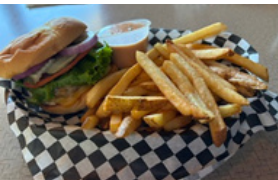
Preparedness starts at home focusing on knowing your risks, making a family plan, building an emergency kit, including your pets and knowing GTV emergency plan. All residents are welcome and encouraged to attend. You can ask questions in an intimate setting. Bottled water, and snacks will be provided.

Where: Rec-Hall - When: September 10th - Time: 1pm

Kristel Buechner
Trainer/Coordinator/Chair
541.997.0909



Restaurant Review: Big Dog Donuts and Deli



I think we're all aware of the amazing donuts from Big Dog, but did you know that they also have great burgers, sandwiches and burritos?

Besides their every-day menu, Burgers are the specialty on Wednesdays. We sampled the Bacon Cheeseburger w/ fries and the special Mushroom Swiss Burger w/ tater tots - 6oz patty topped with mushrooms, grilled sweet onions, lettuce, mayo and melted swiss. Both burgers were cooked perfectly, juicy and delicious; plus, the best French fries I've had in quite a while.

While we were waiting, the breakfast burritos were flying out the door - with the PBJ (pork belly w/ jalapeno jam) sounding like the crowd favorite. They also have Biscuits & Gravy! A side of potato salad, French fries or tater tots come with all sandwiches and burgers.

Closed on Sunday and Monday, Hours are 5:00am to 1:30 pm Tuesday - Saturday.

Check them out for lunch and take home a sweet treat for later.



Denise Lutz

Not getting the weekly Email Blasts?

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.

And 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!

Important Property Ownership Information

As part of an ongoing review of our records, the office has identified some discrepancies in the ownership information for several lots. We are comparing our files and community directory with the ownership records maintained by the Lane County Tax Assessor's Office and, when needed, property profiles from a local title company (at no cost).

We ask all property owners to please verify that their ownership information is current and accurate. If anything has changed since you purchased your property—such as a marriage, death of a spouse, trust, or other change in ownership—please make sure the appropriate documents have been properly recorded with the county and notify the office of any changes, if you haven't done so already.

Our goal is to help ensure that ownership records accurately reflect the legal owners and that your property passes according to your wishes.

As we update the community directory, only **verified owners listed on title** will be shown as owners. Individuals who live at a property but are not on title will be listed as Occupants and will not be shown on the printed Directory.

Thank you for your cooperation and for helping us keep our community records accurate and up to date!



TWO NEW RULES:

NEW RULE #18

Unauthorized Recording and Disclosure of Association Meetings

- a. Purpose The purpose of this Rule is to encourage open and candid discussion at official Association meetings, protect the integrity of Association proceedings, and ensure that the Association's approved minutes remain the official record of Association business.
- b. Unauthorized Recording No Resident, guest, invitee, contractor, or other attendee shall make or cause to be made any recording of an official Association meeting unless expressly authorized by the Board of Directors. Official Association meetings include, but are not limited to: board meetings, board workshops, committee meetings, committee workshops, district meetings, town halls, and membership meetings.
- c. Unauthorized Disclosure No person shall publish, distribute, transmit, post, or otherwise disseminate an unauthorized recording or transcript of an official Association meeting.
- d. Official Record Minutes approved by the Board of Directors shall constitute the official record of Association meetings unless otherwise determined by the Board. Unofficial recordings or transcripts shall not be represented as official Association records or minutes.
- e. Enforcement A violation of this Rule shall constitute a violation of the Greentrees Village Rules and Regulations and may be subject to enforcement, including notice of violation, an opportunity for a hearing before the Board of Directors, and the imposition of fines in accordance with the Association's governing documents, the Greentrees Village Rules and Regulations, and the GTV Fine Schedule.
- f. Authorized Recordings Nothing in this Rule prohibits the Board of Directors from authorizing recordings of Association meetings for official Association purposes.

Recommended Fine Schedule: Anyone found to be in violation of this rule will be removed from the meeting.

First violation: \$50

Second violation: \$100

Third and each subsequent violation: \$200

Subsequent violations may result in fines and the violator being banned from any and all Association meetings.

NEW RULE #55

Excavation Requirements in G.T.V. – Right of Ways General Information

- 1. It should be noted that all streets in GTV are described in the plat surveys as being 40' in width.

TWO NEW RULES:

RULE 55 CONTINUED:

2. Most asphaltic drive area improvements are 24' in width. $40' - 24' = 16'$ leaving 8' in width on either side of the asphalt drive area. Please note that this is NOT always completely accurate. It is up to the individual property owner at their expense to provide a survey completed by a registered Surveyor should any improvements or repairs by residence owner be needed or proposed abutting to or within the 8' right of way (R.O.W.). A survey may be required by either the Architectural or Property committee(s).
3. GTV reserves the right to use the R.O.W. area for any use that is deemed by the Board to be in best interest of the community as a whole.
4. In the event GTV is not utilizing the surface of the R.O.W., the lot owner immediately abutting shall have the right to use the property for either lot access or landscaping. Depth of excavation by the lot owner or their agents is limited to 12" in depth.
5. Lot owner acknowledges that GTV reserves the right to re-claim the R.O.W. for utility access at any time in the future. GTV is not responsible for the re-establishment of any improvements completed by the lot owner.
6. Should a lot owner or his agent need to excavate any greater than 12" in depth they must:
 - A. Fill out an application for Work in the Right of Way.
 - B. Provide utility locate information. Call for locates at 800 332-2344 or 811.
 - C. Please note that water and sewer mains will NOT show up on a locate. GTV General Manager may require additional discovery by the lot owner.
 - D. GTV does NOT provide locate services.
7. Only contractors registered with the Oregon Builders Board may provide excavation or utility services within GTV R.O.W's. Due to the nature of the antiquated common utility layout and design, Contractors are limited to mechanical excavation of 12" in depth. All excavation below 12" must be hand excavated. Contractor must carry a minimum liability policy of \$500,000 and name GTV may be required to name GTV as "additional insured" at no expense to GTV.
8. A pre-construction meeting is required with the General Manager or assigned person prior to actual excavation.
9. Replacement of spoils (back filling) must be placed in no more than 8" lifts and must be watered and vibratory compacted.
10. All excavations where a water or sewer mains are exposed shall be left open for 24 hours to ensure there is no leakage.

September Potluck — Challenge Accepted

The potluck on September 25 will be a chili cookoff!

Make up a pot of your favorite chili and challenge others to determine who has the best flavor.

Winners will be voted on by the participants at the potluck. Bring your recipe to share so we can all make award winning chili! Prizes to be determined but you for sure will get bragging rights.

Be sure to bring your favorite potluck dish or a dish that pairs well with chili.



BATTER UP!

Catch the latest display in the clubhouse. This baseball collection featuring Willie Mays and "The Catch" is courtesy of John Kent, space 131. John moved to Greentrees in April 2026. He played Little League and was able to see a Giants game in 1962. He started seriously collecting in the 1980s.

If interested in displaying your collection, contact Lisa Reynolds 503-896-4628.

Letters to the Editor: #1



I support hiring a professional management company for Greentrees Village. Having lived in five HOAs, most with professional management, I've seen the benefits firsthand.

GTV has an amazing group of volunteers, but three recent board presidents have also had to serve as acting managers—an unfair burden on residents who already donate their time and skills. A neutral third-party management company could oversee the office, rule enforcement and staffing while keeping our existing employees and providing them benefits and continuity.

Our board and committees would remain an important part of GTV, but professional management would relieve volunteers of responsibilities such as hiring, training and managing staff.

Yes, HOA fees will increase slightly, but I believe the long-term benefits are worth the investment. Please consider GTV's future and support the vote for professional management.

Michael Peaslee
lot 433



Letters to the Editor: #2

IF IT AIN'T BROKE, DON'T FIX IT

What is the rationale for hiring a management company? What led every board member to vote unanimously for a change that many homeowners appear to oppose? Greentrees has operated independently for the past 53 years. Its books are now in order and passed the audit with excellent results. The maintenance department is running smoothly, although it still needs a leader. We currently have immediate access to our on-site files and receive prompt responses to water leaks and other maintenance issues—benefits that would likely be lost with a management company. In addition, the cost* of hiring a management company would more than cover the salary and benefits of a qualified on-site General Manager. So, what is the incentive?

*Based on numbers provided by our treasurer Laurie White

Ken Petersen
Spc 684



Letters to the Editor: #3

I must call attention to the poor level of access at formal GTV meetings.

I was physically unable to attend the Recycling meeting on 8/17 so I sent my caregiver to transmit the content of the meeting via phone. He was rudely informed that he couldn't be there, then after he explained that he was my proxy, he was contemptuously told he couldn't use his phone.

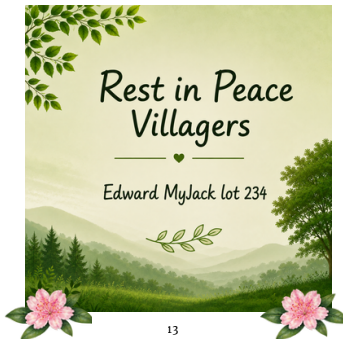
Why am I shut out of official GTV business just because I can't be there, physically? We are a senior community, so we should be utilizing technology to permit housebound individuals to virtually attend meetings like this, as well as Board and District meetings. A modest investment in a Zoom account and a web cam would make this possible.

Rebecca Burgess, Spc 560



Response to this situation from our President, Diana Lindsley

At the Recycling event, a man was there with his phone out. It appeared he was having a conversation with someone as there was noise and talking coming from the phone. It was disturbing to other residents at the meeting trying to hear the presentation. As many of our residents are hard of hearing or have hearing difficulties, I asked him to please silence his phone. He then took a call, and went outside. When he came back in, he still had his phone out, but it was not broadcasting talking / noise, so as far as I know, he continued. The issue was not that he had his phone out, but that by broadcasting the other side of the conversation, it was disturbing to the other attendees. He was never asked to leave.



YOUR COMMUNITY SOCIAL-HEALTH CENTER RESOURCE

Empowering Florence residents with practical tools, essential resources, and personalized support to build lasting financial stability and live healthier lives.

Health is about more than medical care. Nutritious food, reliable transportation, safe housing, financial stability, and supportive relationships all contribute to personal and community well-being.

The Helping Hands Coalition Community Social-Health Center in Florence brings these supports together through four important areas of service.

SOCIAL SERVICES

Personalized Support and Senior Care

Finding and coordinating assistance can be difficult, especially when several needs arise at once. Our team helps residents identify available services, understand their options, and take practical steps toward greater stability.

Our Senior Medical and Social Care Program helps qualifying adults age 65 and older coordinate medical care and everyday needs so they can remain healthier, safer, and more independent at home.

Each senior participant works with a Community Health Worker who provides personalized support and helps coordinate healthcare, transportation, food, housing, utilities, wellness needs, and community resources.

Residents can also receive assistance navigating more than 2,100 programs and resources for healthcare, housing, employment, education, legal assistance, financial needs, and other community support.

ESSENTIAL SERVICES

Meeting Everyday Needs

Access to necessities can make daily life safer, healthier, and more manageable.

Our Florence center provides showers, laundry, hygiene products, clothing, shoes, coats, blankets, feminine hygiene products, baby food, child and adult diapers, local transportation assistance, pet food, Narcan, first-aid kits, and other essential resources.

These practical services help residents meet immediate needs while working toward improved health, independence, and financial stability.

NUTRITION

Nourishing Health and Connection

Good nutrition supports energy, health, recovery, and independence at every age.

Helping Hands provides freshly prepared, nutritious meals, including culturally appropriate choices, with convenient dine-in and take-out options.

Community meals offer more than food. They provide a welcoming place where residents can enjoy a meal, connect with neighbors, reduce isolation, and strengthen their sense of belonging within the Florence community.

HEALTH AND LIFE SKILLS

Practical Knowledge for Everyday Life

Useful information and practical skills help people make informed decisions about their health, finances, relationships, and future.

Educational programs address personal finance, nutrition, coping and resilience, tobacco cessation, healthy lifestyles, spiritual health, sexual health, and other practical life skills.

Our goal is simple: provide useful knowledge, tools, and encouragement that residents can confidently apply in everyday life.

YOUR COMMUNITY SOCIAL-HEALTH CENTER RESOURCE Continued ROOTED IN FLORENCE. SERVING NORTHWEST LANE COUNTY.

For 15 years, Helping Hands Coalition has served the Florence community, helping residents address immediate needs while building greater health, independence, resilience, and financial stability.

Helping Hands connects Northwest Lane County residents with four service centers, expanding access to social services, essential resources, nutritious meals, health education, and personalized support throughout the communities we serve.

Whether someone needs immediate essentials or ongoing guidance, Helping Hands offers a welcoming place to find support, build confidence, and move toward a healthier future together.

Helping Hands Coalition
Community Social-Health Center
4590 Highway 101 North, Florence, Oregon
541-997-5057
HelpingHandsFlorence.org
Open Monday, Wednesday, and Friday
11:00 a.m. to 1:00 p.m.

**Helping Hands will be here to
put on a presentation for us Thursday,
9/24 at 2 PM in the Rec Hall.**



EASEMENTS –

There has been considerable discussion and concern about the easement on your property. An easement is a property right held by someone other than the property owner. It allows that person or entity to access the property for a specific purpose, such as a utility company entering land to maintain a power line. It does not give them ownership of your property. You still own the land but must allow the authorized person or company to use the easement area.

There is some confusion about where the easement is located. It has nothing to do with the street in front of your property. The easement begins at your front property line, wherever that may be, and extends inward from there. The area between the edge of the pavement and your property line is the HOA-owned common area or right-of-way.

I am not an expert on this matter and am simply sharing what my research found.

Ken Petersen
Space 684



Smoke Alarms Save Lives



When it comes to protecting your home and family, one of the simplest and most important safety devices is a working smoke alarm. Smoke alarms provide an early warning in the event of a fire, giving you and your family valuable time to get out safely.

Many people do not realize that smoke alarms should be replaced every 10 years, even if they still appear to be working. Over time, the sensors inside smoke alarms can become less reliable. Dust, age, and normal wear can affect their ability to detect smoke quickly.

It is also important to test your smoke alarms regularly and replace batteries as needed. A smoke alarm that does not work cannot provide the warning your family may need during an emergency.

Florence Habitat for Humanity Can Help

Florence Habitat for Humanity is committed to helping keep our community safe. If your smoke alarms are more than 10 years old, missing, or no longer working properly, we may be able to install new smoke alarms in your home at no cost to you. Special devices for individuals who are hearing impaired are also available. These devices can provide additional alerts to help ensure that everyone in the household has an opportunity to be warned in the event of a fire.

Don't wait until it is too late. A few minutes spent checking your smoke alarms could save a life.

To learn more or schedule a free smoke alarm installation, call Florence Habitat for Humanity at 541-902-9227 and ask to speak with Misty.

Working smoke alarms save lives—make sure yours are ready when you need them most.

Janell Brekstad
Executive Director
541-902-9227



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Help price items to ensure great value for our shoppers.

MERCHANDISING
Display items beautifully and creatively.

CLEANING
Keep the boutique looking clean, fresh & inviting.

ORGANIZING
Sort, organize & restock items throughout the store.

LOADING
Sort donations & prepare items for the sales floor.

MAKING AN IMPACT
Every hour you give helps build safe, affordable homes in our community.

FLEXIBLE HOURS
Choose times that work for you! Individuals, friends, & groups are all welcomed!

SHOP. DONATE. CHANGE LIVES.
Send pics for reporting our community!

INTERESTED?
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LEARN MORE:
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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 Siustlaw 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.



"Celebrating 40 years of serving Union Lane County"



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

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2026 ANNUAL
Florence
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Family Fun

FREE PARKING

Fascinating Vendors

LABOR DAY WEEKEND

Saturday 9/5 from 10 - 5

Sunday 9/6 from 10 - 4

Florence Event Center

715 Quince Street

Florence, OR 97439



Bring your mystery rocks
& discover your hidden gems!



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!



Thank You to Our Advertisers



The Village Voice is made possible through the generous support of our local advertisers. We encourage our residents to support the businesses that support our community.

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

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GREENTREES VILLAGE, INC.
BOARD OF DIRECTORS' MEETING MINUTES - UNAPPROVED
AUGUST 18,2026

The regular board of directors meeting was called to order by President Diana Lindsley at 1:02 p.m.

Roll Call was taken Fred Miller, Julie Brown, Laurie White, Elizabeth Lugg, Diana Lindsley, Lelie Shaw, Jack Swanson, Carol Murphy and Jack Stephen were present. We had a quorum.

A motion was made by Leslie Shaw to approve the meeting minutes of July 21, 2026. It was seconded by Jack Swanson. Motion approved 9/0.

A motion was made by Leslie Shaw to approve the minutes of the Special meeting July 25, 2026. Jack Swanson seconded. Motion passed 9/0

The President gave her comments – See attached

Residents Forum had 2 participants, Colleen Starkey #305 and Pat Miller #585.

The Treasurer's report was given by Laurie White. The total Monthly income was \$205,534, The Monthly expense were \$151,170. The Operating Account has \$793,992.76 and the Reserve Account has \$1,285,193.90. The monthly contribution to the Reserve Fund was \$47,326.

The General Managers report was given By Diana Lindsley – see attached.

COMMITTEE REPORTS:

Architectural Control Committee – Carol Murphy- see attached

Property Committee – Tom Shaw gave a report on the work being done on the pool and decks. He explained the need for requiring right of-way permits for any work to be done in that area. A new rule is up for approval under new business.

Activities Committee – Terry Lindsley – see attached

GERT Committee – Kristel Buechner – see attached

Communications Committee – Carley Scibetta – see attached

Board Training Committee – Pat Miller – See attached

Ad Hoc CC&Rs and Bylaws Committee – Diana Lindsley – see attached

Ad Hoc Lighting Committee – Jack Stephen – see attached

NEW BUSINESS:

(08-01-2026) President accepted the resignation of Board Secretary Elizabeth Lugg with her thanks.

(08-02-2026) Leslie Shaw nominated Carol Murphy for Board Secretary. Jack Swanson seconded. A secret vote was taken. Yes 9/No 0 Carol was elected secretary.

(08-03-2026) Jack Stephen made a motion for the Ad Hoc Lighting Committee Charter to be approved. Fred Miller seconded. Voice vote Yes 9/No 0 motion passed.

(08-04-2026) Fred Miller made a motion for the board to consider adopting an HOA Management Company model. Julie Brown seconded. Voice vote Yes 9/No 0 – the motion passed.

(08-05-2026) Laurie White made a motion for the board to negotiate and execute a contract with AMS Property Management. Jack Swanson seconded. Voice vote Yes 9/No 0 motion passed.

(08- 06-2026) Leslie Shaw made a motion for the board to approve the new rule regarding meeting recordings. Seconded. Voice vote Yes 9/No 0 motion passed.

(08-07-2026) Laurie White made a motion for the board to consider reinvestment of \$100,00 from the Edward Jone Operation Hold Account to a 3-month CD. Julie Brown seconded. Roll Call Vote - all board members voted Yes 9/No 0 motion passed .

(08-08-2026) Jack Stephen made a motion for the board to consider repurposing \$2080 from the Reserve Spend electrical service review and use it to repair/replace defective electrical circuitry at the gazebo base. Elizabeth Lugg seconded. Roll Call Vote – all board members voted Yes 9/No 0 motion passed.

(08-09-2026) Jack Stephen made a motion for the board to repurpose \$3,126 from the Reserve Spend kitchen stove to be used to refurbish the existing secondary hood assembly in the kitchen hood exhaust system. Jack Swanson seconded. Roll Call Vote – all board members voted Yes 9/No 0 motion passed.

(08-10-2026) Jack Stephen made a motion to consider the approval of a new rule requiring Right-of-Way permits and supplemental forms. Leslie Shaw seconded. Roll Call Vote – all board members voted Yes 9/No 0 motion passed.

There was no other business.

ANNOUNCEMENTS

Carol Murphy announced she would be traveling around District 8 to fulfill the SAR form requirement for Emergencies.

Jeff Myers said there will be no bingo.

Florence Feud coming up Aug 28. Our team will be there

The meeting was adjourned by President Diana Lindsley at 2:25p.m.

Respectfully submitted

Carol Murphy

GTV Board Secretary

August Committee Reports

ACC

The ACC held 2 meetings in July 2026. The first was a regular meeting where we processed 6 permits, two of which were final inspections. The balance are in the process of filling building requirements before they can be approved. We also did initial checks on 6 IOCs that were referred by the General Manager. 2 were resolved on site and the others received warning letters from the GM.

The second meeting was a workshop to address the permit process and protocols. Anderson Miller compiled a packet for us outlining what we need to be doing to improve our service to the residence. This outline will be followed for the next 3 months as we clarify our responsibilities to the residents of Greentree's. Thank you Anderson!

Property Committee

No written report submitted.

Activities Committee

Activities has begun planning for Thanksgiving and Christmas dinners. It will be really important that you sign up in advance for these two dinners so that we can plan and cook enough for everyone. But first is our Root Beer Float social on September 5, Saturday of Labor Day weekend, 1 PM. The community wide yard sale is coming up Sept 11 & 12. This is the same weekend as the Florence Community Wide yard sale; we have added Greentrees to the advertising for this. September potluck will have a cookoff event. More information coming soon! Please bring your recipe for sharing. October will bring the Halloween potluck on Oct 30 – come in costumes. We are still looking for coffee social hosts for Sept – Dec.

GERT

September is National Emergency Preparedness Month. We will have a guest speaker – Elizabeth Thompson from OCHS on preparing your pets.

Communications Committee

The Communications Committee is reporting on the current status of our review of Greentrees Village Voice production costs and advertising revenue, with the understanding that the bookkeeper's finalized figures are expected to have been delivered by August 14, prior to this August 18 Board meeting.

At our August 11 meeting with the bookkeeper, she indicated that approximately \$7,000 in newsletter advertising revenue was collected during 2025. She also confirmed that she would provide a full set of supporting financial documentation, including updated 2026 advertising revenue and production cost figures, by August 14. We anticipate that those figures have now been received and are being reviewed in detail by the committee.

Based on the information expected from the bookkeeper, the committee will be able to present a clearer comparison of total production costs versus advertising revenue. This will allow us to evaluate whether newsletter advertising is sufficient to support a transition to full-color printing of the Village Voice, or whether the current format—color front and back covers with black-and-white interior pages—remains the most financially responsible option. We expect to be able to share a more complete and data-supported recommendation with the Board at this meeting.

The committee is also continuing efforts to expand its membership. We remain actively seeking additional volunteers and are prepared to provide training for residents interested in assisting with website management, email communications, newsletter production, and other communications-related tasks.

In addition, we welcome participation from residents who may not wish to serve as full committee members but are willing to assist on an occasional basis. Support with editing resident-submitted articles and other periodic projects would be especially helpful as we work to maintain and improve the quality of our publications.

Our ongoing goal is to strengthen communication throughout Greentrees Village while building a broader base of volunteer support to ensure the sustainability of these efforts.

Board Training Committee

No written report submitted.

Ad Hoc CC&Rs Committee

The draft CC&Rs were released to all homeowners at the annual meeting, along with the attorney's summary letter. Some homeowners have picked them up at the office. The draft CC&Rs are available on our website in the Owner's area. The attorney's letter must be signed for so cannot be posted online. We can also email both the CC&Rs and attorney's letter to you, but you must specifically request it. We held our first town hall on Thursday evening and will have another on Wednesday, Aug 19 at 1 PM to obtain your feedback and

answer any questions. The committee will meet on Aug 26 to review the feedback received. If you have any questions, you can also email us at gtvgovdocs@gmail.com Once we have reviewed the feedback and incorporated that what we could, we will again send to the attorney for finalization and review. We are planning the voting at this time – it will depend on the feedback and changes needed. The final must be mailed to all homeowners along with the ballot. We need a 75% approval for this to pass.

Ad Hoc Lighting Committee

No written report submitted. Charter to be voted on by the board.