

GREENTREES



VILLAGE, INC.



April

A Fifty-Five and Older Community

2014

Greentrees Village, Inc.

1600 Rhododendron Drive #320, Florence, Oregon 97439

541-997-8674

Around The Village

Spring Is Here by Bill Johnson

While it wasn't a terrible winter, not the constant rain and cold, it still is nice to see it end. Spring is here! Just look around. The daffodils are blooming and the tulips are right behind. Rhododendron buds are swelling, even the Scotch broom have started flowering. It is a great time to take a walk around the Village.

Greentrees is starting to blossom. Homes are selling, and new people are moving in. There is building and remodeling taking place. Pretty soon there will be kids splashing and playing in the Family Pool and riding bikes in our streets. Even your pets know it's Spring. Cats are basking in the sun and the dogs are discovering all the new scents left by winter storms.

There are new things for all of us to do. Whale watching season is upon us. Neighbors are busy sprucing up their yards with new plants - all in time for Easter and the Rhododendron Festival. What a great time for day trips up and down the coast.

It is nice to wake up on a Spring morning, but it's fantastic to wake up in Greentrees Village in the Spring time.

Central Lincoln Offers Program For Duct Testing

Central Lincoln PUD is currently offering an incentive to have homeowner's electric furnace duct systems tested and sealed if needed. Leaky duct work can have a considerable impact on your home's monthly heating bill. Central Lincoln's program requires that the duct systems be tested and sealed by a licensed contractor. If your system meets the program's requirements, the contractor will seal them to Central Lincoln's standards at no cost to you.

If you are interested in finding out more about the program, you can call Wade Carey at Central Lincoln at 541-574-2068.

The Creative Process

British mosaic artist and author, Martin Cheek will be speaking on mosaic art and the creative process at the Greentrees Recreation Hall on April 18th from 5:30 to 8:00 PM. Greentrees residents and the public are invited to hear Mr. Cheek's amusing and informative lecture, which he illustrates with mosaics. There is a \$10 cover charge to attend. No pre-registration is required. Refreshments will be served.

From The Architectural Committee by RB Taylor

Once again we are faced with the change of "Spring", coming upon us, and with it the need to cut back the vegetation that invades us each year.

As a reminder, the bins at several locations around the park are provided for each of us to put our cuttings into, but they are limited to the amount they can hold and we ask that you not overfill them. The bins are normally picked up on each Tuesday and sometimes on Thursday each week. If you hire someone to cut back the growth around your lot, please make sure that they take the waste to the recycling plant and not dump it in the bins. The commercial contractors that cut back the growth in the lots normally have enough material to fill more than one bin at a time. You do the math - we only have a short period of time each year to clean up the over growth and we have 567 lots that would like to put their clippings into the bins. Please be considerate.

I would also like to remind everyone that if you are planning on making additions to your home or lot, you need to check with the Architectural Committee to see if you need to obtain a permit. Generally a permit is required if you are planning to add any type of addition that would change the coverage of the lot. If you are concerned that the association may be overstepping their authority, please review the CC&Rs, and the By-Laws which describe the powers and duties of the BOD, and the Architectural Committee which is authorized by ORS94.630.

What to do in an Active Shooter Incident by Ken Stone

I recently listened to a lecture on what you should do if you become involved in an incident where there is an active shooter. As you know by now this can happen anywhere at any time so you should be aware of what you should do. You have only 3 options: *run, hide, or fight*. You should practice being aware of where you are at all times: What is occurring around you? Where are exits you can see? If you can see a way to put distance between you and the shooter and exit the area you should do so. Get out of a building and find an area where you can hide or be behind a solid barrier. Call for help on your cell phone and give as much information as you know.

If you cannot run, you should try to hide. Make yourself as invisible as possible, lock doors, turn off lights, and be very quiet. Turn off all sounds on your cell phone and if possible turn off the cell phone so no screen light. Most of us are in no condition to fight an armed intruder so this should be a last resort. If you do fight try to enlist help from others and be nasty—no holds barred. Use any weapon you can find.

When police arrive follow their orders without hesitation. If told to lie down, spread your arms and open your hands so they can see you are unarmed. Do not engage them in conversation. If told to run in some direction, put your arms up and open your hands, spreading your fingers.



Greentrees Bingo

Every Saturday Night
at 7:00 PM

Door Prizes, Good Snacks,
and Good Company.
In the Recreation Hall

Welcome New Residents

Owners and Renters

Frank Hungate & Mary Shaw - lot 634

Jay & Kristel Buechner - lot 162

Andrea & Robert Wieland - lot 126

Jay & Barbara Musson - lot 682

Becky Gould - lot 55

Don Dowell - lot 154

Jodi & Bob Eaton - lot 118

In Memorium

June Ryan, lot 306

08/29/24 - 02/14

Vicki Hurley, Former Resident

Passed 2/13

Bill Hare, Lot 279

01/13/31 - 03/03/14



The Greentrees Village Voice

is brought to you by Greentrees Village, Inc.

NEXT NEWSLETTER DEADLINE

April 18th, 2014

Please submit your news items for the next issue
by bringing them to the Greentrees office,
or by E-mail to gtv@oregonfast.net

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Visit our web site at:

www.greentreesvillage.org

Greentrees Village Inc.
Board of Directors Meeting Minutes - March 12, 2014

Call to order: The meeting was called to order at 1:00 p.m. by President George Lyddon. Seven board members were present. Peg Patton and Jeff Myers were absent.

Approval of the Board Agenda: R. B. Taylor made a motion to approve the Agenda. **Voice Vote, 7 yes, 0 opposed, approved unanimously.**

Approval of Prior Meeting Minutes: George Lyddon moved to approve the BOD meeting minutes of February 11, 2014, as printed, by general consensus.

President's Comments: George Lyddon introduced new Board procedures regarding audience and Board member interactions other than at the Resident's Forum. He announced a vacancy on the Board of Directors for District 8.

Resident's Forum: **Lea Rudd, Lot #288**, regarding Friendship Club rental fee and procedures with the tables in the hall. **James Gregg, Lot #608**, regarding ductless heat pumps and current \$1,500.00 rebate which will drop to \$1,000.00 at end of this month. **Kerstin Johnsen, Lot #414**, recommended a Port-a-potty for the road crew working on the water line replacements and road repair. **Norma Burkett, Lot #91**, regarding a place to post an additional event flyer for Greentrees West.

Correspondence: Resignation letter, dated February 18, 2014, from District 8 Representative Jeff Myers, citing time issues. **James Gregg, Lot #608**, requesting to be considered for the District 8 Representative position. **Patricia Miller, Lot #585**, requesting to be considered for the District 8 Representative position. See *New Business (03-09-14) Name District 8 representative: G. Lyddon*. **Lea Rudd, Lot #288**, letter mentioned during the Resident's Forum. **A letter of appreciation to Sharon Muehlbauer-Lewis from G. Lyddon, President of the Board, on behalf of the HOA, BOD and all Greentrees employees for her many years of service.**

Financial Report: Mike Grenfell presented the February Financial Report. Cash on hand in our checking/savings account is \$417,841.97. The Reserve Fund has \$359,613.24, for a total balance of \$777,455.21 in checking and savings.

General Manager's Report: Mr. Dashofy reported there will be no exercise class on Monday, March 17th due to the Arts and crafts show. Fifty new chairs have been ordered for the Recreation Hall. The new card tables are in and being used. Sixteen homes have sold in Greentrees so far this year. The camera for the library is in and will be installed next week. Thirty-two water line replacements have been installed so far on North Street. Road work is still to be done. Louis thanked the residents on North Street for their patience while the work is being completed. It appears that we will be within budget. He also thanked Ross Nininger for all his hard work and for staying on top of it. Louis advised the Board that he was giving each Board member a supplemental packet of items that came in after the Agenda for this meeting was established, consisting mostly of new complaints by two residents, Mr. and Mrs. Jackson of Lot 676 and Sylvia Stanton of Lot 620.

Committee & Club Reports:

(ACC) R. B. Taylor: No permits were issued in February. **(GERT/Security) K. Stone:** **How to Survive! (A Preparedness Expo at Greentrees Village)** will be on Saturday, September 13, 2014 from 9:00 a.m. until 3:00 or 4:00 p.m. Parking and security issues are still in the planning process. Ken and committee members are actively seeking vendors and exhibitors for the tables and sponsors for the food. Louis has filed the necessary paperwork with the city and is working on brochures for the event. **(Property Committee) Bill Johnson:** The Property Committee met on March 4, 2014 and discussed the following. **Kitchen use responsibilities--See New Business (03-03-14) Kitchen rules: M. Grenfell. The Committee voted to recommend that the Board install speed limit signs on both sides of the speed bumps. See New Business (03-05-14) Property Committee Recommendation, speed limit signs: B. Johnson. Multi-use Path--See New Business (03-06-14) Rbody Multi-Use Path: D. Johnsen. Road Pavement Status Report--See New Business (03-07-14) Payment request: B. Johnson.** Ongoing improvements to meet handicapped accessibility rules and laws were also discussed. **(Tuesday Club)**

N. Burkett: The Artisan and Crafters Show on March 17th already has 75 pieces to display. There will be a concert at 2:00 p.m. The Antiques and Collectibles Show will be on April 26, 2014. **(Computer Club) P. Miller:** No report. **(Bingo Committee) K. Bumgarner:** Bingo has averaged 28 attendees per week during the last quarter. Over the last 13 weeks, \$3,132.00 has been paid out including two progressives payouts of \$170.00 and two powerball payouts of \$37.00. This quarter ended in a negative net balance of \$425.00. Kay welcomed owners, renters and their invited guests (18 and over) to come out on Saturday evenings for fun, good treats and prizes.

Unfinished Business:

(02-02-14) Board Calendar (Garage Sale and Open House): G. Lyddon motioned to have the Tuesday Club Flea Market on July 12, 2014 and the Greentrees Garage Sale on August 23, 2014. The Open House Policy, which is once a month from April to September, will remain the same for 2014. Discussion followed. Voice

(Continued on page 5)

Vote, 7 yes, 0 opposed, approved unanimously. **(02-06-14) Fines for new home violations, second reading:** R. B. Taylor motioned to approve a fine of \$40.00 per occurrence for violation of any of the rules listed in Exhibit 32C, Resolution P-12-03-13, "Special Requirements for Greentrees Village Inc., Delivery and Placement of New Homes". Discussion followed. Roll Call Vote, 7 yes, 0 opposed, approved unanimously. **(02-08-14) Friendship Club request, second reading:** G. Lyddon motioned to keep the Friendship Club rental fee the same, at \$50.00 per month. Discussion followed. Roll Call Vote, 7 yes, 0 opposed, approved unanimously. **(02-09-14) Lobby Display Committee:** Fred Burns motioned to approve Bill Johnson of Lot #698; Shirley Kaasa of Lot #581; Charlotte Hunt of Lot #504; Norma Burkett of Lot #91 and Carol Fisher of Lot #180 to the Lobby Display Cabinet Committee. Discussion followed. Voice Vote, 7 yes, 0 opposed, approved unanimously. **(02-11-14) Rule Change - Replanting Greenbelts, second reading:** V. Martin announced that she would vote no at this time and reintroduce a revised Rule Change under New Business that addresses questions and concerns raised at the last Board meeting. See *New Business: (03-01-14) Rule Change – Replanting Greenbelts: V. Martin*. Discussion followed. Roll Call Vote, 0 yes, 7 opposed, motion failed.

New Business:

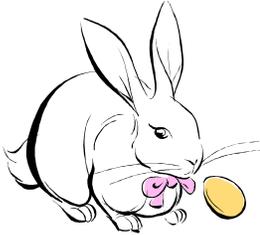
(03-01-14) Rule Change – Replanting Greenbelts: V. Martin motioned to add a new rule to #27 Design Restrictions, Greenbelts in regard to replacement of greenbelt vegetation when it has been removed between properties. Discussion followed. Roll Call Vote, 4 yes, 3 opposed, will go to second reading. **(03-02-14) Request for Hall:** Patricia Huffman, Lot 423, requested use of the Recreation Hall for a lecture by mosaic artist, Martin Cheek, on April 18, 2014 at 5:00 p.m. Gates will be open and everyone is welcome. There will be a \$10.00 charge per person. Mike Grenfell moved to approve the request for use of the Recreation Hall by P. Huffman for this event. Discussion followed. Roll Call Vote, 7 yes, 0 opposed, approved unanimously. **(03-03-14) Kitchen Rules:** M. Grenfell motioned to approve a checklist of instructions to those using the kitchen in the Recreation Hall. Discussion followed. Voice Vote, 7 yes, 0 opposed, approved unanimously. **(03-04-14) Complaint: M & M Jackson:** Mary-Ann and Dwight Jackson, Lot 676, submitted a Greentrees Village Complaint Form, dated February 28, 2014, in regard to person(s) at Lot #673 conducting a commercial business (Handyman 101) out of that residence. George Lyddon stated there are no violations. He recommended Mr. and Mrs. Jackson file a complaint with the City of Florence. The Board took no further action. **(03-05-14) Property Committee Recommendation, Speed Limit Signs:** B. Johnson motioned to have two speed limit signs in conjunction with each of the two speed bumps installed each year. They would be placed on each side of the speed bump, one coming and one going. Discussion Followed. Roll Call Vote, 4 yes, 3 opposed, goes to second reading. **(03-06-14) Rhody Multi-use Path:** D. Johnsen reported on the progress of the Rhododendron Multi-Use Path. He stated that the City is not cooperating and that Greentrees had not been told of the last meeting regarding the path. ODOT will be in charge of construction with a possible start date near the end of the year or early 2015. The road is currently 26' with approximately 5' on each side. Of concern, is the fact that we are being told that the right of way is 60'. B. Johnson suggested that Greentrees should write a letter to the City Manager requesting a copy of the tentative plans ASAP so that Greentrees can review them and comment on them. G. Lyddon directed Mr. Dashofy to do so. **(03-07-14) Payment Request:** B. Johnson motioned to approve the second and final payment of \$1,080.00 to Archetype Consultants for the development of a computerized pavement Management System. Discussion followed. Roll Call Vote, 7 yes, 0 opposed, approved unanimously. **(03-08-14) Foreclosure, Lot 9:** G. Lyddon reported the Lot#9 foreclosure process has been completed and is now going to the Sheriff's sale, which should occur within two months. Greentrees now has title to the land at Lot #105 and is in the process of obtaining title to the home on the property. **(03-09-14) Name District 8 Representative:** Jeff Myers' resignation leaves District 8 open. James Gregg, Lot 608, and Patricia Miller, Lot #585, have submitted letters requesting to be considered for the position. Ballots were distributed and counted, and Ruth Smelly of the Election Committee announced the results. There were 6 votes for Patricia Miller and 1 vote for James Gregg. Pat thanked everyone and was immediately seated. F. Burns thanked James Gregg for volunteering for the position.

Other Business: None.

Announcements: G. Lyddon welcomed Pat Miller to the Board. He thanked the Tuesday Club for serving cake for today's Board meeting and welcomed everyone to the potluck sponsored by District 3 on March 28th.

G. Lyddon moved to adjourn the meeting. Voice Vote, 7 yes, 0 opposed, passed unanimously. **Adjournment at 3:02 p.m.**

April 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Coffee Social 9:30am Property comm. 10:00am	2 ACC meeting 10:00am Pickle Ball 9:00-10:30am Exercise Class 10:00am Hula lessons 11:00am Computer Class 11:10am Snooker 1:00pm	3 Finance Comm. 10:00am Friendship Club 9:30-12:00pm Rhody Quilters 10:00-4:00pm Bocce ball 10:00am	4 Pickle Ball 9:00-10:30am Exercise Class 10:00am Snooker 1:00pm	5 Bocce ball 10:00am Bingo 7:00pm
6 Snooker 1:00pm	7 Pickle Ball 9:00-10:30am Exercise Class 10:00am Dabbers & Gabbers 1:00pm Snooker 1:00pm	8 Tuesday Club meeting 12:00pm BCD Meeting 1:00pm	9 Pool Closed Pickle Ball 9:00-10:30am Exercise Class 10:00am Hula lessons 11:00am Snooker 1:00pm	10 Bocce ball 10:00am	11 Pickle Ball 9:00-10:30am Exercise Class 10:00am Snooker 1:00pm	12 Bocce ball 10:00am Bingo 7:00pm
13 Snooker 1:00pm	14 Pickle Ball 9:00-10:30am Exercise Class 10:00am Dabbers & Gabbers 1:00pm Snooker 1:00pm	15 Appliqué Society 9:30am Property comm. 10:00am Exercise Class 10:00am Tuesday Club craft day Hat making 1:00	16 Pickle Ball 9:00-10:30am Exercise Class 10:00am Hula lessons 11:00am Computer Class 11:10am w/Jep Norwood Snooker 1:00pm	17 Friendship Club 9:30-12:00pm Rhody Quilters 10:00-4:00pm Bocce ball 10:00am	18 Pickle Ball 9:00-10:30am Exercise Class 10:00am Snooker 1:00pm The Creative Process	19 Real Estate Open House 11am-4pm
20 EASTER Snooker 1:00pm Bunca 1:30pm Snacks-M	21 Pickle Ball 9:00-10:30am Exercise Class 10:00am Dabbers & Gabbers 1:00pm Snooker 1:00pm	22 Tuesday Club Luncheon out Rosa's Mexican 12:00pm	23 Pickle Ball 9:00-10:30am Exercise Class 10:00am Hula lessons 11:00am Snooker 1:00pm	24 Friendship Club 9:30-12:00pm Bocce ball 10:00am	25 Pickle Ball 9:00-10:30am Exercise Class 10:00am Snooker 1:00pm No Potluck this	26 Antiques & Collectibles Sale 8am-3pm Bingo 7:00pm
27 Snooker 1:00pm	28 Pickle Ball 9:00-10:30am Exercise Class 10:00am Dabbers & Gabbers 1:00pm Snooker 1:00pm	29 Exercise Class 10:00am	30 Pickle Ball 9:00-10:30am Exercise Class 10:00am Hula lessons 11:00am Snooker 1:00pm		SWIMMING POOL SCHEDULE: Water Aerobics M-F at 8:00am	