



Greentrees Village, Inc.

1600 Rhododendron Drive #320, Florence, Oregon 97439

541-997-8674

## Around The Village

### 2014 Board to be Seated

At the Board of Directors meeting on January 9th, the 2014 Board will be seated. The newly elected Directors will be: District 1, Fred Burns; District 3, R. B. Taylor; District 5, Peg Patton; District 7, Vicki Martin and District 9, Bill Johnson. The Board Alternate will be Jeff Myers.

Directors serving the second year of their term in 2014 will be: District 4, George Lyddon and District 8, Sharon Muehlbauer-Lewis. Mike Grenfell, District 2 and David Johnsen, District 6 were both appointed to the Board in 2013 and will be completing their two-year terms in 2014.

The Board will also be electing the 2014 Board officers at the January meeting.

### Club Elections

The Tuesday Group's newly elected officers will be: President Norma Burkett; Vice-President Della Ault; Secretary Deborah Wakimoto; and Treasurer Joan Kerrebrock.

The Computer Club officers for 2014 will be: President, Pat Miller; Vice President, Gene Fisher; Secretary, Parker Kendall; Treasurer, Connie Goddard and Advertising, Jack Branson.

Thank you to everyone who volunteered to run for a club office.

### Greentrees Now Accepts Bank Cards

Greentrees Village can now accept credit cards for assessment payments, however there is a fee for the service. The Board approved payment by bank cards with the stipulation that the users pay a 3% fee to cover the cost of the service.

Therefore, if you choose to pay your \$200 monthly assessment with a credit or debit card, \$206 will be charged to the card.

Obviously, this won't work for everyone, but if you find yourself strapped for cash during the holiday season or at other times during the year, the service fee is less than the late fee charged by the Association, so it may be an option for you.

The Board has avoided the acceptance of bankcards in the past because of the cost to the Association. It was felt that it would be unfair for all owners to absorb the cost of an individual using a bankcard. However, recent changes in the regulations regarding usage of bank cards now allows the Association to pass the cost of the service on to the individuals using them, so the Board has approved their usage.

We can now accept Visa, Master Card and Discover cards but not American Express. The cards can be swiped in the GTV office, or taken over the phone. We cannot yet take payments over the internet.

### Broken Water Lines

More than twenty-five water lines were reported as broken in Greentrees during the recent cold snap in December. Most were on private lots. Some were at vacant homes.

Just a reminder; Greentrees only has responsibility to provide water to your lot. If water lines are broken or damaged on your lot, it is your responsibility to have them repaired.

Most of the water lines that were broken in December were outside lines, such as hose bibs. If you haven't insulated your water pipes for winter yet, you may wish to do it now before temperatures dip again.

### GTV Office Gets a Facelift

During the month of January, the Greentrees office staff will be briefly moving into the Conference Room while the office gets a new coat of paint, new flooring and ceiling lights. We will be down to one phone line and the copy machine will be in the Library, so please bear with us.

# The Computer Club

by Pat Miller

Hope your holiday season has been a good one. Happy New Year and best wishes for a wonderful 2014.

At our December 4<sup>th</sup> business meeting, the current slate of officers and the advertising coordinator re-upped for another term. They are: President, Pat Miller; Vice President, Gene Fisher; Treasurer, Connie Goddard; Secretary, Parker Kendall; and Jack Branson, Advertising Coordinator. Thank you, Gene, Connie, Parker, and Jack for staying with this yet another year - you make it all work.

January - February class schedule:

1/1 No Class. Enjoy your New Year's Day.

1/15 Jep Norwood

2/5 Show 'n Tell

2/19 Jep Norwood

Come on out to class. We would love to see you there.

# The Tuesday Group

by Norma Burkett

We elected new officers for 2014. I say we elected, but in truth we all just volunteered. Norma Burkett is President, Della Ault is Vice President, Debbie Wakimoto is Secretary and Joan Kerrebrock continues on as Treasurer. We new guys would be lost without her! Ruth Smelly left her secretary post, but thankfully she's still going to bake her yummy cakes for the board meetings. Thanks again, Ruth, for all you've done and all you do.

Bunco is in Debbie Glenzer's hands and will be January 2nd and 19th at 1:30 PM. Dolores Morgan is our luncheon organizer and will lead us to the Bridgewater on January 21st. Thank you both for stepping-up and taking these jobs.

I would like to invite all residents, new and old, to join us for the morning social time in the Clubhouse on January 7th at 9:30 AM for coffee and donuts. It will be our pleasure to have you there every first Tuesday of the month. Betty Turner is our volunteer hero for taking on this job.

I urge all residents to please try and attend the noon meeting on Tuesday, January 14th. We need your input and support to make 2014 as successful as 2013. We have lots of ideas, but truly need your help to make them work. You don't have to volunteer for everything, or anything. Just pick an event or program you really enjoy, and help make it even better. Your opinions and your voice can only count if you are willing to share them at the meeting.

See you all there on Tuesday, January 14th.

## Greentrees Village Inc. Board of Directors Meeting Minutes December 10, 2013

**Call to order:** The meeting was called to order at 1:00 p.m. by President Fred Burns. Seven board members were present.

**Approval of Board Agenda:** George Lyddon moved to approve the agenda. Voice vote, 7 yes, approved unanimously.

**Approval of Prior Meeting Minutes:** Mike Grenfell moved to approve the BOD minutes of November 12, 2013. Voice vote, 7 yes, approved unanimously.

**Guest Speaker:** Mr. Burns introduced City of Florence representative Wendy Farley-Campbell, who was here to address the Board regarding the Rhody Express. Ms. Farley-Campbell's goal was to work with Greentrees to increase ridership. Greentrees is a "fixed" bus route and had 53 riders in the month of October. She discussed a signage update; possible bench shelter and the current and future Rhody Express brochures. She mentioned the possibility of using the Gazebo across from the Clubhouse as a shelter for bus riders and moving the current sign to that side of the road. She described many programs as follows: **Ride Free-Bus Sponsor Program** - businesses or organizations sponsor free ridership; e.g., the Casino will offer free rides every Tuesday for one year. **Dial-A-Ride Program**- For those persons who are ¾ mile or more from a bus stop and are unable to walk to that bus stop. If after a brief assessment of their need, they pre-qualify, they would call Dial-A-Ride to pick them up in the River City taxi or wheel chair accessible van. The charge for this service is \$4.00 per day. **Buddy Program**--a volunteer teaches a prospective new rider how to navigate the bus routes. Ms. Farley-Campbell was very receptive to Mr. Dashofy's suggestion to run a Rhody Express ad in the Greentrees Newsletter. **Update on the Rhody Multiuse path:** the survey is complete; the storm water plan is complete and a right of way retracement is currently being done. Four construction plans will be available in March, 2014. She recommended that if Greentrees wants a fence they monitor the path progress and ask for it to be included at the proper time. Mr. Burns thanked Ms. Farley-Campbell for taking time out of her busy schedule to keep Greentrees residents informed and up-to-date on both matters.

**President's Comments:** Mr. Burns said how much he has enjoyed his year as President of the Board of Directors and thanked the Board members and Ella Grenfell for their service. He also thanked Louis, the office staff; Ross and his maintenance crew; special committees and clubs; and all volunteers for the great year and all their hard work.

**Resident's Forum:** Jim Fleming, Lot 596, regarding increased storage rates. Mr. Fleming asked if items stored in the lot are covered under the Greentrees liability insurance policy and if renters are required to sign waivers. Mr. Dashofy responded that renters do sign a waiver and that the lot is currently covered under an umbrella policy but not individually insured.

**Correspondence:** Resignation letter, dated November 14, 2013, from District 6 Rep. Phillip A. Catalfamo. See New Business item (12-05-13).

**Financial Report:** G. Lyddon presented the Treasurer's Report. Cash on hand in our Operating account checking and savings is \$286,183.49. The Reserve fund has \$369,891.68 for a balance of \$656,075.17. Utilities are coming in lower than budget.

**General Manager's Report:** Mr. Dashofy reported on over twenty broken private water lines under and on several houses, some of which are vacant. He reiterated that these are the **responsibility of the residents** and not Greentrees. There were also three small broken water lines on Common Property which maintenance repaired. He recommended letting faucets drip a little to stop water lines from freezing during this extreme cold weather. He noted that he will be starting the 2014 Reserve Study soon. Eight electrical crossings are to be completed by the end of 2014 with one more year on this \$135,000 project remaining at this time. Two small retaining walls in the common area will be replaced on 5<sup>th</sup> Street and one on 1<sup>st</sup> Street, starting next week. Office remodeling will start in January. The credit card machine was ordered and received; and a 3% surcharge will be charged on all transactions. More information will be in the next newsletter. Thirty-six water line replacements will start in February.

**Committee & Club Reports:**

**(ACC)** R. B. Taylor: No new permits. **(Property Committee)** B. Johnson reported on the display cabinet in the Library; a safety hazard at the river entrance; water line replacement; the office remodel; and a hazardous tree at Lot #150 where an arborist was hired to determine if the tree needed to be removed. It was determined not necessary and that trimming the limbs was sufficient. **(Tuesday Group)** Pam Spagna reported that newly elected officers for 2014 are President Norma Burkett; Vice-President Della Ault; Secretary Deborah Wakimoto; and Treasurer Joan Kerrebrock. The Thanksgiving Dinner was enjoyed by all and Pam thanked all volunteers for helping with that meal and all the other events over the past year. Fred Burns thanked Pam for her hard work and dedication throughout the last year. **(Computer Club)** P. Miller: No report. **(Bingo)** No Report. **(GERT):** Ken Stone reports the snowbirds have left and many houses are very dark and noticeably vacant. He asked that we watch our neighbor's houses. He said the West Lane Emergency Group is in the process of having a movie company do spots to help people prepare for emergencies. When done, he hopes to mount a link to the Greentrees website. **(Election Committee)** Ruth Smelly announced election results for Board of Directors: District 1 Fred Burns; District 3 R. B. Taylor; District 5 Peg Patton; District 7 Vicki Martin; District 9 Bill Johnson and alternate Jeffrey Myers. Write-ins included James McBain, Toni Glover, Bill Blok and Hanna Strong.

**Unfinished Business:**

**(11-04-13) Lot 401 storage rates-second reading:** G. Lyddon moved that the Board approve an increase in the amount the Association charges owners for renting space at lot 401 from \$12.00 per month to \$25.00 per month. Discussion followed. Roll call vote: 6 yes, 1 no, passed.

**New Business:**

**(12-01-13) New Bingo Chair (Kay Bumgarner):** F. Burns thanked Charlotte Hunt for her work and dedication as Bingo Chair and motioned for a voice vote for new Bingo Chair, Kay Bumgarner. Voice Vote: 7 yes, 0 opposed, approved unanimously.

**(12-02-13) Lobby display cabinet:** B. Johnson submitted diagrams of the existing Lobby and of the proposed Lobby after placement of the new Art and Craft Display Case and its pedestal. B. Johnson presented a resolution for the establishment of an Art/Craft/Collectibles Display Cabinet along with the creation of a Committee to Administrate the Display of arts, crafts and collectibles in the Club House entrance room. Discussion followed. Voice Vote: 7 yes, 0 opposed, approved unanimously.

**(12-03-13) New home rules:** R.B. Taylor presented a resolution for Delivery, Placement or Construction of New Homes. R. B. Taylor moved to approve the resolution without fines specified at this time. Discussion followed. Roll call vote, 7 yes, 0 opposed, approved unanimously. Fred Burns said issue of affixing fines will be revisited next month.

**(12-04-13) Employee Handbook revisions:** G. Lyddon moved to approve the Employee Handbook Revisions. Discussion followed. Roll call vote: 7 yes, 0 opposed, approved unanimously.

**(12-05-13) P. Catalfamo resignation:** Board resignation, P. Catalfamo, citing a conflict with his employment, resigned as District 6 representative. Fred Burns accepted Mr. Catalfamo's resignation. Peg Patton moved to nominate David Johnsen, Lot 414, to replace Phillip Catalfamo, District 6. Discussion Followed. Voice Vote: 7 yes, 0 opposed, approved unanimously. Mr. Johnsen accepted; thanked the Board for their confidence in him and was immediately seated.

**(12-06-13) Repair at river entrance:** B. Johnson moved to approve a resolution for the repair of the main Siuslaw River access due to a tree root problem and deteriorating grate. He moved to authorize the expenditures of up to \$2,000 for the repair of this safety hazard. Discussion followed. Roll call vote: 8 yes, 0 opposed, approved unanimously.

**Other Business:** None.

**Announcements:** Mr. Burns thanked the Tuesday Group for making and serving cake for the Board meeting. Everyone is invited to Christmas Dinner on Christmas Day at 4:00 p.m. This Friday at 2:00 p.m. there will be a concert by the Coast Chamber Ensemble which we hope everyone will enjoy as much as last year. Merry Christmas and a Happy New Year to everyone.

**Fred Burns moved to adjourn the meeting. Voice vote, 8 yes, passed unanimously.** Adjournment at 2:43 p.m.

## Delivery and Placement of New Homes

At the Board of Directors meeting held on December 10th, the following new rules were approved for the delivery, placement or construction of new homes:

The Architectural Control Committee shall review all proposed construction plans to ensure compliance with all requirements of Greentrees Village Inc., Declaration, Bylaws and Rules and Regulations. All construction plans expire six months after approval. If construction is not completed, the lot owner may request an extension. Any changes to approved construction must be reviewed and approved by the Architectural Control Committee.

Lot owners and Contractors, by submission of their signed application and construction plans agree to abide by the following conditions of the Architectural Control Committee:

- 1) The Association Maintenance Department shall receive 24 hours notice prior to bringing in new homes.
- 2) Homes shall be delivered Monday through Friday between 8:00 AM to 3:00 PM and must be accompanied to the home site by a Greentrees Representative.
- 3) New Homes Shall be delivered in such a manner as to limit disruption of traffic. No trucks and trailers shall be parked on the street overnight.
- 4) Double wide homes shall be brought in one at a time to alleviate street congestions. There is no area in Greentrees that can accommodate storage of the second half while the first half is being placed. Temporary parking is available off Highway 126.
- 5) Greentrees Maintenance shall be notified approximately thirty minutes in advance to allow staff to raise and secure the gate in the open position (if applicable).
- 6) Damage to roads, greenbelts, etc. due to delivery and site work is the responsibility of the lot owner and shall be corrected promptly. Failure to repair the damaged area in a timely manner will result in the Association making the repair and assessing the owner for the costs. Only vehicles with rubber tracks are allowed on pavement during setup.
- 7) Prior to any digging or excavating work call the cable locating service, all cable and utility lines shall be properly located and identified.
- 8) Owner/Contractors are to keep the lot construction site as neat as possible, streets are to be cleaned daily during construction.
- 9) No advertising signs are allowed on the construction site.
- 10) Construction work hours shall begin no earlier than 7:00 AM, and end no later than 6:00 PM.
- 11) Sand must be stabilized during construction. Blowing sand shall be controlled by fencing, mulching, or other methods that have been approved by the ACC.
- 12) Portable restroom facilities must be provided on the construction site as long as no other services are available on the jobsite, Failure to provide this service will result in the Association providing this service and the expense will be deducted from the refundable fee.
- 13) Pursuant to Association Bylaws ARTICLE V, Paragraph 5.9.5, the Association requires a \*fee of \$(TBD), be received from the lot owner at time of the ACC approval. The fee payment shall be in the form of cash, check or credit card. A refund to the lot owner will be issued as long as all the conditions of this resolution and attachments are met.

\*Fee (TBD) is subject to vendor availability at time of service and will be confirmed and inserted by the ACC at time of approval.

## *Welcome New Residents*

Elliot & Vickie Crable - lot 683

Ellen Martindale - lot 32

Paul Peden - lot 412

Jim Wellington- lot 213



## Greentrees Bingo

Every Saturday Night  
at 7:00 PM

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

## *The Greentrees Village Voice*

is brought to you by Greentrees Village, Inc.

### **NEXT NEWSLETTER DEADLINE**

January 18th, 2014

Please submit your news items for the next issue by bringing them to the Greentrees office, or by E-mail to [gvtv@oregonfast.net](mailto:gvtv@oregonfast.net)

### **Newsletter Contributors:**

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Visit our web site at:

[www.greentreesvillage.org](http://www.greentreesvillage.org)

# January 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	<b>SWIMMING POOL SCHEDULE:</b> <b>Water Aerobics</b> <b>M-F at 8:00am</b>		<b>1</b> Pickle Ball 9:00am-10:30am Exercise class 10:00am  Computer Class 11:10am  Snooker 1:00pm	<b>2</b> <b>Finance Comm 10:00am</b> Friendship Club 9:30-12:00pm Rhody Quilters 1:00pm-4:00pm Bocce Ball 10:00am  Bunco 1:30pm Snacks M-Z	<b>3</b> Pickle Ball 9:00am-10:30am  Exercise class 10:00am  Snooker 1:00pm	<b>4</b> Bocce Ball 10:00am  Bingo 7:00pm
<b>5</b> Snooker 1:00 pm	<b>6</b> Pickle Ball 9:00am-10:30am  Exercise class 10:00am  Snooker 1:00pm Dabbers & Gabbers 1:00pm	<b>7</b> <b>Property Comm. 10:00am</b>  Tues. Group Social 9:30am  Line Dancing 10:00am	<b>8 Pool Closed</b> Pickle Ball 9:00am-10:30am  Exercise class 10:00am  Snooker 1:00pm	<b>9</b> Bocce Ball 10:00am	<b>10</b> Pickle Ball 9:00am-10:30am  Exercise class 10:00am  Snooker 1:00pm	<b>11</b> Bocce Ball 10:00am  Bingo 7:00pm
<b>12</b> Snooker 1:00pm	<b>13</b> Pickle Ball 9:00am-10:30am  Exercise class 10:00am  Snooker 1:00pm Dabbers & Gabbers 1:00pm	<b>14</b> Line Dancing 10:00am  Tues. Group meeting 12:00pm <b>BOD Meeting 1:00pm</b>	<b>15</b> Pickle Ball 9:00am-10:30am Exercise class 10:00am Computer Class 11:10am w/Jep Norwood  Snooker 1:00pm	<b>16</b> Friendship Club 9:30-12:00pm  Bocce Ball 10:00am  Rhody Quilters 1:00pm-4:00pm	<b>17</b> Pickle Ball 9:00am-10:30am  Exercise class 10:00am  Snooker 1:00pm	<b>18</b> Bocce Ball 10:00am  Bingo 7:00pm
<b>19</b> Snooker 1:00pm  Bunco 1:30pm Snacks A-L	<b>20</b> Pickle Ball 9:00am-10:30am  Exercise class 10:00am  Snooker 1:00pm Dabbers & Gabbers 1:00pm	<b>21</b> <b>Property Comm. 10:00am</b> Applique Society 9:30am Tues. Group meeting 12:00am  Line Dancing 10:00am	<b>22</b> Pickle Ball 9:00am-10:30am Exercise class 10:00am Computer Class 11:10am w/Jep Norwood 11:10am  Snooker 1:00pm	<b>23</b> Bocce Ball 10:00am  Friendship Club 9:30-12:00pm	<b>24</b> Pickle Ball 9:00am-10:30am Exercise class 10:00am Snooker 1:00pm  Pot Luck 6:00pm / Dist 1 All Residents Welcome	<b>25</b> Bocce Ball 10:00am  Bingo 7:00pm
<b>26</b> Snooker 1:00pm	<b>27</b> Pickle Ball 9:00am-10:30am  Exercise class 10:00am  Snooker 1:00pm Dabbers & Gabbers 1:00pm	<b>28</b> Line Dancing 10:00am  Tues. Group luncheon out Bridgewater@ 12pm	<b>29</b> Pickle Ball 9:00am-10:30am Exercise class 10:00am Computer Class 11:10am w/Jep Norwood 11:10am  Snooker 1:00pm	<b>30</b> Bocce Ball 10:00am  Friendship club 9:30-12:00pm	<b>31</b> Pickle Ball 9:00am-10:30am  Exercise class 10:00am  Snooker 1:00pm	