

GREENTREES

July

Village Voice

2012

Greentrees Village, Inc.

1600 Rhododendron Drive #320, Florence, Oregon 97439

541-997-8674

Around The Village

Owners to Vote on Bylaw Changes

Greentrees owners will soon be receiving in the mail an absentee ballot to vote on proposed changes to the Greentrees bylaws.

At the June board of directors meeting, the Board voted in favor of asking owners if they wished to change the number of Alternates on the Board and change the qualifications for both Directors and Alternates by requiring that they reside in the district they wish to represent. The change would not permit owners living off property to serve on the Board.

The ballots will be tallied at the Annual Meeting of owners on August 4th. Those planning on attending the meeting may send in the absentee ballot or vote at the meeting. If you use an absentee ballot, you will not be given a ballot at the meeting.

The mailing will be sent to owners in mid July and will also include the proposed 2013 budget, information regarding the Association's Reserve Fund and an agenda for the Annual Meeting.

Town Hall

There will be a Town Hall meeting to discuss the proposed bylaw changes on July 21st from 10AM to 12 PM in the Recreation Hall. The Town Hall is sponsored by the Board and hosted by the Election Committee. Owners both for and against the proposed changes will be speaking in a free exchange with Ken Stone acting as moderator. All owners are encouraged to attend.

Preliminary Budget Approved

At the June board meeting, the Board approved the preliminary 2013 budget. The budget calls for a \$25 increase in monthly assessments to cover the costs of the large rate increases from the City of Florence for water, sewer, storm sewer, street lights, road repair, well rehab and trash pick-up. The Board is also budgeting to begin replacing the water service lines that run from the Greentrees water mains to each individual lot.

City Manager Jacque Betz and Public Works Director Mike Miller will be speaking to Greentrees residents at our Annual Meeting on August 4th to explain the large increase in rates charged by the city for services.

Important Disaster Information by Ken Stone

It is vitally important that you check in at the Greentrees Recreation Hall following any disaster or evacuation. We need to know if you have vacated your house so we do not have to search the home following an emergency. If you then leave the Rec Hall to go elsewhere you need to also check out so we know where you were headed. Communications could be very difficult during disasters and any information we have on people's whereabouts can be very useful to your family and friends.

There have also been recent changes in the citywide plans for evacuations. The Event Center may not be open for evacuations in the future and the city is in flux at this time as to where to send people during an emergency. As it stands now, the city will broadcast evacuation collection centers on the local radio station, KCST 106.9 FM. We will try to have the latest information at the Recreation Hall at that time.

Be prepared!

The Gate Debate

At the May board of directors meeting, the Board approved a trial period of leaving the gates open every day between the hours of 8 AM and 5 PM. The idea was to relieve the work load on the gates, which cost thousands of dollars each year to maintain.

Many owners wrote to the Board concerning this idea, with the letters being approximately two to one against leaving the gates open.

At the June Board meeting, President Fred Burns announced that the feedback was overwhelmingly in favor of closing the gates and the Board would act appropriately. The gates were closed the next day. Unfortunately the incoming gate on the east side broke the following Friday. However, that should be fixed by the time this newsletter goes to press.

The Computer Club by Parker Kendall

The 1940 Census After 72 years, it's finally here for all the world to see—the results of the 1940 census. Which means that if you are younger than 72 years old you did not count as one of the 132 million people living in the United States in 1940. (Current population is 311.5 million.) But of course your parents and probably your grandparents were counted and are now—after a 72 year embargo—part of the public record.

If you'd like to know the age, education, place of birth, occupation and yearly income of your parents—or neighbors—you can find this information in the 1940 census. All you have know is on what street in what city in what state they lived.

So where to begin? Put <http://1940census.archives.gov/> into the URL space at the top of your browser. Scroll down and click on Get Started. Here you'll learn more about how to proceed. Next click on Start Your Search, which leads to still another page where you can enter the state, county, city, and street you are looking for. (You can also enter a cross street to narrow down your search.)

The result of your search will bring up a page with enumeration districts. Unfortunately, most people don't know what enumeration district they—or their parents—lived in back in 1940. It would be nice if we could enter our name and the street we lived on and with the click of a mouse get the results. This may one day come to pass, but for now finding a name in the 1940 census takes a little detective work. Remember that it's all on microfilm. You can only hope that the census taker (the enumerator) used a dark pencil or pen that can be easily read.

Once you find the street you're looking for you can begin scrolling left and right, up and down to find the name you're looking for. What if you don't remember what street you were living on in 1940? You can restrict your search to a city, or town, and if it wasn't very large you can spend a few hours looking at every enumeration district in town. Or you can wait until the names of everyone in every city and town in the U.S. in 1940 have been put into a computer, copied and indexed from the microfilm records and easily and quickly found.

None of this searching around in the 1940 census will cost you except, perhaps, a bit of patience. But once you get the hang of opening up and looking through those enumeration districts, who knows what hidden treasures you might find.

We're now on our summer schedule of classes, meeting each Wednesday at 11 a.m. in the multi-purpose room at the north end of the rec hall. Come join us.

Tuesday Club News by Analee Johill

July is going to be busy!

On the Fourth of July, we will be having our annual hot dog roast at 11:00 AM. The hot dogs will be free to residents. Guests will cost \$3.00. The Tuesday Club will provide the hot dogs and buns and condiments. We would like all attendees to bring a salad of some type and/or dessert. Please bring enough for at least four people. We will be selling raffle tickets for a new bike for \$1 each or 6 for \$5.

We won't be having a social in July, as it would be the day before the 4th, and not enough time to do both.

The Flea Market will be on July 14th from 8AM to 2PM. Please call me at 541-997-1626, or Betty Turner at 541-997-4543, to have your sale items picked up, or find out where you can bring them yourself. Please be sure that all items are clean and not broken, and working if they need to be. We still have tables available. They are \$10.00 per table. We will also need items for the bake sale. We can use any kind of delicious treats! Pies, both whole and by the piece, are always popular. But everything usually sells out! We have some good bakers! We will also be having a Bocce Ball tournament.

Tuesday Bunco will be on July 17th, at 2 PM. Last names beginning A-L will bring treats. So please plan to come and have a fun time, with great snacks!

Lunch out on July 24th will be at Ichibon, at 12:00 PM. We will have a meeting on July 31st.

Please come out and support our community's activities.

The Tuesday Club's **Annual Flea Market**

July 14th.

8 AM - 2 PM

In the Recreation Hall

**Thousands of
Bargains**

**Hot Dogs
and
Bake Sale**



From The President by Fred Burns



Fred Burns

All lot owners are encouraged to attend the 2012 Greentrees Village annual meeting on August 4th in the Recreation Hall. Sign-in begins at 1:00 PM and the meeting starts at 2:00 PM. We must have at least 86 lots represented in order to have a quorum.

Guest speakers at this year's meeting will be Florence City Manager Jacque Betz, and Florence Public Works Director

Mike Miller. It should be interesting to hear what future plans the City has. I'm sure our owners will have a lot of questions for them concerning the City's recent rate hikes.

All Greentrees owners will soon be receiving a ballot in the mail concerning changes to the Greentrees Bylaws. The Bylaw changes would be to elect nine Alternates as opposed to the present three; and both Board members and Alternates would be required to reside in the district that they are running in. The votes will be tallied at the Annual Meeting.

So, it should be an interesting meeting. I hope you will plan on attending.

To The Editor:

Happy and Sad Situation:

What a wonderful place to live! So many nice people as your neighbors. I want to thank all who attended "The Party" to wish me well on our new adventure. An especially grateful thank you to Jean and Shirley who went to a lot of work on my behalf. I will truly miss you all.

Pat Stanton, lot 6

Etiquette and Ethics

Living in Greentrees with its many amenities, peaceful river walks, enjoyable socials, reasonable rates, we sometimes forget we are a community and we do have rules.

One is: children are not normally allowed in the adult pool, anyone using the pool should shower first, and not swim in their street clothes, i.e. shorts and tank tops.

Dogs are loved and welcomed here - but their owners must pick up their detritus i.e. poop!

The President allows members to voice their opinions at Board meetings. When some elderly residents constantly pop up at the podium like puppets in a Punch and Judy show it demeans the privilege.

Etiquette is really just a word for common sense!

Barbara Prisbe-Sutton, lot 540

To The Editor:

The lot owners will soon be asked to vote on a proposed bylaw change. The vote will be counted as part of the Annual Meeting of Greentrees Village Home Owners in August of this year. As a lot owner in GTV, you will be allowed to vote by absentee ballot which will be mailed to you, or you may cast your vote in person at the Annual Meeting. There will be only one vote per lot.

This bylaw change appears to deal with how Greentrees Village elects its Alternates to the Board of Directors. If approved, it would also make a more sinister change. If this change is voted in by the owners, it will exclude over 40% of you from being able to run for the Board of Directors. If you, as a lot owner, do not live in Greentrees as a permanent resident, you will not be able to serve on the Board! If this change passes, we will create two classes of owners. One class that will make the decisions on how GTV is run, and another class of owners who will have little or no say on what the Board of Directors does.

Please vote with the past Presidents of the GTV Board of Directors and vote NO on the proposed Bylaw changes!

Bill Johnson, lot 699 and Past President of GTV Board

To The Editor:

The opposition to passing the bylaw change is getting rampant with misinformation. This supposed committee is attempting to set up a lot fear. The ByLaw changes have been proposed in an entirely legitimate and legal process. Vetted at every step by our GTV attorney.

A lot of people have asked to have the matter clarified: What is it we will actually be voting on? So, see below, and please share with neighbors and friends.

The Change to the GTV ByLaws Simply Means:

Representatives And Alternates Will Live

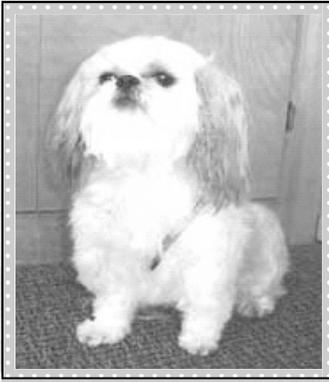
In The District That They Represent.

Just As Federal, State And Counties Require Their Representatives To Do.

Vote: **Yes**

David Johnson, lot 414

Bailey Speaks



After a glitch in my 'think dry' message, we are back on track. That means road work repairs. Watch out for the oil slurry. It really messes up the paws.

I know our caregivers take us for walks. What if we could have our very own exercise classes. We too could do leg lifts, indoor road trots, tail

lifts and thigh tighteners.

I understand that our caregivers are giving a July district dinner and it will feature photos of my buddies and their caregivers. Too bad we aren't invited to share plates too! That's life.

Bailey, jr. reporter

Welcome New Residents

Jerry Perea, lot 172

Robert and Janet Thomas, lot 513

Michael and Susan Stewart, lot 164

Steve Poletti, lot 42



Greentrees Bingo

Every Saturday Night

at 7:00 PM

Door Prizes, Good Snacks,
and Good Company.

In the Recreation Hall

Architectural Report

The following permits were issued in February:

Lot 206 - New home

Lot 145 - Covered patio

Lot 257 - Patio cover

Lot 673 - Dog run

Lot 411 - Replace room addition

In Memoriam

Emmit Maine, lot 657

9/10/13 - 5/25/12

Rhoda Pennington, former owner

8/3/16 - 5/2012

Robert Hubbard, former owner

10/13/23 - 6/16/12

The Greentrees Village Voice

is brought to you by Greentrees Village, Inc

NEXT NEWSLETTER DEADLINE

July 18th, 2012

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.com

Greentrees Village, Inc.
Board of Directors Meeting Minutes
June 12, 2012

President Fred Burns called the meeting to order at 1:00 PM.

Roll Call of the Board of Directors: All BOD members except M. Grenfell were present. Alternate Jack Branson was seated.

Approval of the Agenda: Motion made by Barbara Prisbe-Sutton to approve the agenda. G. Romano asked that traffic spikes at the gate be added under Other Business. The Board approved unanimously.

Approval of the Minutes: Motion made by Barbara Prisbe-Sutton to approve the May 8th and May 22nd meeting minutes with the correction of May 8th minutes Owners Forum to state 'the owners of lot 413' (not 417). The minutes were approved as corrected.

President's Comments: Mr. Burns discussed the letters from owners concerning the gates being left open. He explained why the gates were left open and said that the Board has noted the owners concerns and will respond appropriately.

Owner's Forum: R. McCrary (690): Could Board share the advice of the attorney?, K. Stone (259): Could we use Phone Tree for special BOD meetings, **G. Romano moved to address the Phone Tree under Other Business.** The President agreed to do so. RB Taylor (149): The Declaration and Bylaws define what must be done for a special meeting. H. Strong (530): We are not a senior community and it's an illusion that we are safe.

Correspondence: F. Burns said we have twenty letters about the gates, too many to read, but there are copies at the table and in the Board packet.

Financial Report: Treasurer Dolores Morgan reported that as of May 31st the Association had \$335,277 in the Greentrees Operation accounts and \$310,900 in the Reserve accounts. Year-to-date, the Association has spent \$53,802 in reserve funds. The Finance Committee has unanimously approved the 2013 preliminary budget and is presenting it to the Board at this meeting.

General Manager's report: Louis Dashofy reported that the office has received 43 surveys back from residents, a sink hole has developed in the Clubhouse parking lot, street sealing begins this week, the family pool opens on the 15th, the Register Guard will be returning our vending machine, Central Lincoln will be replacing electric meters on homes, mailing to owners for the annual meeting goes out July 16th, the U S Census Bureau is on property, Charlotte Hunt has been put on the Association's bank accounts and Collette Bailey is requesting a link on the Greentrees web page to a possible new re-sale site (moved to other business).

Club and Committee reports: ACC (RB Taylor) Three permits in May. 411 did not need a permit (discussion). Property Committee (B. Johnson): Has presented an eleven year water line replacement outline to the Finance Committee and the Board for budget purposes. Report to follow. Discussion followed regarding Property Committee's request that the Board reconsider bylaw changes. Tuesday Club (Analee Tohill): 17th is the potato bar for Father's Day, following Tuesday is Bunco at 2 pm, on the 26th we are going to the Restobar for lunch. Election Committee (Ron McCrary) requested that each board member write a pro or con opinion of the proposed bylaw changes and submit it to the Election Committee for consideration to be placed on the ballot. He also asked the Board to clarify that there are two separate issues in the bylaw changes. **G. Romano moved that a Town Hall (or two) be held to discuss bylaw changes.** F. Burns moved the item to Other Business.

Representative S. Muehlbauer-Lewis had to leave the meeting at 2:05 PM.

Unfinished Business: (05-03-12) D. Johnsen read the Association attorney's recommendations regarding the proposed bylaw changes. **Mr. Johnsen moved that the corrected bylaws, including changes by our attorney, go to the owners of Greentrees Village for a vote at our Annual Meeting on August 4, 2012.** A lengthy discussion followed. Vote: 6 yes and 2 no (F. Burns, G. Romano). Motion passed because it was time sensitive.

New Business:

(06-01-12) Lot 673, request for fence: **B. Prisbe-Sutton moved to accept the ACC recommendation for approval of the fence.** Discussion followed. Vote: 5 no and 3 yes (G. Romano, P. Patton and B. Prisbe-Sutton). Permission denied.

(06-02-12) D. Morgan presented the 2013 proposed budget. L. Dashofy explained the line item changes from the 2012 budget. There was discussion concerning the increase in reserve contributions to fund the cost of water service line replacement. **D. Johnsen moved to approve the budget as presented.** A general discussion followed. The Board approved unanimously.

(06-03-12) Gates open during business hours: The Board discussed the input from owners concerning the gates being open. No action was taken, and therefore the gates will return to being closed during business hours.

(06-04-12) Open Houses: **Peg Patton moved that the Association leave open the entrance gates on the third Saturday of the months of June through September, 2012, from the hours of 11:00 AM to 4:00 PM in order to allow owners to hold an Open House to display their properties. Owners will be required to register in the GTV office to participate. Furthermore, the Association will allow two sandwich board-type signs to be placed outside the entrance gates which state: 'Open House Today'. Signs (apart from approved 'for sale' signs) shall not be allowed on the individual properties participating in the Open House, however, the Association will allow volunteers to hand out maps to potential buyers which indicate where the homes that are participating are located.** The Board approved unanimously.

(06-05-12) Traffic spikes at gates: **G. Romano moved that the money already budgeted be used to install traffic spikes to replace both outgoing gates and use the existing exit gates as replacement parts for the incoming gates.** A discussion followed. Roll call vote: 5 yes and 3 no (S. Stewart-Sutton, B. Prisbe-Sutton and J. Branson). Item goes to a second reading.

(06-06-12) Town hall on bylaw changes: **G. Romano moved that an owner's forum or town hall be established by the Election Committee on Saturday July 21st from 10AM to 12 PM to discuss the proposed bylaw changes. The Town Hall would be facilitated by the Election Committee.** Vote: 5 yes and 3 no (S. Stewart-Sutton, B. Prisbe-Sutton and D. Johnsen). Motion passed because it was time sensitive.

(06-07-12) Phone Tree use for special meetings: **G. Romano moved that a resolution be approved which would require that the Association's Phone Tree be used to notify owners of any special Board meeting.** A discussion followed. Vote: 7 yes and 1 no (B. Prisbe-Sutton). Item goes to a second reading.

(06-08-12) **G. Romano moved that the Board approve a link on the Association's web page which links to a real estate 'for sale or rent' web site to be produced by Collette Bailey (114).** Approved unanimously.

G. Romano moved to adjourn meeting at 3:16 PM. Approved unanimously.

July 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat	
1 Snooker 1:00	2 Exercise Class 10:00am Dabbers & Gabbers 1:00pm Radio Test 1:00-2:00pm	3 Line Dancing 10:00am NO Coffee Social Property Comm. 10:00am CR	4 Computer Class 11:10 am Annual 4th of July Hot Dog Potluck 11:00am Office Closed	5 Bike Riders 9:00am Friendship Club 9:30-12:00 RH Bocce Ball 11am	6 Exercise Class 10:00am Finance Comm. 10:00 - CR Snooker 1:00pm RH	7 Tennis 9-12pm <u>Pickle Ball 9-10:30</u> <u>Bocce Ball 11am</u> Bingo 7:00	
8 Snooker 1:00	9 Exercise Class 10:00am Dabbers & Gabbers 1:00pm Radio Test 1:00-2:00pm	10 Line Dancing 10:00am Tues. Club meets 12:00 noon BOD meeting 1:00 RH	11 Pool Closed Computer Club workshop 9:30-1:30 Exercise Class 10:00am Hula lessons 11:00am Snooker 1:00pm RH	12 Bike Riders 9:00am Bocce Ball 11am	13 Exercise Class 10:00am Snooker 1:00pm RH	14 Flea Market 8 - 2 Tennis 9-12pm <u>Pickle Ball 9-10:30</u> <u>Bocce Ball 11am</u> Bingo 7:00	
15 Snooker 1:00	16 Exercise Class 10:00am Dabbers & Gabbers 1:00pm Radio Test 1:00-2:00pm	17 Line Dancing 10:00am Appique Society 9:30am - MPR Property Comm. 10:00am CR Tues. Club meets 12:00 noon Bunco 2:00pm - snacks A-L	18 Exercise Class 10:00am Hula lessons 11:00am Computer Class w/Jep Norwood 11:10am MPR Snooker 1:00pm RH	19 Bike Riders 9:00am Friendship Club 9:30-12:00 RH Bocce Ball 11am	20 Exercise Class 10:00am Snooker 1:00pm RH	21 Real Estate Open House Tennis 9-12pm <u>Pickle Ball 9-10:30</u> Town Hall - ByLaw changes 10-12 <u>Bocce Ball 11am</u> Bingo 7:00	
22 Snooker 1:00	23 Exercise Class 10:00am Dabbers & Gabbers 1:00pm Radio Test 1:00-2:00pm	24 Line Dancing 10:00am Tues. Club Luncheon out 12:00pm Ichibon Restaurant	25 Computer Club workshop 9:30-1:30 Exercise Class 10:00am Hula lessons 11:00am Snooker 1:00pm RH	26 Bike Riders 9:00am Friendship Club 9:30-12:00 RH Bocce Ball 11am	27 Exercise Class 10:00am Snooker 1:00pm RH Pot Luck 6:00pm Sponsored by Dist. 7 All Welcome	28 Tennis 9-12pm <u>Pickle Ball 9-10:30</u> <u>Bocce Ball 11am</u> Bingo 7:00	
29 Snooker 1:00	30 Exercise Class 10:00am Dabbers & Gabbers 1:00pm Radio Test 1:00-2:00pm	31 Line Dancing 10:00am Tues. Club meets 12:00 noon	<p><i>Happy 4th of July</i></p> 	<p>SWIMMING POOL SCHEDULES: Water Aerobics M-F at 8:00am</p>			