

GREENTREES

March

Village Voice

2012

Greentrees Village, Inc.

1600 Rhododendron Drive #320, Florence, Oregon 97439

541-997-8674

Around The Village

Electrical Work completed for 2012

The second phase of a five year project to replace forty underground electrical lines in Greentrees East has been completed.

The eight lines replaced this year were on 4th St. North, 5th St. North and North St. The lines, or 'crossings', run from the transformers to a utility vault on the other side of the street. The new lines are in and we are now waiting for Central Lincoln PUD to connect them. The crossings still need new asphalt, but that can't be done until weather permits.

The \$105,000 project is being required by the utility company because the current lines are under-sized. The project is being done over a five-year period to ease the burden to the Association caused by the large price tag.

Special BOD Meeting on the 6th

There will be a special meeting of the Board of Directors on March 6th that's being termed a 'Workshop' and will deal with several issues of interest to the owners.

The Board will be discussing doing away with the rule which prohibits an owner from using the facilities if they have rented out their property. They are also considering increasing the fine for owners who cut down trees in the common area (within five feet of the roadways) without permission of the Association.

The agenda includes a discussion on changing the by-laws to allow for a new buyers improvement fund (see the President's message). The owners would have to approve any proposed changes to the bylaws with a special election.

The meeting is at 1:00 PM in the Recreation Hall and all owners are welcome to attend.

Update Your Records

Are your records up to date in the Greentrees office? There have been several incidents lately where the office was unable to contact a resident because the infor-



Loretta Platz-Gilliland (lot 101) has reached a milestone at Greentrees. As of January, Loretta celebrated her tenth year of employment in the Maintenance Department. If you see Loretta, you may want to congratulate her on her achievement.

mation in their files was obsolete. If you have recently had any changes in your phone number, address, name or perhaps even a death in the family, please stop by the office so we can bring your information current.

Welcome New Residents

Please join us in welcoming new residents to Greentrees. Bob Schick has purchased lot 94. William and Katryn Blok have moved into lot 564-A. Joyce Kidwell is a new resident at lot 93, and Randall Rowland and Elizabeth Edwin have purchased lot 413.

Upcoming Rhododendron Festival

The 105th annual Florence Rhododendron Festival will be held on Friday, May 18th through Sunday, May 20th, 2012.

The festival officially begins on Friday evening with the Rhody Pageant to crown "Queen Rhododendra."

Events throughout the weekend include parades, flower show, car show, arts and craft fair, 5K run, carnival and much more.

This year's theme is "Nothing Short of Wild" in honor of the Grand Marshal Sea Lion Caves which is celebrating its 80th Anniversary.

Tuesday Club News by *Analee Johill*

February has come and gone. Hard to believe time goes so fast! Thanks to everyone for their help this past month!

We will be having a corned beef and cabbage dinner for St. Patrick's Day on March 18th at 5 pm. The cost will be \$7.00. We'll be recruiting volunteers to help prepare and serve the meal. We'll also be decorating the Rec Hall and tables, so may have another workshop to put together some Irish creations to dazzle all comers. And the Cloggers will be entertaining us.

The Social is on March 6th at 9 am. If you're new in Greentrees this is an opportunity to meet people in a smaller group. Come and share in the donuts, cookies and coffee!

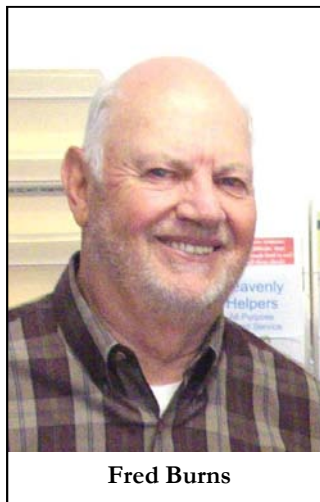
We'll have our weekly meetings on March 13th and 20th at noon, or shortly after.

Tuesday Bunco will be on March 20th at 2 pm. Last names beginning A-L will bring treats. Sunday Bunco has been cancelled due to lack of participation.

Lunch out on March 27th will be at Pomodori's Ristorante at 12:00 PM.

Please come out and support our community's activities!

From The President by *Fred Burns*



Fred Burns

The Board of Directors will be having an extra meeting this month on March 6th. One of the main purposes of the special board meeting will be to discuss changing our bylaws in order to allow the Association to charge new buyers in Greentrees a fixed sum which would be contributed to our Reserve account.

This is called a *New Buyer Improvement Fund* and it is done by many associations

in order to build-up their reserves. The Board may or may not agree to this idea. And even if they go forward with it, the owners would have to vote to approve the bylaw change before the fund could be established.

The reason the Board would consider such an idea is that they are acutely aware of major expenses the Association is likely to have in the near future in regards to the upkeep of our water system. We are searching for new income streams that may take some of the burden off our present owners who continue to see yearly increases in their assessments.

For the past several years, the Association's Property Committee has been investigating the condition of the Greentrees water system and in 2011 the Board approved the committee's recommendation that an engineering study be performed. The study confirmed that many of the service lines that run from the main water distribution lines to the individual lots are in poor condition and will soon begin to fail. These service lines will need to be replaced, and that's going to be expensive.

Water/Sewer is the Association's largest single expense. \$52.06 of your current monthly assessment is for Water/Sewer. Our sewer rates are based on our water usage, so if we develop water leaks both our water and sewer expenses will go up. The fact that the City raised water rates by 21% in 2011 makes it painfully clear that ignoring the water system problem is not an option for us.

I would be interested in your opinion regarding the New Buyer Improvement Fund. You may also want to speak to your Board Representative. If you don't know who that is, look in your Greentrees Directory. It's listed on the second page. You can pick-up a Directory in the Greentrees Village office.

St. Patrick's Day Dinner

Sunday, March 18th

5 PM

***In the Recreation
Hall.***

***Entertainment by
The Cloggers***

Featuring Our famous



Corn Beef and Cabbage

\$7.00 per person

Presented by The Tuesday Club



March 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	SWIMMING POOL SCHEDULES: Water Aerobics M-F at 8:00am			1 Friendship club 9:30-12:00 Bocce Ball 11:00am	2 Exercise class 10:00 Snooker 1:00	3 Bocce Ball 11:00am Bingo 7:00pm
4 Snooker 1:00	5 Exercise class 10:00 Dabbers & Gabbers 1:00 Radio test 1:00-2:00	6 Line Dancing 9:00am Property Comm. 10:00 Tuesday Club coffee social 9:00am	7 ACC meeting 10:00am Exercise class 10:00 Computer class 11:10 am Snooker 1:00	8 Finance comm. 10:00 Bocce Ball 11:00am	9 Exercise class 10:00 Snooker 1:00	10 Bocce Ball 11:00am Bingo 7:00pm
11 Snooker 1:00	12 Exercise class 10:00 Dabbers & Gabbers 1:00	13 Line Dancing 9:00am Tuesday Club meeting 12:00 BOD meeting 1:00	14 Pool closed Exercise class 10:00 Snooker 1:00	15 Friendship club 9:30-12:00 Bocce Ball 11:00am	16 Exercise class 10:00 Snooker 1:00	17 Bocce Ball 11:00am Bingo 7:00pm
18 Snooker 1:00 St. Patrick's Day Dinner 5:00pm \$7.00	19 Exercise class 10:00 Dabbers & Gabbers 1:00	20 Line Dancing 9:00am Applique Society 9:30am Property Comm. 10:00 Tuesday Club meeting 12:00 Bunco 2:00pm - snacks A-L	21 Computer class 11:10 w/Jep Norwood Exercise class 10:00 Snooker 1:00	22 Friendship club 9:30-12:00 Bocce Ball 11:00am	23 Exercise class 10:00 Snooker 1:00 Pot Luck 6:00pm Sponsored by Dist. 3 All Welcome	24 Bocce Ball 11:00am Bingo 7:00pm
25 Snooker 1:00	26 Exercise class 10:00 Dabbers & Gabbers 1:00	27 Line Dancing 9:00am Tuesday Club luncheon out Pomodori 12:00 noon	28 Exercise class 10:00 Snooker 1:00	29 Friendship club 9:30-12:00 Bocce Ball 11:00am	30 Exercise class 10:00 Snooker 1:00	31 Bocce Ball 11:00am Bingo 7:00pm

Association Insurance

Of the many things your association assessment pays for, insurance is one of the most important. Association governing documents and state law require the association board to purchase adequate insurance as part of a comprehensive risk-management program.

Our association has two types of commercial insurance coverage—property and liability.

Property insurance covers loss of or damage to any common structures or physical property caused by fire, flood, storms or other natural events. Property insurance may also cover what we call “human perils” (such as theft) and “economic perils” (such as stock market fluctuations) that might impact our association’s investments.

Liability insurance covers losses that would result if someone took legal action against the association for an injury, financial loss or other type of damage. For example, one important type of liability insurance, called Directors’ and Officers’ insurance, covers volunteers like board and committee members so they’re not jeopardizing their personal assets to serve the association.

It’s important that owners understand that the association’s insurance does not cover owners or their homes and belongings. Each member should have his or her own insurance policy. If you need information about homeowners insurance, talk to a licensed insurance agent who specializes in homeowners associations.

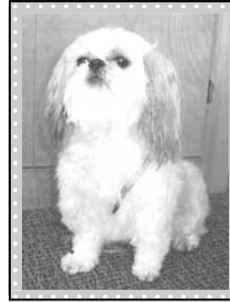


Greentrees Bingo

Every Saturday Night
at 7:00 PM

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

Bailey Speaks



Some new committee members asked about feeding the birds.

Basically, don’t feed them. But if your caregivers insist, you must bring the feed in before dark.

Not only do the raccoons enjoy the tidbits, the bears will soon be out searching for those tasty morsels and could get very upset if there is a hint of food around and they can’t find it.

I was requested to survey the storm damage and took my cart so I could cover as much territory as possible. I went to visit my favorite tree and it was gone! I searched every where.

Yup, gone with the wind. That’s life.

Bailey, Jr. Reporter

In Memoriam

Helen Tremayne, lot 647

9/20/24 - 1/25/12

Betty Winter, lot 569

6/27/21 - 2/14/12



The Greentrees Village Voice

is brought to you by Greentrees Village, Inc

NEXT NEWSLETTER DEADLINE

March 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

Newsletter Contributors:

Louis Dashofy, **Editor**

Pat Miller, **Contributing Writer**

Analee Tohill, **Contributing Writer**

Bailey, **Junior Reporter**

Jack Branson, **Advertising**

Connie Goddard and the folding crew

Visit our web site at:

www.greentreesvillage.com

Greentrees Village Inc.
Board of directors Meeting Minutes
February 14, 2012

Call to order: the meeting was called to order at 1:00 p.m. by **President Fred Burns**. All Board members were in attendance.

Approval of Board Agenda: **D. Johnsen** Motion *So moved*. Second **D. Morgan**. Voice vote Approved. Unanimously

Approval of Orientation Board Minutes January 17, 2012 So moved **G. Romano**, second **D.Morgan**. Voice vote. Approved. Unanimously.

Approval of January 10, 2012 Minutes **G.Romano** Motion: *Postone approval for January Minutes until March 2012*. **D.Johnsen** seconded. Approved. Unanimously

President's Comments: **President F. Burns** – Analee Tohill, President of the Tuesday Club, She is a renter, but there is nothing in the CC&R's would prevent her from giving her report to the Board. Contacted by the City Mgr's. office. They have a long term utility plan they would like to discuss with us. A couple of the Board and the Manager will talk with the city next week. Will report back to the Board, the result of that meeting. Requested Board members email addresses.

Owners' Forum: **M. Grenfell**, #123 Made comments regarding the proposed newsletter survey. **J. Henderson** #415. President, Friendship Club. Requested reduction of fees to \$50. from \$75. per.mo. **D.Johnsen** Motion *To lay over to other business*. Second **G.Romano**. Approved. Unanimously

Correspondence: One letter from **David & Anita Brown**, #13, one letter from **Alice Lane**, #574. Both request upgrading of tennis/pickle ball court. Letter from M&m James, #423 moved to (02-02-12)

Treasurer's Report: **D. Morgan** presented Treasurer's Report. There was \$365, 531. in Greentrees Operation accounts and \$310,426 in Reserve accounts. The Association has spent \$16,315 of Reserve funds year –to-date, all of it on the electrical line replacement project. Greentrees has unbudgeted expenses of approximately \$2157 to clean-up the property following the January 18th storm. Also, the Finance Committee has recommended to consider the establishment of a New Buyer Improvement Fund.

General Manager's Report: Spent money cleaning after January 18th storm. Moved 40 cubic yds of debris, including about 8 trees that were down and a great many broken branches. Brought in extra crew. Completed the 8 replacement electrical lines. Asphalt will be mixed within the next month to resurface roads. Have received 3 bids for Clubhouse heat pumps –hope to bring a recommendation to the March Board meeting. Have begun Reserve study which will come to the Board at the April meeting. We've also started our 2011 financial review with the firm of Jones & Roth, that is due to be available to all home owners by March 31st. Two employees are down – Loretta has pneumonia and Ross Nininger, our Mtc. Super went into the hospital last night with pneumonia.

Committee & Club Reports: (ACC) **R.B. Taylor** no applications for January. (BINGO) **C. Hunt**, Annual Report for 2011. Difficult year. Avg.attendance over 51 weeks, 31 people. Would welcome new people! Reserve: \$1,107. Report on file. (GERT) **K Stone** 4 of us from Greentrees took Red Cross training. Question to Board: Do we want to be a Red Cross evacuation centre? (Property Committee) **B. Johnson** Discussed heat pumps. Have received 3 bids. Decided on ductless system, asked for new bids. Discussed: Tennis courts.; Swimming pool crack - will wait until summer. The retaining wall proposal was re-written . On water systems - how to implement engineer's report regarding replacing part of the water system and how to share the cost with everybody. Discussed new owner buy-in fees or development fees which would help bolster our reserves. (Tuesday Club) **Analee Tohill** Thanked everyone for helping with wonderful dinner Sunday, including band. 80 people. Thanked President for researching and allowing her to give report. (Computer Club) **Pat Miller**. No report.

Special Orders: **President F.Burns** advised 2012 Board procedures. Owners' Forum will continue. Owners will be permitted to comment on agenda items after the Board has discussed them. Comments must be pertinent. Voting procedures for 2012. Same as 2011. Special Orders on file.

Unfinished Business. (01-04-12) Confirmation of Bingo Committee. **F. Burns** Motion: *We approve the Bingo Committee so listed*. Second? (not clear on tape.) Voice vote. Approved. Unanimously.

(01-05-12) Atty. response. **G. Romano** Motion: *Based on the Atty's opinion the Association can go no further with this. Anything else offered to us by OregonFast would have to comply with our Atty's recommendations*. Seconded **F.Burns**. Discussion. Roll call vote. Approved . Unanimously

P.Patton Motion: *OregonFast should be allowed to review the letter from the Atty. that they paid for and decide whether they want to proceed and then come to us with some kind of proposal.* Seconded: **B. Prisbe-Sutton**. Discussion. Roll Call. Approved. Unanimously

F.Burns, To name Survey Committee: Margaret Thorngate, Anita Brown, Ruth Smelly, Dollie Austin and Barbara Prisbe-Sutton. Motion: *I make a motion that we approve Ad Hoc Survey Committte.* Second; **D. Johnson** Discussion. Roll Call. Approved Unanimously

(01-07-12) Newsletter survey: B. Prisbe-Sutton Motion: *That the Questionnaire/Survey, in your package be enclosed in the March 2012 GTV newsletter. Surveys to be returned to the office by April 1, 2012.* Seconded **D Johnson** . Discussion. **G.Romano** Move to amend Motion: *To present each and every question separately to the Board for consideration..* Second. **B.Johnson** Discussion. Roll Call. 8 Yeas 1 Nay – **B.Johnson**. **F. Burns** Motion *We call a special workshop to discuss this.* Second **G. Romano** Voice vote. Approved. Unanimously

New Business: (02-01-12) **F. Burns** Motion: Naming the Property Committee chairman B. Johnson. No second. All in favour? 8 Yeas. 1 Abstention – **B.Johnson** . (02-02-12 Proposed rule change Owner/renter usage of facilities. **D.Johnsen**, Motion: *That only the owner or the renter can use the recreational facilities consisting of the sauna, swimming pools, whirl pool, tennis courts, exercise room and bocce ball court. There will be a signed agreement between owner and renter regarding use of recreational facilities with a copy given to the Greentrees office to this effect.* Second **P. Patton** Discussion. **D Johnson** withdrew his motion. **G.Romano** Motion: *I move that we rescind existing 21-j from our R&R's..* Seconded **D. Johnson**. Discussion. Roll Call. 6 Yeas. 3 Nays **D. Morgan; B. Prisbe-Sutton; B. Johnson**. Moved to second reading .

(02-03-12) Recreation Hall reservation. **D. Morgan** requests use of Rec. Hall facilities August 5th 2012. for mother's special 100th birthday. Tentative time: 11:00 a.m to 3:00 p.m. **F. Burns** – Discussion? Voice vote. Approved . Unanimously

(02-04-12) **P.Patton** Motion: *Request that a gentle letter be sent to the new owners of lot 413, reminding them of the CC&R's #10.1.1 and R&R's #5.5 requiring replacement of trees removed from the greenbelt with a visual screen (plants or shrubs indigenous to the Oregon coast) within a reasonable time.* Seconded **D. Johnson**. Discussion. 12 mature trees were removed from this property – 31 plus years old and 10" in diameter were cut down January 29th Super Bowl Sunday. 5 trees in the Greenbelt on each side of the house, leaving the two adjoining houses completely exposed. Roll Call. 7 Yeas. 2 Nays **S.Stewart-Sutton; B. Johnson**. Moved to second reading, and possible workshop.

(02-05-12) Lot #294 **L. Dashofy** – staff checked - children inherited, pay assessments, not in rental condition.. (02-06-12) **L.Dashofy** Uprooted tree, Lot #4 in common area requires Board approval for removal. **G. Romano** Motion: *I so move.* Second

S.Muehlbauer. Voice vote. Approved. Unanimously (02-07-12) **D.Johnsen** Motion: *Regarding election of alternates, our governing laws were not followed in the 2011 election. We are here to enforce our governing laws, and I will move that we respect Bylaw 4.4, Term of Office, and have one alternate for the year of 2012.* No second; motion failed. (02-08-12) **B. Johnson** GTV Resolution Retaining Wall Policy . Motion: *To be assured all new retaining walls in the common areas are aesthetically pleasing, the same size and color of block shall be used throughout Greentress Village: The size is 18" x 8'(face) The block color is Walnut Blend. The manufacturer is Willamette Greystone.* Voice vote. Approved Unanimously

(02-09-12) D.Johnsen GTV Resolution Policy 12-03-10 to create Rule #31, b to read as follows: 31 b Common Property Tree Removal. **D.Johnsen** Motion: *To change fine of \$100. to \$300. (Renter or owner can be fined.)* Seconded **G.Romano** Roll Call 5 Yeas. 4 Nays **Fred Burns; Guido Romano; Sharon Muehlbauer; Bill Johnson**. Goes to second reading.

(02-10-12) **L Dashofy** Wrote letter re: underage resident living with grandmother, Rachel Anderson.#157 He will have to leave by June 12th, or they could receive a fine of \$100 per month. (02-11-12) **B.Johnson** Motion: *Resolution to set up a workshop/Board meeting to discuss ByLaw changes at the annual meeting.* Seconded **F.Burns** Voice vote. Approved. Unanimously

(02-12-12) Election Committee proposed Policy read by **L.Dashofy** for R. McCrary who wants it to go on next month's agenda. **G.Romano** Motion: *I so move that we take the responsibility for the Election committee document and address that at the March meeting.* Seconded **F.Burns**. Discussion none. Voice vote. Approved. Unanimously

(02-13-12) Parliamentarian. **F.Burns** Motion: *To keep the Parliamentarian that we have who is Louis.* Seconded **D. Johnson** Discussion none. Voice vote. Approved. Unanimously

(02-14-12) G.Romano Motion: *I move that when traffic ingress and egress to GTV is hindered by circumstances other than a short duration of time, GTV Security or the Maintenance Dept. will open the East gate into Park Village. The Park Village Board of Directors shall also be notified regarding the reason for the necessity to do so.* Seconded **B.Prisbe-Sutton**. Discussion. Roll Call Unanimously approved.

(02-15-12). **L.Dashofy**: J. Henderson, Friendship Club asked that their dues be reduced from \$75. to \$50. per month. **B. Prisbe-Sutton** Motion: *I will so move.* Seconded **D.Johnsen**. Roll Call. Unanimously approved.

Announcements: Pot Luck, District 2, on February 24th .

Adjournment: 3.25 p.m.

Submitted by **Barbara Prisbe-Sutton**, GTV Secretary, 2012