

GREENTREES

March

Village Voice

2010

Greentrees Village, Inc.

1600 Rhododendron Drive #320, Florence, Oregon 97439

541-997-8674

Around The Village

Gates Installed

The new gate mechanisms are finally installed at the entrances of Greentrees. You will need to use your new gate cards if you use cards. Those of you that have multiple cards (more than two) will need to bring your old cards to the office to exchange them for new ones. Each of you should have received a personal PIN number which will open the gates year round. You may issue this number to friends and family whom you wish to give permanent access to your homes. The office will still have available a one-month code for contractors and others who you do not wish to give permanent access to. Call the office for the five digit code.

New Retaining Wall

There is a new retaining wall being built by the Association in West Greentrees. It runs along 1st Street West up to Skyline Blvd. The new poured concrete wall replaces an old wooden wall that has been in place for many years and is the first of several that will be replaced over the next decade. The concrete retaining wall is a permanent structure that will not need to be replaced for many, many years.

G.E.R.T. by Ken Stone

Have you adequately prepared for an emergency situation where you would have to be self-sufficient for an extended time—such as 3 weeks? Do you have a means of getting water? Enough to drink, cook, or clean? Do you have enough dried or canned food on hand to eat for 3 weeks? What about medicines, food for animals, heat if no electricity is available, a place to defecate without polluting the area? Do you have a RV that has a generator or can be kept full of fuel to function as an emergency shelter?

Think about these questions so you can be ready if the big one hits or if we have some other disaster like a repeat of the famous Columbus Day storm several years ago that had sustained winds of over 100 mph. Florence stands a good chance of being isolated without outside help for days, and then, only limited help for weeks in the event of a major earthquake. That means limited supplies from outside except by air or sea. As you have seen this past month, that takes a lot of time to organize and execute.

Please come to the next GERT meeting (March 12, at 1:00 PM in the REC Hall Multipurpose Room) to help plan and execute an Emergency Expo for Greentrees during the summer of 2010.

District Meeting

Representative Guido Romano recently held a community meeting for District 3. Twenty-one residents attended. Subjects discussed included: Association rules; Board communications; pets on property; energy conservation and exercise room hours.

New Rule

At the Board meeting on February 9th, the following revised rule was approved by the Board of Directors:

Greentrees Village requires that a water meter, meter box and back-flow prevention device be installed on the water line which supplies the home or structure, when a new or replacement manufactured home is installed, when a new home is built or when the present dwelling unit is removed or demolished and the lot is again developed for use and when any work is done over the existing utility lines or service that would require a ACC application to be submitted.

The water meter and meter box should be installed close to the property line within the common area and shall include a lock-off valve.

The meter, box, back-flow prevention device and fittings will be provided by the Association's maintenance department but paid for by the resident/owner.

The Association Maintenance Department shall furnish an installation standard diagram to the contractor installing the water service system.

The Water Meter Service System SHALL be installed by licensed professional, hired by the Association and paid for by the owner of the lot. Once installed the Meter Service assembly becomes the property of Greentrees Village Inc. and all responsibility for the maintenance and repair of the water meter assembly shall be that of the Association.

These rules shall be included in the Greentrees Village Inc. RULES AND REGULATIONS booklet.

Talking Money... *by John Morgenegg*

There are two budgets at Greentrees. An operating budget and a reserve budget. The budgets are prepared by the Finance Committee with heavy input from the manager and bookkeeper. The funds cannot be moved between accounts. The development of the budgets begins as early as April of the previous year.

The operating budget applies to all expenses required to conduct business. These include electric, cable TV, water and sewage, insurance, office supplies and equipment, wages, maintenance costs and other costs in day to day functioning. Once finalized, this budget is locked in. Items may move within the budget, such as a saving in maintenance can be applied to utilities, but not to reserves. If we were to run short it would require a special assessment or a loan. Neither is a pleasant prospect. We were near to having an assessment in 2009 when the water and sewer costs rose by 20%. We were prepared, budget wise, for a 20% water rate increase, but expected only an 8% sewage increase. Fortunately, we were able to make several adjustments to avoid this.

The reserve budget is somewhat more flexible. The reserve budget covers repair, replacement and upkeep of facilities and amenities. Although it is budgeted, if need arises and funds are available, expenditures can be redirected. Funds are carried over from year to year to meet large expenditures. In 2007, for instance, it was necessary to replace one of the man holes. This was at a large expense and the reserve funds were available.

There are many planned items that we use the reserves for. Examples are: upkeep of tennis court, pools, fences, exercise room equipment and roads among many others.

The budgets must be forwarded to and approved by the Board of Directors before they are official.

Dance For Haiti

The Florence Masonic Temple is sponsoring a charity dance for Haiti. Greentrees owner, Virgil Walkley, who is involved with the fundraiser, said that Three Rivers Casino has donated the use of their Event Center for the dance. In addition, the Casino is inviting people to have dinner after the dance at their World Market Buffet from 7-8 PM. They are having an Italian Night for \$9.95 and 25% will be donated to the Haiti Fund.

The Dance for Haiti is on Wednesday, March 3rd from 4:30—7:00 PM at the Three Rivers Event Center. Tickets are \$10 with 100% of the proceeds going to the Haiti Relief Fund. There will be performances by the *Robin Defour Trio* (4:30-5:15 PM) and the *Standard Time Orchestra* (5:15-7:00 PM). Several Greentrees owners are in the Standard Time Orchestra.

There will also be an art show of local artisans, with a portion of the proceeds being donated to the Haiti fund. For more information, contact Virgil Walkley at: 541-902-7980.

Tuesday Club News... *by Laurie Herbig*



The Band Played On: *The Greentrees Five Plus Two* performed at the Tuesday Club's Valentines' Day Dinner

Well, it's that time again. February is almost gone and March is on its way in. The Valentines steak dinner went over well. And everyone had fun-some even danced.

I want to thank all who helped Dick and Kevin in the kitchen, Joan at the door and to all who helped serve and helped clean up thank you. I also want to thank the Greentrees Five Plus Two you did a wonderful job and were enjoyed by all. The two young men from Camp Florence did a good job helping out. Thanks to all.

If anyone has any silverware they can donate to the Tuesday Club for the kitchen we would appreciate it. We need forks. Thank you.

On March 2nd we have the Social at 9:30. Hope to see you there.

We have a meeting March 9th at 12:30 - BOD meeting follows.

We have a meeting March 16th at 1:00 and Bunco follows at 2:00. Snacks M-Z.

Wednesday, March 17th is the St. Patrick's Day Dinner. It starts at 4:30. It's going to be corned beef, cabbage, potatoes, rolls and dessert \$8.00. Cloggers will be the entertainment.

Tuesday Club luncheon will be at Mo's at 11:30 on March 23rd.

Sunday March 28th at 2:00 is Bunco. Snacks A-L.

The last meeting of the month is March 30th at 1:00.

Bunco winners for January 31st were Most wins Sunny Hatter. Most Losses: Lorraine Brinkley and Lois Swanson. Most Buncos: Mary Beaty and Traveling Sunny Hatter.

Bunco winners for February 16th were Most wins: Betty Bunnell and Ruth Main. Most Losses: Carol Fisher, Toni Romano and Laurie Herbig. Most Buncos: Donna Weaver and Traveling Guido Romano.

Thank you all for the Snacks.

Sign up sheets for all events are in the Club House. Come Join the Fun.

Neighbors... *By Beverley Fraser*



Meet Fred and Sharon Burns. They are fairly new to Greentrees. Moving into their home on First Street in 2008.

Fred was born in New York and moved to California when he was 7 years old. His father worked at the Naval Ship Yard in Long Beach. Fred grew up and graduated high school in Long Beach. After graduation, he spent three years in the Army as an MP. When he left the military, he returned to California and attended Long Beach City College. This was where he met Sharon. Fred and Sharon were married in 1958. Fred worked for North American Rockwell on the Apollo Program as a draftsman. The couple had three sons while living in Garden Grove, CA.

Seeking a quieter environment to raise their sons, the family moved to Idaho in 1976. Fred went into law enforcement there. He retired in 1997 from the State Police. During his 24 years in law enforcement he served in several capacities, including Police Chief for Aberdeen, Idaho. He went to work again, this time as a US Marshall for 5 years. They enjoyed RV travel and in 2005 the couple sold their home and became full-timers. They spent three years hosting at Oregon State Campgrounds. It was during those travels that Fred and Sharon discovered Florence. In 2007 they bought their lot in GTV, and moved into their home in 2008.

Fred is the District Representative for Dist. #1, and is a member of the Board of Directors. He enjoys woodworking and RVing.

Sharon was born in Long Beach. Her father was a Lt. Commander in the navy. "I was a military brat", Sharon stated. After they married, she left college and spent the next years being a Mom for their three sons. She later returned to college and became certified in marketing. In Idaho, she managed a convenience store for several years. After she left that job, she went to work for Direct TV as Accounts Manager. She worked there for the next six years.

Sharon enjoys gardening and she works part time at Safeway in the floral department.

Two of their sons live in Washington and one in California.

Flag Etiquette

Several owners have expressed concern that some Greentrees residents who are displaying their patriotism by flying the American flag may not be aware that they are not following flag etiquette. As a courtesy, the following information is provided:

Ordinarily, the American flag should be displayed only between sunrise and sunset, although the Flag Code permits night time display "when a patriotic effect is desired." and if the flag is properly illuminated. Similarly, the flag should be displayed only when the weather is fair, except when an all weather flag is displayed. The flag of the United States of America is saluted as it is hoisted and lowered. The salute is held until the flag is unsnapped from the halyard.

When the American flag is displayed from a staff projecting from a window, balcony or a building, the union should be at the peak of the staff unless the flag is at half-staff. When it is displayed from the same flagpole with another flag, the flag of the United States must always be at the top.

If the flag is suspended over a sidewalk, the flag's union should be farthest from the building and the stars facing away from it.

No other flag should be placed above it. The flag of the United States is always the first flag raised and the last to be lowered.

When flown with the national banner of other countries, each flag must be displayed from a separate pole of the same height. Each flag should be the same size. They should be raised and lowered simultaneously. The flag of one nation may not be displayed above that of another nation in time of peace.

The flag should never touch anything beneath it. Contrary to an urban legend, the flag code does not state that a flag that touches the ground should be burned. Instead, the flag should be moved so it is not touching the ground.

ACC Report

No permits were issued in February

G.E.R.T. Planning Meeting

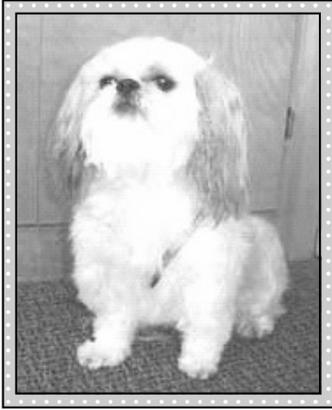
March 12, 2010

**Come, help us plan a
Greentrees
Emergency
Preparedness Expo**



All Residents Welcome

Bailey Speaks



I was waiting for the rain to stop and as I looked out the door several of my pals were splashing along the road, caregivers in tow, each one pretending to be reading messages.

Lets be frank. The messages are blurred, so why not stay in and keep dry.

Thanks to our maintenance folks for cleaning out some of the fallen pine needles and keeping our play area neat. I

hope my friends will help keep it that way.

I think my caregiver has lost it! Seated in my personal car bed, we drove into a tunnel. All of a sudden there was a roar and water and foam was splashing everywhere. The next thing air was blowing. Out we go and as we headed home, it started to rain. Why not park the car outside and let nature take care of it ? That's life.

BAILEY, JR. REPORTER

Letters to the Editor

Dear Editor;

Thank you very much for the cautions from the Better Business Bureau to avoid being scammed during the upcoming March Federal 2010 Census. We were especially grateful to be warned that A.C.O.R.N. could be coming down from Portland to "approach" us in Greentrees Village.

We think there are other potential abusers of the Census cycle of which folks should also be warned. There have recently been mailings "Commissioned by the Republican Party." They purport to be conducting a "registered" and "authorized" Census with official looking envelopes saying "DO NOT DESTROY, OFFICIAL DOCUMENT" and "2010 DISTRICT CENSUS ENCLOSED." It appears they are designed to resemble official Census documents. Your readers should be warned that this is not an official mailing related to our Federal Census. As the BBB warns, "Do not give your Social Security number, credit or banking information to anyone..."

Peg and Don Patton, lot #282

Dear Editor;

There has been a misunderstanding!

A swim exercising set was donated to the Greentrees Adult pool. Two of the items in the set are missing: the blue swim gloves and the red and white float belt.

Please return them to the pool—in the barrel would be fine— so that all can use them.

Thank you.

M. Fisher & the Pool People

In Memoriam

Rachel Heisinger lot # 617
6/1/45-2/10/10

Pat Monsey lot # 663
10/22/24-2/9/10

Alice Kitselman lot # 263
2/24/13-2/2/10

Janice Gunderson lot # 290
4/14/41-2/13/10



Every Saturday Night at 7:00 PM

In the Recreation Hall

THE GREENTREES' VILLAGE VOICE

is brought to you by Greentrees Village, Inc

NEXT NEWSLETTER DEADLINE

March 18th, 2010

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

Secretary's Report February 9, 2010 Board of Directors Meeting

The Board of Directors was called to order by President Bill Johnson. District 8 representative was absent and Alternate Dolores Morgan was seated.

President Johnson expressed an interest to continue to have BOD workshops and reserve the 4th Wed at 1 PM for those meetings, when needed. It will be a way to work things out without the formality of our official meetings and be able to listen and be informed on issues that develop within our Committees. Bill has not received any volunteers for the 30th year GTV celebration. At the annual meeting the residents voted in favor of a party so please back your vote with a visit to the office and sign up to help. The President also conveyed the concerns of some of our residents regarding the continued increase in Association fees and that the Board should keep that in mind as we conduct the business of Greentrees (rates for cable, water and sewer are not under our control).

Gen. Mgr. Louis Dashofy reported on the installation of a new water meter, valve and back flow installed in the RV Park. This replaces a 30 year old meter. Now we will be able to monitor the common area for leaks and usage. At the request of Security to provide better visibility, the hedge at the RV exit has been trimmed. The BOD had approved the placing of five liens. Four have been filed and one has arranged to pay. This year we have about twenty that are behind and may need action. We now have a new five year cable contract and our fees for this year will increase about \$400 over budget. The Computer Club has offered to replace the coffee room computer. It will be faster and not so prone to viruses and will have Windows 7. Gene Fisher reminded everyone not to move the icons around as they are in their location for a reason. The office work for converting to the new gate cards has been completed and as you read this the gate work will have been completed too. A lot of hard work has gone into the project. Let's give a big thank you to our office gals, Pat Stanton and Ella Grenfell.

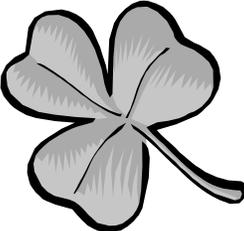
The ACC: G. Romano reported that approval was given to lot 588 for demolition of dwelling. Lot 24 received an ok for a temporary dog run fence. Lot 633 has requested decking and 590 for construction. Ken Stone has resigned from Security. He has served for ten years. GERT will continue to be chaired by Ken and he has called for a meeting on Feb. 11th to plan a practice exercise for this summer. Property Committee: Wayne Fisher. They are planning to do an energy audit for our entire common area. The concrete has been poured for the base for our new adult pool heat pumps and Bill James devoted a lot of time with the vendor to be sure it will meet engineering requirements. Let's give a big thank you to Bill. The Board approved the construction of a 275 ft retaining wall for the West side not to exceed \$20,000. The Ad Hoc Standards Committee was dismissed. The reinvestment of our Reserve and Operating funds into new CD's was approved. The list of Committees and their volunteers was approved. The Water Meter rules were revised. The Association will purchase the meters and arrange for a plumber and the lot owner will be assessed for the cost. Approval was given for Greentrees joining the CAI publication that will help us keep abreast of Association requirements. Approved Resolution text format and Guido Romano has volunteered to be sure all Resolutions are standardized. Due to a conflict of time Guido Romano has resigned from the Finance Committee but will continue with the ACC. Finally the Board approved the use of the PROSS (Professional Retired Ornerly Single Seniors) use of the Coffee room for their Saturday evening Games.

The Board meeting was adjourned at 4:15 and the Tuesday Club served cake.

Jo Ann Sutton, Secretary

MARCH 2010

MPR = Multi Purpose Room
 TR = Tuesday Room
 CR = Conference Room
 COFR = Coffee Room
 RH = Rec. Hall

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Snooker 1:00 RH	1 ACC 9:00 CR Exercise Class 10:00 RH Paint Class 9:30-1:00 MPR Dabbers & Gabbers 1:00 MPR	2 Line Dancing 9:00 RH Tues Club Coffee Social 9:30 Property Comm. 10:00 CR Long Term Comm. 2:00 CR	3 Exercise Class 10:00 RH Basic Computer Class 11:10 Snooker 1:00 RH Dance for Haiti Fundraiser Three Rivers Event Center \$10.00 4:30 - 7:00	4 Bike Riders 9:00 Friendship Club 9:30-12:30 RH Finance Comm. 10:00 CR	5 Exercise Class 10:00 RH Knitting group 1:00 COFR Snooker 1:00 RH	6 Bingo 7:00
7 Snooker 1:00 RH	8 Exercise Class 10:00 RH Paint Class 9:30-1:00 MPR Dabbers & Gabbers 1:00 MPR	9 Line Dancing 9:00 RH Tues. Club 12:30 TR BOD meeting 1:00 RH Birthday cake after	10 POOL & SPA Closed Exercise Class 10:00 RH Snooker 1:00 RH	11 Bike Riders 9:00	12 Exercise Class 10:00 RH Knitting group 1:00 COFR Snooker 1:00 RH	13 Bingo 7:00
14 Snooker 1:00 RH	15 Exercise Class 10:00 RH Paint Class 9:30-1:00 MPR Dabbers & Gabbers 1:00 MPR	16 Line Dancing 9:00 RH Applique Society 10:00 MPR Property Comm. 10:00 CR Long Term Comm. 2:00 CR Tues. Club 1:00 TR Bunco-RH 2:00 Treats M-Z	17 Exercise Class 10:00 RH Advanced Computer Class 11:10 MPR Snooker 1:00 RH St. Patrick's Day Dinner 4:30	18 Bike Riders 9:00 Friendship Club 9:30-12:30 RH	19 Exercise Class 10:00 RH Knitting group 1:00 COFR Snooker 1:00 RH	20 Bingo 7:00
21 Snooker 1:00 RH	22 Exercise Class 10:00 RH Paint Class 9:30-1:00 MPR Dabbers & Gabbers 1:00 MPR	23 Line Dancing 9:00 RH Tues. Club Luncheon out Mo's at 11:30 Long Term Comm. 2:00 CR	24 Exercise Class 10:00 RH Snooker 1:00 RH	25 Bike Riders 9:00 Friendship Club 9:30-12:30 RH	26 Exercise Class 10:00 RH Knitting group 1:00 COFR Snooker 1:00 RH Pot Luck Dinner 6:00 RH Sponsored by Dist 3 All Welcome	27 Bingo 7:00
28 Snooker 1:00 RH Bunco RH 2:00 Treats A-L	29 Exercise Class 10:00 RH Paint Class 9:30-1:00 MPR Dabbers & Gabbers 1:00 MPR	30 Line Dancing 9:00 RH Tues. Club 1:00 TR Long Term Comm. 2:00 CR	31 Exercise Class 10:00 RH Snooker 1:00 RH			SWIMMING POOL SCHEDULES: Water Aerobics M-F at 8:00am Water Exercise M-F at 9:00 & 10:00am