

HOW TO KNOW WHEN IT IS TIME TO REPLACE YOUR ELECTRICAL METER BASE

Recently, the meter base for my home went out unexpectedly. It turns out that this meter box, located 3 houses down from me, was in terrible condition. It basically “melted” and could have been a real disaster. CLPUD is not responsible for these meter base boxes. I have attached a copy of how this works from the website they directed me to. I was lucky enough to have to replace only the meter base, which was about \$3,000, instead of also needing to replace the underground wires to my house, which would have been 4-5 times more.



Often, you will notice what appears to be minor electrical glitches; lights dimming, flickering, etc., which can be a sign of trouble with electricity getting to your house from the meter base. But not always, sometimes it just goes out altogether. In my case, the appliance voltage (220-Volt that serves stove, dryer, water heater, etc.) stopped working. Later that evening, the 110-Volt areas began to deteriorate. Lights began to dim in certain areas of the house. In other areas, the 110-Volt was still working.

It’s imperative to call CLPUD immediately if you experience these problems. They will send a field person out to check the meter base. In my case, the field service technician arrived within 20 minutes. They will shut off the power if the problem is serious, or let you know you have a certain amount of days to replace the box before they must cut the power. My power was turned off immediately.

Continued on Page 2



REMINDER ON HOA DUES

HOA dues are \$270/month as of January 2024. The last day to pay without receiving a late fee and adding interest is the 25th of each month.

INSIDE THIS ISSUE

Electrical Meter Base (Continued)	2
New Office Assistant—Deb Griffin	2
Volunteers—Kristel B and Debbie B	3
Father’s Day Luncheon	4
Mother’s Day Luncheon	4
Residential Electric Service	5
Group Corner	6
At The Movies	7
Have e-Bike, Will Travel	8
Potluck Recipe	8
Rhody Drive Project Update	9
Pet of the Month	10
GERT	10

**OFFICE ASSISTANT
DEB GRIFFIN**

Meet Deb Griffin, our new Greentrees Village Office Assistant who joined our staff in April. Deb moved from Marin County, California to Florence in 2011 wanting to be closer to her dad, who has lived here for over 30 years. She also wanted a good school system for her youngest daughter who is now 23 and a dental assistant. Deb's eldest daughter is married to a Lt. Colonel serving in Stuttgart, Germany. Deb was happy to visit her daughter's family there one year ago, spending 2 weeks traveling in Europe. Her favorite city was Zurich, Switzerland. She especially cherished the time with her 3 grandchildren ages 15, 6, and 4 and is looking forward to them moving stateside soon.

Deb's work experience includes 11 years at Three Rivers Casino. There she spent 6 years in the finance section processing accounts payable and receivable. She followed that with 3 years working with the gaming commission. She also worked in the office at Johnston Motors doing as an Office Assistant.

When she's not at work, Deb enjoys walking on the beach and gardening. She has a gorgeous array of hydrangeas, which she loves. Her pride and joy is a massive wisteria vine that she grew from seeds that came from a plant belonging to her grandparents.

Asked about her impression of Greentrees Village, Deb says she loves it and the people here.

Her philosophy is: "As long as everyone is friendly and kind and treats you with respect and you treat them with respect, life is good!"



Nancy O'Neill

HOW TO KNOW WHEN IT IS TIME TO REPLACE YOUR ELECTRICAL METER BASE

I was lucky to find a reliable electrician who had this all replaced and fixed within 24 hours. Apparently many of the meter base boxes in Greentrees are the originals, some as old as 50 years. Many have been going out and requiring replacement. It was a total surprise to me that I was having this problem and a big surprise to have to shell out that much money unexpectedly. The electrician said that most electricians provide a service to come out and do a visual inspection of the meter base for a nominal fee, thus alerting the owner that it needs replacing soon. Also, most electricians will work with the customer on payment plans. Had I known that mine was getting to that point, I would have budgeted for this instead of being caught off guard. You may want to locate your box if you don't know where it is and have someone check it out.

There are several articles online instructing us how to inspect our meter base and signs to look for. I have read one or two and they are quite consistent with their instructions. White-electric.com (no relation!) was very easy to read and understand.

Laurie White

LUNCH OUT GROUP ON PAUSE

The Lunch Out is on pause for at least the summer months. Participation has been decreasing, and longtime attendees are moving away or have other commitments that are keeping them from attending. If you are interested in attending when the group reconvenes in the fall, please contact Jude Stendahl, space #204, jude.stendahl@gmail.com or 1-763-792-2312.



GENERAL CONTRACTOR

RESTORATION ROOFING

DECKING HANDYMAN FENCING

FLOORING ROT REPAIR

DEAN JOHNSON
CCB#238517

JOHNSON'S
HOME SERVICES LLC

541-508-6982

Wishing all of our friends at Greentrees a happy Spring!

Come enjoy the sun while you wander through our garden, relax by the Koi pond, and browse the gift shop!

LAUREL BAY GARDENS

M-Sat 8:30-5:30 Sun 10:00-5:00
88493 Hwy 101
541-997-5973

VOLUNTEER—KRISTEL BUECHNER

Kristel Buechner, you may know as the GERT Lady. Kristel has been interested in Emergency Preparedness since her early teens, growing up in the So Cal Mountains.

Kristel and her loving husband Jay have 2 children and 4 grandchildren, ages from 3-19. Were you aware that, before retiring, Kristel was a VP/branch manager for a credit union and a bank for almost 30 years?



As a side job, Kristel was also a model and spokesperson from childhood, to extending into her late 40's for many major companies. Her focus was on swimsuit, sportswear, and being a Hawaiian Tropics girl.

When Kristel retired from banking, she took a position as a PR Mgr at The Living Desert Zoo &

Botanical Gardens in Palm Desert, Ca. As a true animal lover, this position was the most rewarding in Kristel's career.

A goal on Kristel's bucket list is for her & Jay to swim with Humpback Whales in the next few years.

As the GERT coordinator and trainer, Kristel's focus is on Prepare Not Scare. GERT meets every 2nd Thursday of the month at 1pm.

Diana Lindsley



YARD SALE

Time to clear out your house of unwanted or unneeded items! The Activities Committee is sponsoring the Community Yard Sale the weekend of June 7 & 8, from 9 AM – 3 PM. This sale is at residents' homes and is open to the community. The gates will be open both days.

VOLUNTEER—DEBBIE BUMGARNER

Debbie is the face of bingo. Her parents lived here in Greentrees and her mother ran the bingo game for several years, turning it over to others in about 2015. It was only natural for Debbie to take it over when she moved here about two years ago. Debbie and her husband Don inherited the house here in Greentrees after her mother died but Debbie had lived here part time since 2014 helping her mother after her father passed away. Debbie and her brother did some remodeling on the house after she and her husband moved in.

Debbie worked for some years assisting the bookkeeper at a magazine wholesaler. Perks of the job included getting magazines and books at a discount.

Debbie has a daughter who lives here and works as the manager of the Circle K here in Florence. Her son lives in Harrisburg. Debbie's husband Don has 2 sons and a daughter. Between them, they have 14 grandchildren and one great granddaughter! The grandchildren run in age from 3 – 25. Debbie helps take care of the youngest grandson several days a week; she says he is full of energy. You can see him driving his electric car around the circle in the 400's (Debbie has a remote control to help him.)



Debbie recently went on a trip to Mexico with her daughter – her first flight! And she also ziplined for the first time and had a great time!

Diana Lindsley

*“Summer is a promissory note signed in June...”
- Hal Borland*

Bonded & Insured
Family Owned

Marshalls Maintenance

Sewer & Drain Cleaning
Dryer Vent Cleaning

(775) 340-2120

More than 30 years experience in household repair

FATHER'S DAY LUNCHEON

The Activities Committee will host a Father's Day lunch on June 16 at 1 PM in the Rec Hall.



The theme will be a taco bar, with make your own tacos with all the fixings, refried beans, rice, and taco chips. We are asking residents to bring dessert to share for a dessert bar: bring cookies, brownies, cake, etc. The meal will be free for Dads with a cost of \$7 for spouses and guests. There are sign up sheets in the library for the meal, dessert donations, and volunteers. Sign up for meals by Monday, June 10.

Laura Swanson

MOTHER'S DAY LUNCHEON

The Mother's Day luncheon was served on a sunny Sunday afternoon on May 12. Eighty-five of residents were served a meal of lasagna, bread, Ceasar salad, Mediterranean salad and "Happy Mother's Day" cake by the board. Some house-bound residents were delivered the same meals to their homes. All mothers were given a carnation for the occasion. The room was delightfully decorated and conversation and laughter was heard throughout. A big thanks to Jeff Myers for being the emcee along with the Board or Directors and all the volunteers who made this all possible.

Laura Swanson



IN MEMORIAM

Arthur Starkey



NEW RESIDENTS

Lygay and Jeffrey Jaeger #48

Verna Kocken #65

Deborah Anne and Kathryn Moreland #68

Cynthia and Jim Robertson #81

Anita Freeman #221

Denise and Jeff Beggs #255

Best for Hearing is hearing healthcare at its finest! With over 40 years of experience, Best for Hearing in Florence is your best choice for hearing tests, hearing devices and even sound protection. We offer a wide array of services to help you and your loved ones hear better!

Call or stop by today to make an appointment.

541-997-8866



Featuring products by:



BEST FOR HEARING 2285 HWY 101 SUITE W
(Adjacent to St. Vinnie's in Coastal Fitness Plaza)

Let us be your hands

541.902.3140

Improvementy@gmail.com

Carlo's Yard
Improvement

Lawn Mowing, Gutter Cleaning,
Power Washing, Yard
Maintenance, & More...

Florence Oregon 97439

My pleasure is working 4 you

License # 45724

WHAT'S YOURS? WHAT'S OURS?

AND WHO IS RESPONSIBLE FOR MAINTAINING IT

A meter base is the metal box that houses the meter on your home or business. They are usually located on the side of the home or business or on a post or pole in the yard.

The meter base is owned by you, the customer, and is your responsibility to maintain. Over time, a meter base can rust and become unsafe. Be sure to inspect your meter base occasionally and look for areas of rust. A rusted-out meter base can cause an electrical short, overheating and potentially causing a fire or an unplanned power outage. Keep in mind that Central Lincoln must have access to your meter at all times. Please do not build enclosures around the meter or meter base and keep vegetation out of the way.

Central Lincoln maintains the wires and facilities that deliver electricity and the meters that measure electricity use. The diagram below shows a home electrical system and who is responsible for what. Central Lincoln maintains the items in blue. The customer maintains the items in red. (Note: This diagram will appear on the CLPUD website).

Please contact a licensed electrician if you plan to repair, replace, or upgrade electrical equipment like your meter base. Never attempt to access your meter base or the electric meter yourself."

Meter: Central Lincoln owns/maintains the meter that measures electricity use.

Meter Base: You own and are responsible for the metal box that houses the meter.

Transformer: Central Lincoln owns/maintains the transformer mounted on a pole (3A) or pad (3B).

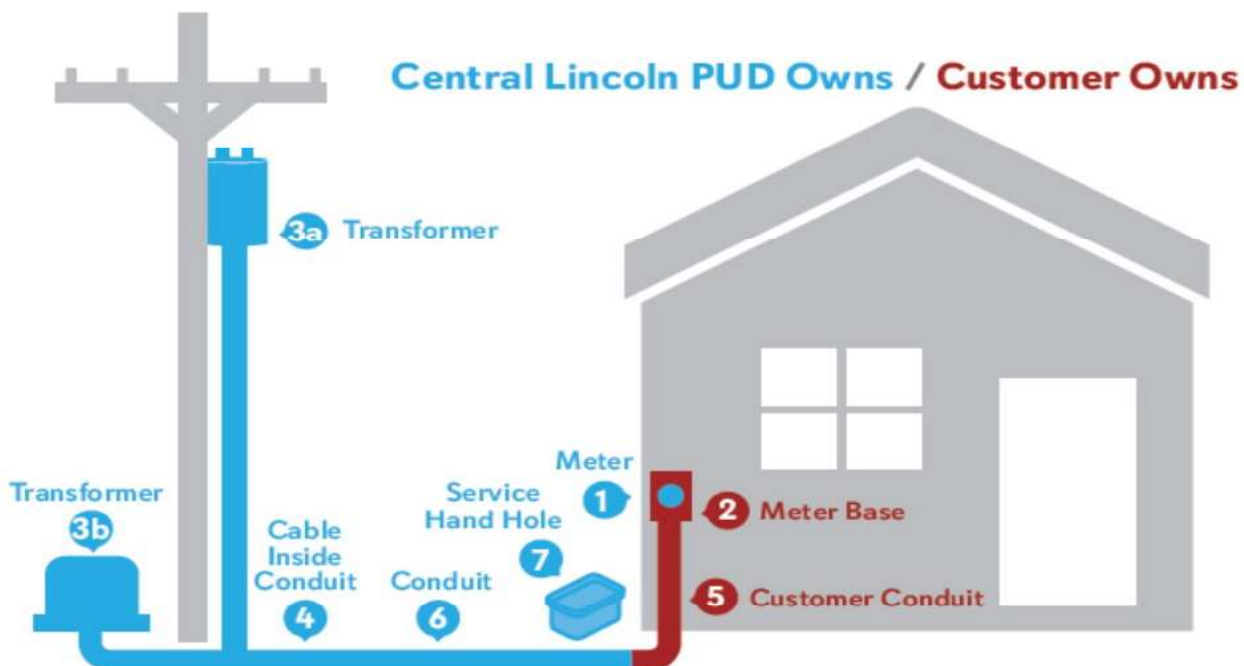
Cable Inside Conduit: Central Lincoln owns/maintains the cable inside the conduit from the transformer to the meter base.

Customer Conduit: You own/maintain the conduit from the meter base to just below the ground, including the 90-degree elbow at the bottom.

Central Lincoln Conduit: Central Lincoln owns/maintains the conduit from the 90-degree elbow back to the source.

Service Hand Hole: Central Lincoln owns the open-bottomed junction box with removable lid that provides for installation and maintenance of electrical connectors.

Underground Residential Electric Service



GROUP CORNER

Luncheon out! –This group is on pause for the summer. Due to other commitments and people moving, the attendance is waning. They will look to regroup in the fall. Contact Jude Stendahl, lot 204, at 763-792-2312 or jude.stendahl@gmail.com for any questions. All are welcome to attend!

Knit / Crochet Group – The group meets the first Friday of each month at the Multi Purpose Room at 1 PM. Next meeting, June 7. All knitters and crocheters welcome! Please contact Carol Parish for more information.

Scrapbooking / Paper Crafting Group! Papercrafting / scrapbooking has been postponed for the summer. Meetings will resume in September. Contact Joy at jplummergang2015@gmail.com for information or to attend.

Acoustic Guitar Jam – The informal ‘jam’ sessions will be every Thursday at 10AM in the Multi-Purpose room. Playing mostly a "seasoned" variety of folk, rock, and country music, we attempt some strummin', pickin', and singin'. Bring your wooden box with strings and share some music. Contact: Dan Chagnon, 541-621-6293.

Pickle Ball – This is a small group that meets at 8:30 AM every Monday, Wednesday, and Friday. They encourage anyone who wants to learn the game to come, watch, and learn. Extra paddles are available.

Quilt Group – We will continue to make lap quilts for the Christmas Giving Tree. Regular meetings will be in the Multi-Purpose Room from 10 AM - 12 noon, meeting the 3rd Friday of the month. Next meeting – June 21. All abilities are welcome! If you would like to donate supplies, we'd love to have them. We will make easy blocks and put together quilts for the children of Florence. Please contact Diana Lindsley at 541-590-3623 for more information.

Book Club – This group meets at 2PM on the 4th Thursday of each month in the Multipurpose Room. Rather than everyone reading the same book, each month members are encouraged to bring a book that they have read or are reading. For more information, please contact Charles Lugg at 541-590-3871 or Don McGehe at 541-590-3421.

Other Groups? – If you belong to a group and would like to share your group information, please contact Diana Lindsley at 541-590-3623 to get your group activities added to the Group Corner section.

COASTAL HOME SERVICES

Professional, quality services for your home



- Gutter Cleaning • Duct Cleaning
- Dryer Vent Cleaning
- Pressure Washing & Much More!

CCB 221760

541-590-7027

coastalhomeservicesflorence.com



Surfperch Mobile Notary

Wendy Dillard

541-901-9577

surfperchmobilenotary@gmail.com

www.surfperchmobilenotary.com

AT THE MOVIES



By Jim Negri

The Genre for this month is DRAMA

Lillies of the Field -- 1963 When traveling African-American handyman Homer Smith (Sidney Poitier) stops by a farm in rural Arizona, he is welcomed by a group of Roman Catholic nuns who have emigrated from Germany. Realizing that the farm needs a lot of work, Homer takes on a number of repair projects for the women, who are led by the headstrong Mother Maria (Lilia Skala). Impressed by Homer's kindness and strong work ethic, the nuns come to believe that he has been sent by God to help build them a chapel.

The Manchurian Candidate -- 1962 Near the end of the Korean War, a platoon of U.S. soldiers is captured by communists and brainwashed. Following the war, the platoon is returned home, and Sergeant Raymond Shaw (Laurence Harvey) is lauded as a hero by the rest of his platoon. However, the platoon commander, Captain Bennett Marco (Frank Sinatra), finds himself plagued by strange nightmares and, together with fellow soldier Allen Melvin (James Edwards), races to uncover a terrible plot.

Memories of a Geisha -- 2005 In the 1920s, 9-year-old Chiyo (Suzuka Ohgo) gets sold to a geisha house. There, she is forced into servitude, receiving nothing in return until the house's ruling hierarchy determines if she is of high enough quality to service the clientele -- men who visit and pay for conversation, dance and song. After rigorous years of training, Chiyo becomes Sayuri (Ziyi Zhang), a geisha of incredible beauty and influence. Life is good for Sayuri, but World War II is about to disrupt the peace.

Midnight in the Garden of Good and Evil -- 1997 This is a 1997 American mystery thriller film directed and produced by Clint Eastwood and starring John Cusack and Kevin Spacey. The screenplay by John Lee Hancock was based on John Berendt's 1994 book of the same name and follows the story of antiques dealer Jim Williams, on trial for the killing of a male prostitute who was his lover. The multiple trials depicted in Berendt's book are combined into one trial for the film.

The Mrs. Bradley's Mysteries -- 1998 British TV Series; This crime drama series is based on the character created in the writings of Gladys Mitchell. Diana Rigg stars as the stylish lady sleuth Mrs. Adela Bradley, who solves mysteries with her loyal chauffeur, George Moody, played by Neil Dudgeon. On the road in a Roll Royce, the glamorous socialite and her assistant use their investigative skills to uncover family secrets, discover motives, and reveal culprits. Aided by her attuned observational talents, Mrs. Bradley never fails to catch the criminal behind every mystery she faces.

Nicholas Nickleby -- 2002 After the death of the family patriarch, young Nicholas Nickleby (Charlie Hunnam) and his family are left with no means to survive. The family is forced to split up, and Nicholas lands in a school run by brutish principal Wackford Squeers (Jim Broadbent). Eventually, Nicholas makes a friend named Smike (Jamie Bell), and the two boys break free. Nicholas reunites with his family but learns he must now defend his sister from the advances of menacing suitor Sir Mulberry Hawk (Edward Fox).

Rebecca -- 1940 Story of a young woman who marries a fascinating widower only to find out that she must live in the shadow of his former wife, Rebecca, who died mysteriously several years earlier. The young wife must come to grips with the terrible secret of her handsome, cold husband, Max De Winter (Laurence Olivier). She must also deal with the jealous, obsessed Mrs. Danvers (Judith Anderson), the housekeeper, who will not accept her as the mistress of the house.

The Shadow -- 1994 Set in 1930s New York, a reformed criminal becomes a superhero. With the aid of a beautiful female friend, a playboy millionaire with a dark past sets out to bring the evil Shivan Khan to justice. His quarry, who is determined to attain world domination, is a deadly descendant of Genghis Khan and will not surrender without a fight.

Zulu Dawn -- 1979 Follow-up to the historical epic 'Zulu', which documents the events preceding the battle in the original film and the political situation at the time. Taking the Zulu's defiant stance on tribal customs as a declaration of war, the British commander sends in hundreds of British troops in order to squash the African warriors with superior fire power, leading to the death of 1,500 British soldiers.

HAVE E-BIKE, WILL TRAVEL

Need help? Do you want to know how to tune your derailleur or adjust your brakes? Should I consider a mid-drive or hub motor? What the heck is a mid-drive or hub motor!? What do all those numbers mean? Do you have flat tire prevention and repair questions? I usually can answer questions about batteries and electrical systems, many e-bike/e-trike or bike/trike parts and repair issues, and most basic adjustments for cyclists. Absolutely NO EXPERIENCE necessary. Curiosity invited.

I have designed a program to help understand the basics of E-Bikes/Trikes with visuals, demonstrations, instruction, and hands-on practice. I have a motor with the parts separated to show the hidden pieces and a complete running unit showing how the fundamental elements are connected: the throttle will be functional for "testing." Some e-bikes and an e-trike build will be available to see, but unfortunately are not for attendees to ride. After a brief but thoroughly engaging introduction, instruction, and demonstration(s), expect to get some dirty fingers as I stand aside and let you get down to the nitty gritty.

My tools will be yours to use, but bringing your own pair of pliers, a philips (#s 1, 2, 3) and regular screwdriver, any metric wrenches (8mm, 10mm, 13mm and 15mm especially), and some bicycle tire irons would help immensely. I can help anyone assess their battery or wiring but such issues are beyond the scope of this event except for a demonstration of safe wiring techniques.

Who: Daniel Baxter up in 447

What: Ebike Seminar

When: June 11, 3:00pm to 5:00pm

Where: GTV Rec Hall

Why: Encourage micro-mobility

How: By as many as possible attending

Daniel Baxter

POTLUCK RECIPE

Sweet n' Sour Meatballs

1-1/2 lb Hamburger

Sauce:

1 can sliced pineapple

1 cup sugar

2 tablespoon corn starch

1/2 cup cider vinegar

1 tablespoon soy sauce

1/4 teaspoon ginger

1 beef bouillon cube

1. Form hamburger into meatballs and brown then sprinkle with salt and pepper.
2. Make sauce: Drain pineapple into 2 cup measuring cup and add enough water to make 1-1/2 cups.
3. In a saucepan, combine sugar, cornstarch, and ginger. Mix well. Add pineapple juice, vinegar, soy sauce and bouillon cube. Bring to a boil; stirring constantly. Boil 2 minutes. Put meatballs in a crockpot and pour sauce over the top and simmer about 2 hours. Cut pineapple into chunks and add after about 1 hour.

Serve with rice.

Connie & Jim Betson



Business name
Tagline here

Todd's Handyman and
Personal Services
Reasonable Rates
Todd Murphy
541-590-3696

Celebrating 20 Years!!!

You're Invited

June 20th 4pm-7pm

Sip, snack and save with us as we cheers 20 years in Florence

stitch &
sole

1377 BAY ST. IN OLD TOWN FLORENCE

RHODY DRIVE REALIGNMENT AND IMPROVEMENT PROJECT UPDATES

WOW! The Rhody Drive Realignment is moving along fast, but safety is of utmost importance to the workers, the residents of Florence, and the City. The contractor, K&E Excavating, has asked that we remind the community that Rhododendron Drive is closed during construction unless people are accessing a residence, the Oregon Coast Humane Society, or the Lane County Transfer Station.

This closure includes bicyclists and pedestrians, as well as vehicular traffic. They have seen an increase in bicyclists and pedestrians trying to pass through the corridor. This is unsafe in an active construction zone. Please help keep the construction zone safe and adhere to the road closed signs and the instructions from the crews working.

Some of the completions of the project during the month of May have been: installation of the Ultra-block precast concrete retaining wall #1; various portions of the new stormwater system; bringing in a 2nd crew they began asphalt grinding from Wildwinds to New Hope Lane; 24-inch drilling of the Siuslaw Village Sewer Pump Station wet well for the new 18-inch gravity sewer line; water tie-ins at Marine Manner, New Hope Lane, and Wildwinds (the new water system is online and operational); and utility poles were relocated by CLPUD.

Did you know? Due to the depth of the new sewer main line, the contractor encountered what we refer to as 'blow sand.' Blow sand is an extremely dry and fine sand which is not stable and flows like water into the trench. This required the contractor to use extra care and driving 1-inch-thick metal sheets alongside their trench box in order to keep the 'blow sand' from filling the trench and making the excavation extremely wide. With the additional care comes time and slows the production rate (amount of pipe material that the contractor can install). Given the circumstances the contractor is still advancing the project in a timely manner.



**ACTIVE
CONSTRUCTION
ZONE**



City of Florence Updates and Diane Greer



Landscape • Design • Install



Holloway
Landscaping

541.999.7761
hollowaylandscaping@outlook.com

OLCB#9906
LICENSED, BONDED, & INSURED

Landscape Construction
Decorative Concrete/Slabs/Walkways
Tree Removal & Stump Grinding
Fencing & Dog Runs
Sod & Artificial Turf
New Sprinkler Systems
Drainage & Grading
Retaining walls
Water Features

 /HollowayLandscaping
hollowaylandscapeconstruction.com

PET OF THE MONTH

Come to the Oregon Coast Humane Society and meet Prince and other cats and dogs to adopt.

Prince is four years old and ready for a home of his own. He's FIV positive so he'll need to be indoor-only. FIV is only spread through deep puncture wounds, so chances of transmission are slim if the other cats in the home get along. Prince does like other cats, too! Most FIV positive cats die from old age, not from

FIV. If you're ready for some love, stop by the shelter and meet Prince.



OCHS contact info:
541-997-4277

GREENTREES EMERGENCY RESPONSE TEAM

Greentrees Emergency Response Team (GERT)
June 13th 1pm Rec Hall

June is Animal Preparedness Month. GERT will have a special guest speaker: Elizabeth Thompson, Executive Director of the Oregon Coast Humane Society.

Come learn how you can prepare your pet in the event of an emergency.

Ensure that your pet's taken care of in the event of your death.

What to do in the event of your hospitalization with your pet.

Come learn this and more:

GERT
Rec hall



Lets celebrate together!



Porch Parade

Decorate your porch, yard or front window and show your community spirit!

4th of July Parade

Decorate your bike, scooter, wagon & bring the family to parade down Bay Street
Pie & Watermelon Eating Contest

First 36 people to register in each age category will compete!

www.florencehabitat.org



LOFY CONSTRUCTION LLC

FLORENCE, OREGON

SERVING FLORENCE FOR 30 YEARS

(541)-590-3691

GENERAL CONTRACTOR

REMODELS, REPAIRS

AND CUSTOM WORK

C.C.B. 221760

**BERKSHIRE
HATHAWAY**
HOMESERVICES

NORTHWEST
REAL ESTATE

Florence Office

Licensed in the State of Oregon

Florence is a place you'll want to play, stay, and grow.

We're here to meet all your Real Estate needs.

Annette Prater
Real Estate Broker
Cell: 541-999-0179



JaNell Earley
Real Estate Broker
Cell: 541-999-1543



PO Box 276, 1875 Hwy 101
Florence, OR 97439

**For all your Selling, Buying & Financing Needs-
We got you covered!**



Sadie Clark

100 Hwy 101
Florence OR 97439
541.999.7119
Sadie@cbcoast.com



**COLDWELL
BANKER**
COAST
REAL ESTATE

Just SOLD in Your Neighborhood



1600 Rhododendron Dr
#65
\$339,000

2 bed 2 bath
1180 sqft



Beth Rudometkin

Senior, Certified Mortgage Advisor
NMLS: 811660

o: (541) 743-2978

c: (707) 486-8744

f: (541) 940-7719

beth.rudometkin@apmortgage.com

Different name, same great service & still doggone reliable!



Florence Branch | 244 Maple Street | Florence, OR 97439 | NMLS-1850

Licensed in OR and CA.

Our team is able to help you in OR, WA, CA, AZ, MT, NV, WY, ID, CO, & TX!



Scan QR code to apply!



Life in reverse...financial longevity and peace of mind!



Debbie Tallman

Reverse Mortgage Advisor
NMLS: 248704

o: (541) 213-2989

c: (541) 390-0934

f: (541) 940-7716

debbie.tallman@apmortgage.com



NMLS: 1850

Bend Branch | 233 SW Wilson Avenue | Suite 102 | Bend, OR 97702

Formerly known as Finance of America Mortgage.



GTV RESIDENTS PARTICIPATED IN THE 116th RHODY DAYS EVENTS

Some of our own Greentrees Village Residents enjoyed Rhody Days this year by showing off their talent and cars. Sally Ott was at the Event Center selling wonderful aprons, potholders, and showing off her many talents. Glen Stewart took pride in showing off his 1960 Ford Falcon Ranchero, Andy and Linda Anderson loved having people come look at their 1954 Chevrolet Sedan Delivery (it's for sale), and Don Stone had his 1969 El Camino for show, while he and his wife worked the Registration booth at the car show.

Diane Greer



FLORENCE ELECTRIC INC.

TYLER SMITH
OWNER

971.344.8793

FlorenceElectric@Protonmail.com

www.florenceoregonelectrician.com

Licensed • Bonded • Insured
CCB# 234195

OFFICE CONTACT INFORMATION

OFFICE HOURS: Mon.-Fri. 9-12, 1-3

CLOSED ON HOLIDAYS

OFFICE PHONE: 541-997-8674

OFFICE FAX ONLY: 541-997-6018

EMAIL: greentreesvillagehoa@gmail.com

MAINTENANCE PHONE: 541-997-1371

The Village Voice is A Publication of Greentrees Village, Inc.

Editors: Diane Greer & Diana Lindsley

Email: gtvwebmaster57@gmail.com

Contributing Members: Jim Negri, Diana Lindsley, Kristel Buechner, Laurie White, Daniel Baxter, Nancy O'Neill, Diane Greer, City of Florence, and OCHS

Photos: Laurie White, Nancy O'Neill, Diane Greer, and OCHS

Advertising: Diane Greer (661) 706-1669

© Greentrees Village Voice, 2024 by Greentrees Village, Inc. and cannot be reproduced in whole or in part without the express written permission from the publisher. Greentrees Village does not endorse or recommend third party websites, products, or services.

Sunshine SAVINGS!

MOVE IN BY
JUNE 30 & SAVE
\$1000*

- THREE DELICIOUS, HOME-COOKED MEALS PREPARED FRESH DAILY
- 24-HOUR SECURITY
- TRANSPORTATION
- SOCIALIZING OPPORTUNITIES
- WEEKLY HOUSEKEEPING
- UTILITIES, WIFI, AND CABLE

*WAIVE THE COMMUNITY FEE OF \$1000

Call today
to schedule
a tour!

a Compass Senior Living
Community

Shorewood

SENIOR LIVING

Guided by goodness, loyalty, faith, and fun

541.997.8202
sayhello@shorewoodsl.com
1451 Spruce Street
Florence, OR 97439
shorewoodsl.com



SCAN HERE



For immediate release: May 16, 2024 Contact: Bettina Hannigan, Chamber President/CEO

FLORENCE CHAMBER CELEBRATES RHODY FEST WITH NEW BANNERS

“Look up, Florence! Don’t miss the beautiful banners that director of tourism development Mitzi Hathaway designed and Sign Stop worked so hard to produce and install along with Florence City Public Works and Central Lincoln PUD,” said Florence Area Chamber of Commerce president/CEO Bettina Hannigan.

Hathaway created two different versions of the banners. Stephanie Cunningham, owner of the Sign Stop in Florence, arranged for printing. Stephanie’s partner, Bernie Cunningham, who also owns The Copier Doctor worked with the Florence Public Works Department to hang several large banners and many smaller versions along Highway 101, in Historic Old Town, and at the entrance to Three Rivers Casino Resort.

“This is the continuation of our banner project that began in 2021—in harmony with the Highway 101 improvements and our annual hanging of those 150-plus magnificent flower baskets that adorn Old Town and Highway 101 from the bridge to Highway 126; but the banner project goes farther, all the way up to Fred Meyer,” Hannigan explained. “It’s also a way to bring a little joy, show some civic pride, and give all drivers and pedestrians a positive impression of our community. And all of that helps commerce in our area.”

Tourism has grown to a \$320 million boost to the area’s economy, now employing about 2700 of the 5100 local workers. The average tourist spends more than \$200 per day when they stay in town overnight. Four million trips are counted in Florence on Highway 101 every year and the banners are intended to capture those visitors’ attention, and their vacation dollars, for the local economy.

“The City Council was supportive of the banner project and approved the project in May of 2021. The Florence Area Chamber of Commerce is the marketing agent for the City of Florence and the City sees the raising of the banners along the highways and in Old Town as an extension of the existing Florence marketing messages of ‘Shop, Eat, Stay, and Play here in Oregon’s Coastal Playground.’ It’s a smart investment and tourism asset addition,” said Florence city manager Erin Reynolds when the program launched.

“It’s been a very careful, deliberate, collaborative process and we are thrilled with the results.” explained Hannigan. “We were excited to launch—and sustain—a program that catches drivers’ attention, gets them to slow down a little, and helps direct them to stop, shop, eat, play, and stay here in Florence.

“Visitors will see our obvious community pride and understand that there is a bounty of fun things to do in and around Florence. They’ll see why this is indeed Oregon’s Coastal Playground,” added Hannigan. “We’re proud of the partnership between the Chamber, the City, Central Lincoln, the businesses, civic clubs, and individuals that have invested in this program.”

The newest banners went up just before the 117th Annual Florence Rhododendron Festival. For more information on how to join or support the Chamber, contact Hannigan at 541-997-3128.



GREENTREES VILLAGE COMMITTEES

There are a number of committees in GTV that work to make the community better. Residents are welcome at any committee meeting. Please see the calendar for meeting dates and times.

Activity Committee: The Activity Committee is made up of resident volunteers who organize and put on activities for residents. The committee raises funds throughout the year by putting on events. The funds are used to sponsor a free Thanksgiving and Christmas dinner for all residents. Additionally, the Activity Committee sponsors a monthly meet & greet, the Fourth of July hot dog lunch and other activities for residents.

Architectural Control Committee (ACC): The ACC is responsible for enforcing and protecting the design standards and restrictions set forth in the Land Use Rules and Regulations in the Association's Rules. The ACC issues permits to owners who wish to alter the structure of their homes and buildings; they may recommend variances on behalf of lot owners, and also recommend to the board that fines be assessed against owners who fail to comply with design standards and restrictions.

Bingo Committee: The Bingo Committee provides residents with the opportunity to play bingo and socialize. The Bingo Committee operates bingo games exclusively for residents and their guests and is Not for Profit. The committee members facilitate the Bingo games every other Saturday night.

Communications Committee: This committee is made up of resident volunteers who write, edit, and prep articles for the monthly newsletter as well as securing advertising for the newsletter. The Committee manages the website and also manages the email communications for both regular and emergency email communications as well as a Facebook page. They work to keep the Community well informed of activities, events and happenings in the Community.

Finance Committee: The Finance Committee helps the board fulfill its fiscal and oversight responsibilities. It reviews and recommends approval of the annual financial budget prepared by staff; ensures that all financial reports prepared by staff are timely; regularly reviews financial results and ensures the organization is operating at the highest level of transparency. The committee annually reviews the independent CPA results of the last financial statements and the contents of the prepared management letter. It also oversees the management of organization-wide financial assets.

Property Committee: The Property Committee is responsible for advising the board on work must be done to maintain the community's common property. The committee annually submits to the board a recommendation for projects that should be completed the following year. The committee also researches physical problems that occur to the facilities and recommends solutions.

COMMITTEE CHAIRS or CO-CHAIRS

Activity Committee: Jack and Laura Swanson

Architectural Control Committee (ACC): Nick Woodworth

Bingo Committee: Debbie Bumgarner and Wendy Dillard

Communications Committee: Diana Lindsley

Finance Committee: Tony Furst

Property Committee: Tom Shaw and Jack Stephen

Event locations

Daily (weekdays):

Water Aerobics, at the Pool, 8 AM

Mon /Wed / Fri:

Pickle Ball, at the court, 8:30 AM

Exercise Class, Rec Hall, 10 AM

Tai Chi, Rec Hall, 9 AM

Rec Hall:

All District Meetings

Board Meeting

Scrap Booking Group

Bunco

Card Exchange

Potluck

Game Night

Coffee Room:

Bridge Club

Senior Moments Coffee Club

Saturday Morning Meet & Greet

Multi-Purpose Room:

Property Committee

Finance Committee

Communications Committee

Activity Committee

Quilt Club

Music Jam

GERT

Knit & Crochet Group

Conference Room:

ACC Committee

Tidbits

IMPORTANT REMINDER: The date for payment of dues without incurring late fees is the 25th of the month. Payments made on the 26th or later will incur a \$25 late fee as well as interest.

HOA Fees: Reminder that the HOA fees for 2024 are **\$270 per month** or \$3,240 per year. You can pay your dues monthly, quarterly or annually

Recycling: The Activities Committee collects bottles and cans with deposits. All the funds go to the Activity Committee to offset the costs of events. There is a blue barrel in the Rec Hall to collect your donations. We thank you for your help in supporting GTV events.

New Residents are reminded they need to check in with the Office within 7 days of moving in to be registered and obtain the Welcome package.

Dumpster Use: It's getting to be that time of year when we are cleaning up yards and getting yard debris. A reminder that **ONLY** yard debris should be in the dumpsters (no trash or plastic bags). There is a fine for doing that. Branches should be kept to under 3 inches and 3 feet long.

Directory info: Is your directory information correct –names, phone numbers and email address? The Office needs correct information in order to contact you.

June

2024

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
							1 5 PM Bingo
2	3 12:30 GERT Radio Test	4 1 PM Activities Committee 1 PM Card Exchange	5 1 PM Bridge 1 PM Communications Committee	6 10 AM Music Jam 1 PM ACC Committee	7 9 AM Yard Sale 1 PM Knit & Crochet Group	8 9 AM Yard Sale 5 PM Game Night	
9		10 10 AM Property Committee 10 AM Senior Moments Coffee Club 3 PM E-bike seminar 5:30 PM District 9 meeting	11 POOL CLOSED 10 AM Finance Committee 1 PM Bridge	12 10 AM Music Jam 1 PM GERT 4 PM District 6 meeting	13	14 10 AM Saturday Morning Meet & Greet 1 PM District 4 & 5 meeting 5 PM Bingo	15
	16 1 PM Father's Day Lunch	17 1 PM Bunco	18 1 PM Board Meeting	19 1 PM Bridge 4 PM District 1 & 2 meeting	20 10 AM Music Jam 2 PM District 7 & 8 meeting	21 10 AM Quilt group	22 5 PM Game Night
23/30		24	25	26 1 PM Bridge	27 2 PM Book Club	28 5 PM Potluck	29