



WASTEWATER UPDATE

As you may know from reading the articles on our wastewater treatment costs, GTV will soon be paying for wastewater treatment as a percentage of our consumption. This will have a substantial impact on our budget and GTV’s monthly HOA dues. Please read the Reduce The Impact in Wastewater Treatment Cost article about how we can reduce the impact of that change.

If the City reduces our consumption CF by the national average (30%) to account for outdoor use as they arrive at our wastewater treatment CF, that 378,000 CF of consumption equates to 264,600 CF in wastewater treatment costs (378,000 x .7).

The 2025 water (consumption) rate for Florence is 0.024029/CF. That rate applied to 378,000 CF is \$9,083/yr. The wastewater treatment rate is 0.0911/CF. That rate applied to 264,600 CF is \$24,105/yr. Combined that’s a cost of \$33,188/yr. Every \$6,804 in GTV’s annual budget equates to a dollar a month in HOA dues (567x12x1 = \$6,804).

In the coming months there will be articles in the Village Voice on shower heads, in-line heaters (so you don’t run water waiting for it to get hot), and behavioral changes like not running the water while you wash dishes or shave.

These reductions can only materialize if we act collectively. Please, seriously, think about how you use water.

Tony Furst

REMINDER ON HOA DUES

HOA Fees: In 2025, dues are expected to increase to \$318 / month. The final figure will be determined in November 2024.

No More DVDs please: The DVD shelves in the library are full. Please do not drop new ones off (but please DO return any you've borrowed.) You can donate DVDs to Goodwill.

GTV ANNUAL MEETING

The Greentrees Village Annual meeting is scheduled for the second Saturday of August each year. This is an important meeting for all owners. This year’s meeting will be held on Aug 3 starting at 11 AM in the Rec Hall. To be official and open the meeting, we need a quorum of 15% (86) of the home owners in attendance. Please plan on attending to hear what is happening in GTV. The Board of Directors will also be providing a free lunch to the owner attendees. Only owners are allowed to attend this meeting.

Registration for the meeting will begin at 10 AM, with the meeting starting at 11 AM. Lunch will be served after the meeting is over.

If you don’t know your district representative, this is a perfect opportunity to get to know them as well.

The winner of the bike raffle will be drawn at this meeting. The quilt group has a special quilt we will be awarding to a special resident as well.

Diana Lindsley

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Inserts

Calendar, Tidbits, BOD Minutes for July 2024 and June 28th Special Meeting, New Rules (2,3,4,16,&23), Greentrees 30th Anniversary, Memoriam, Rhody Drive—Traffic Change

HISTORY OF GREENTREES

The History of Greentrees has been a collaboration by residents who love their community and wished to preserve memories of events and the people who lived here. Some for a very long time. It all started during an annual meeting when a long-time resident, Gene Fisher (since passed), stood up and said, "someone should write a book about the history of Greentrees." I heard him. Being an amateur writer, I started to gather information from some of our long-time residents, Lorainne Brinkley among the few. Gene had many memories as his parents were the original owners of his property. Soon, the excitement grew and many residents offered photos, mementos, stories, and accounts of life at Greentrees. The community started on the East side and was developed by the same folks who built Coastal Village. A two-year project to build was planned, but the lots sold out quicker than planned. Greentrees was originally made for travel trailers and families to come to the coast and have a place to camp in the summer or over the weekend. Right from the beginning, folks wanted a swimming pool, laundry facilities and a club house with a pool table and games...something for the kids to do when they came. There was not always a gate that came down to protect the properties, or a crosswalk to protect those coming by foot to the clubhouse for a sauna or swim. But there was always a love of trees and nature. Check out the Greentrees website and the new heading: **The History of Greentrees**. A big thank you goes out to Mark Tilchen for putting the history document together and to the board (past and future) for their work in keeping Greentrees a nice place to live.

Mary Hamilton

WIFE: "There's trouble with the car. It has water in the carburetor."

HUSBAND: "Water in the carburetor? That's ridiculous."

WIFE: "I tell you the car has water in the carburetor."

HUSBAND: "You don't even know what a carburetor is. I'll check it out. Where's the car?"

WIFE: "In the pool."

Why should one be careful when it is raining cats and dogs?

Because they might step on a poodle.



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VOLUNTEER—IRENE MAKUCH

Irene Makuch made a huge leap of faith when she moved to Greentrees Village 11 years ago. She was born and raised in Springfield, Massachusetts, where she finished high school and graduated from American International College, met and married her husband, Chester, and raised their son. Her career for a two different valve companies spanned 46 years; she worked in quality control and inside sales to nuclear power plants and to the military. Chester passed away after they'd been married 45 years.

Here's where the leap comes in: after 71 years in the same area, Irene retired and sold her house (in the same week) and moved, sight-unseen, to a new house all the way across the country. Her son, his wife, and her grandson lived in Florence by then and it was to be closer to them and to help them out that she left behind her old life.

She helped care for her grandson, Nicholas who still spends time with her in the puzzle room she created for him in her house. Shortly after her arrival, newly retired, she started attending the exercise classes held in the GTV Club House at 10 a.m. M.W.F. When the last instructor had to drop out, Irene volunteered to take over. Asked if she'd always been into exercise, Irene laughed. "No, never. I just did it because they needed somebody." She also volunteers by helping with the dinner events at GTV.

Irene enjoys walking, reading and, of course, doing puzzles. She says there is no reason to be lonely here. Nobody needs to sit at home and be alone in GTV. There's always some way to get involved and help out.



Nancy O'Neill

VOLUNTEER—SHANTI CHAGNON

Shanti Chagnon has one impressive resume. Some Greentrees Villagers think of her as the resident yoga instructor and activities volunteer extraordinaire. Add to that, her multiple careers—construction company secretary, fork-lift operator, time-keeper, labor foreman, security person, professional parachute packer, highway striping-tech, roaming TSA screener — and you begin to get the idea that she's been a very busy woman.

She was born in Vermont, but has lived in Florida, Virginia, Upstate New York, Alaska, and Oregon. In Alaska, she was looking for a tour guide online and met her husband, Dan, who talked her into leaving the tiny town where she was stationed (only way in or out was by air or dogsled) to be the yoga coordinator for the University of Fairbanks. They moved to Rogue River, Oregon in 2010, spent time in Coos Bay, and moved to Florence looking for a community of like-minded people.

Shanti first took up yoga to improve her body awareness for sky-diving. "Every little move up there is amplified," she said. Her brother introduced her to the sport and she has logged around 500 jumps, some from hot air balloons and others from helicopters. She says that yoga is meant to enhance your life; to allow you to do all the things you're meant to do in life. "Move it or lose it," is her motto.

Wherever life took her, Shanti volunteered by providing free yoga classes. In Florence she also dedicates a lot of energy to Habitat for Humanity. She volunteers because, "The more you give, the more you get!"



Nancy O'Neill

*What did the sea say to the river?
You can run, but you can't tide.*

PRESIDENTS COMMENTS

Hello!

July is Budget Month for Greentrees Village. We're blessed to have a wonderful Finance Committee who works diligently as a necessary and built-in checks and balances regarding how our dues are spent.

This year we were clobbered with a surprise leap in our Sewer costs. Tony, Leslie and I met with the City to discuss it and came away with a big win for Greentrees this year; the City agreed not to implement this increase until 2025 instead of in our May 2024 bill.

The Board gave our Finance Committee our needs for wages recently. Greentrees offers no medical insurance; instead we offer a yearly reimbursement of up to \$1,000 for medical expenses. As we interviewed potential new employees this year it was clear that without medical insurance, we needed to offer higher wages in order to hire and keep quality long-term employees.

Our Property Committee is investigating ways in which we can save water in order to reduce our Sewer costs by researching hot water on demand devices, low flow toilets and shower heads and timers we can use on our garden hoses in an effort to override senior moments while watering.

We're also investigating grants that are already in place in Lane County for aid in lowering electric bills for those in need who qualify. While we don't pay for water services individually here, we can offer our dues payments in lieu of specific individual utilities payments in order to obtain assistance with Electric bills.

Our Finance Committee examined our reserve needs, our necessary expenses and wage requests and came up with a Budget for 2025 that will enable all of these things. In 2025 our dues will increase \$48 dollars per month per lot.

I know that this increase is difficult for most of us on fixed incomes and hopefully the studies underway will assist in lowering our water bills and where aid can be found to help with this jump in dues.

If you haven't used our swimming pools or our hot tub, for heaven's sake please do so!

Thank you!

Carley

"You get to decide where your time goes. You can either spend it moving forward, or you can spend it putting out fires. You decide. And if you don't decide, others will decide for you." — Tony Morgan

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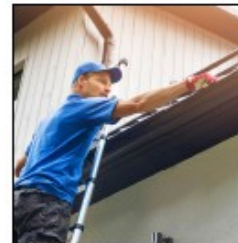
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"Water is the most critical resource issue of our lifetime and our children's lifetime. The health of our waters is the principal measure of how we live on the land." - Luna Leopold

GREENTREES EMERGENCY RESPONSE TEAM (GERT)

August is National Water Preparedness month. It's a good time to rotate the water you have in your emergency supply, kits, go bags and automobiles/RV's. To keep your water fresh tasting, roll your bottled water's monthly. Don't shake, roll.

One gallon of water per person per day is recommended for drinking and sanitation. Remember your pets need water, too. Don't forget to add 1/4 -1/2 gallon water for each pets to your water supply.

Investing in water filtration like a Life Straw is perfect to have in your to-go bag, always great to keep one in your automobile.

GERT will have many different types of water filtration for the August GERT class, along with viewing our 2500 gallon water tank. I hope to have a Sand Point well pump for demonstration too.

Having access to clean water is essential for survival in an emergency.

GERT meets the 2nd Thursday of each month at 1 pm in the Rec Hall or Multi-purpose room depending on class size.

Any questions, don't hesitate to contact Kristel Buechner GERT trainer/coordinator at 551-997-0909.

Kristel Buechner

"We forget that the water cycle and the life cycle are one." - Jacques Cousteau

EVER WONDER WHY?

Most home repair people are familiar with trade terminology. For an electrician, a "GFCI" would be short for a Ground Fault Circuit Interrupter, which is an outlet that has a miniature circuit breaker built in. Most likely, GFCIs will be seen in the bathroom or kitchen sink areas. A GFCI is a great safety device for quicker electrical shutoff of power, and it is easy to re-set to turn the power back on.

Another trade would be the plumbers. They use the term "P trap" or "J trap" for the bent drain piping seen under a sink. One end of this P or J shape goes up to your sink drain and the other goes out sideways toward the drain or sewer. Inside the home, sewer smells are unpleasant odors. Therefore, between those smells and the sink opening is the P-bent piping. And there inside the bend sits the liquid from your last sink usage. This water is the sewer-smell blocker.

Also, if you look on the side of your toilet you will see another J trap that is designed to keep a bowl of water between the seat area and the sewer pipes of your home. Again, this water is the sewer-smell blocker.

If you come home from an extended absence and you smell the sewer, it might be from a dry sink or dry toilet. Refill all the home sinks and flush all your toilets to refill them. An old plumber's trick is this: before your extended leave, pour a few tablespoons of cooking oil in your drains as well as your toilets. This will keep the water from evaporating. I hope that this information helps.

Jack Stephen



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GROUP CORNER

Join a club/group/jam and meet new people who have your same interests.

Knit / Crochet Group – The group meets the first Friday of each month at the Multi Purpose Room at 1 PM. Next meeting Aug 2. All knitters and crocheters welcome! Please contact Carol Parrish for more information.

Acoustic Guitar Jam – The Informal ‘jam’ sessions will be every Thursday at 10 AM 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 – Aug 16. 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 2 PM on the 4th Thursday of each month in the Multi-Purpose 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.

Game Night – Game night is held the 2nd and 4th Saturdays of each month, from 5-8 PM in the Rec Hall. Bring your favorite board games or come join in the fun – there are several games happening. Bring some snacks to share. Contact Diane Greer at 661-706-1669 for more information.

Bunco – Bunco is held the 1st and 3rd Mondays of each month in the Rec Hall. It's a quick play dice game that is easy to learn. Bring snacks to share. Contact Diane Greer at 661-706-1669 for info.

Poker – A small group meets Thursdays in the Coffee Room for a friendly game of poker from 5:30 – 8:30 PM. Buy in is \$10. For more information contact Bing Ott at 541-968-8273.

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!

Scrapbooking / Papercrafting 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.

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.

AT THE MOVIES



By Jim Negri

The Genre for this month is **COMEDY**

Anchor Man (2004): Hotshot television anchorman Ron Burgundy (Will Ferrell) welcomes up-start reporter Veronica Corningstone (Christina Applegate) into the male-dominated world of 1970s broadcast news -- that is, until the talented female journalist begins to outshine Burgundy on air. Soon he grows jealous, begins a bitter feud with Veronica and eventually makes a vulgar slip-on live TV that ruins his career. However, when an outrageous story breaks at the San Diego Zoo, Ron may get a chance to redeem himself.

Burn After Reading (2008): When a disc containing memoirs of a former CIA analyst (John Malkovich) falls into the hands of Linda Litzke (Frances McDormand) and Chad Feldheimer (Brad Pitt), the two gym employees see a chance to make enough money for her to have life-changing cosmetic surgery. Predictably, events whirl out of control for the duo doofuses and those in their orbit.

Caddyshack (1980): Danny Noonan (Michael O'Keefe), a teen down on his luck, works as a caddy at the snob-infested Bushwood Country Club to raise money for his college education. In an attempt to gain votes for a college scholarship reserved for caddies, Noonan volunteers to caddy for a prominent and influential club member (Ted Knight). Meanwhile, Danny struggles to prepare for the high-pressure Caddy Day golf tournament while absorbing New Age advice from wealthy golf guru Ty Webb (Chevy Chase).

Clueless (1995): Shallow, rich and socially successful Cher (Alicia Silverstone) is at the top of her Beverly Hills high school's pecking scale. Seeing herself as a matchmaker, Cher first coaxes two teachers into dating each other. Emboldened by her success, she decides to give hopelessly klutzy new student Tai (Brittany Murphy) a makeover. When Tai becomes more popular than she is, Cher realizes that her disapproving ex-stepbrother (Paul Rudd) was right about how misguided she was -- and falls for him.

Coming to America (1988): Prince Akeem (Eddie Murphy) is the prince of a wealthy African country and wants for nothing, except a wife who will love him in spite of his title. To escape an arranged marriage, Akeem flees to America accompanied by his persnickety sidekick, Semmi (Arsenio Hall), to find his queen. Disguised as a foreign student working in fast food, he romances Lisa (Shari Headley), but struggles with revealing his true identity to her and his marital intentions to his king father (James Earl Jones).

First Night (2010): Adam is a rich industrialist, who aspires to a more cultured world. Spurred on by playful jibes that he is little more than a city suit living the capitalist's dream, this frustrated amateur opera singer decides to throw an opera in his lavish country retreat. Once his friends see him belting out the notes, he feels sure it will spell the end to their shallow taunts. In fact, it might even help him win the hand of a female conductor he has been pursuing whom - it just so happens - is the first to be recruited for his showpiece.

Fun with Dick and Jane (1977): Dick Harper (George Segal) is the perfect husband. He's got the perfect job and the perfect wife, Jane (Jane Fonda). Things are so perfect for the Harpers that they have just built a swimming pool in their backyard, using money they don't actually have. Then Dick is unexpectedly fired from his job and the couple find themselves deeply in debt. Dick starts looking elsewhere for employment, but when he finds he has no marketable skills, he and Jane have no choice but to turn to a life of crime.

The Game Plan (2007): Bachelor football star Joe Kingman (Dwayne "The Rock" Johnson) seems to have it all. He is wealthy and carefree, and his team is on the way to capturing a championship. Suddenly, he is tackled by some unexpected news: He has a young daughter (Madison Pettis), the result of a last fling with his ex-wife. Joe must learn to balance his personal and professional lives with the needs of his child.

Groucho Marx -- You Bet Your Life (1950's): Game Show from the 1950's

REDUCE THE IMPACT IN WASTEWATER TREATMENT COST

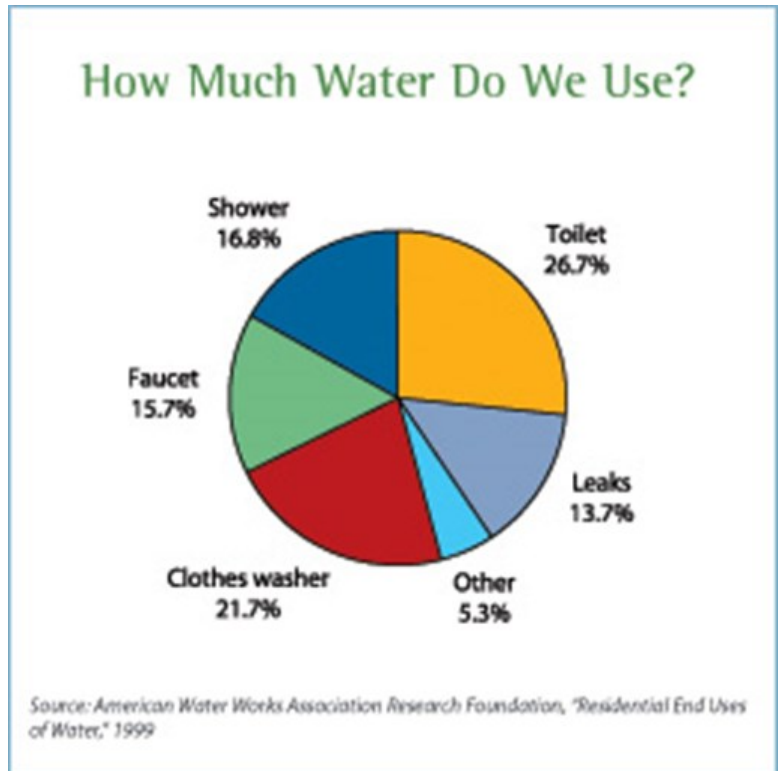
As you may know from reading the articles on our wastewater treatment costs, GTV will soon be paying for wastewater treatment as a percentage of our consumption. This will have a substantial impact on GTV's monthly HOA dues.

How do we reduce the impact of that change? With wastewater treatment cost being directly tied to the water we consume, the only way to reduce the wastewater treatment cost is to reduce the amount of water we consume. This is the first of a series of articles on how conserving water can help keep the monthly HOA dues down.

Let's start with the data. On average, approximately 30 percent of the water a family consumes is used outdoors. The City will be applying a reduction factor to our consumed water that will account for that outdoor usage, so we'll focus on the indoor usage. (The pie chart shows the national average for indoor usage.)

This month, let's focus on the toilet. It is over a quarter (26.7%) of the indoor consumption. The average family of four uses approximately 300 gallons of water indoors a day. This means the toilet uses just over 80 gallons or 20 gallons/person/day.

Prior to 1994 (and GTV was initially established in the early/mid 70's), toilets used between 3.5 to 7 gallons / flush. If we use 5 gallons/flush, it takes 4 flushes a day to reach the 20-gallon/person average. In 1994, the standard dropped to 1.6 gallons/flush and the newer toilets consume 1.3 gallons/flush. And yes, the new toilets are quite efficient. A newer toilet uses about 6 gallons/day with 4 flushes. That's a savings of 5,110 gallons/person/yr. Double that for a two-person household. Let's assume that half of the toilets in GTV predate 1994. If they were converted to low-flow toilets it would save 2,835,000 gallons of water or 378,000 cubic feet of water/year.



If the City reduces our consumption CF by the national average (30%) to account for outdoor use, that 378,000 CF of consumption equates to 264,600 CF in wastewater treatment costs.

The 2025 water rate for Florence is 0.024029/CF. Applied to 378,000 CF is \$9,083/yr. The wastewater treatment rate is 0.0911/CF. Applied to 264,600 CF is \$24,105/yr. The combined cost is \$33,188/yr. Every \$6,804 in GTV's annual budget equates to \$1/mo. in HOA dues (567x12x1 = \$6,804). Reducing water consumption by using low flow toilets or reducing the number of flushes could save GTV homeowners approximately \$5/mo. in HOA dues (\$33,188/\$6,804 = \$4.87).

In the coming months, there will be articles in the Village Voice on shower heads, in-line heaters (so you don't run water waiting for it to get hot), and behavioral changes like not running the water while you wash dishes or shave.

These reductions can only materialize if we act collectively. Please, seriously, think about how you use water.

Tony Furst and Tom Shaw

NEW RESIDENTS

Rebecca Burgess—560

Joy Kenner—569

Evelyn Naylor-Carson and David Carson—574

Sue Bennet—595

LETTER TO THE EDITOR

I am writing to all Greentrees Members regarding Bingo and other Social Gaming with in the confines of Greentrees.

We do social gaming not just for the money but to have fun, interact with all our members and socialize. This is something that helps our community grow and learn about each other. If we take care of each other and look out for each other we would have a stronger community. We have been doing this since 1973! So what changed other than yearly Board Members changing?

We recently have been told we cannot have Bingo as social gaming due to our current President's view.

I would like to request a call to residents to contact the board / district reps and president to protest this decision made by our President.

Wendy Dillard

Lot 640

WATER IS EXPENSIVE, BUT IMPORTANT

Water is a very important part of our life, we get up in the morning, drink a cup of coffee or tea, brush our teeth, use the toilet, take a shower. Later in the day, we may wash the dishes, do a load of laundry or water our house plants. Don't forget to take in plenty of water yourself. In the US, we are privileged to have access to water like we do. Much of the world does not have this. That doesn't mean that we should waste our water though.

Since we are talking about toilets in this edition, let's talk about ways we can work on not using so much of our precious water.

- Check for toilet leaks by adding food coloring to the tank. If the toilet is leaking, color will appear in the bowl within 15 minutes. (Make sure to flush as soon as the test is done, since food coloring can stain the tank.)
- Most toilets have an adjustable float that controls the water level in the tank. By lowering it, the tank stores less water and **uses less per flush**. This small tweak can lead to noticeable reductions in water consumption without impacting the toilet's flushing efficiency.
- Don't use your toilet as a wastebasket. Kleenex, cigarette butts and paper towel should not be flushed.
- In the back of your toilet tank, put something in to take up some of the space. A glass canning jar filled with water is a good option. Be careful, because you don't want something that will break down (such as a brick) that might clog the system.
- Use recycled water to pour-flush the toilet. Water that has been used for doing dishes, washing vegetables or taking a bath is still clean enough to flush the toilet. Just pour the water into the bowl of the toilet and it will flush without pulling the handle.
- Install a new high-efficiency toilet. Although this may be expensive in the short term, a high-flow, leaky toilet can cost a lot in terms of water usage. An old toilet can use up to eight gallons, a new toilet can use under two. Five flushes per day × 4 gallons per flush × 365 days per year × 2 people in the house = 14,600 gallons a year! That is more than two fire truck tankers worth of water!

Diane Greer

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FLEA MARKET 2024

"Wildly successful," were the first words posted about our 2024 Flea Market. The most important outcome for me was seeing how much fun everyone was having. Our Greentrees community came together and showed Florence our true colors. From the volunteers who worked tirelessly to set up and stayed to help clean up; to the bakers who donated pounds of goodies (which made an incredible amount of money along with our hot dog sales); and the residents who donated items up the minute of the sale; this was truly an event that demonstrated how strong and united we are.

During the flea market, I walked around and met with vendors and thanked them for participating. Non-resident and resident vendors alike were thrilled with the attendance and vowed to return to sell at future events. Many Florence residents commented on what a nice place we live in. Several couples visiting have been looking at homes in Greentrees and commented on how much they hope to live here.



I cannot express enough thanks to our volunteers. Those of us who were given the responsibility of making this a success were blown away by the number of volunteers we had. Many were there from the planning for this event to the end of the day of the event. Others came in as the days progressed and worked so hard and with such positive attitudes.

We advertised solely on social media (Nextdoor, Florence Events, etc.). I highly recommend these sites to promote future events.

Our profit came to over \$1,200. The hot dogs, sodas, and condiments were paid for by the bottles donated to the Activities Club.

Let's do this again at our upcoming coming craft fairs. We've got this!

Laurie White

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MAINTENANCE UPDATES

In August, we will be shutting the Adult pool down for 3-5 days. During this time we will be acid washing the pool and replacing the lights inside the pool with led lights. The Family pool will be open during this time as well as the spa and sauna. Besides that work we are continuing with the dry rot replacement and trimming. The City of Florence is working on the replacement of the main water valve on the west side and they have told me that the job could last up to 5 weeks. The paving of North street, South street and 3rd south will be happening this month. As soon as the dates are set, Maintenance will be around with flyers and it will be in the email blast.

James Tennison

HOLIDAY HOT DOG FEAST

The hottest place to be on July 4th was the GTV annual hot dog feed. Every one of the 200 Costco hot dogs along with all the toppings, baked beans, chips, drinks and ice cream sandwiches were enjoyed by all who attended. It was a fun place to be, sharing the holiday with friends and neighbors. When this happy event ended, all that was left was a quarter cup of beans! Special thanks to all the volunteers who helped set up, serve and clean up. At Greentrees Village, we are family.

Laura Swanson

LOCKING MAILBOXES

I have ordered another 23 locking mail boxes and I have 15 people on the list, so I have 8 available. If you want one, please contact me at Diane.M.Greer@gmail.com or 661-706-1669.

I will not be ordering anymore after these are gone. Once they're gone, they're gone. I was able to keep the price at \$83.

Diane Greer

*Why does water never laugh at jokes?
It isn't a fan of dry humor.*

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SANTA'S HELPERS

Greentrees Village Quilt Group is on it's way to breaking records for Christmas quilts for the Children's Giving Tree Project. The quilt group at GTV is made up of Brenda Kessler, Debbie Guttery, Patty Harrison, Barb Johnson, Shanti Chagnon, and Diana Lindsley.

We have received a lot of fabric and supplies from a number of donors throughout this year. We use these to make quilts that will be given to underprivileged children of Florence with the Christmas Giving Tree. Our goal last year was 30 quilts and we have more than 60 already this year! We sold one quilt to a contributor to buy some supplies we needed. We are donating two quilts to two special residents of GTV at the annual meeting. And we have made 54 quilts for the kids this year.

We want to thank all the wonderful donors who have donated fabric to us to allow us to make these quilts from GTV. A complete list will be included at the end of the year when we have a final tally. We are still working on more quilts; we think we will make our goal plus more!

If you have fabric or batting to donate, all is appreciated. If you would like to join us, we meet the 3rd Friday of each month 10-12, in the Multi Purpose Room. We have some very creative ladies here in Greentrees!

Patty Harrison and Diana Lindsley

BINGO UPDATE

We are regrouping after the loss of Debbie and thinking outside the box that possibly could help benefit the community in playing bingo. This may take some time.

Wendy Dillard

GAMES, FUN, AND LAUGHTER

SORRY!, Dominoes, Hand and Foot, Pinochle, Yahtzee, Backgammon, Clue, Samba, Farkle, bring your favorite.....

Games nights are now Saturdays 5-9 PM in the Rec Hall.

Snacks are shared and also fun times. Give it a try if TV is getting old!

Patty Harrison

ISSUE OF CONCERN FORM

The Issue of Concern (IOC) form is for residents to submit an issue to the Office / Maintenance / Board about a rules violation or other issue. This form may start the violation process if, in fact, a rules violation has occurred. It is also a way for residents to submit an issue to the Office or Maintenance about common property, such as brush needing to be cleared.

The IOC form can be obtained from the Office. But, if like me, your issue happens when the office is closed, the form can also be downloaded from the Greentrees Village website on the Documents page <https://www.greentreesvillage.com/documents>. It is the link labeled Issue of Concern Form (download form).

As a way to make the IOC form even easier and more convenient for residents, the Communications Committee has recently added the IOC form as a fillable form on the website at <https://www.greentreesvillage.com/documents>. It is the link labeled Issue of Concern form (online form). This online form is only available to those who are members of the website. This form has all the same fields as the printed or downloaded form; it just allows you to complete the form online. Once submitted, the form will be sent to the Office Manager, Facilities Manager, and the GTV webmaster. The webmaster will forward the form to your district rep so they are aware of the issue. The submitter will also receive a copy of the IOC.

The IOC process remains the same once the form is submitted. The only change is to allow you to submit it via an online form at any time. We hope this makes it easier for you and you will now have a copy for your records.

Diana Lindsley

RHODY DRIVE UPDATE

While I have been off traveling the country, K&E Construction and other contractors have been hard at work on the Rhody Drive Project amidst the problems of a sink hole that was encountered. Thankfully they found it and are able to address it now.

Some of the items they have been working on in the past month have been: prepping the multi-use path for paving; preparations for installation of the soil nail wall; compacting the dirt to prepare for paving both the multi-use path and Rhododendron Drive South of New Hope Lane to 35th Street; working on ADA ramps and sidewalks; installation of storm water facility on the east side of Rhododendron.

Sub-contractors and Specialty contractors have been brought in to do their work on installing soil nails in the retaining wall for the elevated section of the multi-use path.

For the latest update on a traffic pattern change, just received from the city, please see the insert included with this edition.

Diane Greer

"As the water shapes itself to the vessel that contains it, so a wise man adapts himself to circumstances." - Confucius

"Water is critical for sustainable development, including environmental integrity and the alleviation of poverty and hunger, and is indispensable for human health and well-being." - United Nations

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!



M-Sat 8:30-5:30 Sun 10:00-5:00
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RECYCLING BINS

Please put a lid on your recycle bin! With our winds, trash blows around, into other yards and down the streets.

For a lid, you can use a piece of cardboard, plastic, or wood. And put a bungee cord or rock or something on the lid to hold the lid down.

Someone Who Cares

NEW AND AMENDED RULES

At the June 28, 2024 Special Board Meeting, the board amended several rules and added one new rule. With these being published in this newsletter, these rules are now in effect.

Rule #2 Rental Properties had the time period for registration changed from 30 days to 14 days. Owners are responsible to ensure the renters register at the Office within 14 days of occupancy. The renters will receive a copy of the current rules and regulations, and are required to sign an acknowledgement that they received the rules. Renters are also required to complete the Renter's Registration packet within 30 days and show evidence that one or more residents is 55 years of age or older. Renters must also complete the Emergency Information Sheet.

Rule # 3 RV Occupancy was amended to require notification to the Office when a resident has guests staying in an RV on their property. They must also be registered as guests. The Office will calendar the RV occupancy and follow-up to ensure guests do not overstay.

Rule #4 Caregivers was added. It is similar to that of the Rental Properties rule. Caregivers were defined in the rule. Residents employing a caregiver must ensure their caregiver(s) register at the office within 14 days of employment and caregivers must complete the Caregivers Packet. They must also provide their ID. Caregivers must follow the same rules and regulations as residents. The owner will be held responsible if the caregiver causes damage to any GTV property.

Because of this addition, all following rules were renumbered.

Rule #15 (now #16) Harassment had been amended to include harassment of employees, or employees harassing residents. If a resident harasses an employee, they will be asked to leave the premises.

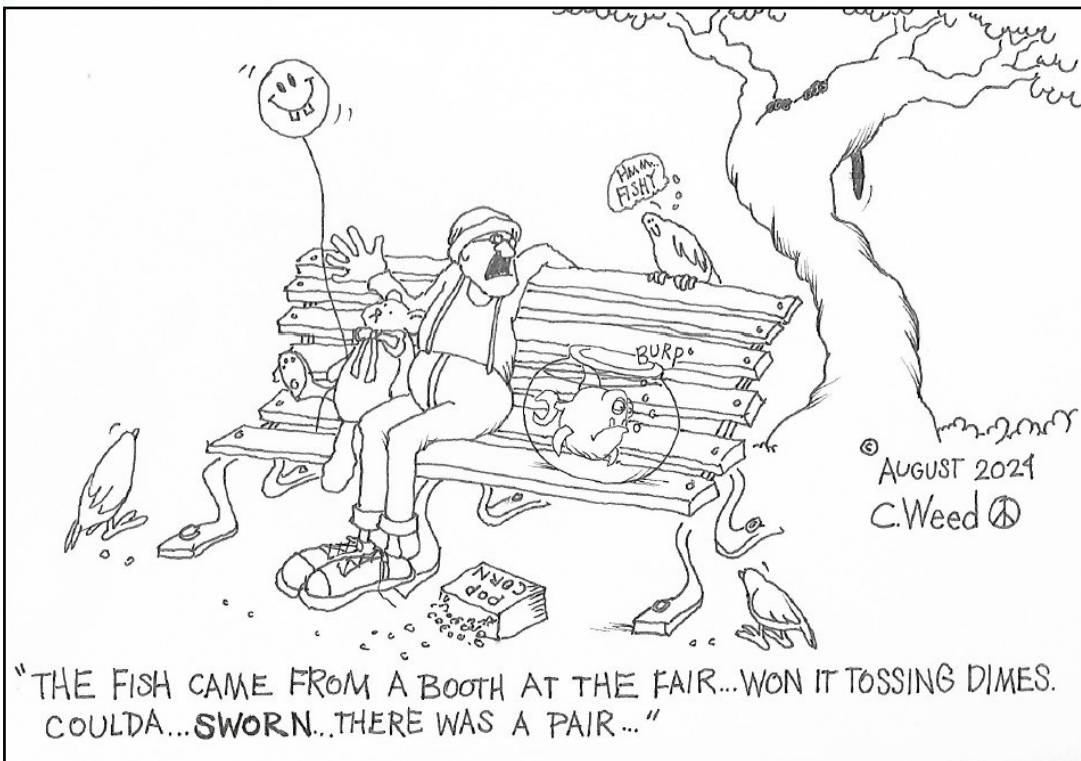
Rule #22 (now #23) Signs and decorations was amended to clarify what is considered a sign. It also limits a sign 2' x 3' or a total of 6 square feet for all signs at a residence. Signs cannot be political, religious, commercial, advertising, or contain profanity.

Please see all the inserts for these rules included as inserts in this edition of the Village Voice.

Diana Lindsley

Rest Stop

by C.Weed



Adele might set fire to rain... But SpongeBob can make a campfire under water.

Did you ever hear the joke about the three holes in the ground? Well, well, well.

"In order to reflect, think and plan, you must quiet yourself. You can't see your reflection in churning waters. Water must be still to see your reflection."- Karen Hantze Susman

"THE FISH CAME FROM A BOOTH AT THE FAIR...WON IT TOSSING DIMES. COULDA...SWORN...THERE WAS A PAIR..."

**POTLUCK RECIPE OF THE MONTH
OLD FASHIONED BREAD PUDDING**

INGREDIENTS

- 1 cup sugar
- 1 cup packed brown sugar
- 7 large eggs
- 1/2 cup butter, melted
- 2 cans (12 ounces each) evaporated milk
- 2 cups half-and-half cream
- 1-1/2 tablespoons vanilla extract
- 1 teaspoon ground nutmeg
- 1 teaspoon ground cinnamon
- 1/4 teaspoon ground cloves
- 1/4 teaspoon ground ginger
- 10 cups torn challah or egg bread (about a 20-ounce loaf)
- 1 cup raisins
- 2 medium tart apples, peeled and chopped, optional
- 1 cup chopped walnuts, optional
- 1/4 cup cold butter, cubed
- Vanilla ice cream, optional

DIRECTIONS

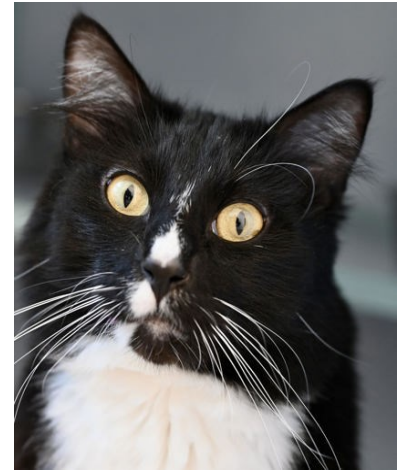
Preheat oven to 350 degrees.
In a large bowl, mix the first 11 ingredients. Gently stir in bread and raisins. Let stand for about 15 minutes. Add apples and walnuts if desired.
Pour into a greased 13 x 9" baking pan. Bake until puffed and golden, and a knife inserted near the center comes out clean, 40-45 minutes.
Serve warm or cold with whipped cream or vanilla ice cream.

Patty Harrison

OCHS—PET OF THE MONTH

Meet Tux

Tux is two years old and 12 pounds of FUN! This guy is an expert cuddler and loves to explore the cattery here. He's looking for a home where he'll be treated like the king he is. If you're interested in Tux or any of our adoptable cats, stop by the shelter or fill out an adoption application on our website.



Elizabeth Thompson
Executive Director

OregonCoastHumaneSociety.Org

A man walks into a library and asks for a bottle of water.

*The librarian says "this is a library!".
The man whispers "sorry, a bottle of water, please".*

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ACTIVITIES COMMITTEE SCHEDULE FOR REMAINDER OF THE 2024

August 17th 10 am	Sat	Greentrees Meet and Greet Coffee Social in the Coffee Room
August 23rd 5 pm	Fri	Greentrees Potluck in the Rec Hall
August 31st	Sat	Root Beer Float Social (Free)
1pm—2pm		
Sept 13th/14th	Sat	Community Yard Sale—Individual Resident Homes
9am—3pm		
Sept 21st 10 am	Sat	Greentrees Meet and Greet Coffee Social in the Coffee Room
Sept 27th 5 pm	Sat	Greentrees Potluck in the Rec Hall
Oct 19th 10 am	Sat	Greentrees Meet and Greet Coffee Social in the Coffee Room
Oct 25th 5 pm	Fri	Greentrees Halloween Party & Potluck in the Rec Hall
Nov 10th 1 pm	Sun	Veterans Appreciation Day Baked Potato & Salad Bar (Free) in the Rec Hall
Nov 16th	Sat	Holiday Craft Fair & Bake Sale & Food Concession in the Rec Hall
9am—3pm		
Nov 28th 1pm	Thur	Thanksgiving Dinner (Free) in the Rec Hall
Dec 7th	Sat	Holiday Craft Fair & Bake Sale & Food Concession in the Rec Hall
9am—3pm		
Dec 25th 1pm	Wed	Christmas Dinner (Free) in the Rec Hall

Other Activities may be announced later. Activities subject to change.

BOTTLE RECYCLING: Reminder to not crush cans for the recycling and please take off the lids and throw them away. The money from the bottle recycling goes to help fund our Activities in Greentrees.

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"Be like water making its way through cracks. Do not be assertive, but adjust to the object, and you shall find a way around or through it." - Bruce Lee

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

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OFFICE CONTACT INFORMATION

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

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OFFICE FAX ONLY: 541-997-6018

EMAIL: greentreesvillagehoa@gmail.com

MAINTENANCE PHONE: 541-997-1371

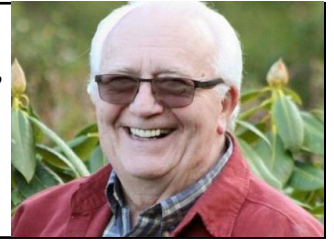


J N M E M O R I A M



Guy Murr Lundy, a loving husband, brother, father, grandfather, and great-grandfather, passed away peacefully in his own home, the morning of June 24, 2024, surrounded by his wife and children. He was 86 years old. Born on September 13, 1937, Guy lived a full and impactful life.

(Printed with permission of Opal Lundy—Lot 610)



My husband **Michael Johnson**

Loved his family.

Dad was a hard working man who died at 42 years of age and left a widow and eight children

I want to tell you how much to I admire this family.

Moms sister, Aunt Deed moved in to help out and ended up staying until her dying day.

Those two women and a rowdy bunch of brothers worked 40 acres and milk cows while mom worked at the hospital in Des Moines

The oldest, Steve, served in the army so he could send his wages home to his mother.

The next oldest son, Joe, took over and did well as the head of the household, in charge of his younger siblings.

Life was hard money was scarce and the discipline was immediate. With that many kids, oh Lordy.

Regardless of the daily struggles

every single one of those Johnson boys grew up to be a stand up fellow and successful family men.

How did two old women manage that?

With faith in their higher power and help from the neighbors.

With a sister who gave up her life to see these children got a chance and learned a lesson or two.

One of aunt deeds mantras was. Remember boys if you can't be handsome..... be handy!

That's the family my husband loved.

And now you will understand when I tell you that I had a man worth loving.

We had a life together far from what I imagined for myself.

We worked hard and loved hard and fought hard and we traveled the world together and sampled life's pleasures.

Michael was hit by a greedy cancer this March.

He lost 35 pounds and the ability to eat

April was tough and we were faced with a terminal diagnosis. I drove him home from the hospital.

Michael's spirit left his body on may 30. When he died I lay beside his warm body and held him until he grew cold.

I was blessed. And he was loved.

And now I miss him.

He wrote me a note while in his hospital bed. He said

I will love you forever.

Until the mountains

fall down to the sea

There will be ever

Only you and me.

He didn't want a funeral or a wake.

He wanted to pass quietly with dignity.

The only thing he wanted,

The only thing he asked,

Was to be buried with me.

So it will be.

Buried with me



Bonnie Johnson—Lot 67

RHODY DRIVE UPDATE—TRAFFIC PATTERN CHANGE AT 35TH AND RHODY POSTPONED TO AUGUST 5TH, 2024

The City of Florence will be changing the Traffic Pattern on Rhododendron Drive at 35th Street from a single STOP west bound on 35th Street to an all-way STOP. This change has been postponed until Monday, August 5th, 2024, due to the nature of how thermoplastic road striping and markings are applied, there cannot be any moisture on the roadway

While sections of the roadway and multi-use path will soon have new pavement, it is not open for public use. This area is still an active construction zone and is closed to bicycles, pedestrians, and through traffic.

The Rhododendron Drive Realignment and Improvement Project has widened Rhododendron Drive at 35th Street to provide a dedicated south bound through lane and a south bound left turn lane onto 35th Street east bound. The City is taking advantage of the improvements and creating an all-way STOP at that intersection.

What motorists and bicyclists can expect to see with the change:

- Northbound traffic on Rhododendron Drive at 35th Street will have an LED enhanced STOP sign and STOP bar.
- Southbound traffic on Rhododendron Drive at 35th will have an LED enhanced STOP sign, stop bar, and two dedicated travel lanes. One is for left turns onto 35th Street east bound and the other travel lane is for south bound traffic. Both lanes need to STOP and obey traffic rules for an all-way STOP.
- As north bound traffic approaches the intersection of Rhododendron Drive and 35th Street, there will be a Traffic Pattern Change Ahead sign followed by a STOP Ahead warning sign.
- As south bound traffic approaches the intersection of Rhododendron Drive and 35th Street, there will be a Traffic Pattern Change Ahead sign followed by a STOP Ahead warning sign.

Traffic on 35th Street west bound will remain traffic controlled with a STOP sign and no other changes.

This traffic pattern change also corresponds with the temporary full closure of Rhododendron Drive between Wildwinds Street and New Hope Lane. For community members and garbage haulers that are wanting to access the Lane County Transfer Station, they will need to access New Hope Lane from the north, using 35th Street as the detour route. For community members wanting to access the Oregon Coast Humane Society, they too will need to access from the north via 35th Street to Rhododendron Drive.

[Full details on the Traffic Pattern Change - 35th and Rhododendron Drive Public Notice webpage.](#)

Rhododendron Drive Realignment & Improvement Project FAQs

With the Rhododendron Drive Realignment & Improvement project in full swing, the City has developed a Frequently Asked Questions (FAQs) webpage to address questions about the project. Questions that were asked during the Project Open House in March have been included on the webpage. As we receive questions throughout the project, the list will be updated. To check out the questions and answers, visit the [Rhododendron Drive Realignment & Improvement Project FAQ](#) webpage.



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August

2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 10 AM Music Jam 5:30 Poker	2 1 PM Knit & Crochet group	3 10 AM Annual Meeting 5 PM Game Night
4	5 12:30 GERT Radio Test 1 PM Bunco (tentative) 1 PM Women's group	6 1 PM Card Exchange	7 1 PM Bridge 1 PM Communications Committee	8 10 AM Music Jam 1 PM ACC Committee 1 PM GERT 5:30 PM Poker	9	10 1 PM District 4 & 5 meeting 5 PM Game Night
11	12	13 10 AM Property Committee 10 AM Senior Moments 1 PM Activities Committee 3 PM District 6 meeting	14 POOL CLOSED 10 AM Finance Committee 1 PM Bridge	15 10 AM Music Jam 5:30 Poker	16 10 AM Quilt Group	17 10 AM Meet 'n Greet 5 PM Game Night
18	19 1 PM Bunco 1 PM Women's group	20 1 PM Board of Director's meeting	21 1 PM Bridge 3 PM District 1 & 2 meeting 4 PM District 7 & 8 meeting	22 10 AM Music Jam 1 PM District 3 meeting 2 PM Book Club 5:30 Poker	23 5:30 PM Potluck	24 4 PM District 9 meeting 5 PM Game Night
25	26	27	28 1 PM Bridge	29 10 AM Music Jam 5:30 PM Poker	30	31 1 PM Root Beer Float Social 5 PM Game Night

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 (M/W)

Thursdays:

Yoga, Rec Hall, 3:30 PM

Rec Hall:

District Meetings

Board Meeting

Scrap Booking Group

Bunco

Card Exchange

Potluck

Game Night

Coffee Room:

Bridge Club

Senior Moments Coffee Club

Poker

Multi-Purpose Room:

Property Committee

Finance Committee

Communications Committee

Activity Committee

Quilt Club

Music Jam

GERT

Knit & Crochet Group

Woman's 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: In 2024, dues are expected to increase to \$318 / month. The final figure will be determined in November.

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 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.

A LOT HAS CHANGED SINCE THE BEGINNING OF GREENTREES VILLAGE

How Can This Be Our 30th Anniversary?



Many people have asked: 'How can this be Greentrees Village 30th anniversary when the Developer started Greentrees in the 1970's?'

The answer is that thirty years ago, in 1980, the owners in GTV completed the purchase of the common area (roads, pools, clubhouse, etc.) from a group of

fourteen residents who had taken an option to purchase the property from the developer, Century Park. The cost was \$475,000, or \$1100 per lot.

When the (often contentious) purchase was completed, the owners incorporated, formed an association and changed the name from Greentrees Village Mobile Resort to Greentrees Village, Inc. That's how this comes to be the 30th annual meeting of owners of GTV.

Everything You Wanted To Know About Greentrees - But Were Afraid To Ask

(Editor's Note: The following article is reprinted from the Coast Real Estate News 1973 Holiday edition.)

Q. Can anybody own a lot at Greentrees?

A. No...Greentrees is designed for vacationers and retired persons. Permanent residents must be over 18. Families with younger children can make Greentrees their vacation home. Many young families will use their lot now for a vacation home, then in later years for a retirement home. Also, as of this date, Oregon's Governor Tom McCall is still allowing out of state residents to purchase Oregon property.

Q. May I use a mobile home or travel trailer at Greentrees Village?

A. Yes, Greentrees is intended for mobile homes, motor homes, modular homes and travel trailers. To preserve as much natural foliage as possible, mobile homes may not exceed 14 feet in width.

Q. What facilities will the clubhouse offer?

A. The Greentrees clubhouse is like a country club. There are adult and youth swimming pools, adult and youth game rooms, adult and youth bathhouses, laundry facilities, whirlpool therapy bath, sauna bath, shuffleboard, horseshoe pit, volleyball and badminton court, movies, huge kitchen and fireplace for group get togethers and hair dryers. A tennis court is planned in the

near future.

Q. Is Greentrees completed?

A. Almost...the clubhouse is nearly finished and all the swimming pools, whirlpool therapy bath, fireplace, sauna, etc. are installed. The southern half of Greentrees is expected to be ready for occupancy by mid January, and the northern half will be ready shortly thereafter.

Q. What does a lot cost?

A. Lot prices vary from \$5900 to \$7900 depending upon size and location. This price includes all hook-ups for electricity, water, sewer, cable and includes clearing, grading and some graveling. All lot owners have the right to use clubhouse facilities.

Q. Can I buy a lot with easy terms?

A. Yes, you can buy a Greentrees lot with a 10% down payment and 8½% simple interest on the unpaid balance. You may pay off the balance at any time without pre-payment penalty.

Q. Is there a maintenance fee?

A. Yes, a monthly charge of \$22 will be made. This fee pays for all your water, sewer and garbage service: maintenance and upkeep of the clubhouse and recreational facilities: utility installation and paved roads: caretaker's salaries, etc. Even your TV cable is paid for! The only extra charges will be for a phone (if you desire one) and for electricity (you are charged only for what you use.)

Q. Who is developing Greentrees?

A. Greentrees is an enterprise of Century Park, Inc. – a subsidiary of Bohemia Company of Eugene and Coast Real Estate of Florence. Both are highly reputable companies with experience in recreational developments. You have probably seen Coast Village Campground on Highway 101 in Florence, which is also a development of Century Park. Coast Village has received national attention for its natural beauty and camping convenience.

Q. Are there rules or regulations I must follow?

A. Greentrees has a "live and let live" policy. The few restrictions are intended to increase the value of your property by keeping Greentrees beautiful. For example, owners must leave a 10 foot boundary of natural foliage around the sides and back of their lot (this also gives you more privacy

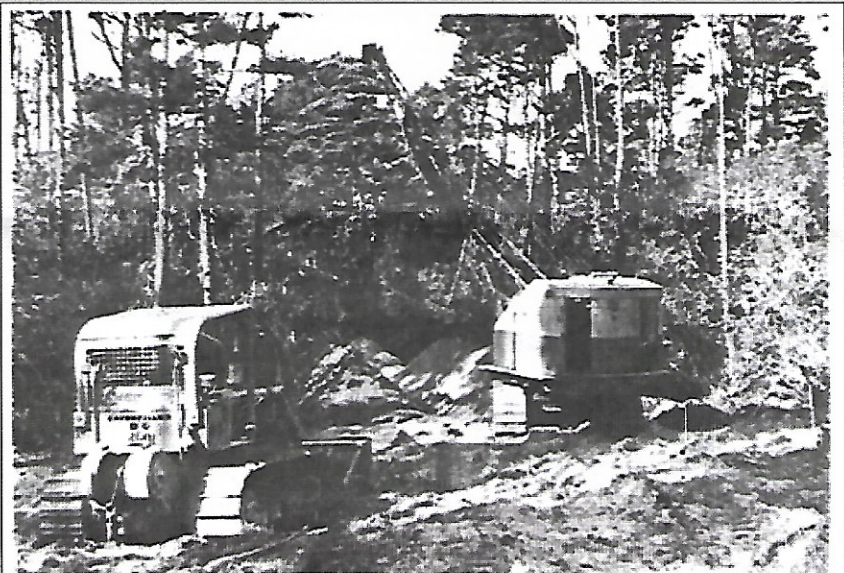
Greentrees Village



Ted Simoneau inspects the vintage brew [a quart of Blitz] that launched the maiden voyage of the GREENTREES bus. George Parsons, club manager, holds the door for the first passenger to Reno, Colleen Mills.



Karen Steward and Shawn Welch enjoy the new juke box in the Young People's Game Room at Greentrees.



Road construction begins on Greentrees Village West in 1974

Remember When?



An early GTV board of directors (clockwise): Jim Mitcheltree, Mary Ferris, Lee Sinclair, Ken Scarberry, Barb Marley, Jim Imper and Jake Ellis.



This is how the entrance to Greentrees Village East appeared in 1980



In 1979, 400 tires were installed on the hill behind lot 657 and planted with ivy and strawberries



Construction Supervisor Jerry Fegles proudly displays the new stone fireplace in the GTV Clubhouse



Greentrees North during the flood of 1980

The Greentrees Village Story by John Morgenegg

The fully developed planned community we know as Greentrees was founded in 1980. However, its true history began in the early 1970s

Today we drive through the area and look at the homes. We select the one we want more by the house than the lot. Everything is laid out as far as house, garage or carport and yard.

In 1973 it was not that way. Prospective buyers had to wander on rough paths through native vegetation to view their site.

Greentrees became a reality, growing out of the plan and success of its predecessor, Coast Village Campground. When the concept of Greentrees was first formed, it was to build a mobile home resort. The transformation was headed by Ted R. Simmoneau, owner of Coast Realty, and Bohemia Lumber Company.

To preview what could be accomplished, City Council staff and developers and planning commission members traveled to Hemet, California to get ideas on how to produce a first class mobile home resort. The lots sold out in one year; two years sooner than expected. Sales were helped by well written articles in Trailer Life Magazine. Many prospective buyers bought in Greentrees for vacation use as well as for retirement.

The next move was known as replat 303, now known as Greentrees north. The 50 lots were sold to Surf Mobile Homes and were marketed as lots with manufactured homes. This development exceeded the fondest expectations.

The main draw at that time was the opportunity to fish, hunt, hike, swim, boat, sail or play on the dunes.

Greentrees was a family place with many amenities. There were the swimming pools, game rooms, (both had separate adult and kid rooms), whirlpool and the club house. They even had their own bus that toured to places like Reno, Nevada and Portland. Owners were so proud of Greentrees that they had jackets with " Greentrees" on them.

A major turning point came in 1980, when the "village" was completed and established as a planned community.

Today Greentrees Village exists as a tribute to people who had the foresight to make Greentrees Village Mobile Resort one of the most successful projects in the state of Oregon at that time and one that received national acclaim.

The History of the Tuesday Club

The Greentrees Tuesday Club was started in the late 70's after resident Fran Simpson began an arts and crafts class that met in the original recreation hall.

After Fran left, Ottorene Dompier, Rose Wickstrom, Ruth Thiessen and others from that original group continued to meet but didn't feel competent enough at arts and crafts to continue the class.

The original members had started, among other things, some quilting projects. The quilts were raffled off in Greentrees in an attempt to meet some of the on-going needs of a relatively new park that still needed many things. The charter members had been meeting on Tuesdays and decided to change the focus of the meetings to concentrate on Greentrees' needs and the needs of the community.

They added new members and gave dinners in which they brought pans and utensils from individual homes to put on meals. They began meeting in the clubhouse where the fireplace room now stands.

Originally only women attended on Tuesdays, so some of the men decided to form a Wednesday Club. This never took off, so fortunately, we have both genders represented in our club today. The weekly meetings are open to all Greentrees residents and guests.

We still adhere to the original goals. Over the years the Tuesday Club has provided funding for beautification and "extras" for the park, such as paying for landscaping around the clubhouse and construction of a new park; complete with swings, a fountain and beautiful shrubs and flowers.

The club holds monthly lunches at local restaurants that all residents of Greentrees are welcome to attend. We also provide goodies for a once-a-month Birthday/ Anniversary Social for the park.

To help pay for its endeavors, the club raises money from fund raising events such as community meals and a once-a-year flea market. The profits from these and other activities are used to provide Thanksgiving and Christmas dinners that all Greentrees residents are invited to attend at no charge. These holiday dinners have become a cherished tradition for many residents who do not have families in the Florence area.

2. Rental Properties

- a. To cover GTV administrative costs, an HOA processing fee, per the [GTV Fees and Deposits Schedule](#), will be assessed to owners of homes and lots used for rental purposes. This fee is required to be paid each time an owner rents their property to a new tenant and is due prior to the renter taking occupancy.
- b. No house or lot may be rented for a period of less than thirty (30) days. Any owner found in violation of the 30-day minimum rental shall be subject to a fine, per occurrence, according to the [GTV Fines Schedule](#).
- c. All rental units shall adhere to the Florence "Single Family Housing District" zoning code. Only a single family shall occupy a rental property.
- d. No dwelling unit or RV lot shall be sublet. There may be only one residence on each lot. Any owner found in violation of subletting shall be subject to a fine, per occurrence, according to the [GTV Fines Schedule](#).
- e. All owners, or their agents, shall insure that when a renter takes occupancy of the property that they register at the GTV Office within fourteen (14) days. A copy of the GTV Rules shall be provided at registration to each renter. The renter shall sign as evidence that they will read and abide by said rules.
- f. All renters shall complete a Renter's Registration packet in the GTV Office and show proof that one or more occupants who shall reside in the residence is 55 or older. The Renter's Registration Packet includes: HUD Age Certification, Emergency Information Sheet, Form to purchase gate access devices, and Occupancy Form. The Renter's Registration Packet must be completed within thirty days of occupancy.
- g. It shall be the owner's responsibility to notify the GTV Office when a renter / lessee vacates the unit.
- h. Renters shall be held to the same requirements as owners for registration and occupancy of an under-18 resident. If the renter fails to comply with these rules, the owner will be fined, per the [GTV Fines Schedule](#).
- i. Property owners are responsible for the proper and prompt payment of dues (monthly assessments) if they rent their lot. See [HOA Dues and Special Assessments](#).
- j. If a renter or guest does not follow the rules, the owner shall be held responsible. If a renter or guest causes damage to GTV property, it shall be the responsibility of the property owner to pay for such damage.

3. RV Occupation

- a. No recreational vehicle may be occupied overnight while parked in any common area, with the exception of RV park rentals, without explicit permission of the GTV Manager.
- b. No recreational vehicle parked on owner property may be occupied on a permanent basis unless the recreational vehicle is the primary dwelling on the property.
- c. Guests visiting a resident overnight may utilize a recreational vehicle as temporary living space for a maximum of three weeks continuous, and no more than six weeks in any calendar year, and only if the property has an appropriate parking space.
- d. The Owner / resident must notify the Office of RV occupation and register occupants as guests. The Office will calendar the expiration date for follow-up.
- e. Owners in violation of the RV Occupation rules shall be subject to fines per the [GTV Fine Schedule](#).

4. Caregivers

- a. Caregivers are defined as someone who provides care for a person residing in Greentrees Village who is unable to fully care for themselves. Their duties may vary based on the needs of the resident. Caregivers may be family members, or hired staff.
- b. When employing a caregiver, the resident shall ensure that the caregiver registers at the GTV Office within fourteen (14) days. A copy of the GTV Rules and Regulations shall be provided at registration to each employed caregiver. The employed caregiver shall sign as evidence that they will read and abide by said rules.
- c. All employed caregivers shall complete a Caregiver's Registration Packet in the GTV Office which includes an Emergency Information sheet and an Occupancy Form. Employed caregivers must present their driver's license as ID, their vehicle license plate and hours in attendance.
- d. It shall be the resident's responsibility to notify the GTV Office when an employed caregiver vacates the unit.
- e. Employed caregivers shall be held to the same requirements as owners for registration and occupancy of an under-18 resident. If the caregiver fails to comply with these rules, the owner will be fined, per the [GTV Fines Schedule](#).
- f. If an employed caregiver does not follow the rules, the owner/ resident shall be held responsible. If an employed caregiver causes damage to GTV property, it shall be the responsibility of the property owner to pay for such damage.

16. Harassment

- a. At GTV we strive to nurture a community environment. We share common spaces and amenities, and we govern ourselves. In accordance with ORS 166.065 and the HUD Fair Housing Act, harassment of employees, community members, their families, or their guests, is contrary to the community environment we seek to achieve and shall not be tolerated in any form. Harassing behavior can include, but is not limited to:
 - i. Offensive or violent physical contact
 - ii. Public, telephonic, electronic, or written threats of personal injury or property damage
 - iii. Publicly insulting by abusive words or gestures in a manner intended and likely to provoke a violent response
 - iv. Conveying a false report, known by the conveyor to be false, concerning death or serious physical injury to a person
- b. If any GTV resident or employee should experience any harassment from an employee, another GTV resident or guest, they are strongly encouraged to document the event on an Issue of Concern form and promptly bring it to the attention of the Facilities Manager, Office Manager, or any Board member.
- c. Retribution for the reporting of harassment will not be tolerated and repeated harassment offenses will be addressed by the BOD.
- d. Residents should treat office and maintenance employees with respect. If a resident attempts to harass or intimidate an employee, the resident will be asked to leave the office or site.

23. Signs and Decorations

- a. Signs are defined as items made of metal, plastic, wood, fabric or other materials that are used to display a sentiment or communicate a message. These include what is commonly referred to as decorative garden flags. This does NOT apply to the flags of the United States, flags of other countries, military flags or sports team flags.
- b. Signs must be no larger than 2' x 3' in size. If multiple signs are placed in the yard, the cumulative total signage must not exceed 2' x 3' (6 square feet) in combined total area.
- c. Signs must not be of a commercial, advertising, religious, or political nature or contain profanity. Home for Sale or Lot for Sale signs must conform with section g below.
- d. Security signs and decals, as provided by a security company, are permitted.
- e. For emergency response purposes, each lot number must be clearly identifiable from the street.
- f. Holiday decorations can be displayed no more than 45 days prior to the holiday and may remain up no more than 30 days after the holiday. Holiday lighting must be turned off during GTV quiet hours (10 PM to 7 AM)
- g. "Home for Sale" or "Lot for Sale" signs must be purchased from the GTV Office so that all signs are uniform. Only one such sign is permitted per lot and signs must be maintained in good condition. Information boxes, if used, must be clear, white, or dark green and must be placed in close proximity or attached to the "For Sale" sign.
- h. Posting of an unapproved sign will result in the owner being fined, based on the GTV Fine Schedule.