

A History of

Greentrees Village

Mary Hamilton

Mark Tilchen

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By Mary Hamilton and Mark Tilchen

Greentrees Village Inc.
Florence, Oregon

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ACKNOWLEDGEMENTS

Some of the photos are worn from age, scanned from an old image, or low resolution. But the remembrances they hold shall never fade. Thank you to those who preserved these moments for inclusion in this work. Mary Hamilton contributed hundreds of hours in research for this publication. Thank you to the Greentrees Board of Directors and the Activity Committee for supporting this project. Appreciation to the many residents, past and present who contributed photographs, stories, and memories. A few years ago, resident Gene Fisher stood up at an annual meeting of the Greentrees HOA and stated we needed a book on the history of Greentrees. And so began this project.

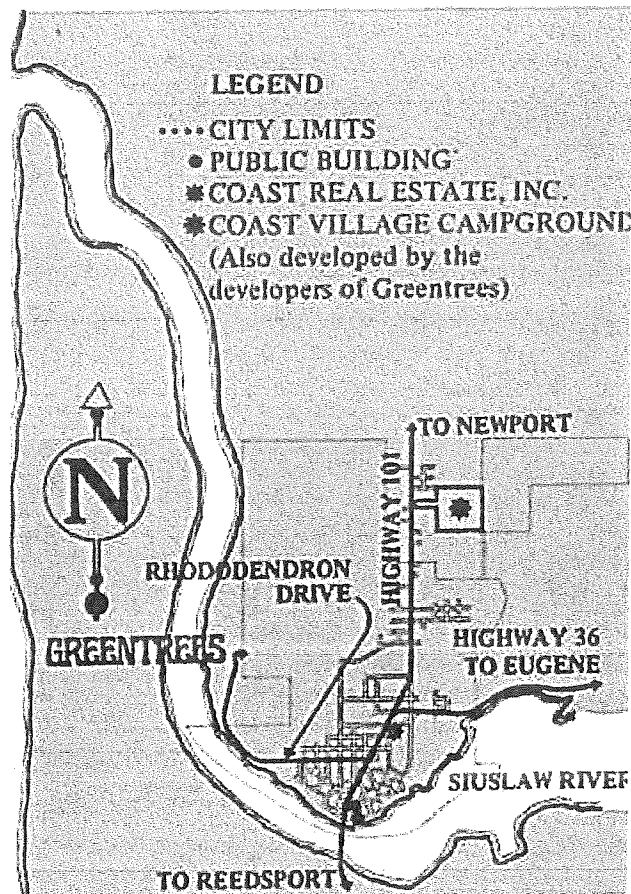
This book is based on historical records. The authors relied upon the best detail they could find, and they and the Greentrees HOA are not responsible for inaccurate information obtained from these sources.

PHOTO AND ART CREDITS: Unless indicated otherwise, all photos, art, and documents are from the Greentrees Village HOA collection. Cover sunset photo taken from Greentrees property along the river by Mark Tilchen.

Table of Contents

This book is a collection of facts, stories, and photos of a special place nestled on the Siuslaw River on the central Oregon coast. Some stories and history are from available information and facts that are more than fifty years old, as well as memories that go back many years, and details may have faded over time.

1. In the Beginning
2. Florence Oregon
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4. Homeowners Association
5. The Tuesday Club
6. Greentrees Village Voice
7. Fifty Years Later



Chapter 1: In the Beginning

The original property was purchased on June 10, 1970. The developer's company was Century Park, based in Portland, Oregon. Steve Woo, the President of the company, went to Florence as a child to visit his grandparents who had a travel trailer and spent summers on the Oregon Coast.

What is now Greentrees Village was purchased for \$80,000 and development was originally planned as a resort for campers. The initial community was not age restricted. The name Greentrees was coined by one of the many real estate agents who said there was nothing but 'green trees' and sand to sell. The road was cut in, electricity added, and a neighborhood began to take shape. Many of the original owners lived in Eugene, Oregon, but others were living in California with many from Arizona. Snowbirds had enjoyed the cool weather of the Oregon Coast for years and wanted a place to park their travel trailers. Open fire pits and carports began to pop up. Bus tours arrived with eager purchasers who realized the unique opportunity once the amenities grew from a small shed to a pool, game room, and meeting room with a laundry room.

Greentrees Village was started as a retreat for those who enjoyed camping and escaping the city of Eugene to a coastal home to relax over the weekends and summer. It originally was open to all ages. The company, who had just finished developing the Coast Village Community in the town of Florence, also had a sales division for homes, land, and resales.

The east side was the first to be developed. A brochure was created and distributed by the sales staff and the local newspaper ran pages of information promoting the new community. Fifty lots were sold off to a company that had manufactured homes which created the north part of the community. A rec hall was built where the office and clubhouse stand now. A tennis court and pool were later added. The west side was developed later with lots selling quickly to owners who wanted larger spaces to accommodate double wide manufactured homes. A few of the original owners or their families are still in Greentrees and can tell you stories of how it was back then.

This special community has evolved over time with some residents involved in purchasing the clubhouse amenities. They created a governing board of directors and hired maintenance and office staff. Manufactured homes were purchased and brought from other cities in Oregon including Albany and Corvallis.

The 1970s saw a surge of outdoor appreciation where families wanted to get outside and camp, fish, and enjoy nature. The original lots sold for as little as \$5,000. Community clubs from the past included the Travel Club that rented a bus to go to Reno. Residents got together to decorate floats for the annual Rhody parade, began a singing group that performed for local events, and had a special potluck dinner of hobo stew.

Greentrees became a reality growing out of the success of its forerunner, Coast Village Campground. Coast Village had been a joint venture by the Bohemia Lumber Company and Coast Real Estate. The Bohemia Lumber Company was established in 1916 by Cottage Grove in Oregon. The company was named for James "Bohemia" Johnson from an Oregon mining district where gold was discovered in 1863.

After Coast Village Campground sold out two years ahead of schedule, people who had missed the opportunity to buy, told the developer, Ted R. Simmoneau, that he should build a place like Coast Village, but on a larger and grander scale. People wanted to be able to install mobile homes for the present, or for retirement at a later date, but requested the preservation of a resort atmosphere. Ground was broken in 1972 for the first phase of Greentrees Century Park, Inc. A joint venture of Ted R. Simmoneau, owner of Coast Real Estate and Bohemia Lumber Company, undertook the huge task of building the mobile home resort. Many problems had to be overcome before this project was ready for sale to the public.

In June of 1973, the first lot was sold. Many families walked through brush and over ditches to select the lots of their choice. What was to be a three-year selling venture was sold out in the first year. The use of the Coast Real Estate News and the "no-high pressure" sales policies of Coast Real Estate plus skillfully written advertisements in Trailer Life Magazine were the secret to this highly successful sales campaign.

More than 200 lots had been sold by the summer of 1975. Although all ages were welcome, the purchaser had to be at least 18 years of age. Then came the replat of 303, better known by the local residents as Greentrees North. These fifty lots were sold to Surf Mobile Homes. This development exceeded expectations.

The original name of Greentrees Village had numerous taglines added to it over the years. It was commonly referred to as Greentrees Village Mobile resort in Florence Oregon or simply Greentrees Village, Inc. The community has also gone by:

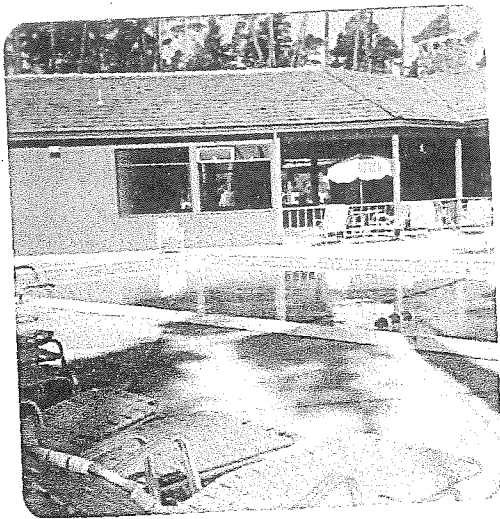
- Greentrees Village Association, Inc.
- Greentrees Village – An Adult 55+ Community

The success of the initial sales of lots in the resort was in part accomplished through printed materials and advertising. There were numerous questions all pointing to the cover statement on marketing documents, *Greentrees is the Answer*.

Keeping in mind, things have changed over the past 50 years, at the time, the developers tried to provide exciting answers to the questions prospective buyers might ask. As mentioned previously, for example, Greentrees was originally established for families, not as a senior community.



One of the early trailers to arrive in 1974 at Lot #51.



The clubhouse in 1974.

refreshing pleasures

... from home base at Greentrees Village, set out in any direction ... up or down the coast, a ways inland, or out to sea ... and you'll find a deeply satisfying world of natural beauty and wholesome recreation! Contemplate the splendid shoreland itself from sublime, rocky headlands to serene, sandy beaches. Gather shells, agates, driftwood, as you stroll the water's edge. Pause awhile to study the curious life-forms of a tidepool. Dig a bucketful of clams. Surfcast or deep-sea fish. Crab from a dock in the bay. Try your skill in a nearby stream or freshwater lake. Dawdle awhile among the towering dunes. Picnic in one of the parks tucked away in the thickets ... Here indeed, you'll be in Get-Away Country, Greentrees Village, where the river meets the sea, at Florence, Oregon!

From the original advertisement:

Where can you own a large, wooded lot, use clubhouse facilities that include three heated pools, have your property guarded by live-in caretakers, and be within a short driving distance to 20 freshwater lakes, 2 rivers, and 1 ocean? The answer (of course) is Greentrees Village Mobile Resort in Florence, Oregon. Just turn off Highway 101 in Florence's city center and follow Rhododendron Drive about a mile and a half to the huge GREENTREES entrance.

Over 200 families have found Greentrees to be the answer to their vacation fun or retirement living. Fortunately, a fine selection of 110 lots remain. So, if you think Greentrees might be the solution to your recreation or retirement home, please read the following questions and answers. Then come choose your very own wooded lot and join the fun at Greentrees.

QUESTION: Are easy terms available?

ANSWER: Yes, you can buy a Greentrees lot with a 10 percent down payment and 8-1/2 percent simple interest on the unpaid balance.

QUESTION: Is a salesman available to answer my questions?

ANSWER: Yes, a licensed real estate agent will be on duty in the office at Greentrees on weekends from 10 to 5.

QUESTION: Will the salesman give me a "pitch?"

ANSWER: Absolutely not. Your questions will be answered, and you will be given a map of Greentrees, but you need not worry about high pressure sales pitches. (We don't like them either!)

QUESTION: Is there a monthly maintenance fee?

ANSWER: Yes, a monthly charge of \$23 will be made. This fee pays for all your water, sewer, and garbage service; maintenance and upkeep of the clubhouse and recreational facilities; upkeep of the grounds and streets; caretaker salaries, etc. Even your cable TV is paid for! The only extra charges will be for a phone (if you want one) and electricity.

QUESTION: Are the lots selling quickly?

ANSWER: Yes, yes, yes. Greentrees has only been available for about a year and already 200 lots have been sold. At the present rate of sales, it is expected that Greentrees will be completely sold out by September of this year.

QUESTION: May I have guests?

ANSWER: Certainly. Your friends and family are welcome to visit you or use your lot with your permission. Just tell the caretakers so they'll know that whoever is on your lot belongs there!

QUESTION: Who looks after my property when I'm not there?

ANSWER: Greentrees has live-in caretakers who keep their eyes on things and regularly patrol the resort. In addition, there is a guardhouse at the entry and a security keycard gate is being installed so that only owners and their guests can gain admittance.

QUESTION: What about streets and utilities?

ANSWER: Greentrees is in the city of Florence and thus has city sewer and water. The streets will be two-way.

QUESTION: How do I know the fee won't be raised at any time?

ANSWER: It is written in the covenants and recorded with the county that any raise in the fee must be justified and cannot exceed national inflation. For example, if the city raises the price of water, then the monthly fee could be raised to cover it.

QUESTION: Is Greentrees a friendly place?

ANSWER: Yes, Greentrees reflects the friendly informal atmosphere of a small town.

QUESTION: Can I buy a lot and a mobile home with shed and decking?

ANSWER: Yes. You can select a mobile home or modular home from models on display at Greentrees. You may then finance both lot and mobile home in a package through Coast Real Estate. This package may include storage, shed, patio, fireplace, decking, carport, fencing, etc.

QUESTION: What is the clubhouse like?

ANSWER: The clubhouse is full of fun ... like youth and adult game rooms, youth and adult heated pools, whirlpool, therapy bath, sauna, laundry room, community kitchen, social room with fireplace and television, movie facilities, bathhouses, etc. The clubhouse is designed so that people who enjoy youngsters can enjoy them and people who don't enjoy them don't have to!

QUESTION: Is the clubhouse finished?

ANSWER: The clubhouse is completely built – the pools are in and being used, laundry facilities are available, and billiard tables are in the youth and adult game rooms. Only the carpeting remains to be done. The carpeting will be installed in early summer after Greentrees has been paved.

QUESTION: How big are the lots?

ANSWER: The average lot size is 6,000 square feet.

QUESTION: What do lots cost?

ANSWER: Lot prices vary from \$5,900 to \$7,900.

QUESTION: What do I get for my money?

ANSWER: The purchase price includes clearing, grading, and graveling of your lot; hook-ups to city sewer and water, and electricity; and the right to use the clubhouse facilities. So, all you have to do is move onto your lot.

End of brochure text

Greentrees West, developed after the main part of the community came into existence east of Rhododendron Drive, was marketed with a new booklet from Coast Real Estate, Inc. This section was advertised as, “the riverside portion of Greentrees Village Mobile resort, where folks enjoy the ownership of private wooded lots (some with designated Siuslaw River frontage and view.)” The original lots on the west side sold for between \$8995 and \$14,995 with a 5% discount for cash purchases. The dues by this time were \$25 and included the same amenities and utilities as they do today, except of course for internet which did not exist at that time. The \$25 dues were just a \$2 increase over the first dues when Greentrees east side came into existence.

While the east side was built up against a forest, the west side was bordered by Rhododendron Drive and the river. With 185 lots, the west side of the village contained about 1/3 the number of home spaces as the east portion. The first lots on the west side became available in 1976, comprised of the center section of the area. More lots, including riverfront were ready in 1977 and 1978. By the time the west side was created, Greentrees had become an adult community, with no permanent residents under age 18 permitted.

Even in the early days, Greentrees promoted a host of group activities such as potlucks, tennis matches, cards and games, craft instruction, and group instruction.

The Greentrees West original brochure featured a photo of a spectacular Siuslaw River sunset to entice buyers to the expansion of the community. At this point in time, Greentrees Village was now a retirement community.

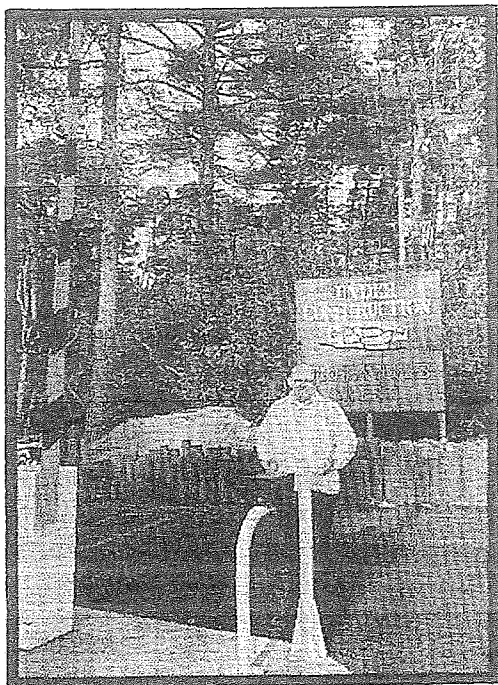
Q. What is GREENTREES WEST?

A. GREENTREES WEST is the riverside portion of Greentrees Village Mobile Resort in Florence, Oregon, where folks enjoy the ownership of private wooded lots (some with Siuslaw River frontage and view). Designed for recreation and retirement living, Greentrees Village Mobile Resort features elaborate clubhouse facilities, a beautiful river beach, and constant security protection.

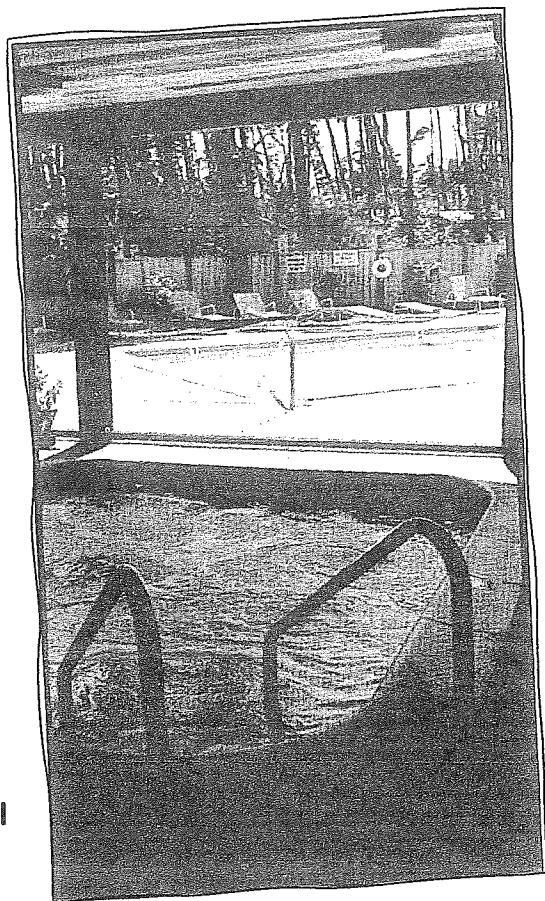
Q. What can I put on my lot?

A. GREENTREES WEST lots may be used for travel trailers, motorhomes, modular homes, or mobile homes up to 28' x 70'. Or, your lot may be left vacant until you are ready to use it.

George Parsons,
live-in manager,
tests key-card
security gate at
GREENTREES
WEST.



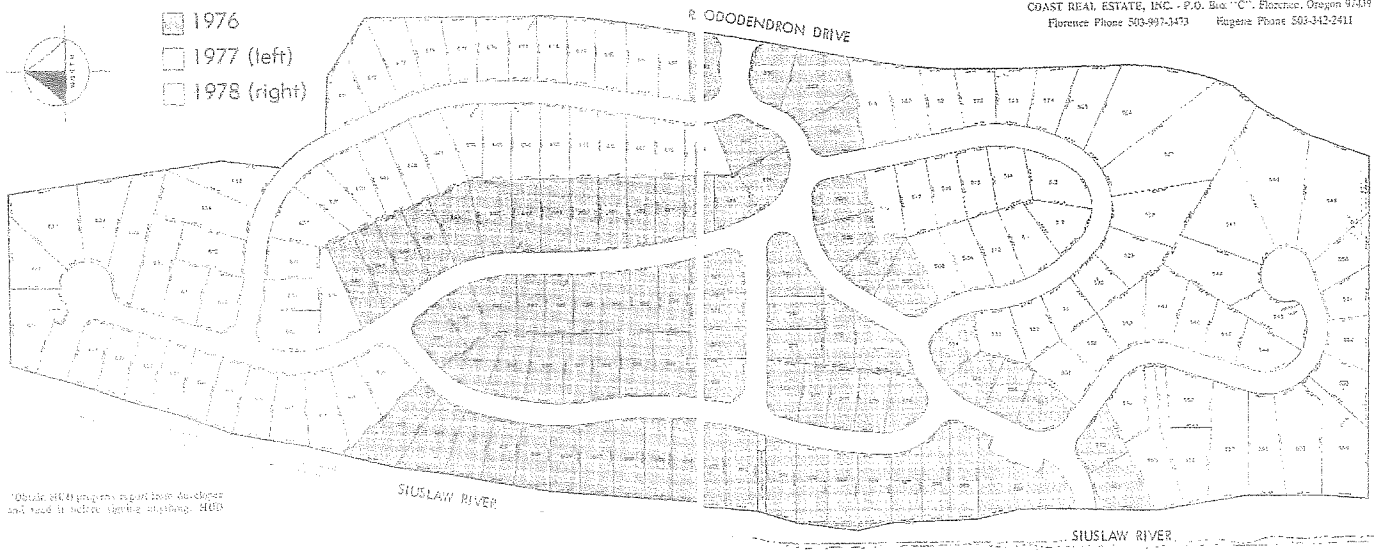
Indoor whirlpool therapy pool
with outdoor adult pool.



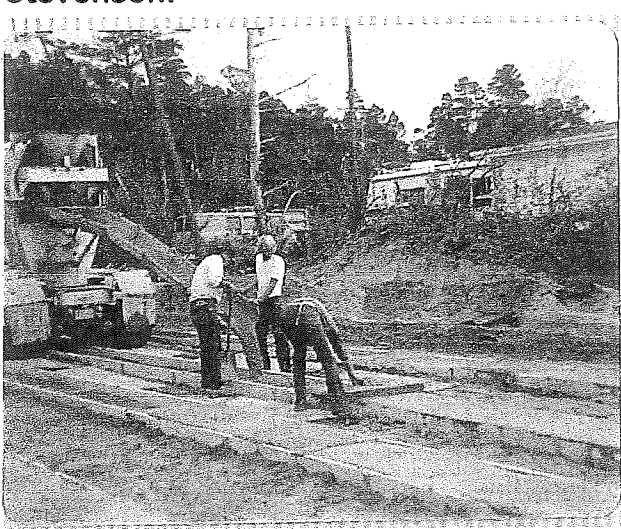
Legend of Greentrees West, Florence, Oregon

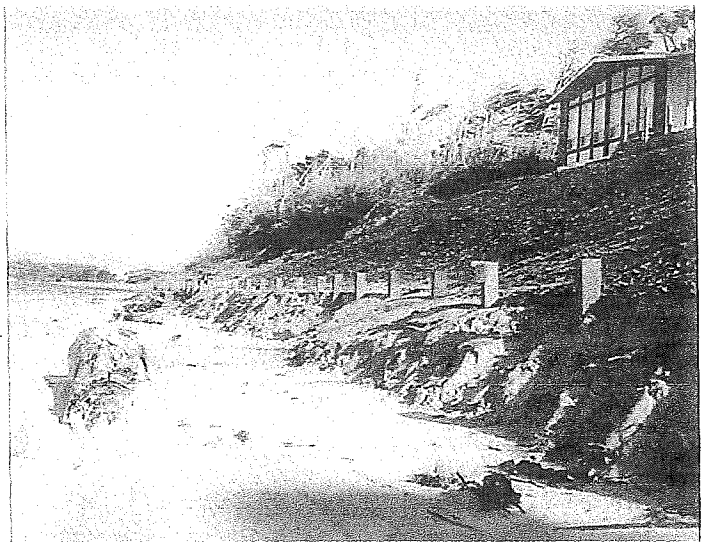
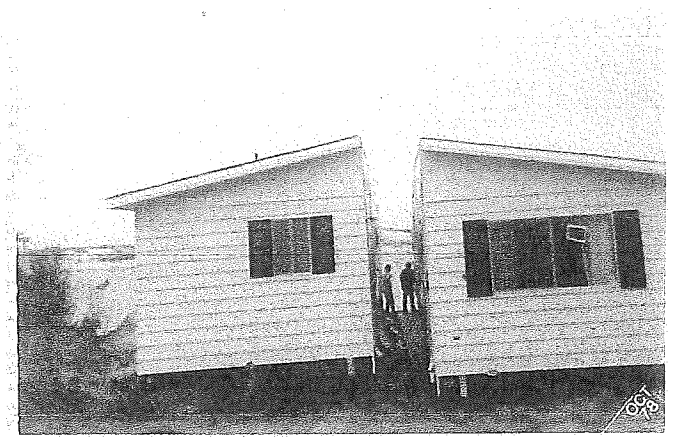
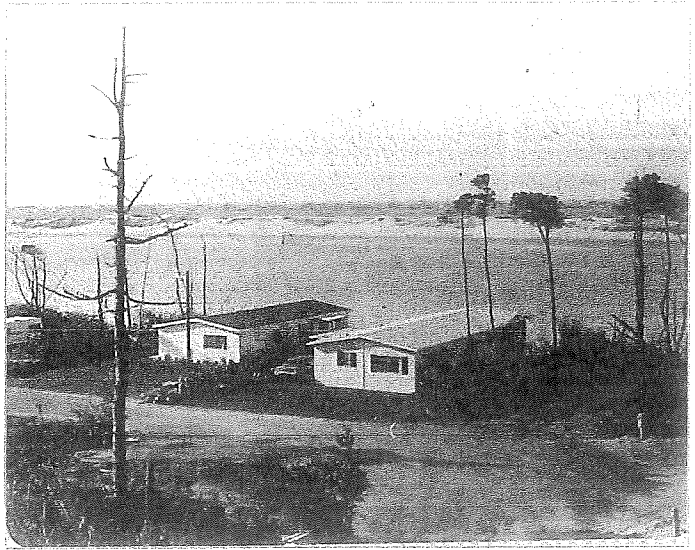
GREENTREES WEST

DEVELOPED BY CENTURY PARK, INC.
A JOINT VENTURE OF
BOHEMIA INC. - P.O. Box 1278 - Eugene, Oregon 97406
and
COAST REAL ESTATE, INC. - P.O. Box "C" - Florence, Oregon 97439
Florence Phone 503-997-3473 Eugene Phone 503-342-2411

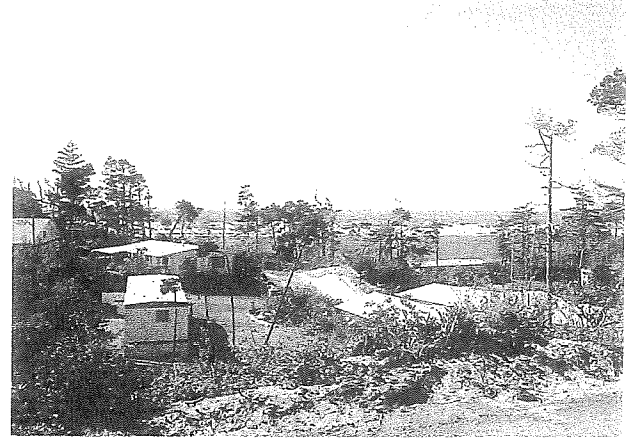
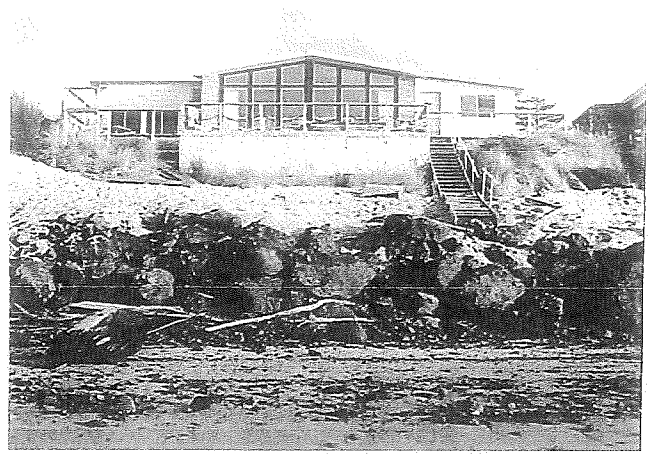


Preparing to install homes on the river in 1978. Photographs on this page and the next two pages by Charlene & Marco Mazarovich, contributed by Julie Rodriguez & Debbie Stevenson.

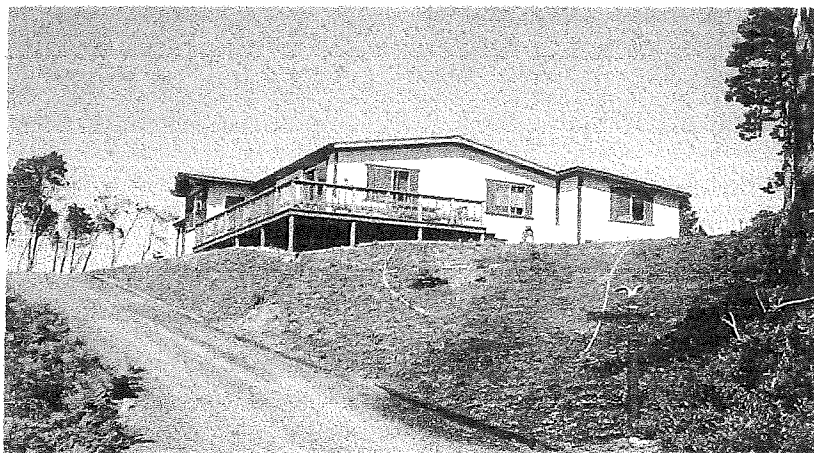
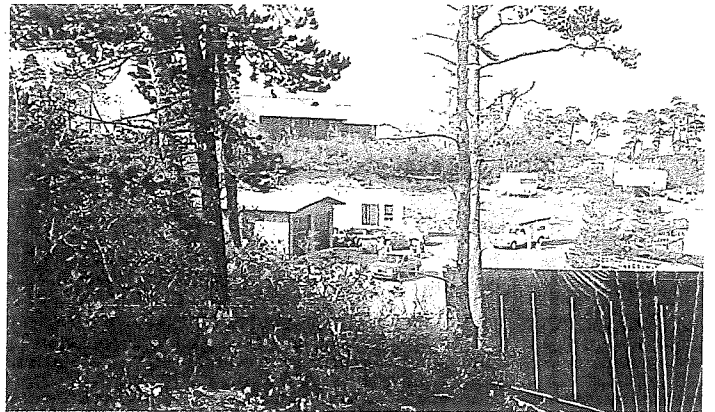




Riprap is rock and other materials placed along a shoreline to help prevent erosion. This riprap was placed along the Siuslaw Rivers at Greentrees in 1982.

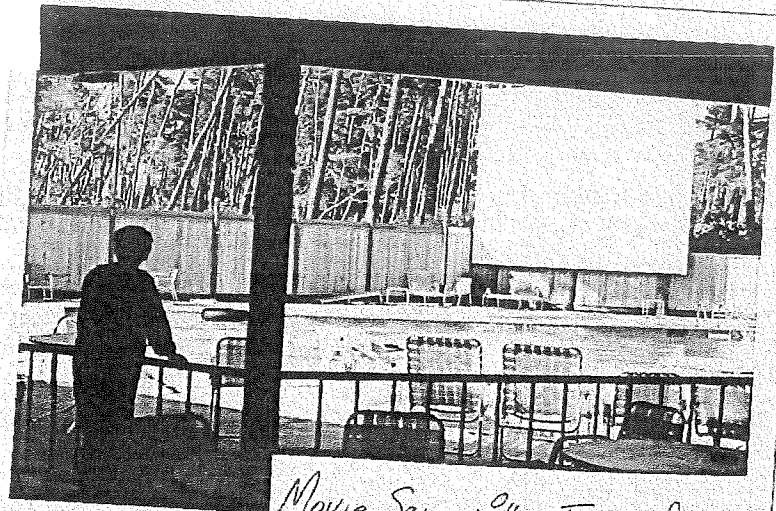
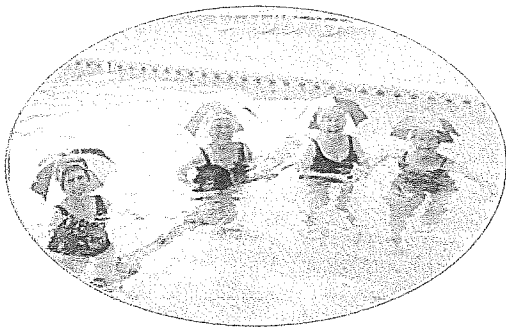


New home placement in 1984

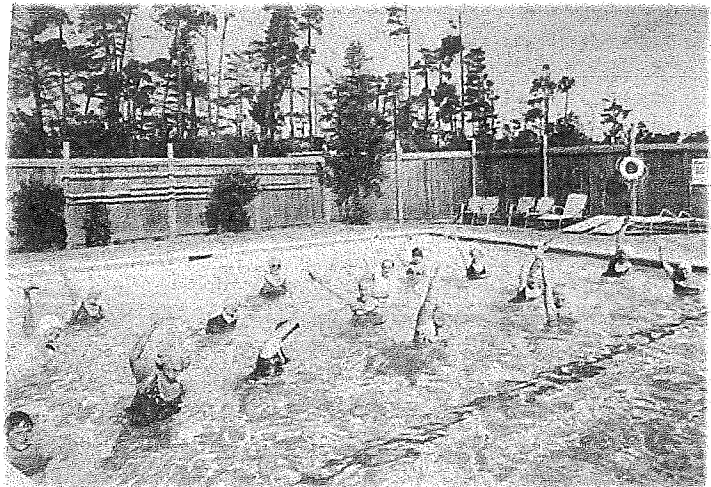
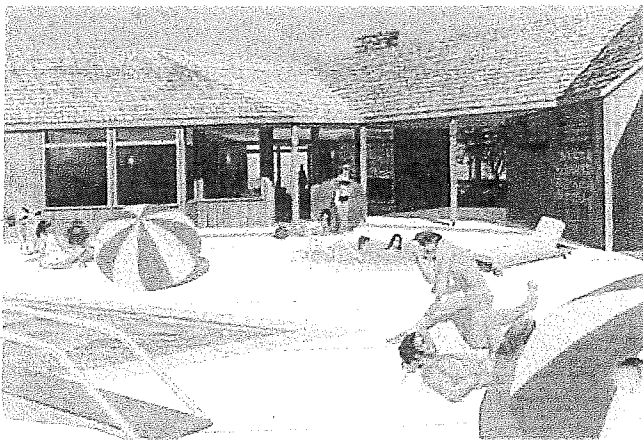


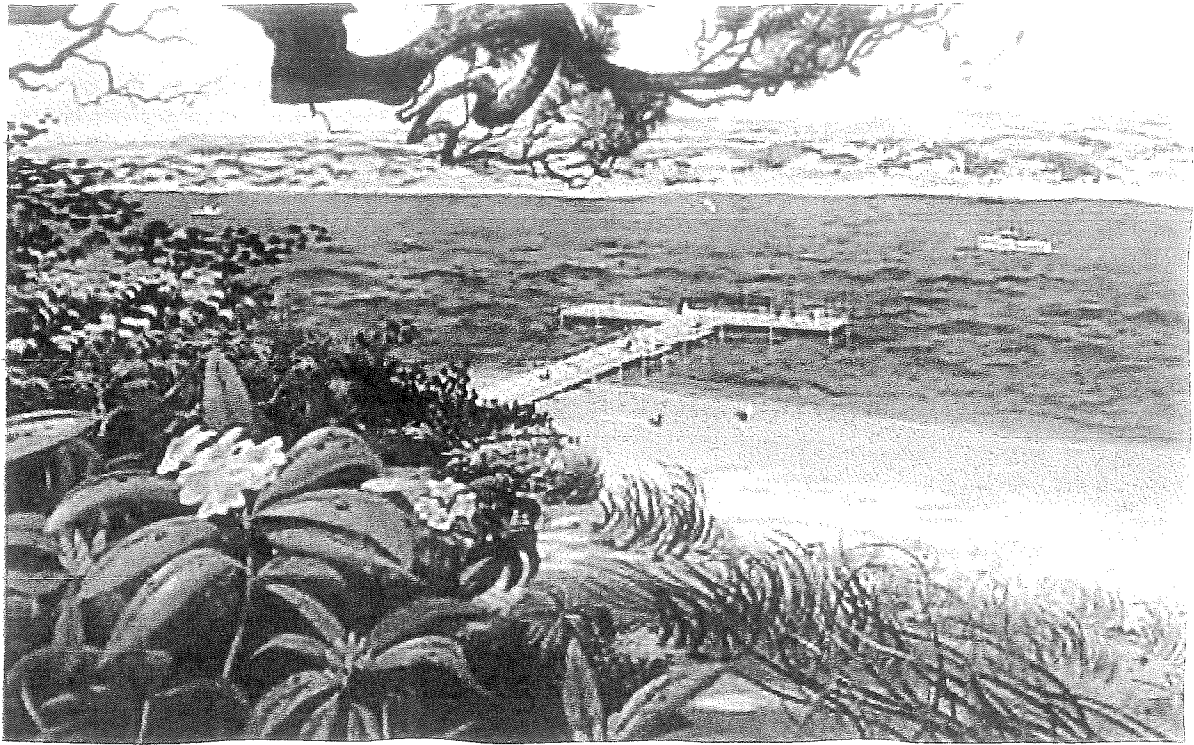


The clubhouse in the 1980s. In the early days, many of the residents tended to participate in group functions then do in present day.

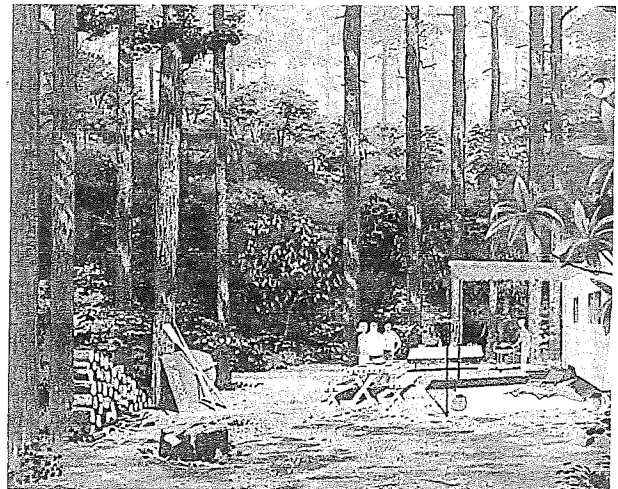
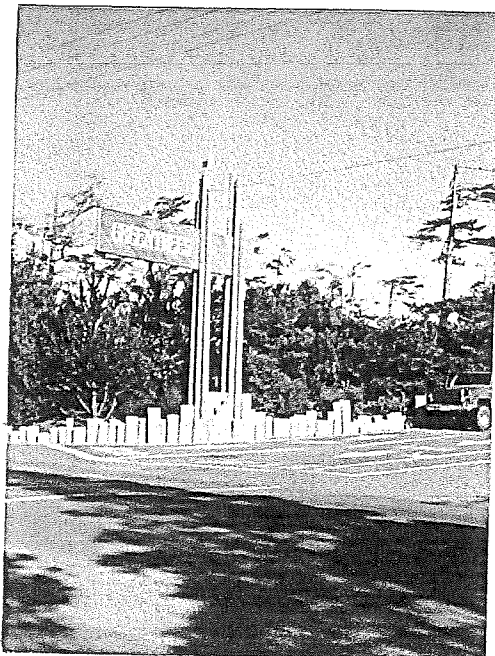
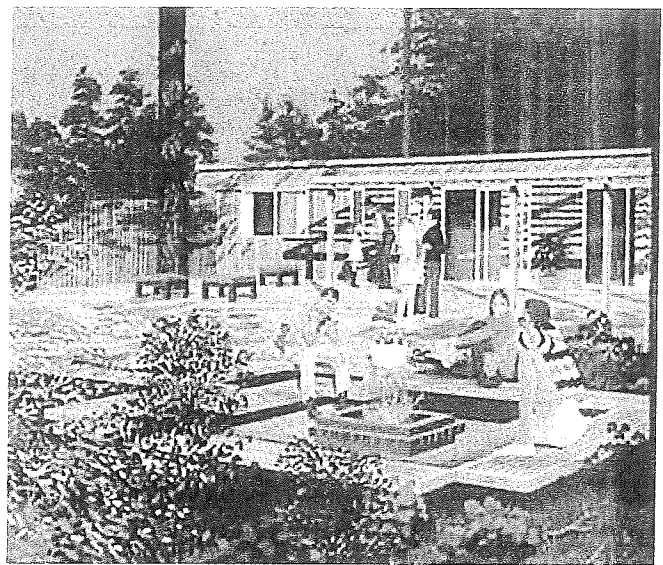


Movie Screen over Family Pool





Picture above, two below and next page from the original sales brochure.





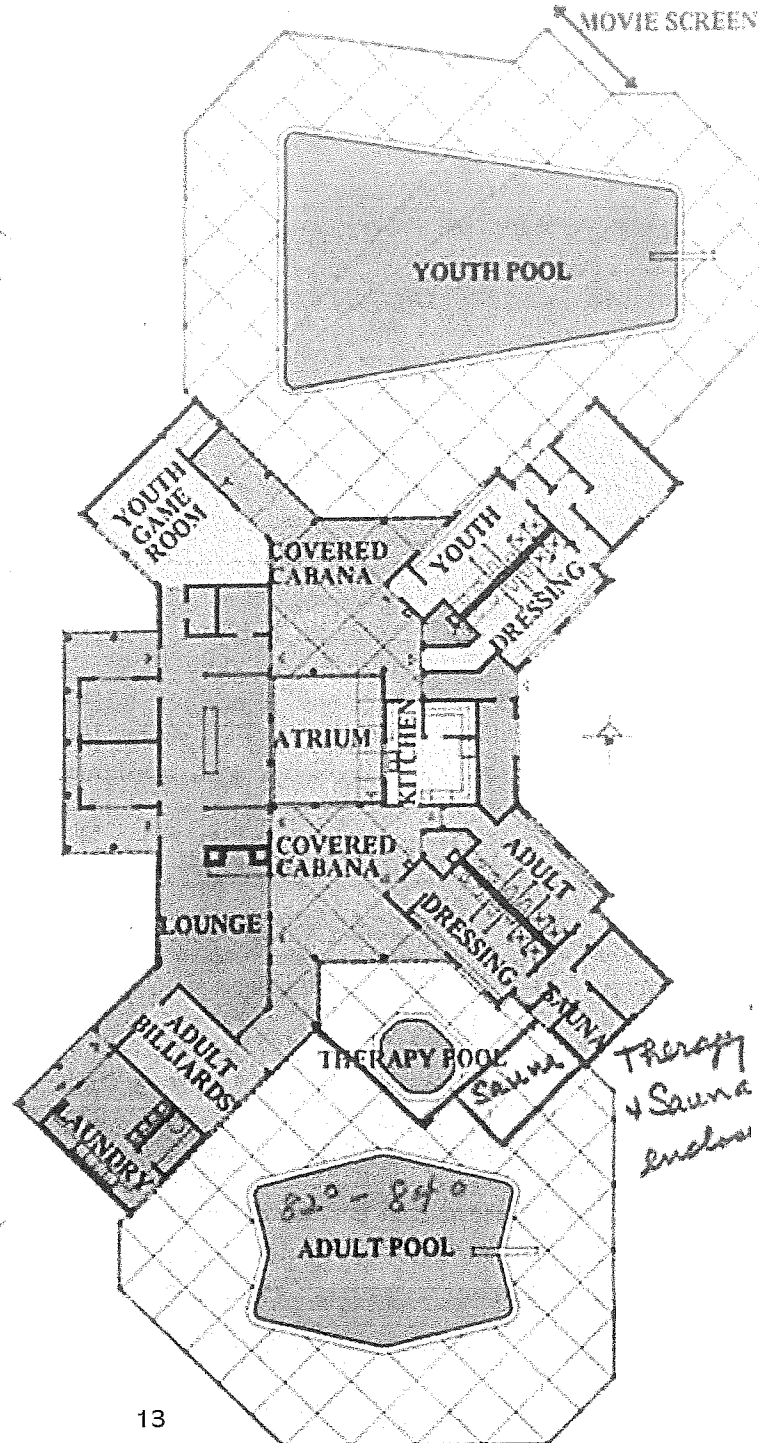
Some Greentrees lots, originally designated as campsites, maintain that designation to present day. These spaces on the Eastside, may contain a travel trailer but not a set-in-place manufactured home.

Campsite lots may include a deck, carport, or shed. Some residents are snowbirds, traveling to warmer climates in the winter.

Most lots in Greentrees are designated for manufactured homes. Some houses are built with add-ons such as carports, garages, and in some cases, a room constructed above the garage.

yours to enjoy at GREENTREES

- * heated adult pool
- * heated therapy pool
- * heated youth pool
- * sauna bath
- * bicycle rentals
- * movies
- * table tennis
- * clubhouse
- * horseshoe pits
- * adult billiards
- * shuffleboard
- * youth game room
- * secluded, wooded sites
- * paved access roads
- * complete underground utilities
- * year-round caretakers
- * key-card security gate
- * guard house
- * cable television
- * telephone
- * showers
- * laundry facilities
- * hairdryers



Chapter 2: Florence Oregon

The coast city of Florence resides in Lane County. The county includes the state's second largest city of Eugene, where Florence residents go for more extensive shopping opportunities and to seek medical care from specialists not found in their own small community. The city sits on the mouth of the Siuslaw River, flowing into the Pacific Ocean. This small town is about half-way up the Oregon coast between the larger towns of Newport and Coos Bay/North Bend. These other towns provide additional shopping opportunity along U.S. Highway 101. The 2020 census shows the city of Florence with a population of 8,921. About 14,000 people reside within the same area code of 97439, which includes other small townships such as Dunes City and Mapleton.

Florence encompasses an area of 5.87 square miles of which 5.30 square miles is land and 0.57 square miles is water. The area features Oregon Dunes National Recreation Area and is surrounded by numerous lakes making this a popular destination for outdoor enthusiasts.

Florence has become a focus for retirees from Oregon as well as other states, especially California. According to the 2020 census, the median age in Florence is 61.1 years. Between Greentrees Village and the other large 55+ community in town, Florentine Estates, well over 10% of the city population resides within these two communities.

History

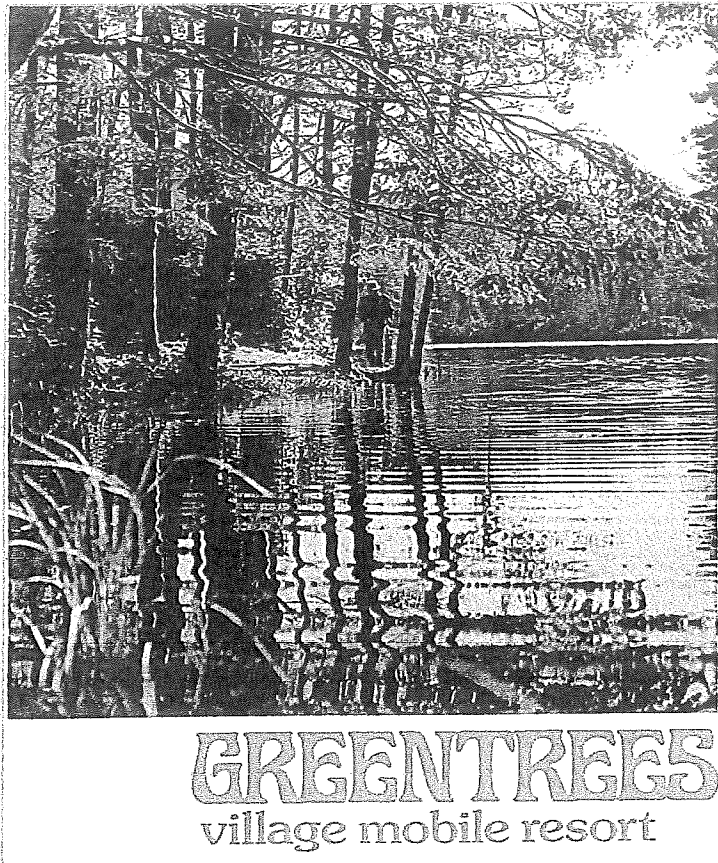
The Florence area was originally inhabited by the Native American Siuslaw tribe. It is uncertain how the name "Florence" came about. One theory is that the city is named after state senator A. B. Florence, the Lane County representative from 1858 to 1860. Another belief is the name came from a French vessel that was wrecked at the mouth of the Siuslaw River in 1875.

On November 12, 1970, the city became infamous when the town used 20 cases of explosives to try and blow up a dead beached whale. The event did not go well, with pieces of the dead animal hitting cars and people as far as a half-mile away.

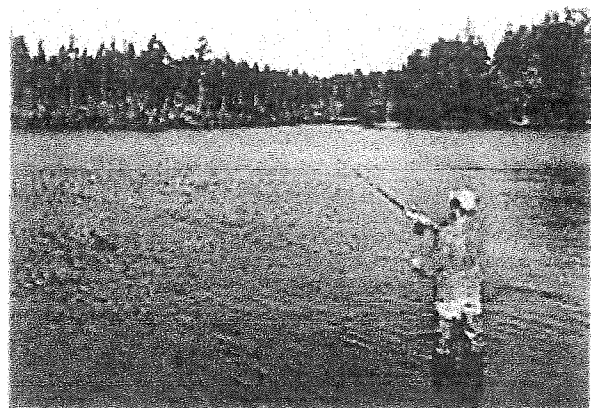
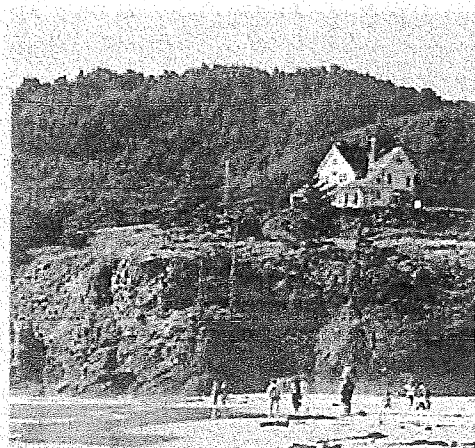
Florence has hosted the Rhododendron Festival annually since 1908, one of the oldest flower-related events in the country. The quaint riverfront Old Downtown Florence features the Siuslaw Pioneer Museum, an historic 1905 schoolhouse, the Port of Siuslaw including a marina, the ornate Siuslaw River Bridge built in 1936, and a boardwalk promenade.

Just north of the city on U.S. Highway 101 is the Sea Lion Caves. This popular tourist attraction was discovered in 1880 and has been owned by a private company since 1932. Also in the area are several state parks and historic lighthouses. For those who like to explore back roads, numerous old, covered bridges can be found within Lane County.

Just a few miles north of Greentrees is the Coast Guard Station Siuslaw River. Established in 1917, coast guard boats frequently practice rescues on the river right in front of Greentrees Village, an event enjoyed by residents of the community.



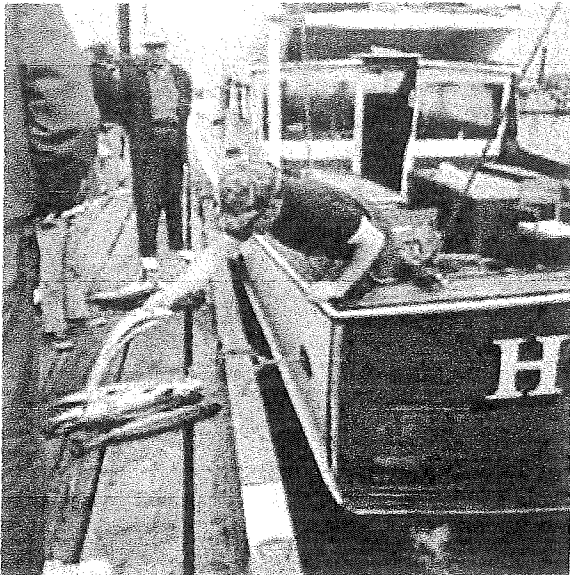
Original sales brochure cover.



relaxing charm, practical convenience

...yours in Florence, the town around the corner from Greentrees Village! Centrally located on the Oregon Coast, this community of about 2,200 is humming but unhurried... as you stroll its picturesque streets and wharf, your eyes and ears will be delighted. And whatever goods and services you may desire, Florence will supply them: department stores and supermarkets, specialty shops and restaurants, dentists, doctors and a fine hospital... they're all at hand. Oregon's second largest city, Eugene, is only 65 miles eastward along a scenic highway. The home of the University of Oregon, this busy center of about 85,000, will await your occasional visit for a concert, sports event, shopping trip, or evening on the town.

Photos and clippings from the original real estate offering brochure.



Chapter 3: Early Life in the Community

Two years into the new Greentrees Village, residents were already enjoying their new homes and amenities. In 1975, residents were looking forward to continued activities as well as enhancements. Free movies on wildlife and educational subjects were provided on Friday nights. Residents gathered on Saturday evening at 8 pm for cards and games. The original community included a laundry room with two hair dryers. The pool and therapy pool were open year-round. On Sundays, people participated in hot dog and chili feeds for just one dollar. A juke box was installed in the game room for kids.

Greentrees had a bus that was used for occasional excursions. One example was a bus trip to Portland for the Ice Capades in December. A fee of \$40 included the bus, show tickets, an overnight at a Holiday Inn and a Sunday breakfast. The bus had been purchased by Greentrees at no extra cost to owners.



In 1975, clearing on the east side was underway for tennis courts and plans were under review for more turnouts for parking by the clubhouse. Over the years, residents formed numerous clubs and groups, some no longer in existence. In the late 1980s into the 1990s, clubs now gone included a dinner club, travel club, *Greentrees Singers*, Neighborhood watch program, and the Greentrees Drama Club which morphed into the *Florence Footlifters*. The dinner club met monthly for fellowship. The travel club planned multiday trips such as a 4-day trip to Reno for casino hopping. This was a huge club with one meeting hosting lunch bringing in 100 residents. The Greentrees Singers performed locally including performances at Florence churches. The Singers were immensely popular and well-respected in town.

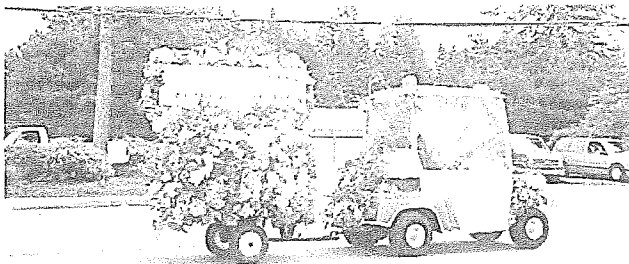
In 1991, the board of directors coordinated welcoming seminars, where subjects such as covenants, Greentrees services, and architectural guidelines were discussed. Back in the old days, the HOA newsletter consisted of one doubled sided sheet of paper.

The accidental breaking of the wood entrance gate was a problem in the early years as it is at present. A flaw in the original system could cause the gate to come down on a car if the entrance was not approached properly. This happened three times in just one month in 1991. Vehicle and gate repairs were about \$3,000, though the resident causing the accident was only charged \$5.

Greentrees has always been active within the town of Florence. In 2002, residents formed a group to join a Habitat for Humanity walkers fundraiser, collecting more than \$600 for this worthy cause. In 2020, the Greentrees Activity Committee started "Green Trees Thumbs", resident volunteers helping owners with front yard landscaping, who were unable to do so on their own. However, news articles show this type of neighbor to neighbor help existed at least two decades earlier. Owners recognized from the early days that volunteering is a part of what Greentrees is all about, and also helps keep costs down.

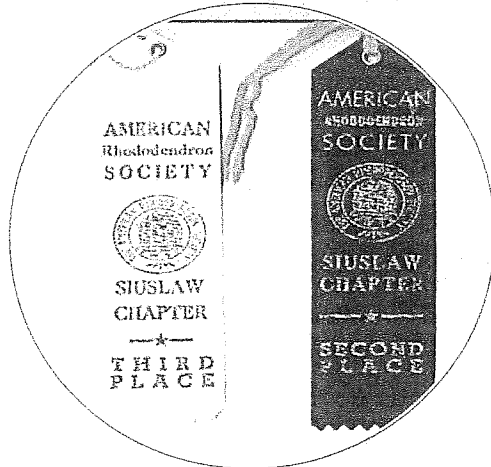
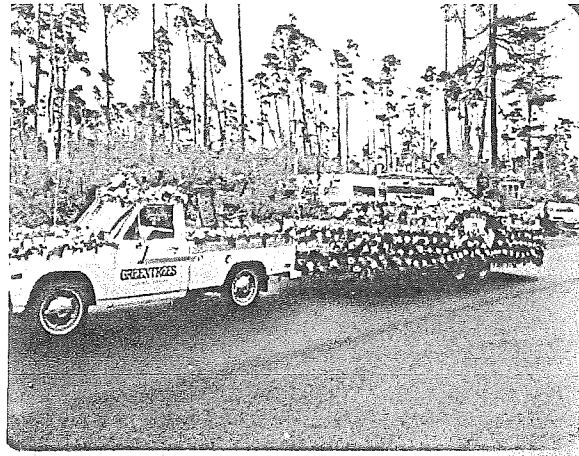
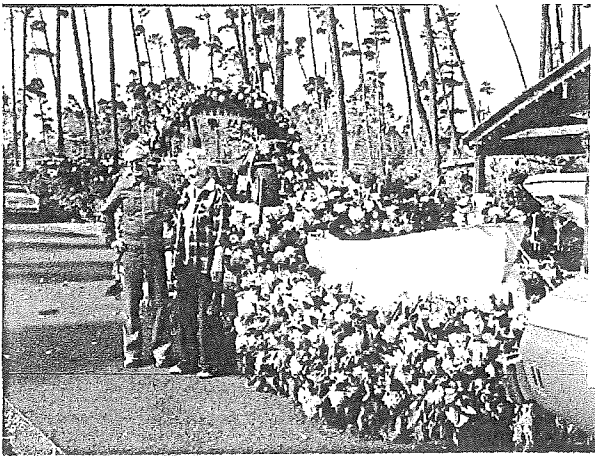
Activities over the years have included Bunco, snooker, the Rhody Quilters, monthly lunch-out, themed ethnic dinners, Hula and line dancing, bike riders, pancake breakfasts, group bus shopping excursions, craft fairs, music festivals, a garden tour, and a group known as Dabbers and Gabbers.

The Florence Rhododendron Festival is the second-oldest flower festival in the state, third oldest in the west after the Pasadena Tournament of Roses. This May event brings in crowds to the coastal town and features a carnival, car show, and the famous parade. The festival celebrates the flower found growing throughout town in spring. Greentrees has participated in several parades over the years. More recently, folks could be seen walking their dogs or riding bicycles. In earlier years, residents put significant effort into floats celebrating Greentrees Village.

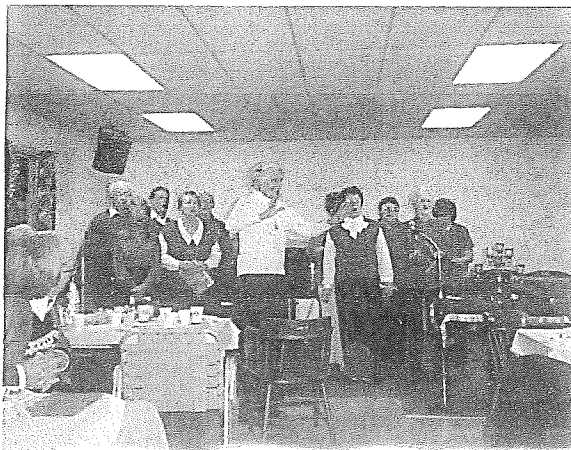




GREENTREES FLOAT...
RHODODENDRON FESTIVAL
GRAND FLORAL PARADE
MAY 21, 2000



The Greentrees Singers was one of the communities most popular activities for many years. The group performed both in Greentrees and at various venues around the town of Florence. At the club's peak, the number of singers numbered about 24 residents.



DECEMBER - 1985

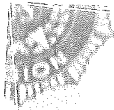
Our first public appearance. By way of introducing ourselves, we explained that we had just returned from a world-wide tour, singing before all the crowned heads of Europe. Crowned heads being in short supply, it had been a short tour. We also intimated that Luciano Pavarotti had wanted to sing with us, but we felt that we would just limit our membership to Greentrees people - or who knew how many stray artists would try to join our internationally famous singing group?



Greentrees Singers -- meet to sing every Monday, 10:30 AM, Tuesday Room. Applications from prospective members now being accepted!
 Tuesday Club DINNER..March 20th, 6 PM.
 Menu: Soup or salad bar; lasagna; dessert bar. \$4.00

 (The Greentrees Singers will sing a song or two.)





The American Legion

Francis M. Yost Post 59
1202 Bay Street — P.O. Box 692
Florence, Oregon 97439

November 21, 1946

Greentrees Singers
c/o Greentrees Clubhouse
1600 North Rhododendron,
Florence, Or. 97439

Dear Greentrees Singers,

We again say thank you for the beautiful singing, your beautiful voices and leadership as well as the lovely picture you made in your red and white.

We are honored to have had you and hope "sometime" we may have the pleasure again.

Sincerely,

Donald Probst
Commander

THE SHOREWOOD



OPEN HOUSE

SUNDAY,
DECEMBER 14,
1-4 P.M.

Meet the management
& staff.
Shorewood tours.
Refreshments Served.

Enjoy the special appearance of
THE GREENTREE SINGERS
2 P.M.

1451 SPRUCE STREET
FLORENCE, OREGON

INFORMATION,
CALL COLLECT:
503/997-8202

Dear Billie,

May 27, 1956

Just a few words to let you know we appreciate your wonderful response to our invitation to sing at our Memorial Day service.

We understand full well that you could not sing in the rain. I hope we have better luck next year.

We also wish at this time to invite you to our Flag Day celebration to be held at the Elks Lodge Hall on Sat June 14th at 3 P.M.

We would love to have you there

Regards to all your group
John Neuner
American Legion Chairman

City Hall sets open house

On the afternoon of Wednesday, May 20, the public is invited to join local city and library district officials in a rededication ceremony of the city hall-library building on the occasion of its 20th anniversary.

A mock "burning of the mortgage" is also scheduled, representing a meeting of final payments on the complex. The rededication program will feature former mayors of Florence, who have served over the past 20 years, and the Greentrees Singers.

The ceremony is set for the city council chambers at 4 p.m.

Following nearly six months of construction, the present facility was initially dedicated on May 25, 1967, the Saturday afternoon of the Rhododendron

Festival. Five city hall employees originally occupied the new offices. They were City Administrator Cliff Sanders, City Recorder W.G. White (deceased), Engineer Dick Worthington, and two clerks. Today, nine employees occupy the same space: city manager, city recorder, planning director, two secretaries, three financial clerks and a court clerk.

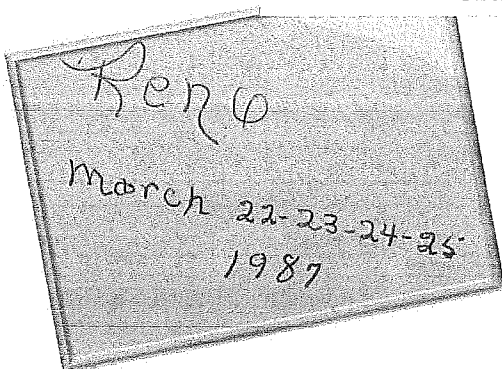
The Florence Public Library employed Abner Hanson as head librarian and Janet Goodrick as library assistant when the new library opened its doors to the public on April 15, 1967. Twenty years later, the library staff boasts two professional librarians, a full-time circulation clerk and three part-time assistants. The size of the book collection has grown from approximately 8,000 titles to nearly 30,000 today.

GREENTREES SINGERS have been asked to sing at City Hall on May 20th, at the mortgage-burning and re-dedication ceremony at that building.

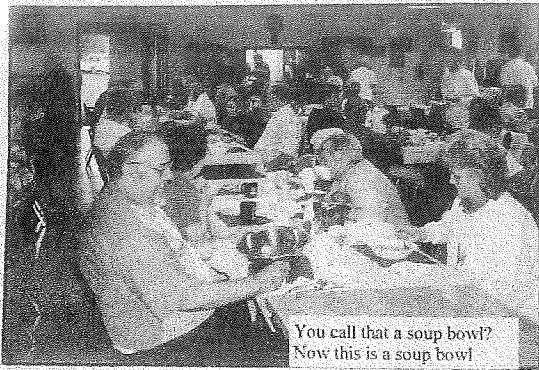


Although the singers performed at many venues, they also entertained Greentrees residents at rec hall activities.

The Greentrees Travel Club



September 2000...Hobo Stew Dinner



You call that a soup bowl?
Now this is a soup bowl!

Birthday Social
July 2002



07/16/2002



New Year's Eve 1983



Fashion Show 01/22/08



As is true today, there is always
a reason to celebrate friends,
neighbors, and life on the
Oregon coast.





*Luau May 16th 2010
A colorful, wonderful event.*



St. Patrick's Day Dinner

Music by
The Greentrees Five!

Thursday, March 17th
at 5 PM in the
Recreation Hall.

(Sign-up in the Greentrees Library)



Featuring Our famous
Corned Beef and Cabbage
served with potatoes and carrots
with ice cream and cookie for dessert

Greentrees Village

★ **Free** ★
Veterans
Appreciation
Dinner

November 4th at 5pm in the
Recreation Hall

Greentrees Residents Are Welcome
Sign-up Sheet is in the GTV Library

Chicken Cordon Bleu Dinner
Raffle Prizes
Guest Speakers
Visit With Your Neighbors

neighborly good times

... you'll have lots of them at Greentrees Village, especially at the handsome, spacious Clubhouse! Here, in relaxed informality, join your friends for cards or other games, including billiards or ping pong; swim and sun yourself at one of the pools; tone up with a sauna and shower; take in a movie; even cook in the club kitchen! Other good times are yours to enjoy on the great Suslaw River, flowing past the resort to the ocean just beyond. Right here is some of the best fishing on the coast... just yards from your own doorstep!



Greentrees residents have always been known for their generosity to those in need. Holiday food drives, donations to Florence city food share, support for the Rhody town bus service, and cash donations to various organizations were always a part of who these residents wanted to be.

FLORENCE SKATEPARK ASSOCIATION
P.O. BOX 1161
FLORENCE, OR 97439

November 6, 2002

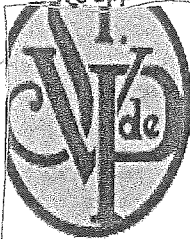
Tuesday Club of Greentrees
1600-320 Rhody Dr
Florence OR 97439

Dear Tuesday Club of Greentrees,

Thank you for taking an interest in the Florence Skatepark project. Enclosed is a tax deductible receipt for your generous donation.

Because you have donated at least \$250.00, we will be recognizing you with a hand made tile which will become part of the skatepark wall.

We appreciate your support.



ST. VINCENT de PAUL SOCIETY
OF LANE COUNTY, INC

Social Services - (541) 689-6747
Stores - (541) 345-0595
Office - (541) 687-5820
Fax - (541) 683-9423

705 S. Seneca
P.O. Box 24608
Eugene, Oregon 97402

September 2, 2005

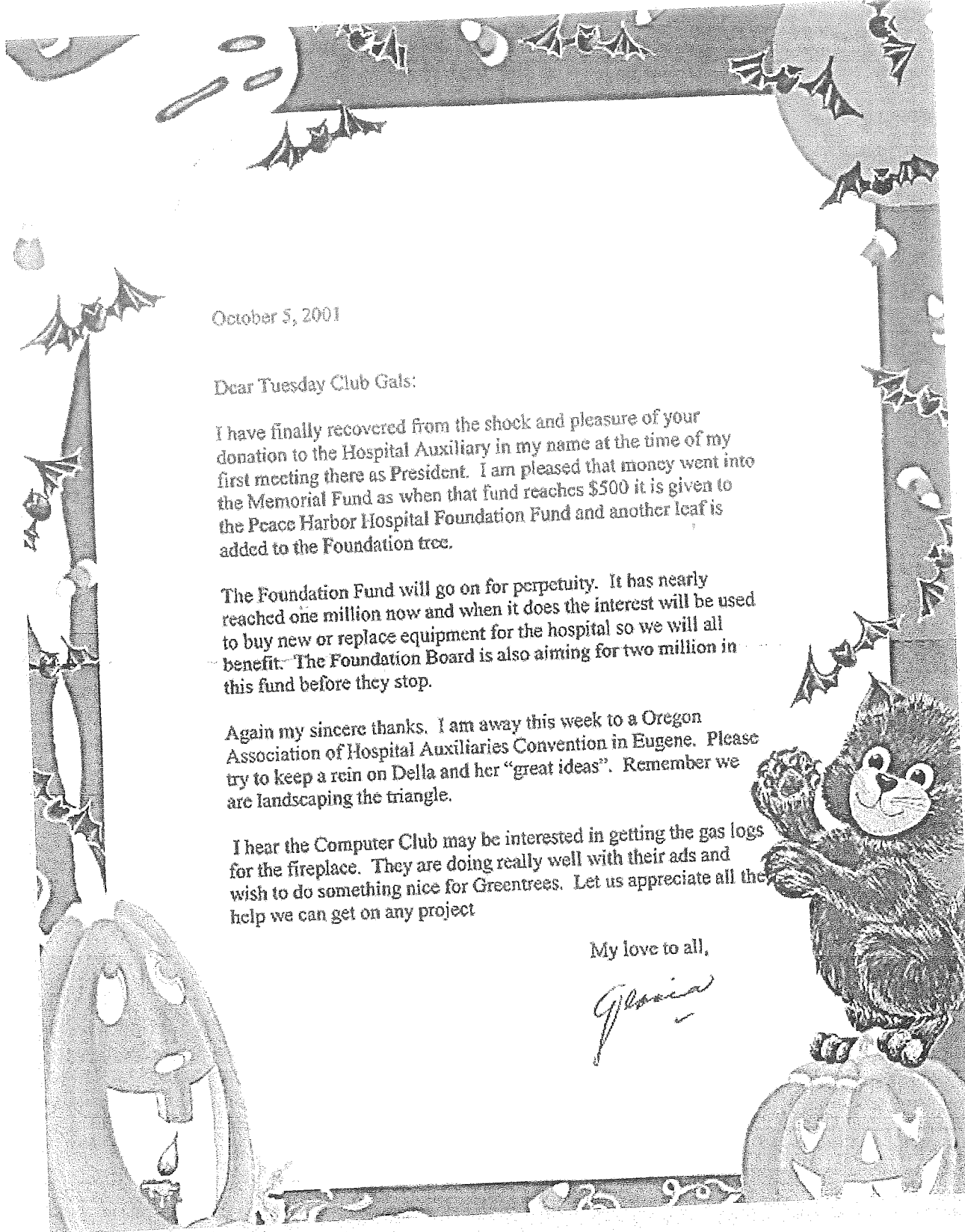
The Tuesday Club
c/o Luella and Analee
1600 Rhododendron Dr. #320
Florence, OR 97439

Dear Luella, Analee and Club Members,

Thank you so much for your donation of \$100, dated August 30, 2005. We appreciate your concern for ensuring that children from low-income families start school with the supplies they need. Our school supply giveaway will continue until school starts. On the first day alone 1,000 backpacks with supplies were distributed by 10:30 a.m. We are grateful to you!

As you may have seen in the news, it's been an incredibly busy and productive summer for all of us at St. Vincent de Paul. Here are a few highlights:

From late May through mid-June we were hosts to visitors from the United Kingdom and Australia. Our U.K. visitors were from Doncaster, the first community to delve into working with us to recycle furniture, books and household items that



October 5, 2001

Dear Tuesday Club Gals:

I have finally recovered from the shock and pleasure of your donation to the Hospital Auxiliary in my name at the time of my first meeting there as President. I am pleased that money went into the Memorial Fund as when that fund reaches \$500 it is given to the Peace Harbor Hospital Foundation Fund and another leaf is added to the Foundation tree.

The Foundation Fund will go on for perpetuity. It has nearly reached one million now and when it does the interest will be used to buy new or replace equipment for the hospital so we will all benefit. The Foundation Board is also aiming for two million in this fund before they stop.

Again my sincere thanks. I am away this week to a Oregon Association of Hospital Auxiliaries Convention in Eugene. Please try to keep a rein on Della and her "great ideas". Remember we are landscaping the triangle.

I hear the Computer Club may be interested in getting the gas logs for the fireplace. They are doing really well with their ads and wish to do something nice for Greentrees. Let us appreciate all the help we can get on any project

My love to all,

Glancia

The Greentrees Computer Club and its associated computer lab, was in existence well before 2009 (exact date uncertain). The club, chartered under the community's HOA, provided lessons related to computers and the internet. Interest in the club dwindled around 2019 when the charter was brought to a close. For many years, the club handled the monthly newsletter advertising, bringing in significant funds used both for the club and other Greentrees needs.

How to operate your PC, software issues, upgrading, computer games, smart phones, surfing the net, publishing, taxes, email, TV, digital cameras ... if it had something to do with technology, the computer club had a class for that. The computer lab, in the back of the rec hall, includes desks and computer stations. In the early days, this was considered one of the best computer labs in the area. The club kept excellent meeting notes as well as a blog: "Why would you want to save an old computer- - no one is attacking them anymore."

SKYPE.....WHAT IS IT AND WHY WOULD YOU WANT IT?

GTCC CLASS WEDNESDAY, JULY 6 DALE AND THE GROUP.

-SKYPE IS A WELL PROVEN SYSTEM WHEREBY YOU CAN GET RID OF YOUR LANDLINE, AND TALK FOR FREE WITH OTHERS WHO HAVE SKYPE OR USE IT JUST LIKE YOUR LANDLINE, AND PEOPLE CAN CALL YOU. IT HAS SOME OTHER NICE FEATURES LIKE VIDEO CALLING (BEST TO DISABLE THAT FEATURE IF YOU RUN AROUND THE HOUSE IN A LESS-THAN-PRESENTABLE DRESS MODE). CONFERENCE CALLING IS ALSO A FEATURE, SO YOU CAN HAVE A FAMILY GET-TOGETHER ANY TIME!

-AND, COMPARED TO THE COST OF YOUR LANDLINE, IT IS REALLY CHEAP IF YOU ALREADY HAVE INTERNET ACCESS FOR YOUR COMPUTER. SAVE MONEY....DITCH YOUR LANDLINE!

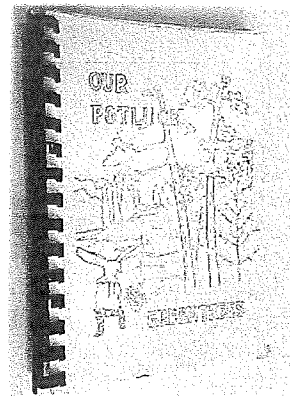
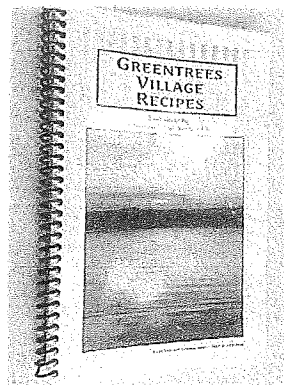
-RECEIVE AND MAKE CALLS, CHECK FOR VOICE MESSAGES FROM ANYWHERE IN THE WORLD WHERE YOUR PORTABLE DEVICE HAS INTERNET ACCESS.

-HAVE A GOOD RECORD OF CALLS YOU HAVE MADE OR RECEIVED.

-LOCATE YOUR LANDLINE PHONE NUMBER ANYWHERE IN THE USA, SO THAT GRANDMA CAN CALL YOU WITH NO TOLL CHARGE TO HER.....JUST LIKE CALLING HER NEXT DOOR NEIGHBOR.

-WE WILL GO TO WWW.SKYPE.COM AND SHOW YOU HOW BRING YOUR WINDOWS, LINUX OR MAC TO CLASS. IF YOU HAVE AN ANDROID MACHINE, BRING IT AND.....SEE GARY!

Two cookbooks were published over the years by the Tuesday Club with recipes provided by residents.



Chapter 4: Homeowners Association

June 7, 1976, is the date first noted on a homeowners Association (HOA) document. The Greentrees development was managed by volunteers, selected, and voted on from the owners, and was based on districts. The monthly fees included cable TV, garbage pick-up, and sewer and water from the city of Florence. Trash pick-up was done by horses and a cart until at least the mid-1980s.

GREENTREES

village mobile resort

DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS

The undersigned Declarant, which is the owner of all the real property described herein, hereby makes and declares the following easements, covenants, conditions and restrictions upon the ownership, use, enjoyment, sale transfer and conveyance of the premises described below, which shall constitute covenants running with the land and shall be binding on all parties and persons claiming under them and for the benefit of and limitation upon all future owners acquiring any right, title, interest of estate in the following described property, or any portion thereof, to-wit:

Greentrees Village Mobile Resort, Florence, Lane County, Oregon
Beginning at the initial point, said initial point being the North quarter corner of Section 27, Township 18, South, Range 12 West of the Willamette Meridian, said point also being S 89° 52' W 2640.00 feet from the Northeast section corner of said section 27; thence S 0° 49' 55" E 2640.24 feet; thence S 89° 55' 10" W 1646.88 feet to the Easterly margin of Rhododendron Drive; thence along said Easterly margin the following bearings and distances: Along the arc of a 924.93 foot radius curve right (the chord of which curve bears N 23° 48' 06" E 138.91 feet) a distance of 139.06 feet; thence N 28° 06' 30" E 61.94 feet; thence along the arc of a 602.96 foot radius curve left (the chord of which curve bears N 13° 17' E 308.56 feet) a distance of 312.03 feet; thence N 1° 32' 30" W 255.52 feet; thence along the arc of a 1115.92 foot radius curve right (the chord of which curve bears N 3° 57' 30" E 213.91 feet) a distance of 214.24 feet; thence N 9° 27' 30" E 373.88 feet; thence leaving said Easterly margin N 89° 53' 35" E 90.02 feet; thence N 0° 46' 05" W 1319.50 feet to the North line of said section 27; thence along said section line N 89° 52' E 1310.76 feet to the initial point of Beginning in Lane County, Oregon.

Article I DEFINITIONS

- Section 1. "**Properties**" means the real property described above and such other real property as may hereafter be subject hereto under the provisions of Article IV.
- Section 2. "**Lot**" means any plot of land, except roads and except common area, shown upon any recorded plat or plats within the properties.
- Section 3. "**Common Area**" means Lots 320 and 321, Greentrees Village Mobile Resort and any other platted portion of the properties hereafter designated by Declarant, by document recorded in the Lane County, Oregon records, to be owned and held by Declarant for the common use and enjoyment of every owner.
- Section 4. "**Recreation Facilities**" means the real and personal property improvements now existing and hereafter constructed and placed upon the common area.
- Section 5. "**Roads**" means all interior, private roads within all platted portions of the properties.
- Section 6. "**Owner**" means every record owner, including a contract seller, of a fee or undivided fee interest in every lot within the property to which this Declaration applies, except that ownership acquired and intended solely as security for the performance of an obligation shall not constitute ownership.
- Section 7. "**Declarant**" means Century Park, Inc., an Oregon Corporation, its successors and assigns.
- Section 8. "**Declaration**" means this Declaration of Easements, Covenants, Conditions and Restriction of Greentrees Village Mobile Resort and any modification or amendment thereto, duly recorded in the official Records of Lane County, Oregon.

1988 GENERAL HOUSING INFORMATION

CENTRAL LINCOLN P.U.D. Basic rate for winter: first 300 kwh 6.62¢/kwh, 300 to 900 kwh 3.9¢/kwh, over 900 kwh 2.9¢/kwh. Summer (April - Aug.) rates are 6.62¢/kwh for the first 300 kwh and 3.9¢ for all kwh above 300. There is a \$8.20 minimum charge. Hook-up fee is \$10.00.

Rates available through Cooke Cablevision.

SIUSLAW DISPOSAL. Inside city limits, 1 can per week, \$6.00 per month. Outside city limits, 1 can per week, \$6.65 per month. Dunes City, 1 can per week, \$7.30 per month. Recycling is available for paper, glass, tin and cardboard.

FLORENCE CITY HALL. Basic charge of \$3.00 per month. (rate .00800 per cubic foot)
Basic charge of \$8.00 per month.
\$10.00 service charge - one time fee.

DUNES CITY has wells and septic systems. Their hours are 10:00 am to 2:00 pm Monday, Wednesday, and Friday.

HECETA WATER DISTRICT. Basic rate for 6,000 gallons is \$7.00 per month. One time service charge of \$15.00. Office address is 87845 Highway 101 North. New service: \$210 + \$15 = \$225.

PACIFIC NORTHWEST BELL. Private line basic charge of \$17.05 depending on the area. Two and four party lines are available. Please call one week in advance for service. Average connection fee: \$45.00.

LANE COUNTY COURTHOUSE ANNEX. City of Florence tax is \$25.94 per thousand dollars assessed value. Rural areas may vary but are approximately \$18.74 per thousand.

In 2007, the homeowners voted to reduce the size of the board from 15 people (representing 15 districts) to today's count of 9 districts and 9 board members.



1978 Board of Directors meeting.



The annual meeting of the homeowners is both a legal requirement and a time to celebrate with other residents in the community.



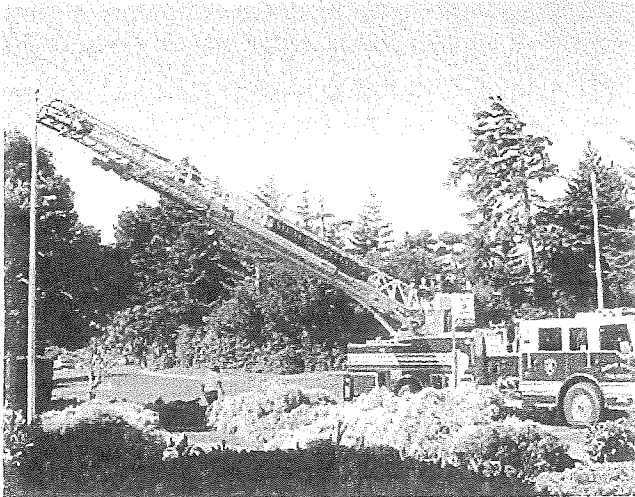


Greentrees trash pick-up in the early days.



Two photos, left and above - Trash pick-up in 1978. Photos by Charlene & Marco Mazarovich.

The management of the day to day operations of the HOA, including office staff and maintenance, had fallen on the board of directors. In 2006, the board realized they needed a new full-time manager. Louis Dashofy was soon hired. Louis made many improvements in the 14 years he served as HOA general manager. Most importantly, he was an excellent liaison with the owners and residents.



Our friends at the Siuslaw Valley Fire Department were kind enough to bring out their ladder truck to repair the broken flag pole in front of the Greentrees Clubhouse.



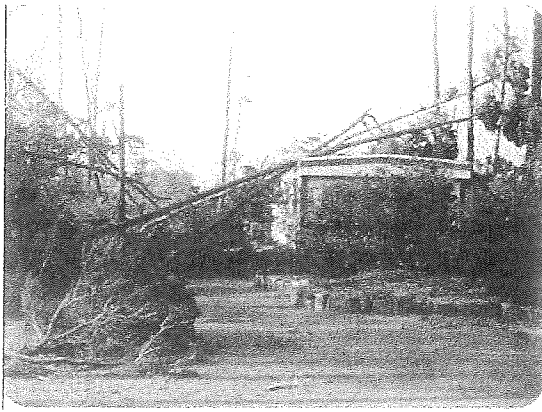
Twenty years after it came into being, about 20% of the original owners still owned lots in the community, a testament to the love residents felt for this special place. Today, some of the owners are children or grandchildren of the original owners

1973 - 1993

The **G**REENTREES Board of Directors wishes to honor and recognize the following property owners who originally purchased Greentrees Lots and are still owners.

LOT #	EAST	LOT #	NORTH
17	Robert & Irene Bauder	409	George & Florence Patton
24	Doris Miller	410	Vernon & Marguerite Wood
29	Cecil & Betty Biggle	411	P.T. Smith
35	Ray & Taddie Zimmer	423	Lynn Rhoads
36	Sidney & Phoebe Nubolson	426	Cliff & Pauline West
37	Hook & Carol Lewellen	427	Walter & Bertie Boggs
47	Taylor & Rosemary Young		
49	Ottorino Dompier	LOT #	WEST
51	Harvey & Carmen Sandstone	502	Stan & Kathy Maple
55	Bea Hendricks	506	Jim & Harriet Dorman
57	Earl & Del Sawtell	510	Donald Millsbaugh
67	Philip & Arville Hest	512	May McGillivray
68	Virgil & Zelma Van Natre	518	Samuel & Beatrice Zuck
70	Jack & Carolyn Steward	520	Del Sullivan
79	William & Lavaghn Gauthier	526	Edgar & Esther Kelley
89	Jack Gilliam	528	Paul Eger
90	James & Nadrene Clark	530	Luster & Mary Stiver
91	George & Dee Weiler	532	Howard & Kathryn Pitt
103	Mary E. Mos		

The weather on the Oregon coast has its advantages, though residents must endure occasional significant storms, bringing torrential rains and high winds. That challenge still exists today as it did in the early days of life in Greentrees Village. In 1981 and 1982, heavy winds did severe damage.



Damage to stairs and shoreline on a river home in 1981. Photo left by Charlene & Marco Mazarovich.

January 1984 storms brought ice and snow along with street flooding in Greentrees.



Chapter 5: The Tuesday Club

The Greentrees Tuesday Club was started in the late 1970s. Resident Fran Simpson started an arts and craft class that met in the recreation hall. After Fran left, Ottorene Dompier, Rose Wickstrom, Ruth Thiessen and others from the original group continued to meet but did not feel competent enough to continue the class.

The original members had started, among other things, quilting projects. The quilts were raffled off in Greentrees in an attempt to meet some of the ongoing needs of a relatively new park that needed many things. The charter members had been meeting on Tuesdays and decided to change the focus of the meetings to concentrate on community needs. They added new members and organized dinners using pots and pans from individual resident homes. The first meetings were in what is now the clubhouse coffee room. At first, only women attended, so some of the men decided to form a Wednesday Club, which never took off. Eventually, all genders and all residents were welcome at the weekly Tuesday Club meetings.

Greentrees Village Tuesday Club Charter

(Revised April, 2009)

Name: The name of this organization shall be the Greentrees Village Tuesday Club.

Statement of Purpose: The purpose of this organization shall be:

To raise funds which are used to benefit and enhance Greentrees Village and its members.

To make select charitable contributions to organizations in the community of Florence, Oregon.

To host holiday dinners, outings, speakers and other events of general interest and benefit to Greentrees residents.

Affiliation: The Greentrees Village Tuesday Club is an official chartered club of Greentrees Village Association, Inc.

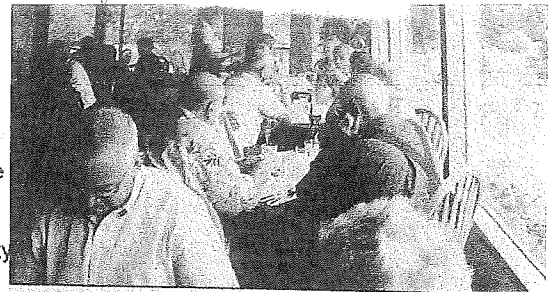
Through this affiliation the Tuesday Club is entitled to have access to the recreation hall, kitchen and other resources of the Association as approved by the Board of Directors. All property acquired by the Club shall become an asset of the Corporation.

From time to time, the Tuesday Club may represent Greentrees Village to the community of Florence with Board of Director approval. ? OPTION

Funding and Financial Obligations:

The Tuesday Club raises funds by charging fees for activities such as dinners and flea markets. There shall be no membership fees charged to members. The Club shall be financially self-sustaining, however, as a chartered club of the Association, the Tuesday Club may request emergency funds from the Greentrees Village Board of Directors.

The Club receives its authorization from the Greentrees Village, Inc. Board of Directors and its finances are included with the regular accounting of the Corporation.



TUESDAY CLUB LUNCHEON OUT AT DUBRAYS ON THE GREEN IN REEDSPORT—APRIL 27, 2004



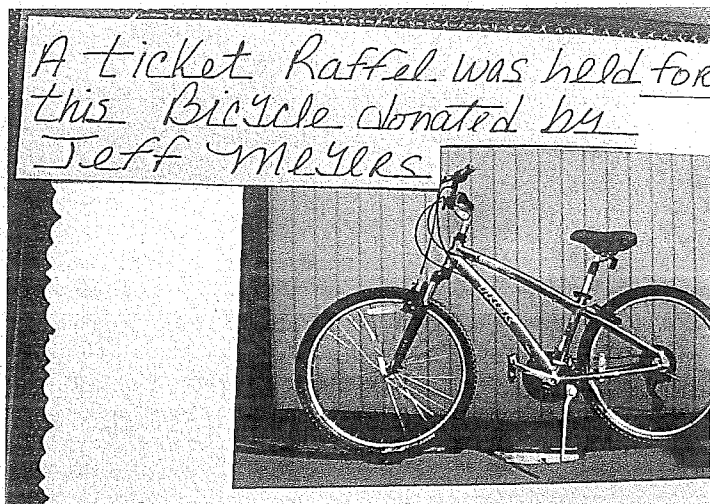
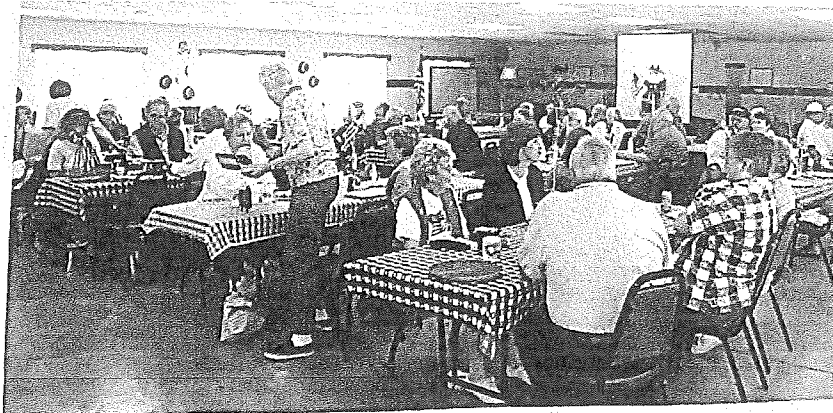
The Tuesday Club goals persevered for many years. A vital role was providing funding for beautification and “extras” for the community such as landscaping around the clubhouse, a new park with swing, foundation, and shrubs and flowers. The club held monthly lunches at local restaurants and provided goodies for a once-a-month birthday/anniversary social for the residents.

The club raised money from various activities including meals, a once-a-year flea market and advertising in the member “Village Voice” newsletter. The Club created two cookbooks with recipes contributed by residents, the first one in 1977 and another in 2003.

The Tuesday Club eventually went away, replaced by today’s Activity Committee.

FOURTH OF JULY, 2004
HOT DOG FEED

Tuesday Club furnished hot dogs and cake—everyone else brought salads.



The annual flea market has become the most important fundraiser for activities in Greentrees. In 2018 the event brought in a record \$3,000. This included \$800 from a bicycle raffle, donated by long-time resident Jeff Myers. Jeff has been making this generous donation to Greentrees since 2009, with the bicycle shown in this photo.

WE NEED YOU!

TO DONATE ITEMS TO SELL AT THE FLEA MARKET, AND TO VOLUNTEER TO HELP SET UP ON FRIDAY, JULY 11TH, AND HELP WITH THE SALE ON SATURDAY, JULY 12TH.

WE NEED YOUR BAKED GOODS!

COOKIES, CUPCAKES, MUFFINS, SCONES, CAKES, PIES

ALL THOSE YUMMIES THAT
GREENTREES RESIDENTS ARE FAMOUS FOR,
TO SELL AT THE FLEA MARKET



TO SELL (AND BUY) RAFFLE TICKETS

OUR FRIEND, JEFF MYERS, HAS BEEN KIND ENOUGH TO DONATE A BEAUTIFUL NEW BICYCLE FOR US TO RAFFLE OFF AGAIN THIS YEAR.



DONATED ITEMS FOR SALE MAY BE BROUGHT TO THE RECREATION HALL ON FRIDAY, JULY 11TH AFTER ONE O'CLOCK.

BAKED GOODS MAY BE BROUGHT TO THE RECREATION

HALL AFTER 7:00 AM ON SATURDAY, JULY 12TH.

BAKED ITEMS SHOULD BE PACKAGED FOR SALE.

THANK YOU SO MUCH!

Flea Market flyer 2009, left
and 2022 event
photographs below.

Most of the flea market items were donated to the Tuesday Club (which is now the Activity Committee) by Greentrees residents. Residents rent tables to sell their own goods as well. This event takes many volunteers to pull off and planning begins a year out.



There were lots of customers at the sweets table and business was brisk at the Tuesday Club's annual Flea Market in the Recreation Hall on July 18th.



Luau Dinner

Brought To You By

The Tuesday Group

Pulled-Pork, Coleslaw, Ambrosia
Rolls and Pineapple Upside Down Cake

\$7.00 per person

Entertainment by

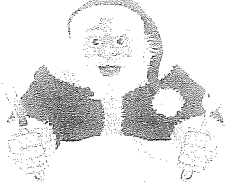
The Greentrees Hula Dancers
Mother's Day, May 12th at 5:00 PM
In The Recreation Hall



Irish Music By
The Greentrees Five
At 2 PM

Coffee & Cookies Served

Christmas Dinner



Hosted by
The Tuesday Group

December 25th at 4:00 PM

In The Recreation Hall
The Tuesday Club will provide
the ham and potatoes.
Please bring a side dish, salad or dessert.
Free to Residents, Guests: \$3



Tuesday Group
~Special Events~



Valentine Party
Thursday, February 14th
In the Recreation Hall
7:00 - 9:00 PM


&

**Academy Awards
Watch Party**
In the Coffee Room
Sunday, February 24th
5:00 - 8:00 PM



**EMERGENCY
PREPAREDNESS EXPO**

HOSTED BY
GREENTREES VILLAGE




Chapter 6: Greentrees Village Voice

This community newsletter has been around for a long time, with copies still on file dating back 18 years. While some things change over time, others remain. In 2014, for example, the Tuesday Club sponsored an annual Christmas dinner. Much like today, the main course was provided, and residents brought side dishes, salads, and dessert. Unlike today, when the meal is free, the cost was \$5, and attendees provided their own table settings. Other interesting facts found browsing through old editions:

1. GERT (Greentrees Emergency Response Team) has been around since at least 2007 as has the GERT trailer.
2. Bears and garbage are not a new problem, and residents were being warned, as they are today, not to put trash out the night before.
3. The annual flea market, and important activity fundraiser, has been a successful event at Greentrees for at least 15 years.
4. Bailey, a small poodle dog, once had his own column in the newsletter.
5. Pickleball came to Greentrees in 2008.
6. The monthly coffee social, still popular today, has been going on for at least 14 years.
7. Other clubs and activities over the years have included poker, karaoke, and "Good Neighbors" (rides for residents who no longer drive.)
8. Twelve years ago, Greentrees had to raise the height of the mailboxes when the postal service switched from delivery by car, to a truck.



Chapter 7: Fifty Years Later

The Greentrees Village has changed and grown in many ways, and yet the community charm and its residents remain as strong as ever. From the official website in 2022:

Greentrees Village is a 55-and-older manufactured and modular home community located in the coastal City of Florence, Oregon. Each of the 567 lots is individually owned. The village features peace and quiet in hand-cleared, secluded lots, framed by a lush green background of native foliage. Several homes are riverfront on the Siuslaw River and others back up to forest. The community is home to various shore birds and wildlife including deer and black bears. We are located on the Central Oregon coast, 65 miles west of Eugene, Oregon.

The association is responsible for the upkeep of all common property. Common property is maintained by a staff under the direction of a General Manager. Owners are responsible for HOA assessment dues, currently \$250 per month, which covers staff, water, sewer, cable TV, internet, garbage pickup, recycling, and the upkeep of all common property.

The many amenities available include a clubhouse, recreation hall, tennis court, horseshoes, and bocce ball court. The clubhouse includes a library, coffee room, computer for resident use, TV, Wi-Fi, exercise room, pool table and ping pong table for visiting children, restrooms, outdoor heated adult pool that is open year-round with an indoor Jacuzzi and sauna. There is also a family pool that is only open three months in the summer. Both pools have dressing rooms with showers.

The recreation hall is used for many activities such as potlucks, bingo, bunco, computer classes, exercise classes, breakfasts, holiday dinners, parties (such as Halloween), and Board of Directors meetings. There are two pool tables and a snooker table available for use. Owners are allowed to have pets.

The City of Florence, of which Greentrees Village is a part, maintains a large library, has a modern hospital and a range of professional services: doctors, dentists, optometrists, accountants, attorneys, etc. There is an airport for private planes, several marinas, a community college, full-service banks, retail stores and supermarkets, restaurants, and the Rhody Bus that picks up residents in front of our clubhouse eight times a day on an hourly basis and travels through the town. There is an events center that hosts several venues. Other activities available in the area are boating, fishing, crabbing, beachcombing, sand dune buggies, hiking, and the Three Rivers Casino. The historic downtown, just under a 2-mile walk from Greentrees, features shops, dining, marina, and a riverfront boardwalk.

The Greentrees Village board of directors appoints committees each year to help them with various tasks. The purpose of a committee is to assist and advise the board in a given area of responsibility. Each committee derives its authority from the board of directors. A committee cannot make policy or rules. Only the board has that authority. Committees can advise the board and make recommendations.

Greentrees Village has the following permanent committees:

Property Committee: The Property Committee is responsible for advising the board as to what 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.

Architectural Control Committee (ACC): The ACC has the express purpose of 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 if the alternations meet Association's requirements. The ACC may recommend variances on behalf of lot owners, but the board must approve or disapprove all variance requests. The ACC may also recommend to the board that fines be assessed against owners who fail to comply with design standards and restrictions.

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. It ensures that all financial reports prepared by staff are timely. It 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. And it oversees the management of organization-wide financial assets.

Bingo Committee: The Bingo Committee provides Greentrees residents with the opportunity to play bingo and socialize without having to leave the Association's property. The Bingo Committee operates bingo games exclusively for Greentrees Village residents and their guests and is Not for Profit. The Committee operates under the authority of Oregon State Statue 167.121 and is regulated under City of Florence Ordinance: Title 3, Chapter 8. The committee members facilitate the Bingo games each Saturday night.

Activity Committee: The Activity Committee is made up of resident volunteers who organize and put on activities for Greentrees Village residents. The committee raises funds throughout the year by putting on events such as dinners, dances and a once a year Flea Market. The funds are used to sponsor a free Thanksgiving and Christmas dinner for all residents. Additionally, the Activity Committee sponsors a monthly Coffee Social, the Fourth of July hot dog lunch and various other free activities for Greentrees residents.

About Our Community Today: "A Small Town Within a Town" -- Community Living Done Right. Do you want to feel like you're on vacation every day? With so many activities and services provided by Greentrees Village, you won't have to travel far. Imagine living in a community with a wide range of amenities, friendly members to mingle with, fun events to attend, and a leadership team dedicated to making life easy. Our community is known for its high quality of life and sense of serenity that makes every day feel like a holiday.



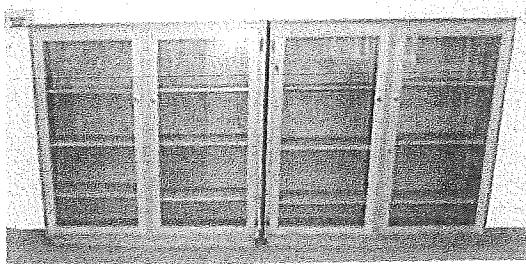
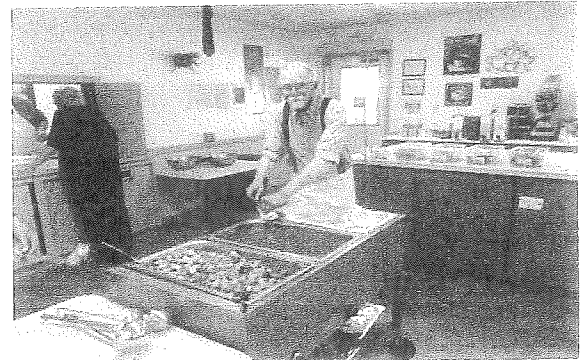
The art bench in front of the GTV Clubhouse made by local artist Timothy Robins, and purchased with donations from 25 Greentrees Owners

The residents of Greentrees have always been generous in helping others, both within the community and the town of Florence.

Volunteers make the difference at Greentrees Village. Significant roles include serving on the board of directors or a committee, but residents help in many other ways, often behind the scenes. Volunteers help prepare meals, kitchen clean-up, rec hall monthly decorating, teaching classes, organizing the books and videos in the library, and so much more from often unseen heroes.



Each year a festive tree adorns the rec hall, and over several weeks, new toys appear under the tree, gifts for those less fortunate.



Cabinets to display art from residents were added to the clubhouse in 2014.



Greentrees Village has always been known for beautiful gardens, and a greenhouse is maintained near the clubhouse for residents to plant vegetables. In 2015, residents held their first garden tour, offering residents a chance to show off their arduous work.

In January 2018, long-time resident Mike Cox created an unofficial Greentrees Facebook page. For community residents only, what started with a handful of members, has grown to well over 200 by 2022. That same year, the HOA website underwent significant upgrades.



Moving to a temperate climate was my husband Marvin's goal as we approached the magical age of retirement. We lived in Virginia for so long, we could tell you the humidity or chill factors by walking to our mailbox. Our daughter lived in Eugene and after a brief visit, we packed our bags, gave away most of our belongings and flew with our cat in a bag across country within 2 months. That was in the summer of 2014. After a few rentals, we knew Greentrees Village was where we wanted to buy. We were lucky enough to buy in the fall of 2016 and have enjoyed the amenities and neighborhood ever since. We found we could be as busy as we wanted to be! There are plenty of opportunities to get involved such as committees, groups, volunteer on the board, play bingo, etc. We never get bored and love the quiet and the trees. We highly recommend Greentrees Village to anyone looking to 'retire coastal'. - Mary Hamilton



In the fall of 2018, we began a journey from California in search of a new home and adventure to fill our retirement years ahead. Knowing what we had on the bucket list, stopping in every town after crossing into Oregon, nothing felt like the life we sought. Florence was to be as far north as we would venture. Failing to find our new life on the Oregon coast, we would then return to California, with the assumption that is what was meant to be.

After checking out and not finding what we wanted, we inquired about the possibility of a house on a lake in Florence. As we expected, our real estate agent informed us any such property would be above our price range. As an afterthought he added, what about a house on a river? After falling in love with a lot on the west side in Greentrees Village, we asked to see the clubhouse. Wandering away from our agent, we came across a man named Fred. He proceeded to give us the clubhouse tour, and when we inquired if he liked living here, his response clinched our decision. "I have lived in many places, but Greentrees is the best place I have ever lived." - Mark Tilchen



When a Community Comes Together....

Community is a powerful word. A community becomes even more powerful when it includes the entire community. When all members of the community pull together for a united cause, the power becomes unlimited. The change, or transformation, that occurs from the entire community is something greater than just what a small group of the community or an individual can achieve.

Our community is diverse. We have people of all ages (55 plus of course) and backgrounds who are skilled in different areas. By working together, having old mentor young, young inspiring old, and strong helping weak, we all give fully. Only together, as a community, can we give beyond our individual means. Participation is essential.

Usually we see communities come together as a result of a cause or disaster. The community events within Greentrees Village are a great example of a community coming together because they want to; however, it is not enough. We need pure motives to nurture our genuine community. What we can create is something remarkable. How do I know this? Because if we didn't come together, nothing would happen. We all have something to contribute. One may be a storyteller. Another may be visionary. Some may be artists, and others, mathematicians/accountants, business professionals, veterans, and chefs. Sharing causes that matter to us, working together, with the ability to agree to disagree at times, we, as a community of concerned residents, can collaborate on how to solve our issues. Then, by collaborating with our mentors, solutions become reality. For us, there will be no right or left side, just community. Community can't and won't be possible without us all coming together. Think about it.

*- Lou Manzi,
Editor, August 2022 Village Voice*



I love living in Greentrees Village - now, I want to tell you why! Florence is the place to be. Did you know that our community comprises roughly 10% of the city of Florence's population? During the summer, our Safeway is the busiest in Oregon. Why? Because the Oregon coast, and specifically Florence, is where everyone wants to be. Outdoor amenities abound in every direction, and most shopping and medical services are minutes away.

I get to share my passion. Before COVID, Greentrees gave me the opportunity to share my passion for food on a large scale - I am so looking forward to getting back to community dinners and functions. For the Super Bowl Sunday I indulged my passion by making bleu cheeseburgers, with crispy bacon and caramelized onions, along with spicy Italian sausages, potato salad and Bloody Mary's, for a crowd of fans. Now, wouldn't that be a community feast! Perhaps not to everybody's taste, but we sure had a good time, and it was great to entertain again!

Our HOA dues cover water, sewer, trash, cable, and internet, plus our Maintenance Department and office staff. But, as part of your HOA dues, you also have free access to a Community Center, pools, tennis courts, and a variety of free activities. Where else can you get all these services and amenities for \$250 per month? At 70, and living on Social Security, I am very grateful for Greentrees.

Great friends and great community. I like having great friends close to me to share food, fun, and all that Florence and the surrounding communities have to offer. I hope that my love of all Greentrees has to offer inspires you! Whatever your passion, have a few friends over, find something you would like to share, and open your arms.

Life is very good!

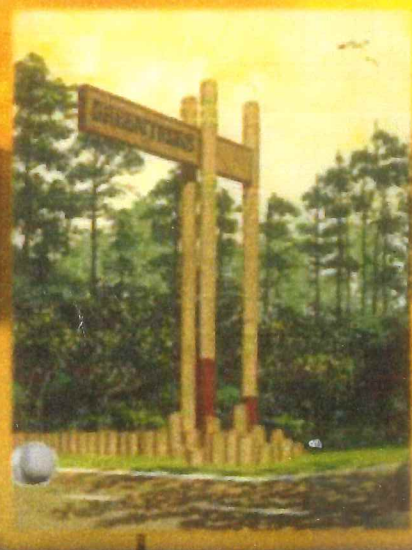
-Tom Benson, HOA President 2022

GREENTREES





Greentrees Village is an oasis for seniors on the central Oregon coast. This unique 50 year-old community has an interesting history with some significant changes over the years, and yet the special nature of this place and the people who live here, has remained timeless.



Barcode
placement