



Crocuses in several colors – lavender, yellow, and white



Daffodils have started blooming



Easter arrives early this year – March 27

The Priority of Laws, Regulations and Our Documents

by Tom Staskiewicz

Woodburn Estates & Golf is governed by Federal Law, State Law, Marion County regulations, Laws and Ordinances passed by the City of Woodburn and our own governing documents. As a matter of order this is the hierarchy followed in the application of these governing authorities. Each layer of governing documents builds upon the other as long as the next layer doesn't undermine the first.

For instance, consider the Federal Government which has the ADA (Americans with Disabilities Act). Nothing at the State, local or Woodburn Estates level can reduce the requirements of the ADA. We cannot say "they don't understand our community, so that doesn't apply to us." The additional levels could, however, make the requirements more strident or stringent but we cannot weaken or disregard the laws and statutes. Other Federal Acts include the FCRA (Fair Credit Reporting Act), OSHA (Occupational Safety and Health Act), EEOC (Equal Employment Opportunity Commission), FDCPA (Fair Debt Collection Practices Act), the Telecommunications Act of 1996 and many, many more.

If you do have something at one of the sublevels – State, local or Woodburn Estates – which diminishes the Federal Law or Statute, the local requirement is unenforceable. If our documents contradict a higher authority it is incumbent upon our board to correct our documents. If our board attempts to enforce the illegal local requirement, we're subject to legal action against Woodburn Estates & Golf.

Locally, we have four levels of documents starting with our CC&Rs (Covenants, Conditions and Restrictions), Articles of Incorporation, Bylaws and Amendments. Woodburn Estates & Golf, like all other HOAs or PUDs, are required to file our CC&Rs, Articles of Incorporation and Bylaws with Marion County because they are public records.

If you have questions on our documents or Federal and State Laws and Regulations; please come see me. I may not have the answers but we can work together to get the answers.

[Please also see the corrections to bylaws in this issue, as submitted by Rules Committee. Ed.]



2016 News & Views Schedule

In March and April, News & Views will publish as follows:

Copy due by 9:30 a.m.
Thursday, Mar 17th
Thursday, Mar 31st
Thursday, April 14th

Publication Date
Friday, Mar 25th
Friday, April 8th
Friday, April 22nd

Thank you, everyone, for your cooperation.

Member Job Posting

Chuck Siver and Jim Worley

- Are you a member of Woodburn Estates & Golf?
- Are you looking for something to occupy your spare time?
- Do you have two – three hours per day where you would like to have a little more to do?
- Do you enjoy being around the golf course?
- Would you like to play golf more often in exchange for doing a little work?

If you are still reading, I must have your attention...

The Pro Shop needs someone for 2 – 3 hours each day to bring golf cars out in the morning, return them in the evening and check and wash golf balls. Preferably,

this is someone who likes to play golf as well, because your pay is a FREE GOLF membership.

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That Green Thing

Author unknown (submitted by Dagmar Dettinger)

Checking out at the store the other day, the young cashier suggested to me that I should bring my own grocery bags because plastic bags weren’t good for the environment. I apologized and explained, “We didn’t have this ‘green’ thing back in my earlier days.”

The clerk responded, “That’s our problem today. Your generation did not care enough to save our environment for future generations.”

She was right — our generation didn’t have the green thing in its day. Back then, we returned milk bottles, soda bottles and beer bottles to the store. The store sent them back to the plant to be washed and sterilized and refilled, so it could use the same bottles over and over. So they really were recycled. But we didn’t have the green thing back in our day.

Grocery stores bagged our groceries in brown paper bags that we reused for numerous things, most memorable besides household garbage bags, was the use of brown paper bags as book covers for our school books. This was to ensure that public property (the books provided for our use by the school) was not defaced by our scribbblings. Then we were able to personalize our books. But too bad we didn’t do the green thing back then.

We walked up stairs, because we didn’t have an escalator in every store and office building. We walked to the grocery store and didn’t climb into a 300-horsepower machine every time we had to go two blocks. But she was right. We didn’t have the green thing in our day.

Back then, we washed the baby’s diapers because we didn’t have the throw-away kind. We dried clothes on a line, not in an energy-gobbling machine burning up 220 volts — wind and solar power really did dry our clothes back in our early days. Kids got hand-me-down clothes from their brothers or sisters, not always brand-new clothing. But that young lady is right; we didn’t have the green thing back in our day.

Back then, we had one TV, or radio, in the house — not a TV in every room. And the TV had a small screen the size of a handkerchief (remember them?), not a screen the size of the state of Montana. In the kitchen, we blended and stirred by hand because we didn’t have electric machines to do everything for us. When we packaged a fragile item to send in the mail, we used wadded up old newspapers to cushion it, not Styrofoam or plastic bubble wrap. Back then, we didn’t fire up an engine and burn gasoline just to cut the lawn. We used a push mower that ran on human power. We exercised by working so we didn’t need to go to a health club to run on treadmills that operate on electricity. But she’s right; we didn’t have the green thing back then.

We drank from a fountain when we were thirsty instead of using a cup or a plastic bottle every time we had a drink of water. We refilled writing pens with ink instead of buying a new pen, and we replaced the razor blades in a razor instead of throwing away the whole razor just because the blade got dull. But we didn’t have the green thing back then.

Back then, people took the streetcar or a bus and kids rode their bikes to school or walked instead of turning their moms into a 24-hour taxi service. We had one electrical outlet in a room, not an entire bank of sockets to power a dozen appliances. And we didn’t need a computerized gadget to receive a signal beamed from satellites 2,000 miles out in space in order to find the nearest burger joint.

But isn’t it sad the current generation laments how wasteful we older folks were just because we didn’t have the green thing back then?



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News & Views

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Neighborhood News

Who's on Third Concert

by Sheila Deuber

The concert will be held at Woodburn United Methodist Church, which is located at 700 N. Cascade Dr. (just south of the Cascade Park Retirement complex) on Sunday, March 20, from 3:00 to 4:30 p.m. A free-will offering will be taken to support this community concert series. We have a mid-concert intermission with refreshments.

Be sure to mark your calendars and come enjoy this fun afternoon with your neighbors and friends. Let us take you back to the days of your youth. Remembering the good old days of hot rods, drive-ins, poodle skirts, and the early days of good old-fashioned Rock and Roll. Bring a friend to enjoy this Sunday afternoon special concert.

If you need more information, you can call the church (Mon, Wed. or Thurs., 9 a.m. - 1 p.m.) at 503-982-2891. Or check out our website at woodburnumc.org, then just click on the concert icon for concert information. We look forward to having you join us for the fun and entertainment.

Women Poker Players Needed

by Kathy Holland

We have lost several women poker players this past year and need more players. Check the calendar for Monday afternoons. We switch times due to other clubs using the card room. We meet at 1 p.m. or 2 p.m. every Monday. Bring your nickels, your good luck charms, and come join us! Any questions call 503-982-0504.

Did You Know

Suggested by Wally Emil

Did you know VA provides burial and memorial services for Veterans, their spouse and other eligible family members? These services are provided at VA national cemeteries to ease families through the loss of their loved one at no cost. Some benefits are available for Veterans who choose burial in a private cemetery.

Go to: veteransaffairs@public.govdelivery.com for more information. News & Views welcomes items of interest to our readers. Unfortunately, most are found on websites and not readily available to non-computer households. The good news is, computers are available for free use at the Woodburn Public Library.

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By-Laws Corrections

by Rules Committee

After the documents failed in December 2015, the Rules committee reviewed and double-checked any motions that had been made after the Bylaws were last recorded.

Under rules established in Woodburn Estates & Golf Standard Operating Procedures, the Rules Chairperson should ensure that these documents are kept up-to-date. (SOP 2.7.2)

Under ORS 94.625 the Bylaw changes for 5.5 in late 2013 and early 2014 were recorded in Marion County, Oregon, February 16, 2016.

The recorded Bylaws are now posted on <http://woodburnestatesgolf.com/>.

The corrections/changes are as follows:

ARTICLE 5.5 - PASSAGE

10/8/2013 Meeting – 5.5 change read in meeting.

Published in *News & Views* 11/8/2013.

10/22/2013 Meeting – 5.5 changes had been posted 30 days and were read again in meeting.

Motion made by Bowers and seconded by Bunnell. Discussion. Tabled to future date.

Published in *News & Views* 12/13/2013.

11/12/2013 – Annual Meeting.

Bowers reported that the committee was working on the Rules and Regulations and the By-laws and has a meeting arranged by General Manager to meet with lawyer.

It was stated that a good paper trail would be needed for next year’s committee.

Published in *News & Views* 2/14/2014.

11/19/2013 – Special Meeting

No motions.

11/26/2013 – Passage of 5.5 –

Published in *News & Views* April 25, 2014 – Page 8.

They were wrongly identified as the annual meeting minutes.

Unfinished Business:

Proposed Amendment to bylaw Article 5.5

The proposed amendment to bylaw article 5.5 was read during the October 8 meeting and posted on the same day on the bulletin board and was read again by Director Bowers during the October 22 meeting and at that time was tabled for further discussion.

Director Bowers made a motion to untangle the amendment and open it for discussion. The motion was seconded by Director Bunnell and was approved. The amendment reads as follows:

Amendment to add the following Sub-section to Bylaw Article 5.5

5.5-11 Annual Organization Meeting of Board.

(a) Location, Date and Time. Unless otherwise agreed by the Board, within fourteen (14) days following the annual meeting of the Association, the Board of Directors shall hold an organization meeting with the newly constituted Board of Directors, on such date and at such time and place as is determined by the current Board. No further notice of the organization meeting to the directors is necessary. If the date, time and place of the organization meeting are announced at the annual meeting, no further notice to Owners is necessary.

(b) Procedure and Business. Until the election of new officers, the organization meeting shall be chaired by the outgoing president, or, in the absence of the outgoing president, the outgoing secretary, unless the Board has elected a vice-president, regardless of whether the outgoing president, secretary or vice-president is a member of the newly constituted Board. At the organization meeting, the newly constituted Board of Directors shall elect officers in accordance with these Bylaws. The current Board may conduct any other Association business at this meeting.

There was discussion by various Directors about why the change was needed to facilitate the change in banking documents and the transition of knowledge that takes place when new officers take office and the benefit to do this sooner rather than waiting until the first business day of the New Year. There was discussion about why we should wait for the new CC&R's and governing documents and if there was or might be a conflict with them and another article that defined the director's term. There were also questions raised since the Board had committed to not make changes to any rules until those documents were adopted. Director Bowers assured the Directors that this change was drafted by our attorney preparing those documents and had been approved by the attorney to be adopted now. It was reiterated that the new officers would not take effect until Jan 1, 2014 and the incoming officers would only be voting on the new board officers. A motion was made by Director Bowers and seconded by Director Bunnell to approve the amendment. The motion was approved by a 5 to 3 vote.

1/28/2013 (Should be 1/28/2014) Meeting

Passage of Article 5.5

Published in *News & Views* 3/14/2014

Page 11

Director Bourne brought up for discussion the recommendation of our attorney during the training that most Home Owners Associations around the state only have one Board meeting a month. The Estates is the only one she is aware of that have two meetings a month. There are provisions in our documents that allow for the Board to call special meetings if the Board needs to meet to cover an issue by giving 3 days’ notice to our members by posting on the Bulletin Board. The timing for our bank statement would fit better with a meeting later in the month and many of the reports would be just as timely if given once a month. Other pros and cons were mentioned. President Bourne made a motion to amend the Bylaws in Section 5 Directors; Subsection 5.5. Meetings; Subsection 5.5-1 so that the Board will meet once a month except for December when the Board will meet on the second Tuesday of the month. The motion was seconded by Director Bunnell. The motion was approved unanimously.

2/11/2014 Meeting

Passage of Article 5.5

Published in *News & Views* 4/25/2014

Unfinished Business:

1. Director Bourne explained again we should have posted the two rules changes we made on the Bulletin Board and voted on them at this meeting. Those rules changes were posted and to follow proper procedure the Board will again vote on those changes.

2. President Bourne made a motion to amend the Bylaws in Section 5 DIRECTORS. Subsection 5.5 Meetings. Subsection 5.5-1 in the fourth line to read, “Regular Board meetings are held once a month on the fourth Tuesday of the month except for December when the Board will meet on the second Tuesday of the month.” All other parts of the rule remain the same.

The motion was seconded by Director Bunnell. The motion was approved unanimously.

***** end *****

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A Great Place to Live

by Tom Staskiewicz

In my latest board report, I stated how impressed I am with the work of your committees thus far this year. I’m seeing so much positive energy and such a high commitment by these committees to make this great place even greater.

I go to the swimming pool and see so many members enjoying the remodeled pool and awesome new spa. The compliments just pour in as people get to swim and relax in a first class atmosphere. It’s great to see!

There isn’t a day that goes by where I don’t see groups of men and/or women enjoying the refurbished pool tables. The tables had been neglected for a long time, but now the felt is faster, the cues have good tips and our members are happy. If you haven’t checked it out or maybe your game isn’t what it used to be; well now is the time to get back at it. We even have our pool professional on site every Thursday giving lessons and holding mini-tournaments.

In the next few weeks you will be hearing about the efforts of the house committee as they finalize the plans for the new golf storage building. This building will finally put over \$160,000 of equipment under a roof instead of tarps sitting in the elements. Initially this building presented almost insurmountable problems as the committee attempted to meet the demands of the City of Woodburn. The diligence of the committee however found a better solution, relocating the golf storage building to the RV lot. It’s now being built in Marion County, not the City of Woodburn and the costs have dropped dramatically making the building a reality.

This committee also got to work quickly when it was brought to their attention that one of the golf car storage buildings had several leaks in the roof. They quickly put out the requests for bids, evaluated the options and had the new roof put on protecting the investments of both owners and Woodburn Estates & Golf.

If you attended any recent event or meeting in the dining hall in the past three or four weeks you probably noticed things sound a whole lot better. This new and improved sound is coming next to the auditorium. You can HEAR the difference! This is just one more example of the great work being done for you.

I’m excited by some of the new ideas coming from the Activities Committee for new events for our members and the community at large. One of the big ones is the Wine Tasting scheduled for May 13th. This looks to be an awesome opportunity to not only taste some excellent wines but also to have ready access through the event and Country Cottage for you to purchase bottles of wine for your homes.

Another active group is our Marketing Committee. The new ideas and ads coming from this group are very positive and encouraging. They have definitely stepped up the effort to create appealing ads and promotions to reach out to the local community for new associate members. As I’ve said before, associate members are key to both our growth and keeping Woodburn Estates & Golf an affordable premier place to be.

I am also seeing things come together with many of the committees as they are reaching out to new and more sponsors to bring the outside community in and to offset event costs for our members. We have many businesses interested in providing services to our members. We can parlay this into support for our events. These businesses offer services our members need, but let’s bring some of that money back into Woodburn Estates & Golf to benefit our members and keep our costs low!

Woodburn Estates & Golf is a great place and becoming even greater every day.

Thank you for being a part of Woodburn Estates & Golf!

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(What we hear here, what we see here, stays here.)

Dr. Geezer's Clinic

From the Internet <https://www.1911addicts.com/threads/dr-geezers-clinic.25357/>

An old geezer became very bored in retirement and decided to open a medical clinic.

He put a sign up outside that said: “Dr. Geezer's clinic. Get your treatment for \$500, if not cured, I'll pay you \$1,000.”

Doctor “Young,” who was positive that this old geezer didn't know beans about medicine, thought this would be a great opportunity to get \$1,000. So he went to Dr. Geezer's clinic.

Dr. Young: “Dr. Geezer, I have lost all taste in my mouth. Can you please help me??”

Dr. Geezer: “Nurse, please bring medicine from box 22 and put 3 drops in Dr. Young's mouth.”

Dr. Young: Aaagh! -- “This is Gasoline!”

Dr. Geezer: “Congratulations! You've got your taste back. That will be \$500.”

Dr. Young gets annoyed and goes back after a couple of days figuring to recover his money.

Dr. Young: “I have lost my memory, I cannot remember anything.”

Dr. Geezer: “Nurse, please bring medicine from box 22 and put 3 drops in the patient's mouth.”

Dr. Young: “Oh, no you don't, -- that's Gasoline!”

Dr. Geezer: “Congratulations! You've got your memory back. That will be \$500.”

Dr. Young (after having lost \$1000) leaves angrily and comes back after several more days.

Dr. Young: “My eyesight has become weak --- I can hardly see anything!!”

Dr. Geezer: “Well, I don't have any medicine for that so,”Here's your \$1000 back.” (giving him a \$10 bill)

Dr. Young: “But this is only \$10!”

Dr. Geezer: “Congratulations! You got your eyesight back! That will be \$500.”

Moral of story -- Just because you're “Young” doesn't mean that you can outsmart an “Old Geezer”.

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Ahhhh...Spring!

by Kathy Hiller

Erwin and Barbara Oelhafen REALLY know how to celebrate the seasons and holidays. They live on Princeton Road a few houses north of Rainier Road. While looking for possible photo opportunities for our centerfold, I saw the Oelhafen's Easter Bunny. I stopped and rang the doorbell, and Barbara and Erwin were happy to oblige my request for them to pose next to their inflated pink symbol of Easter and spring. Neighbors and passersby are entertained by the changing of the scenes when they bring out other inflatable critters. Their Halloween and Christmas decorations are very cute. Their efforts do not go unnoticed. I smile at the decorations every time I drive by.



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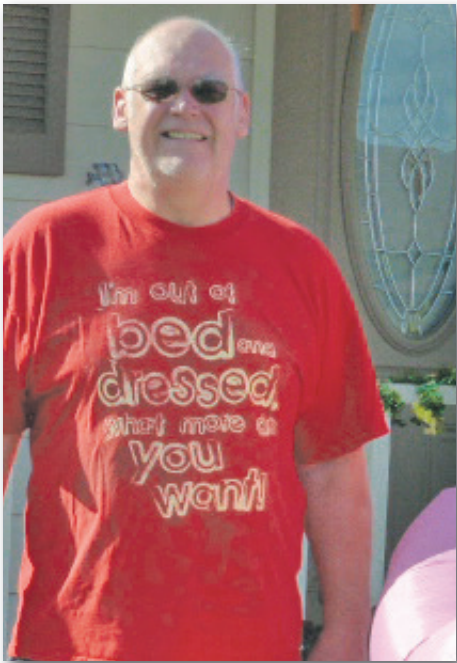
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So Many Wasted Talents and Skills

by Tom Staskiewicz

There are some among us who are committed to using their time, talents and skills against Woodburn Estates & Golf. Their contention is they bring “light” to issues, to ineffective and deceitful board members and to those who do not follow the processes outlined in our documents.

Remaining Anonymous Doesn’t Help Woodburn Estates & Golf

These individuals write anonymously about board members and committees who, according to their interpretation, do not follow our documents, but when asked to come forward so we can have a conversation they prefer to remain in the shadows and hide their identity. I know from conversations and some of their writings that they could be valuable contributors to making Woodburn Estates & Golf a better place. These individuals have the talents to help the board do a better job and solve the problems they are so happy to identify. They have the time to pay attention to the details and get things right. They have the ability to make things better but their reluctance leaves me with the question; “Why do they choose to use their talents and skills in negative ways?”

There Will Always Be Disagreements

Yes, we have issues and we have and will continue to have disagreements, but that does not mean we can’t be trying and working together to truly make things better.

The “Un”OpenForum

I was on a website the other day which claims to be an open forum. However, the individuals participating choose to remain anonymous. How can they call the forum open and then hide their identity? When asked to identify themselves so we can have an actual conversation; they contend they would be singled out and attacked.

If you wonder why it is so hard to get members to run for the board, I contend it’s because prospective board members do not want to put forward their best efforts and then be attacked for doing so. None of us are perfect, and for sure no board member deserves to be attacked. They are volunteers trying to do their best to support you and make this a better place.

A Recent Criticism on Changes to the Bylaws

One of the recent criticisms on the “Open Forum” had to do with Bylaw’s changes which were recently registered with Marion County. The Bylaws had some minor changes which were approved, following all of the rules in our documents and presented in the monthly board meetings starting in October, 2013 through April, 2014. You can find the details in the minutes for this time period published in the *News & Views* and you can read more in this issue’s article, “Bylaws Corrections” by the Rules Committee.

Even though I pointed out on the “anonymous” Open Forum the rules were followed and directed the article writer and potential readers to the information, they contended the board should have voted again – and I say to what end? The board passed the changes at least two times. Does another passage give these changes and even greater level of approval? Of course not, they are still approved changes.

Every time we register our documents with Marion County it costs you, our members, a filing fee so postponing the registration was done to save you money. When the new documents did not pass, the Rules & Regulations Committee immediately took the necessary action to have the changes filed with Marion County. This was their responsibility and they fulfilled that responsibility.

To those who are criticizing, those who acknowledged the changes were minor, but continue to contend the changes should have gone before the board again for approval; are they interested in the welfare of Woodburn Estates & Golf or simply interested in creating unrest?

Talents Going to Waste

I met with a member early last week about our financial statements. Although the statements are correct there was a timing issue for when each was generated that caused an inconsistency in the report. This member identified the problem and brought it to my attention. This type of knowledge and understanding is needed on our budget committee.

When asked to join the committee the member claimed a lack of time. I’m amazed at the response because this member is doing more work creating and maintaining their own set of records than the effort they would be exerting as part of the committee and this individual would be in a position to ensure things were correct before being published.

We need these people contributing positively to Woodburn Estates & Golf. Why would anyone want to take their talents and skills to use against their own community? It makes no sense to me!

If you have a neighbor or friend who constantly says things could be better, please tell them to come to me. I can put their skills and interests to work in a way where we will all benefit.

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CORRECTIONS TO WOODBURN ESTATES & GOLF BOARD OF DIRECTORS MEETING

Tuesday, January 26, 2016
(Approved with corrections at February 23, 2016 meeting)
All corrections were under “New Business”
Additions are underlined, removals are shown with
strikethrough

Becky Butts <i>President</i>	Allan Lindberg <i>Treasurer</i>
James Taylor <i>Vice President</i> Architectural/RV	Malena Turner <i>Secretary</i> Activities
Connie Lum <i>Director</i> Golf	Stan Hiller <i>Director</i> Web/Publications/Marketing
Jim Worley <i>Director</i> Rules/CC&Rs	Larry Jones <i>Director</i> House
	Sharon Schaub <i>Director</i> Membership/Real Estate

NEW BUSINESS:

- **Director Taylor** moved to accept Don Robarge and Dennis Durst as members of the Architectural Committee for 2016, which was seconded by Jim Worley, and approved unanimously ~~by a majority of the board~~.
- **Director Hiller** moved to accept Kathy Hiller, Nancy Dale, Connie Doyon, Linda Hepburn, and Gene Stiles on his committee. Seconded by Jim Worley and approved unanimously ~~by a majority of the board~~.
- **Director Lindberg** presented a motion for each 2016 associate package social golf or a combination thereof purchased, that the referring member will receive \$100 gift certificate for either Woodburn Estates & Golf Pro Shop or Country Cottage Restaurant, explained the purpose and then opened it up for discussion. When the discussion was complete and questions answered the motion was seconded by Jim Worley and was approved by a majority of the board. The vote was 6-2-1. Ayes: Becky Butts, Jim Worley, Stan Hiller, Malena Turner, Larry Jones, and Allan Lindberg. Nays: Connie Lum and Sharon Schaub. Abstaining: Jim Taylor.
- **Director Jones** presented a motion for a new sound system for the auditorium and meeting hall, for \$2800 + \$500 for training ,explained the purpose and then opened it up for discussion; when the discussion was complete and questions answered, the motion was seconded by Jim Worley and approved unanimously ~~by a majority of the board~~. ~~Vote was 4-2-1. Ayes were: Jim Worley, Stan Hiller, Malena Turner, Allan Lindberg, and Larry Jones. Nays were: Connie Lum and Sharon Schaub. Abstaining was: Jim Taylor.~~
- **Director Jones** moved to accept the following members on his committee: Gene Stiles, Donald Clark and Martyn Sheppard. Seconded by Jim Worley, and approved unanimously ~~by a majority of the board~~.
- **Director Worley** moved to accept the following members on his committee: Marie Worley, Diana Lindberg, Bob Trojak, Ron Ewing, and Becky Butts-advisor, which was seconded by Stan Hiller and approved unanimously ~~by a majority of the board~~.
- **Director Schaub** moved to accept the following members on her committee: Lorna Weller, Carol Wellington, Kristi St.Amant, Judy & Philip Scott and Paul Kovacevich which was seconded by Jim Worley and approved unanimously ~~by a majority of the board~~.
- **Director Turner** moved to accept the following members on her committee: Jan Robarge, Mary and Jerry Danielson, and Rita Girard, which was seconded by Jim Worley and approved unanimously ~~by a majority of the board~~.
- **Director Lum** moved to accept the following members on her committee: (to be announced at next meeting) then opened it up for discussion; when the discussion was complete it was decided to table until next meeting which was seconded by Jim Worley and approved unanimously ~~by a majority of the board~~.

Those Darn Coyotes!



GM Tom Staskiewicz with air horn

by Kathy Hiller

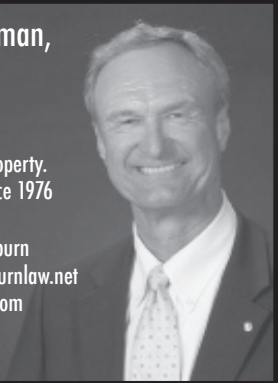
Rumor has it that the coyotes who are patrolling Woodburn Estates & Golf have found several easy dinners (small dogs and cats) over the past few months. Not to be too graphic, but reports are that some cat carcasses have been found.

Small dogs and cats are defenseless against these predators. The only way to keep your pets safe is to keep them indoors or under your watch while they are outdoors for their potty duty.

At the February 23rd Board Meeting, General Manager Tom Staskiewicz had an air horn that he had purchased from Walmart for about \$13, and demonstrated its volume. In the photo, Tom is looking to see if the volume can be adjusted. It can't, but its use as a hazing tool to keep the coyotes out of our neighborhood would seem to be a good idea.

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Directory Corrections

Page 37 – Correct phone number: Ann Hansen
503-981-6947



In Memoriam...

Case, Vernon – February 9, 2016
Thompson, James – February 22, 2016
Cox, Jerry – February 25, 2016 (former maintenance assistant)

Thank You

As mentioned by Tom Staskiewicz in an article found elsewhere in this edition, the sound system in the Dining Hall has been updated and vastly improved. Work on the Auditorium sound system will be done also. We have Walter VanRheen to thank for this. Walt has many years of experience with sound systems of all kinds. He was an audio tech for several bands in his younger days. His experience and know-how is a valuable and very much appreciated asset for all of us. Thank you, Walt!

- Kathy Hiller

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What Is the Reserve?

by Tom Staskiewicz

This is a first in a series of articles about the Reserve. The Reserve is an integral part of the future of Woodburn Estates & Golf. The series will discuss the four components of the Reserve: *the Mandate, the Study, the Budget and the Funding.*

The first question is: What is The Reserve Mandate?

The Reserve Study and Reserve Budget, are required by Oregon State Statute.

The second question is: What is the Reserve?

The reserve is about the future of Woodburn Estates & Golf. There are three parts to the answer:

1. What organizational assets need to be maintained for the next 30 years;
2. How much will it cost to maintain those assets; and
3. How do we pay for the repairs/replacements?

How does the Reserve apply to you?

Woodburn Estates & Golf, but in reality I mean you, own a partial share of every piece of the common area both buildings, grounds, the golf course and the equipment available for member use in the common area and the equipment required to maintain all of the assets. Therefore, the Reserve process is designed to protect you and your investment. Now that we know what the Reserve is and the purpose of the Reserve; how does it work?

Three Components of the Reserve

This is where the three components of the Reserve come into play:

1. The Reserve Study;
2. The Reserve Budget; and
3. The Reserve Funding.

The Reserve Study, also referred to as a 30-year study, is an analysis of the current Woodburn Estates & Golf Assets. Basically, it is a detailed inventory identifying any asset which would/could need to be repaired or replaced one or more times during the 30-year period. The Reserve Budget is an estimate of the costs for the assets which need to be covered on a year-to-year basis; meaning there are 30 budgets, one for each year of the study. The Reserve Funding is

how we obtain the funds to pay for the annual costs.

In the subsequent articles we will be discussing each component in detail.

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Activities Calendar

* Any change of date, time, activity, or place MUST be made with the office 503-982-1776.

Saturday, March 12	Sunday, March 13	Monday, March 14	Tuesday, March 15
8:30a Ping Pong Players – DH 9:00a Crafts – Craft Room 3:00p Water Volleyball – Swimming Pool 7:00p Saturday Night Dance – Aud/DH/Kit		8:00a Fit For You Exercise – Aud 8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 8:45a Walking Club Indoors – Aud 9:00a Ladies Pool – Pool Room 9:00a Walking/Talking Club – Blue Room 9:30a Swiss Pairs Bridge – Card Room 9:30a Gentle Yoga – Aud 10:00a Lady Putters – Ladies Lounge 10:10a EZ Bridge Club – Blue Room 10:30a Zumba (Low Impact) – Aud 11:00a Golf Committee – Conf Room 2:00p Ladies Poker – Card Room 4:00p Mkt/Pub/Web – News & Views 6:30p Water Volleyball – Swimming Pool	8:00a Water Exercise – Swimming Pool 8:30a Ping Pong Players – DH 9:30a Tai Chi – Aud 10:00a Bicycle Club – by Mailbox 10:00a Needle Nook – Card Room 11:00a Uke-de-do's – Craft Room 12:30p Tuesday Party Bridge – Blue Room 1:00p Billiards Club – Pool Room 3:30p Water Volleyball – Swimming Pool 5:30p Tuesday Night Poker – Card Room 6:00p Card Making Class – Craft Room 6:00p Line Dancing Beginners – Aud 6:30p Men's League Billards – Pool Room 7:00p Line Dancing Intermediate – Aud

Wednesday, March 16	Thursday, March 17	Friday, March 18	Monday, March 21
8:00a Fit For You Exercise – Aud 8:00a Water Exercise – Swimming Pool 8:30a Ping Pong Players – DH 8:45a Walking Club Indoors – Aud 9:00a AARP Driver Safety – Conf Room 9:00a Woodcarvers – Craft Room 9:00a Walking/Talking Club – Blue Room 9:30a Blackjack – Card Room 10:00a Zumba (Low Impact) – Aud 11:00a Gentle Yoga – Aud 12:00p Pinochle 5 Handed – Blue Room 12:00p Ladies Pool – Pool Room 1:00p Golden Squares Workshop – Aud 4:00p Rules Meeting – Conference Room 6:00p Wed. & Thur. Eve Pinochle – Blue Room 7:00p Bingo – DH	All Day <i>News & Views</i> Copy Deadline 8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 9:00a AARP Driver Safety – Conf Room 9:30a EZ Bridge Club – Blue Room 9:30a COFFEE HOUR/Doors Open - Refreshments 10:00a COFFEE HOUR PROGRAM – Aud/DH/Kit 10:00a Bicycle Club – by Mailbox 1:00p Billiards Club – Pool Room 2:00p Estates Chorus – Aud 6:00p Wed & Thurs Pinochle – Blue Room 6:00p Advanced Line Dance – Aud 6:30p Water Volleyball – Swimming Pool	8:00a Fit For You Exercise – Aud 8:00a Water Exercise – Swimming Pool 8:30a Ping Pong Players – DH 8:45a Walking Club Indoors – Aud 9:00a Walking/Talking Club – Blue Room 9:30a Tai Chi – Aud 9:30a Bible Study – Craft Room 10:00a Happy Hearts – Blue Room 10:30a Gentle Yoga – Aud 11:15a Zumba – Aud 12:30p Friday Party Bridge – Blue Room 1:00p Bunco – Craft Room	8:00a Fit For You Exercise – Aud 8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 8:45a Walking Club Indoors – Aud 9:00a Ladies Pool – Pool Room 9:00a Walking/Talking Club – Blue Room 9:30a Gentle Yoga – Aud 10:00a Ladies Golf Club Exec Co – Conf Room 10:00a Lady Putters – Ladies Lounge 10:10a EZ Bridge Club – Blue Room 10:30a Zumba (Low Impact) – Aud 11:15a Ladies Golf General/Lunch Mtng – Country Cottage 12:00p Monday 3 Table Dup Bridge – Blue Room 1:00p Ladies Poker – Card Room 4:00p Mktg/Pub/Web – News & Views 6:30p Water Volleyball – Swimming Pool 7:00p Golden Squares – Aud/Kit
		Saturday, March 19	
		8:30a Ping Pong Players – DH 9:00a Crafts – Craft Room 11:00a Potato Bash – Aud/DH/Kit 3:00p Water Volleyball – Swimming Pool	
		Sunday, March 20	
		3:30p Molinsky Family & Friend Event – DH	

Tuesday, March 22	Wednesday, March 23	Thursday, March 24	Friday, March 25
8:00a Water Exercise – Swimming Pool 8:30a Ping Pong Players – DH 9:30a Tai Chi – Aud 10:00a Bicycle Club – Mailbox 10:00a Needle Nook – Card Room 11:00a Uke-de-do's – Craft Room 12:30p Tuesday Party Bridge – Blue Rm 1:00p Billiards Club – Pool Room 1:30p Board Meeting – DH 3:30p Water Volleyball – Swimming Pool 5:30p Tuesday Night Poker – Card Room 5:30p Duplicate Bridge Swiss Pairs – Blue Room 6:00p Line Dancing Beginners – Aud 6:30p Men's League Billards – Pool Room 7:00p Line Dancing Intermediate – Aud	8:00a Fit For You Exercise – Aud 8:00a Water Exercise – Swimming Pool 8:30a Ping Pong Players – DH 8:45a Walking Club Indoors – Aud 9:00a Woodcarvers – Craft Room 9:00a Walking/Talking Club – Blue Room 9:30a Blackjack – Card Room 10:00a Zumba (Low Impact) – Aud 11:00a Gentle Yoga – Aud 12:00p Pinochle 5 Handed – Blue Room 12:00p Ladies Pool – Pool Room 1:00p Golden Squares Workshop – Aud 4:00p Rules Meeting – Conf Room 6:00p Wed. & Thur. Pinochle – Blue Room 7:00p Bingo – DH	8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 9:30a EZ Bridge Club – Blue Room 9:30a COFFEE HOUR/Doors Open - Refreshments 10:00a COFFEE HOUR PROGRAM – Aud/DH/Kit 10:00a Bicycle Club – by Mailbox 12:00p 4th Thursday Pinochle – Blue Room 1:00p Billiards Club – Pool Room 2:00p Estates Chorus – Aud 6:00p Wed & Thurs Pinochle – Blue Room 6:00p Advanced Line Dance – Aud 6:30p Water Volleyball – Swimming Pool	All Day <i>News & Views</i> Publication 8:00a Fit For You Exercise – Aud 8:00a Water Exercise – Swimming Pool 8:30a Ping Pong Players – DH 8:45a Walking Club Indoors – Aud 9:00a Walking/Talking Club – Blue Room 9:30a Tai Chi – Aud 9:30a Bible Study – Craft Room 10:00a Happy Hearts – Blue Room 10:30a Gentle Yoga – Aud 11:15a Zumba – Aud 12:30p Friday Party Bridge – Blue Room 1:00p Bunco – Craft Room

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Caption this Photo Contest

by Kathy Hiller

Ken Leonard and Connie Doyon were visiting the Oregon coast recently, and Connie suggested that this photo which was shot by Ken, would make a great subject for a “Caption this Photo Contest” and I agreed! Send in your best caption for this photo by email to: nv@WoodburnEstatesGolf.com under the subject: SEALS. Include your name and telephone number. Those without computer access may enter by dropping off a 3” x 5” index card in the mail slot of the *News & Views* door along with your name and telephone number and caption entry. Ex: SEALS: blah, blah, blah. Jack Sprat, 503-980-0000. Deadline is April 1 – No Fooling!

Prize to be determined. Possibly gift card to Country Cottage or Walmart or Dutch Bros. Photo submitter, *News & Views* editor and their families not eligible to win. If you have a photo for a future “Caption this Photo Contest” subject, send it to the above email, or drop it off in the N&V mail slot.



Caption this photo

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