

# News & Views

Regular Board Meeting 4th Tuesday of Each Month • Official Publication of Woodburn Estates & Golf • All ads and articles are published on a space available basis

VOL XLVI NO. 22

www.woodburnestatesgolf.com • Main Office 503-982-1776 • N&V Office 971-338-6131

Friday, November 24, 2017

## Christmas Golf Car Parade

by Becky Butts

Come and join us in bringing Christmas cheer to the community. Decorate your golf car and be at the clubhouse by 4 p.m. on December 7 and 8. Please call Becky Butts at 503-982-3979 by November 28 to register. We need an accurate account of all who are participating. Thank you.

## Forms, forms, forms!

by Kathy Hiller

At the end of the year, there are forms that are needed by the office to set up for the upcoming new year. Please help by sending in the necessary forms for:

1. **2018 Directory** – be sure your name, address, phone numbers are listed as you want them. This information can be emailed to [info@WoodburnEstatesGolf.com](mailto:info@WoodburnEstatesGolf.com) or drop off your written request, Monday through Friday, 9 a.m. - 4 p.m., (except holidays) at the office.

2. **2018 Activities Calendar** – Clubs or groups need to re-register every year. 2018 forms are available at the office. Information needed includes the names and phone numbers of the leaders of the group or activity. During the year, any changes of times, or dates, can only be made by these people. *News & Views* can only use the information that is supplied by the office, so be sure the office is kept up-to-date.

3. **2018 Census forms** – This is a requirement of HUD which sponsors the survey under the authority of Title 12, United States Code (U.S.C.), Section 1701z-1, 1701z-2(g), and 1701z-10a. This form was included along with the voting ballots. If you did not fill out the census form and send it back, please do so as soon as possible. Forms are available at the office.

## New Head Golf Pro at Woodburn Estates & Golf



Jason Hoth

by Tom Staskiewicz

Jason Hoth is the new Head Pro at Woodburn Estates & Golf, coming to us after 10 years as an assistant pro at Torrey Pines in La Jolla, California. Jason earned his undergraduate degree from the San Diego Golf Academy specializing in golf complex management and was elected to membership in the PGA in 2013. Jason is a “playing” instructor, emphasizing the best way to learn golf is on the course.

Having Jason is a huge coup for Woodburn Estates & Golf. Two of the significant efforts for Woodburn Estates & Golf are marketing and building brand awareness. The addition of Jason and his experience will be attractive to potential members. People will be asking, “Why would someone from Torrey Pines accept a position at Woodburn Estates & Golf? What’s so special about that place?” This is exactly the catalyst our golf program needs to grow the Woodburn Estates & Golf membership.

Chuck Siver will continue in his position as a Woodburn Estates & Golf pro working with the Men’s and Women’s Golf Clubs – coordinating tournaments and providing private lessons to our members.

Recently it was announced that Shanda Imlay has also joined our golf staff as a contract pro. Shanda is teaching clinics and private lessons for our members. Shanda’s first clinics were a big hit with our members. She will be a significant part of our on-going golf program.

## Country Cottage Winter Hours

Submitted by Kelly

Effective Sunday, December 3, Country Cottage is changing their winter hours. The snowbirds are leaving, so there are fewer patrons throughout the winter. Monday through Saturday hours will remain as 7 a.m. – 8 p.m., but Sunday hours will be 7 a.m. – 4 p.m.

### 2017 News & Views Schedule

For the remainder of 2017, *News & Views* will publish as follows:

Copy due by 9:30 a.m.

Thursday, Nov 30

Thursday, Dec 14

Publication Date

Friday, Dec 8

Friday, Dec 22

Thank you, everyone, for your cooperation.



Woodburn Estates & Golf

Annual Golf Car Parade

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

# NEWS AROUND THE NEIGHBORHOOD

## Music Jammers

*by Dena Hollod*

November 12 Jammers was great! We had 6 musicians who came and shared their musical talents with us and we had an audience of about 20 people. My daughter (Anna from California) helped Donna and I prepare the coffee and goodies.

We will be having only one session in November and one session in December due to the holidays. We will decide at the January 14 session if we want to continue this one session a month routine until the snowbirds return in March/April or go back to our regular two sessions a month. This schedule is posted on the bulletin board in the Dining Hall:

Nov. 26	No Jammers
Dec. 10	Jammers – 2 p.m. – Dining Hall
Dec. 24	No Jammers
Jan. 14	Jammers – 2 p.m. – Dining Hall

Don't forget to put something into our donation can located on the goodies table. This helps us to pay for the coffee and treats. Thank you!

## Music Makers

*by Dena Hollod*

The Music Makers will be having their Christmas Potluck on December 3 at 1 p.m. in the Auditorium. Turkey and ham will be furnished. Please bring your own place settings and a side dish, dessert, or other miscellaneous food item to complement our meal. The Senior Estates Choral Group will be entertaining us. Hope to see you there.

## Volunteers Needed

*by Marilyn Post*

Woodburn area Tax Aide program needs volunteers for receptionist to work at the library Tuesday, Wednesday, or Thursday from 10 a.m. to 2 p.m. making appointments, answering the phone, and greeting people.

There will be training in January and the tax season is February 1 until April 13. If you would like to be a part of this program or need more information, Call Marilyn Post at 503-853-9578.

## St. Monica's Circle

*by Ryllis Lindsay*

St. Monica's Circle meeting opened at 10 a.m. on November 6th in the dining hall. President Becky Butts led us in the flag salute and prayer. Secretary Katy Taylor read the minutes of the previous meeting and they were approved as read. Treasurer Barbara Campbell was absent due to an illness so no treasurer's report was given. She is the chair for our tables at the November 18th Craft Fair & Book Sale. Katy Taylor & Becky Butts will cover for Barbara and other members of St. Monica's Circle will help, too. We pray that she will be well soon.

Linen volunteers for November were Rita Girard & Becky Butts. They will also do them for December.

We had several first time guests: Dawn Cole, Elsie Leen, Janice Leen and Mary Austin. Katy Taylor mentioned that before our next meeting, Gertrude Rees will have celebrated her November 16th 101st birthday with all of her family coming to party with her.

Rita Girard is in charge of the baskets which are to be raffled at the Craft Sale. Becky said she would need help setting up for the sale. Vendors will be able to set up their tables on Friday, November 17, between 4 p.m. – 9 p.m. All sale items must be handmade.

Becky is in charge of the coffee and donuts sold at Rubis Hall on November 19th. We were reminded to bring in Mega Foods receipts. Becky thanked those who helped sell donuts and coffee and those who brought in Mega Food receipts.

Dawn Cole was introduced again and she gave a talk about her work and how necessary it is. She is a member of the Board at Woodburn Estates & Golf in charge of the Safety Committee and has been very active on the House Committee with its 2017 chair, Larry Jones. She has been involved in all the major projects that have been completed or are nearing completion at Woodburn Estates & Golf over the past few years. First as a committee member and then as a Board member.

The meeting was adjourned and members moved their chairs for the luncheon that was to follow. Rita Girard was in charge and put on a regular family-sized turkey dinner with turkey, gravy, potatoes, yams, cranberries, olives, rolls, and pumpkin pie with whipped cream for dessert. Marilyn Conway gave every member some Thanksgiving chocolates. Many thanks go to Rita Girard who furnished this wonderful meal. We are lucky to have such talented people in our group. She also decorated the tables for the holiday. By 12 o'clock everything had been washed, stacked, and put away.

We are ready for the November 18th sale, where we hope our baked goods will bring in the funds needed for the next year. Our next meeting will be on December 4th and we will know more about Barbara Campbell by then. Looking forward to seeing everyone there.

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News & Views

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Email: nv@WoodburnEstatesGolf.com  
Website: woodburnestatesgolf.com

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Editor and Advertising Sales: Kathy Hiller Co-Editor: Shirley Bishop  
Photographers: Michelle & Tim Prather Photographer Emeritus: Ken Leonard  
Distribution: Vicki & Will Spencer

Volunteers are always needed to help with preparation of copy, proofing, and delivery. Each of the 70+ carriers should have an alternate. Please email, if possible, all photos, articles, free ads, or reports. Hard copies are not preferred. If email is not an option, please submit your information to the N&V office. Use the mail slot in our door. All submissions must include name and member number. Thank you.

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Rules Committee 12/12/2016



# CLASSIFIEDS

Next Publication of *NEWS & VIEWS*

**December 8, 2017**

**Deadline for Articles, Thursday, Nov 30, 9:30 a.m.**

**We LOVE to have your free ads and articles.**

The BEST way to get your information in *News & Views* is to send us this information by e-mail to [nv@WoodburnEstatesGolf.com](mailto:nv@WoodburnEstatesGolf.com).

When submitting free ads be sure to include your MEMBERSHIP NUMBER.

**GARAGE SALE:** Final Garage Sale this year! 1439 Thompson Rd. Thu-Fri-Sat, Nov 30, Dec 1 and 2, 9 a.m. - 4 p.m. Christmas gifts, wraps, fabrics, decor, crafts supplies, scrapbooking, albums, collectibles, snowmen, angels, new condition clothes - winter and summer, Red Hat, gifts, office supplies, PLUS SON'S STORAGE UNIT ITEMS!

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## Photographer(s) Needed for News & Views

by *Kathy Hiller & Shirley Bishop*

Most of you are aware that our Photographer Emeritus, Ken Leonard, is semi-retired as the Association photographer. In his sted, Tim and Michelle Prather had volunteered to step in as the photographers. We really appreciated the photos of the various golf events and other activities that they took for us.

However, both of the Prathers are working full time (Tim commutes back and forth to the Portland Airport area) and no longer can devote their extra time to this task. So we are again looking for someone – or more than one someone – to be our newspaper photographer. Anyone with a digital camera could certainly do this. You only need to attend golf and/or other association events and capture a few photos. Please keep a list of people's names as their pictures are taken, since we don't include unidentified people in the paper.

As your reward, you will be listed in the directory as photographer(s) for the *News & Views*, and will have our undying appreciation (and sometimes a chocolate candy or two). Please contact the *News & Views* office at 971-338-6131.

## 2018 Directory Changes – Last Chance!

by *Stan Hiller*

Please check your name, address, and phone number(s) in the 2017 directory. If you need to make changes for 2018, now is the time to do so.

Please email changes or corrections to [info@WoodburnEstatesGolf.com](mailto:info@WoodburnEstatesGolf.com) or call the main office at 503-982-1776. We will gladly list you by nickname, landline or cell phone number(s), or unlisted. Whatever you prefer. Don't Wait!



## It's a Small, Small World

by *Gini Oliver*

In striving to locate an address, I recently researched our genealogy binder. In so doing, I ran across a pink flyer I had placed there 12 years ago. The flyer reflects photos of an August 2005 Hawaiian Luau at Palm Island retirement facility in Orange County, California.

Madelyn and Wes Wallace, my sister-in-law and her husband, were among those portrayed. Viewing the flyer this time in 2017, I noted one of our Woodburn Estaters, looking then as classic and talented in 2005 as she does now, was also there and photographed - our one and only Sharyn Cornett!

Undeniably, it is a small world.

# Travel Report



by *Connie Doyon*

Ken Leonard and I drove to Leavenworth, WA, in mid-October. The colors of the trees in the gorge were fantastic! We also saw where the trees burned along I-84. The fires came clear up to the highway.

We stayed at the Obertal Inn (which I highly recommend) in the middle of town. The storefronts are lined with live and dried greenery, and the shops are full of unusual items to purchase. We strolled around town several times a day, enjoying the other visitors and shops. Some of the buildings were already decorated in lights, while others were just putting them up for the holiday season.

The mountains were so close we felt we could reach out and touch them. We can attest that, as was stated in the Friday, November 3, A&E section of *The Oregonian*, the town of Leavenworth is "a bit like the interior of a snow globe".

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## Women’s Golf Luncheon

Monday, December 18, 2017

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**\*\*\$9.00\*\***

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Be sure to include your name if paying with cash.

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*TO: The Careless Driver*  
*FROM: The Victim*

One evening recently, while I was in the Blue Room playing cards, you rammed your vehicle hard against my car’s front right side and smashed the right front headlight to pieces and damaged the bumper and fender area around it (see photos). I know you were well aware of doing it too when you did it.

Why didn’t you come in and notify me that you did it or at least leave a note? I’ve gone through a lot of inconvenience and frustration because of it – and I’m still waiting for the shop to get the parts so they can fix it.

SHAME ON YOU!



Active 55+ Community

**Bugle Blast** is a great way of announcing the happenings to the residents of Woodburn Estates & Golf about their clubs, committees and other events as well as sending vital information when needed.

**Bugle Blast** forms are available on the *News & Views* bulletin board—just fill out and return it to the *New & Views* Office at least 2 weeks in advance. It will be posted upon approval by the Marketing Committee. Keep in mind that the **Bugle Blast** email is sent to members and the public who have signed up to receive it.

If you have signed up, but you are **not** receiving the **Bugle Blast**, please check your spam or junk email folder and mark it not spam or junk. If you are still not receiving it, send an email to [nv@WoodburnEstatesGolf.com](mailto:nv@WoodburnEstatesGolf.com)

★ To receive the **Bugle Blast** sign up at the *News & Views* Office or on our website. ★



# Attention Club and Activity Members!

by Nancy Dale, membership chair

Most clubs and activities at Woodburn Estates (cards, craft, music, dance, coffee hour...just to name a few) would like to have new members. Well, here is an opportunity to showcase what your club is all about.

There is a New Member meeting on Saturday, December 2nd from 1 - 3 p.m. in the dining hall. All sanctioned clubs and activities (information on file at the Administrative Office) are invited and encouraged to be represented at the meeting.

Each club that reserves a table will be given an opportunity to interact with our new members, by letting them know what the club is all about. Bring samples, hand-outs, schedules; anything that will let our new residents know about your club. Each Board of Directors member will also be present.

If you need new members, consider joining us at the New Member Meeting on December 2nd. Undoubtedly, some of the new residents would like very much to participate in some of our activities, but don't really know how to go about joining. With your representation at the meeting you will be able to personally invite them to join your group.

There is a limited amount of tables so reserve a place soon. The clubs that reserve a table will need to have a representative during the entire gathering. Send your request for a table or any inquiry to [nancy.dale.woodburnestatesgolf@gmail.com](mailto:nancy.dale.woodburnestatesgolf@gmail.com) or call 503.805.2025 (this phone accepts text messages).

# Goals, Aspirations, and In-Betweens

by Donna Rector

Some people have lofty aspirations. I am always so impressed. But me, I simply want to get organized; you know, old tax records and receipts neatly organized, filed and discarded on time, etc. I hear about people attempting to run a marathon or climb a mountain. Maybe another will reach the pinnacle of their life's goal by becoming the boss of a company. Me, my goal is simply to be more organized: drawers, files, closets, etc.

I look for the right box or bin or maybe lid organizer thinking that will finally do it and I will have reached nirvana... an organized home. Sometimes it can be the just-right shoe rack or jewelry organizer. I have many such items in the house. I do love all of them but still am attempting to achieve perfection.

Hmm, maybe I'll just settle for pretty good. After all, as the Leonard Cohen song "Anthem" says, "Ring the bells that still can ring, forget your perfect offering. There is a crack in everything; that's how the light gets in." Amazing insight – to know that nothing is perfect and it's not intended to be. Hmm, so let's just lighten up and accept "what is".



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# Fall Pancake Breakfast Recap

by Kathy Hiller

Nearly 300 hungry folks showed up at the fall Pancake Breakfast on September 23 which was co-sponsored by McCully Realty & Emerald Gardens. This is a great fundraiser for the Activities Committee to pay for extras around the common areas, such as the new carpet and re-upholstered furniture in the Auditorium & Dining Hall lobbies. Besides, it is a lot of fun to see and greet friends and neighbors, and perhaps meet new ones!



Gene & Lynda Mickey



Doris & Ralph Kruse



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MINUTES OF THE  
WOODBURN ESTATES & GOLF  
BOARD OF DIRECTORS MEETING

October 24, 2017, 1:30 p.m.  
(Approved November 7, 2017)

<b>James Taylor</b> <i>President</i> RV Lot	<b>Malena Turner</b> <i>Secretary</i> Activities
<b>Janice Aiken</b> <i>Vice President</i> Rules & Regulations/CC&R’s	<b>Paula Kilgore</b> <i>Director</i> Golf
<b>Chuck Johnson</b> <i>Treasurer</i> Budget	<b>Allan Lindberg</b> <i>Director</i> Marketing/Communications/ Publications
<b>Dawn Cole</b> <i>Director</i> Architectural	<b>Larry Jones</b> <i>Director</i> House
	<b>Nancy Dale</b> <i>Director</i> Membership/Real Estate

**1:30 p.m. President Jim Taylor** called the meeting to order and requested that all in attendance please stand for the Pledge of Allegiance and silence their cell phones. President Taylor welcomed everyone to this meeting.

**Establish a quorum:** Board members present: Jim Taylor, Janice Aiken, Malena Turner, Chuck Johnson, Dawn Cole, Larry Jones, Allan Lindberg and Nancy Dale. Paula Kilgore was absent with notice. Per Secretary Malena Turner there was a quorum.

**President Jim Taylor:** Welcome to our October Board meeting. On November 14, we will elect three members to the Board of Directors, who will begin their three year term on January 1, 2018. However, Board officers for 2018 are elected in November at our normal meeting on the 28th. Some have asked why the officers are elected so early. The simple answer is to allow a smooth transition of power. A new President, Vice-President, Secretary or Treasurer need to be given time to become fully aware of their new responsibilities. Even if a new officer is one of the current Board members, his or her duties will change. Further, by electing a President in November, he or she will have time before our December Board meeting to determine how to assign responsibility for our various standing committees for the ensuing year.

I would like to thank the Nominating Committee for their work this year. Some have commented that we should have had more candidates. I agree, but it was not for lack of effort on the part of the Committee. They contacted a large number of people to encourage them to vie for a position on the Board. They were routinely told “no” or I’m too busy, or any number of other excuses. If you are indeed unhappy that we don’t have more candidates, next time, place your name in nomination. Further, I want to thank the Election Committee for the work they’ve done already (stuffing and addressing 1,508 envelopes) and for the work they will do on November 14.

**Agenda:** President Jim Taylor then asked if there were any additions or corrections to the agenda.

**TREASURER’S REPORT-Director Chuck Johnson:** The balances reported today were reconciled with bank statements and balance sheets/ledgers provided by the Estates bookkeeper as of September 30, 2017.

Our Operating Account balance as of September 30, 2017, was \$786,170.37.  
Our Reserve Account balance as of September 30, 2017, was \$876,100.48.

The Accounts Receivable statistics presented today were determined as of October 20, 2017. On this date, the balance of our Accounts Receivable was \$49,987.30, a slight reduction when compared with last month’s balance. We currently have 38 delinquent accounts, a reduction of 13 delinquent accounts when compared with last month’s report. Our attorneys are currently handling 3 delinquent accounts in an effort to collect money owed to the Association. These 3 delinquent accounts total \$7,117.85. Two properties with delinquent accounts have been foreclosed on and are now bank-owned. The total of these two delinquent accounts is \$6,815.71.

I would like to commend our Office Staff and attorneys for their work in handling delinquent accounts. On February 24, 2017, we had 124 delinquent accounts with an outstanding balance of \$108,426.38. Compare that with today’s report wherein we only have 38 delinquent accounts and an outstanding balance of \$49,987.30. By approving reasonable payment plans, the Board has allowed members with hardships to become current with their annual assessment. We have had very few accounts this year that have been written off as uncollectible.

Our 2018 Budget Committee should conclude our efforts tomorrow in the preparation of a draft of the 2018 Operating and Reserve Budgets. I would like to report that our Association is financially solvent and I am pleased with the efforts of our Budget Committee in the preparation of a prudent and realistic budget for 2018. I am asking President Taylor today to call for an Open Board Meeting for Tuesday, November 7, 2017, which will be a Budget Workshop wherein Directors not on the Budget Committee will be provided with a draft of both the 2018 Operating and Reserve Budgets; thus, allowing their input relative to the Budgets.

**UNFINISHED BUSINESS:** None.  
**NEW BUSINESS:**

President Jim Taylor requested a motion to approve the regular minutes for September 26, 2017, it was so moved. Seconded and approved.  
**President Jim Taylor** requested a motion to approve the special minutes for October 5, 2017, it was so moved. Seconded and approved.

**Director Chuck Johnson:** I move to approve the Treasurer’s Report as presented today in this meeting. Seconded and approved.

**Director Janice Aiken motion #1:** I move that the following change to the Bylaws be posted until our next regular Board meeting on November 28, 2017. Bylaws #4 Members: 4.1-1 Property Owner Members. Allow owners of a lot(s) in Senior Estates, and the owner’s spouse, *domestic partner, or co-owner* shall automatically be members of the corporation and are subject to assessment, whether or not they participate in any corporate or club activity. Membership is not transferable and is canceled upon change of lot ownership. Voting rights are suspended if the Property Owner member is not a member in good standing. Motion #1 was seconded and approved to post. (bold italic words are new)

**Director Janice Aiken motion #2:** I move to approve the new Schedule of Fines titled “Board of Director Fine Schedule”. Motion #2 was seconded and approved. Discussion: The Rules Committee has voted to move some complaints to the Board because Rules has exhausted their authority to handle them, such as legal issues.

**Director Janice Aiken motion #3:** I move to approve the new Schedule of Fines for the Rules Committee. Motion #3 was seconded and approved. Discussion: The Rules Committee reviewed the current Schedule of Fines along with the new Schedule of Fines and unanimously agreed that a change in fines should be made.

**Director Janice Aiken motion #4** for Paula Kilgore: I move to approve the following Golf Fees.

- Owner \$650 with second paying \$500 combined \$1,150
- Associate Golf Only \$875.00 with second paying \$600 combined \$1,475
- Associates Social with golf single \$1,150 with second additional \$885, combined \$2035
- Associate Social Only \$500 with second additional \$385 combined \$885
- Mini Social \$200 (this for pool & fitness area, plus if wanted, 1 club such as walking club or Wii bowling)
- Twilight Golf Only after 2 p.m., 7 days a week with available tee times
- Member \$400 with second \$300 combined \$700
- Associate \$625 with second \$480 combined \$1,105
- Weekend and Holidays Only plus Mixed Tournaments
- Member \$300 with second \$230 combined \$530
- Associate \$575 with second \$440 combined \$1,015
- Special Limited Golf for Members Only (aka Mini Golf - less than 9-holes)
- Member \$150

Discussion: We are finding declining membership in golf as a reason to try some new marketing strategies to promote more participation in these programs. By offering these new fees we hope to add new members in both the homeowner and associate area. The arbitrary number used in the reduction of fees is approximately 23%. The end result being not having to raise the golf fee. Motion #4 was seconded and approved.

**Director Larry Jones motion #1:** I move to approve \$13,000.00 using asset ID #1100 to refinish the hardwood floors in the auditorium. Motion #1 was seconded and approved. Discussion: The House Committee received (3) bids on for the job. It was determined that Willamette Hardwood Floors Inc. bid best assured us that we are getting the work we are paying for. Their bid came in at \$11,400 which was the low bid. The other bids came in for \$12,000 plus and in the \$20,000 range. This work was budgeted for \$30,000 in the 2017 reserve budget. Woodburn Estates and Golf has worked with Willamette Hardwood Floors in the past. The owner, William Daun’s father and grandfather have serviced this floor in the past.

**Director Larry Jones motion #2:** I move to approve \$4,800 using asset ID #100100 for the installation of a new fence next to the 17th tee area that will replace the arborvitae trees that are currently there. Discussion: The House Committee has been working with Paula Kilgore, Director and Golf Committee Chair, to remove the existing arborvitae. There are many of the arborvitae that are dead or dying. We can take the healthy trees and replant them in different places around where ever they are needed. We received three bids from local contractors and Rick’s Custom Fencing was the Low Bid at \$4,484.34. I have added a contingency amount to the estimate in case something comes up. Motion #2 was seconded and approved.

**Director Larry Jones motion #3:** I move to approve \$35,000 for the installation of new LED lighting in the parking lot. Discussion: We received (3) bids. Cherry City Electric Inc submitted the low bid of \$28,993. I have added a contingency amount to the estimate in case something comes up. The contractor work will furnish and install. Permit included work to existing lights: Install 8 new LED fixtures to 6 existing parking lot poles; remove the existing parking lot fixtures; install 12 LED floods at existing locations; install 3 LED Wall Pack type fixtures at existing locations; install new lights and poles; furnish and install (2) new parking lot poles, each pole to be equipped with (2) new LED fixtures each. This work cannot begin until after the first of the year. We will not have an Asset ID until after the budget is approved. Funds for the work is included in next year’s budget. Motion #3 was seconded and approved.

**Director Larry Jones motion #4:** I move to approve \$26,400 using asset ID #30194 to replace and install new windows in the back of the community center (clubhouse). Discussion: The House Committee had negotiated the job with



Energy Guard Windows & Doors at the time we replaced the first part of the job last year. In this phase, the final 31 windows will be upgraded to energy efficient windows that will lower the energy costs in Woodburn Estates and Golf. Their bid came in at \$23,648.52. We are allowing a little extra if any contingency arises. Motion #4 was seconded and approved.

**Director Allan Lindberg:** I move to approve the form “Spreading the Word”. Discussion: This form is to help with event committee’s selection of requested media. Seconded and approved.

**Motion to Adjourn** was seconded and approved.  
Respectfully submitted, Malena Turner, secretary  
Next meeting will be November 28, 2017 at 1:30 p.m.

**BOARD DIRECTED FINE SCHEDULE**

1. Renting a home in violation of the CC&Rs. \$1500 - 1st, \$2000 - 2nd & successive offense. \*
2. Unregistered vehicle in RV Lot storage. \$150 - 1st, \$250 - 2nd, \$500 - 3rd & successive.
3. Unregistered residents living in home. \$5 - per individual per day.
4. Minor children (under 18) in home as permanent residents. \$100 per child - 1st, \$200 per child - 2nd, \$500 per child - 3rd and successive notices. \*
5. Failure to complete Homeowner application within 10 days of purchase, inheritance or any other form of title transfer. \$500 - 1st, \$1000 - 2nd, 3rd & successive notices. \*
6. Failure to comply with HUD FHA age requirements for 55+ Communities. \$500 - 1st, \$1000 - 2nd, \$300 - 3rd & successive months. \*
7. Violation of behavioral rules (e.g. alcohol, tobacco, golf, swimming pool, billiard room, bullying or similar rules). \$100 - 1st, \$200 - 2nd \*\*, \$300 - 3rd & successive offense. \*\*\*

- \* When fines reach the final stage (i.e. 3rd & successive) member is no longer in good standing and access to amenities is prohibited.
- \*\* Access to area of violation suspended for 30 days with no refund of any fees.
- \*\*\* Access to area of violation suspended for calendar year with no refund of any fees.

**SCHEDULE OF FINES**

1. Using a Lot for non-residential purposes in violation of WEG documents. \$500 - 1st offense, \$1000 - 2nd offense, \$1500 - 3rd and successive offense.
2. Unauthorized raising, breeding, keeping or permitting of animal on lot. \$150 - 1st offense, \$250 - 2nd offense, \$350 - 3rd and successive offense.
3. Dogs off leash in common areas, failure to remove pet defecation on common area, allowing animals to be a nuisance to other owners. \$100 - 1st offense, \$200 - 2nd offense, \$300 - 3rd and successive offense.
4. Improper parking or vehicle storage on personal property. \$100 - 1st offense, \$200 - 2nd offense, \$300 - 3rd and successive offense.
5. Driving Golf Carts on common grounds without current Cart Tags. \$100 - 1st offense, \$200 - 2nd offense, \$300 - 3rd and successive offense.
6. Using any Lot or part of the Common Areas as a dumping ground for trash or rubbish. \$25 per day.
7. Failure to maintain exterior of home in compliance with WEG documents. \$500 - 1st offense, \$1000 - 2nd offense, \$1500 - 3rd and successive offense or notice.
8. Unregistered vehicle in RV Storage. \$150 - 1st offense, \$250 - 2nd offense, \$500 - 3rd and successive offense.
9. Erecting or using a temporary structure on any lot. \$50 per day.
10. Illegal Parking on Common Area and in RV Lot. \$150 - 1st offense, \$250 - 2nd offense, \$500 - 3rd and successive offense.
11. Failure to comply with setback, maximum height, minimum yard or minimum house size requirements. \$150 - 1st offense, \$250 - 2nd offense, \$500 - 3rd and successive offense.
12. Other singular event violations of the Declarations, Bylaws, Rules and Regulations and other Architectural Guidelines of the Association. \$100 - 1st occurrence, \$200 - 2nd occurrence, \$500 - 3rd and successive occurrence.
13. Other continuing violations of the Declarations, Bylaws, Rules and Regulations, Design Guidelines and Construction Regulations of the Association. \$100 - 1st occurrence, \$200 - 2nd occurrence, \$500 - 3rd and successive occurrence.

When fines reach the final stage (i.e. 3rd and successive) member is no longer in good standing and access to amenities is prohibited.

**ADDENDUM-DIRECTOR and GM REPORTS plus Open Mic - Members Comments:**

**ACTIVITIES-Malena Turner:** The committee met on October 12 and the treasurer’s report was given, but final information was needed for the Pancake Breakfast report. Malena will follow-up with Becky Butts. Malena will also discuss the lobby furniture money request with Becky. As of October 12, only \$20.00 had been requested for reimbursement of the exercise group replacement for the exercise videos that were taken. We gave each group \$50.00. The swimming pool volleyball nets have been replaced, along with the older hardware since the last

meeting by the Activities Committee. Walgreen’s has contacted the Association and will be at Coffee Hour on October 26 to give flu shots from 9 to 11am. Payment will depend on the dosage and the insurance presented. The Meet the Candidates will occur at Coffee Hour on October 19. The tea for October was cancelled.

**AD HOC-Director Janice Aiken:** I received, on October 20, 2017, a land use proposal for the Hazel M. Smith LLC property bordering Woodburn Estates & Golf. The proposal is for “Notice of Decision Property Line Adjustment Case No. 17-035.”

APPLICATION: Application of Hazel M. Smith LLC to adjust the property lines on a 144.60 acre parcel and a 5.72 acre parcel to create a 44.93 acre parcel and a 105.39 acre parcel in an UT-20 (Urban Transition 20 Acre Density) zone located at 105 and 690 Ben Brown Lane NE, Woodburn. (T55; R1W; Section 18BC; tax lot 4000 and T5S; R2W; Section 13; tax lot 100)

Because it is too long to read, I have put a copy on the bulletin board in the entry. Please do not remove.

**ARCHITECTURAL-Director Dawn Cole:** Since the September Board of Directors meeting there have been: 17 Architectural Requests; 9 Compliance Requests. Requests for home improvement projects are down due to the weather, and sales have also slowed down.

**GOLF-Director Paula Kilgore:** Total 18-hole rounds played 1,270; 9-hole rounds played 317; Yellow Tee rounds played 48; Guest 9-hole rounds played 39; Guest 18-hole rounds played 37; Total rounds played 1,711, and total rounds played YTD 20,431. Oregon Trail had 15 rounds played.

**GREENS-Director Paula Kilgore:** At the October Monthly Meeting, Tim O’Larey reported on work the crew will be completing for fall. Additional sand was ordered and was spread on rough areas to help protect use over the fall months. NW Tree Service work is completed and all debris has been removed. Replacement trees will be ordered in spring in time for planting. The forward tee boxes are complete and have been taped off and will be marked with a white line for golf. Please stay off. This is necessary to allow the turf to take root in the sandy soil. These will be ready for use in spring 2018.

After a review of paving contractors, a bid was accepted and they will start the repairs shortly, weather permitting. We have also been looking at the future paving of cart paths cost for the Budget committee. The new fence along #17 tee box and removal of arborvitae will take place soon and the shrubs will be replanted in an area at #4 & #5.

2018 Tournament Schedule was presented, along with Golf Clinics being offered. A short discussion of fee changes for associates and members with these recommendations to go to the board. The idea is to promote new and additional memberships.

**HOUSE-Director Larry Jones:** The House Committee met on October 6 and 20, for planning on our current and upcoming projects in the conference room. I am happy to report the following jobs have been completed:

- The Health Center floors have been completed and look great.
- New roofs have been completed on the two buildings which needed the work.
- The new carpeting is installed and the furniture has been rebuilt and the new upholstery has been completed.

...continued on page 10



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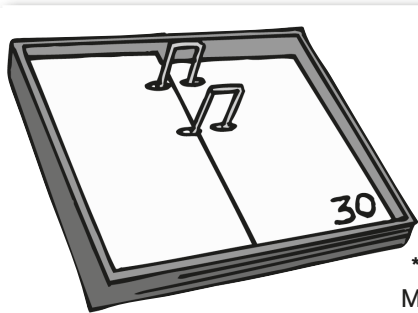
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# Activities Calendar

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

Saturday, November 25		Sunday, November 26		Monday, November 27		Tuesday, November 28	
8:30a Ping Pong – DH 10:00a Saturday Crafts – Craft Room 3:00p Water Volleyball – Swimming Pool 5:00p Hand & Foot Cards – Blue Room		2:00p Music Jammers – DH		8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 8:45a Walking Club – Aud 9:00a Ladies Pool – Pool Room 9:00a Talking Club Mtg – Blue Room 9:30a Yoga – Aud 10:10a Easy Bridge – Blue Room 10:15a Zumba Class w/Video – Aud 12:30p Swiss Pairs Bridge – Blue Room 6:00p Clackamas Circle Potluck – DH/Kit/ DH Foyer 6:00p Square Dancing Lessons – Aud 6:30p Water Volleyball – Swimming Pool		8:00a Water Exercise – Swimming Pool 8:30a Ping Pong – DH 9:30a Tai Chi – Aud 10:00a Bicycle Club – by Mailbox 10:00a Needle Work – Card Room 11:00a Woodburn Estates Ukulele (Beginners) – Craft Room 1:00p Woodburn Estates Ukulele (Intermediate & Advanced) – Craft Room 1:00p Tuesday Aftn Bridge – Blue Room 1:30p Board Meeting – DH 3:00p Water Volleyball – Swimming Pool 5:30p Poker Night – Card Room 6:00p Beginning Line Dancing – Aud 7:00p Intermediate Line Dancing – Aud	

Wednesday, November 29		Thursday, November 30		Friday, December 1		Monday, December 4	
8:00a Water Exercise – Swimming Pool 8:30a Ping Pong – DH 8:45a Walking Club – Aud 9:00a Woodburn Estates Carving – Craft Room 9:00a Talking Club Mtg – Blue Room 9:30a Blackjack – Card Room 9:30a Yoga – Aud 10:00a Metaphysical Book Exchange & Talks – Blue Room 10:15a Zumba Class w/Video – Aud 10:30a Architectural Committee – Travel Office 12:00p 5 Handed Double Deck Pinochle – Blue Room 12:00p Ladies Pool – Pool Room 1:00p Library – Travel Office 2:00p Wii Bowling – DH 6:00p Pinochle Cards – Blue Room 7:00p Bingo – DH		All Day <i>News &amp; Views</i> Copy Deadline 8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 9:30a Easy Bridge – Blue Room 9:30a Coffee Hour – Aud/DH/Kit 10:00a Bicycle Club – by Mailbox 12:30p Chicago Bridge – Card Room 4:30p Rules and Reg – Conf Room 5:00p Poker Night – Card Room 6:00p Pinochle Cards – Blue Room 6:00p Advanced Line Dance – Aud 6:30p Water Vollyball – Swimming Pool		8:00a Water Exercise – Swimming Pool 8:30a Ping Pong – DH 8:45a Walking Club – Aud 9:00a Talking Club Mtg – Blue Room 9:30a Estates Bible Study – Craft Room 9:30a Yoga – Aud 10:15a Zumba Class w/Video – Aud 11:00a Tai Chi – Aud 1:00p Bunco – Craft Room 1:00p Friday Party Bridge – Blue Room 1:00p House Committee – Conf Room		8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 8:45a Walking Club – Aud 9:00a Ladies Pool – Pool Room 9:00a Talking Club Mtg – Blue Room 9:30a St. Monica's Circle – DH/Kit 9:30a Yoga – Aud 10:10a Easy Bridge – Blue Room 10:15a Zumba Class w/Video – Aud 12:00p 3 Table Dup Bridge – Blue Room 1:00p Music Makers – Aud 6:30p Water Volleyball – Swimming Pool 7:00p Golden Squares Square & Round Dancing – Aud	
				<b>Saturday, December 2</b>			
				8:30a Ping Pong – DH 10:00a Saturday Crafts – Craft Room 1:00p New Member Meeting – Aud/DH/Kit 3:00p Water Volleyball – Swimming Pool 4:00p 90th Private Party – DH/Kit 5:00p Hand & Foot Cards – Blue Room			
				<b>Sunday, December 3</b>			

Tuesday, December 5		Wednesday, December 6		Thursday, December 7		Friday, December 8	
8:00a Water Exercise – Swimming Pool 8:30a Ping Pong – DH 9:30a Tai Chi – Aud 10:00a Bicycle Club – by Mailbox 10:00a Needle Work – Card Room 11:00a Woodburn Estates Ukulele (Beginners) – Craft Room 12:00p Woodburn Garden Club (luncheon) – DH/Kit 1:00p Woodburn Estates Ukulele (Intermediate & Advanced) – Craft Room 1:00p Tuesday Aftn Bridge – Blue Room 3:00p Water Volleyball – Swimming Pool 5:00p Walking Club Christmas Dinner – DH/Kit 5:30p Poker Night – Card Room 6:00p Card Making – Craft Room 6:00p Beginning Line Dancing – Aud 7:00p Intermediate Line Dancing – Aud		8:00a Water Exercise – Swimming Pool 8:30a Ping Pong – DH 8:45a Walking Club – Aud 9:00a Woodburn Estates Carving – Craft Room 9:00a Talking Club Mtg – Blue Room 9:30a Blackjack – Card Room 9:30a Yoga – Aud 10:00a Men's Golf Club Monthly Meeting – DH 10:15a Zumba Club w/Video – Aud 10:30a Architectural Committee – Travel Office 12:00p 5 Handed Double Deck Pinochle – Blue Room 12:00p Ladies Pool – Pool Room 1:00p Library – Travel Office 1:00p Writing Group – Conf Room 2:00p Wii Bowling – DH 6:00p Pinochle Cards – Blue Room 7:00p Bingo – DH		8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 9:30a Coffee Hour – Aud/DH/Kit 9:30a Easy Bridge – Blue Room 10:00a Bicycle Club – by Mailbox 12:30p 1st Thur Bridge – Blue Room 4:00p Assemble Golf Carts – Breezeway 4:30p Rules & Regs – Conf Room 5:00p Golf Car Parade begins 5:00p Poker Night – Card Room 6:00p Pinochle Cards – Blue Room 6:00p Advanced Line Dance – Aud 6:30p Water Volleyball – Swimming Pool		All Day <i>News &amp; Views</i> Publication 8:00a Water Exercise – Swimming Pool 8:30a Ping Pong – DH 8:45a Walking Club – Aud 9:00a Talking Club Mtg – Blue Room 9:30a Estates Bible Study – Craft Room 9:30a Yoga – Aud 10:00a Craft Fair & Book Sale Meeting – DH 10:15a Zumba Class w/Video – Aud 10:30a Happy Hearts Bunco – Blue Room 11:00a Tai Chi – Aud 1:00p Bunco – Craft Room 1:00p Friday Party Bridge – Blue Room 4:00p Assemble Golf Carts – Breezeway 5:00p Golf Car Parade begins	

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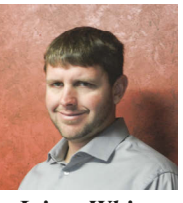
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