

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. 23

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

Friday, December 8, 2017

Board of Directors Update

Ida Donnelly was one of the candidates for the Woodburn Estates & Golf. Before she was seated she withdrew for employment reasons.

Becky Butts, a nominated candidate for the Board of Directors for Woodburn Estates & Golf will be seated and take position January 1, 2018.



Grammar

by Marketing and Communications Director, Allan Lindberg

We have received complaints from authors whose submitted articles were intentionally written with grammar errors to emphasize a point and the author wanted those errors to be published.

Going forward, members submitting articles with grammar errors will be contacted and asked to correct and resubmit. If we are unable to reach the author by the advertised *News & Views* publication deadline, we will hold the article until correction is made.

We will check spelling and make those corrections. For anyone wanting assistance writing with good grammar, try Grammarly for Chrome (a free plugin).

Announcements

by Tom Staskiewicz

New Memberships Announced

During the October and November board meetings several changes were announced regarding memberships. Recognizing the changes in demographics for both homeowners and associates the board realized changes were necessary to accommodate those still working and their schedules. Three new membership categories were approved for homeowners and three for associates. The new categories for homeowners are Twilight Golf, Weekend/Holiday Golf and a Mini Golf membership. The new Associate Memberships are Mini Social, Twilight Golf and Weekend/Holiday Golf.

Golf Fee Reductions

During the meeting the board adjusted some fees for the second person on a golf membership while the first golf membership remains the same price. This practice of stepping up the dues cost is in keeping with the offerings of other courses.

Full Golf Membership

This membership provides you year-round access to all the golf features of Woodburn Estates & Golf. You have use of the practice tees, putting greens, the golf range, pro shop and, of course, the public Country Cottage Restaurant. Full golf membership for the first homeowner is \$650.00* and for the spouse/significant other the cost is reduced to \$500.00*. Full golf membership only for the first associate in the household is \$875.00* and for the spouse/significant other the cost is reduced to \$675.00*. Associates who purchase both a Social Membership for \$500.00* and a golf membership will pay an addition \$650.00 for golf and the spouse/significant other will pay \$500.00*.

Twilight Membership

The twilight membership gives you unlimited access to the course Monday thru Friday after 2 p.m. You can get in nine or eighteen holes as your time permits. Twilight golf membership for the first homeowner is \$400.00* and for the spouse/significant other the cost is reduced to \$300.00*. Twilight golf membership for the first associate in the household is \$625.00* and for the spouse/significant other the cost is reduced to \$480.00*.

Weekend/Holiday Membership

If your schedule limits your time to golf to Weekends and Holidays, this membership gives you unlimited access to the course Friday thru Sunday and Holidays. This membership allows you to participate** in the weekend and holiday tournaments as well as allowing you to get in nine or eighteen holes the remaining days as your time permits. Weekend/Holiday golf membership for the first homeowner is \$300.00* and for the spouse/significant other the cost is reduced to \$230.00*.

Weekend/Holiday golf membership for the first associate in the household is \$575.00* and for the spouse/significant other the cost is reduced to \$440.00*.

Mini Membership

Mini memberships are available to homeowners who are unable to play more than five holes an outing and have an application approved by the Woodburn Estates & Golf Board of Directors. Mini memberships must be approved by the board and the cost is \$150.00* per person.

Referral Program

During the November meeting the board approved the continuation of the referral program. Members referring non-golf homeowners or associates to become full golf members prior to July 1, 2018 will receive a \$100.00 gift certificate to the Pro Shop or Country Cottage for each new member they refer. The referring member must be noted on the form when the membership is purchased. No Johnnie come latelys please!

*All costs are annual and subject to change

**OGA handicaps may be required for some events.

Woodburn Estates Dance and Social Club

A
ROCKIN' ROCKET
NEW YEAR'S
EVE

BILLY &
THE ROCKETS



Sunday, December 31st
8:00 – Social Hour
9:00 – Music & Dancing

Woodburn Estates & Golf Auditorium

"Best Dance Floor in Oregon!"

\$12 Cover at the door ... Reservations: 503 981 1421

Sponsored By: **Cascade Park Retirement Centers**

2017 News & Views Schedule

For the remainder of 2017 and the beginning of 2018,
News & Views will publish as follows:

Copy due by 9:30 a.m.

Thursday, Dec 14

Thursday, Jan 4, 2018

Publication Date

Friday, Dec 22

Friday, Jan 12, 2018

Thank you, everyone, for your cooperation.

NEWS AROUND THE NEIGHBORHOOD

CCLR Monthly Walk

by Jan Petroski

It was a bit too wet for the Chemeketa Community Learning in Retirement (CCLR) group to be outdoors in November but they enjoyed a tour of Deepwood Estates in Salem just as much. Pictured in the tropical plant greenhouse before the Queen Anne home tour the group included many from the Estates.

CCLR Winter term begins on January 9th with speaker Zoe Niklas from Wilsonville. Zoe is a one-woman show actress and author with an amazing story to tell. Classes are held every Tuesday from 9 a.m. to 11 a.m. of the school year. Registration is \$35 for the whole year of classes.

Music Jammers

by Dena Hollod

We will have music Jammers on December 10 at 2 p.m. in the Dining Hall. We had a great turn out at the Jam session on November 12. Let’s try to keep this larger turn out at our sessions.

Hope to see you all on December 10 at 2 p.m. Remember: no Jam session on the 4th Sunday of December. That’s December 24 – NO JAM SESSION.

Woodburn AA Meetings

Each Tues/Thurs at 7:30 p.m.

St. Mary’s Episcopal Church
1560 W. Hayes Street
Woodburn, OR 97071

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

Earla Gleason Gayer Barber Shop

Senior Haircuts

\$12

Tuesday – Friday
10 a.m. – 5 p.m.

*In house at
Corner of 5th and Lincoln*

503-984-1880

WE Ukulele News

by Ida Earley

WE (Woodburn Estates & Golf) will be performing Christmas music at the Woodburn Senior Center on Wednesday, December 20th during

DAVID'S TREASURE HUNT

I BUY...

GUNS • KNIVES
SWORDS • FISHING GEAR
VINTAGE MILITARY
MEDALS & UNIFORMS
VINTAGE JEWELRY
CLEAN OUT GARAGES
AND HAUL AWAY
INTERESTING ITEMS
YOU MIGHT HAVE

David Mann
503-981-3185 home
503-651-3205 shop

I am a Woodburn Estates Resident

their weekly lunch which is served every Wednesday for a donation and open to all seniors in the Woodburn area. Please come and enjoy a meal at 12 p.m., and listen to Ukulele Christmas Music. Woodburn Senior Center meets at the Methodist Church in Woodburn, 700 N. Cascade Dr.

WE are looking forward to performing at 12 p.m. for the seniors of Woodburn. We have enjoyed a great year of music and performances.

WE class is closed until March 2018. A new sign up for beginners will be posted in *News & Views* at the end of February. Ukulele Beginners meets at 11am in the craft room here at Woodburn Estates & Golf.

Intermediate WE Ukulele is an ongoing group that meets at 12:45 p.m. every Tuesday in the Craft Room and is open to seniors in the Woodburn area as well as the surrounding towns. So if you love to play ukulele please come join our intermediate group. We play and sing a variety of music.

WE Ukulele is led by Ida Earley, instructor. If you have any questions or want more information about WE Ukulele, please call 503-409-7440.

“Who’s on Third?” Community Concert

by Trudy Fowlks Concert Coordinator

Sunday, December 17th, the “Who’s on Third?” community concert series will feature the return of the “Sweet Adeline’s” style a cappella vocal group Cascade Harmony Chorus. These ladies have performed for us many times in the past and have always been a big hit. This group of about 30 women always brings us high energy and fun filled entertainment.

The Cascade Harmony Chorus have been Oregon state champions many times in the past. Last Spring they competed once again at the regional championship level. At that competition they were awarded the “Most Improved Chorus” for their size. Their performance at this month’s “Who’s on Third?” concert will be a combination of Christmas songs and some of their popular non-holiday numbers. Along with the Cascade Harmony Chorus, we will get to hear some of their competitive quartets too.

All “Who’s on Third?” community concerts are held at Woodburn United Methodist Church (located at 700 N. Cascade Dr. – just south of the Cascade Park Retirement complex). These concerts are intended for everyone in the community. If you need more information, call the church (Mon., Wed. or Thurs., 9 a.m. - 1 p.m.) at 503-982-2891.

Our usual freewill offering will be taken to cover concert expenses. There will also be a mid-concert intermission with refreshments (provided by Country Meadows and Cascade Park), and a chance to visit with friends and neighbors.

Mark your calendars for Sunday, December 17th, 3 - 4:30 p.m., and plan to join us for this upbeat, high-energy concert. I’m looking forward to seeing you there for this very entertaining afternoon of fun, fellowship and music. What a great way to take a break from shopping and enjoy some holiday music and fun.

Woodburn Estates Dance and Social Club

by Bill Coleman, Chairman

A Rockin' Rocket New Year's Eve!


Get ready to pop your cork and blast off to “2018” at “The Rockin' Rocket New Year's Eve Party” held Sunday, December 31 at the Woodburn Estates & Golf Auditorium, 1776 Country Club Road in Woodburn.

The fun begins at 8:00 p.m. with a social hour featuring finger food provided by the Cascade Park Retirement Community. Then the party warms up at 9:00 p.m. sharp with dancing to the music of “Billy & the Rockets”.

The \$12.00 cover charge enters you in a drawing for lovely door prizes, plus complimentary champagne for toasting the new year! Be certain to take advantage of the chance to win a big cash prize by participating in the evening's 50/50 raffle.

This special New Year's Eve party is open to the community’s mature adults, so plan to bring your friends to the party. The Estates Dance and Social Club offers a selection of domestic and imported beers at a nominal price for your enjoyment or if you prefer bring your own wine and we’ll cork it for free! Reserve a table of four or more by calling 503 981-1421.

Next up: Our annual Valentine's Dance this year will feature hearts, flowers, and the sounds of the “Jefferson – Parks Band” on Saturday, February 10, 2018.



News & Views

N&V Office: 971-338-6131 • **Main Office:** 503-982-1776
Email: nv@WoodburnEstatesGolf.com
Website: woodburnestatesgolf.com

News & Views is published the 2nd and 4th Fridays of each month. Mailed subscriptions are \$2 per issue to cover postage and handling. The Association reserves the right to publish or not publish any advertisement at our discretion.

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.

Disclaimer
Woodburn Estates & Golf greatly appreciates the advertisers in this newspaper. However, we would like our homeowners to know that these advertisers are independent businesses and Woodburn Estates & Golf cannot assume any responsibility for their goods or services rendered. Every effort has been made to ensure the accuracy and dependability of all materials; it is, however, limited by and subject to omissions and changes.

Rules Committee 12/12/2016

What She Really Wants for Christmas~

Give her a Gift Certificate to get the project started.



WE’VE GOT YOU COVERED!

Carpet • Hardwood and Refinishing • Laminate • Vinyl • Tile • Granite • Quartz • Window Coverings

24403 S Hwy 99E • Canby
503-266-4095

McLarensCarpetOneCanby.com CCB#30325

*OAC    Payment Plans Available



CLASSIFIEDS

Next Publication of *NEWS & VIEWS*

December 22, 2017

Deadline for Articles, Thursday, Dec 14, 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.

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

FOR SALE: Yamaha YPT300 portable keyboard with music rest, sustain pedal, and power cord. \$150. 503-951-0136.

FOR SALE: Pride Lift Chair. Good Condition. \$110. 949-246-3150.

Thanks from St. Monica's Circle

by Rita Girard

The ladies of St. Monica's Circle would like to thank everyone who supported our fundraiser at the Craft Fair. The winner of the dolls raffle was Berta Haas. The winner of the basket raffle was Katie Taylor. We wish everyone a wonderful holiday season. Merry Christmas and Happy New Year!!

Quilt Raffle Winners

by Carolyn Waterman

Woodburn Estates Quilters are proud to announce the winners of the quilts raffled off at the November 18 Craft Fair & Book Sale. Diana Lindberg won the log cabin quilt. Darlene Whitten won the scrap/flower designed quilt. Congratulations to both winners. May you enjoy your quilts.

Woodburn Estates Annual Craft Fair & Book Sale a Big Success!

by Chris Daley

This year's event was held on Saturday, November 18. There were lots of customers who purchased handmade items, ate cookies and drank coffee. Winners of the two beautiful quilts made by our quilters were Darlene and Diane. Ron Aiken won the raffle for the golf bag, Doris Jennings won the shop vac, and Lani Biddle won the gorgeous afghan made by Pam Jarman. Vivian Boulch was the winner of the centerpiece, Berta won the Barbie dolls with outfits, and Katie Taylor won the basket of goodies donated by St. Monica's. And of course, thank you to all our crafters who made such beautiful gifts!

We couldn't have done it if we didn't have help setting up and taking down tables and chairs, decorating the Christmas trees, keeping the coffee and cookies flowing, sweeping up, and other not-so-glamorous jobs. Thanks to Nancy Reed and her awesome crew for all their hard work. Thanks to our committee chairpersons: Becky Butts - Hospitality; Mary McGrath - Advertising; Roseann Gipe & Lorna Weller- Door Prizes; Nancy Reed - Facilities; Nicky Toliusis and Koleen Cleaveland for the cookies. I apologize if I have forgotten anyone - just know that you're all greatly appreciated!

Thank you to the following local merchants who donated our great door prizes:

Abby's Pizza	Al's Gardens	Arctic Circle
Baja Fresh (Salem)	Bi-Mart	Davison Auto
Do-It-Best Corp	Dr. Roger Popp	Elmers
GW Hardware	Les Schwab	Mega Foods
O'Connell's	Pacific Hazelnut	Papa Murphy's
Sara's Salon & Barber	Voget's Meats	Wallace Video
Woodburn Golf Pro Shop	Woodburn Liquor Store	Woodburn Sew & Vac

Our next Crafters Meeting will be in January to decide how to distribute our profits. Next August, we will hold our 2018 sign-up meeting, with returning crafters receiving seniority over new crafters. There will also be some big changes. Be sure to watch your *News & Views* to keep up with what's going on in the crafter world!

Travel Report



by Bob & Lucille Trojak

Pictured with the *News & Views* are Bob & Lucille Trojak. They celebrated their 50th anniversary in October with a ten day cruise to Hawaii.

When it comes to Roofing... Don't be fooled by what the competition may have to offer!

FACT

Over the past 15 years RoofRite Services has successfully installed over 140+ New Roofs within Woodburn Estates and we have the statistics to back it up! It has always been our goal to exceed the minimum requirements for roof installation. New roofing contractors come and go, but RoofRite Services has a proven track record and, the reason we install the larger number of roofs can be summed up in three ways:

1. Above Standard Quality Products and Service.
2. Long Term Service and Stability with Proven Track Record.
3. Lifetime Warranty High Wind Algae Resistant Shingles

For a free estimate or consultation on your roof call

503-984-0924

RoofRite Services
Licensed/Bonded/Insured
CCB#156243

Daily Dinner Specials

Monday

Burger Baskets

Tuesday

Stir Fry

Chef's Choice Special

Wednesday

Beef Stroganoff

Chef's Choice Special

Thursday

Liver & Onions

Lasagna

Friday

All-You-Can-Eat Fish & Chips

Chef's Choice Seafood Special

Saturday

Prime Rib

Sunday

Baby Back Ribs

Daily Soup Specials

Daily

Hamburger Veggie

Chef's Choice

Friday

Clam Chowder

Country Cottage RESTAURANT

at Woodburn Estates & Golf

Like us on Facebook



Daily Lunch Specials • Fresh Desserts Daily • Catering Available

503-982-3883

Mon - Sat | 7am - 8pm, Sun 7am - 4pm



Women’s Golf General Meeting Minutes

Woodburn Estates Women’s Golf General Meeting
November 20, 2017

Meeting was called to order at 11:30 a.m. by President Paula Kilgore followed by the Pledge of Allegiance.

Louise Davidson moved to approve the minutes for the October 16, 2017 meeting. Motion was seconded by Shirley Boysal and approved. Paula introduced Jason Hoth, our new Golf Pro. He’s ready to play golf, just ask. His belief is to play golf and work on playing golf with your surroundings. Paula also passed around cards to be signed by Women’s and Men’s Clubs for 80th birthdays for Jim Worley and Chuck Siver.

Treasurer’s Report-Nancy Reed:

Balance 09/30/2017	2,216.74
Deposits	381.00
Expenses	265.86
Balance 10/31/2017	2,331.88

Secretary Report-Vickie Hibberd:

Review needed chairwomen for 2018. Reviewed what positions are still needed;

- 18-Hole Team Captains (2)
- Co-Captain for 9-Hole Eclectic
- Back up Secretary for Karen Ewing

COMMITTEE REPORTS:

Membership & Books-Marge Epling & Lois Scheidegger:

\$52.00 is due by February 1, 2018 – after that, it goes up \$5.00. When you mail your check in, please note if you are playing 9 or 18 holes.

Social-Louise Davidson: Discussed with Gary’s BBQ how disappointing the last meal was. She said they would try to do better. Louise said they had this month and December and then we would review. Louise talked with Renee at Country Cottage. This will be reviewed further. Next month we will have build your own sandwich and vegetable soup. Please have your money in by December 12 by 5 p.m.

Handicap-Sally Carter: Most improved golfers for 2017: 9-Hole - Diana Lindberg; 18-Hole - Kathy Johnson.

Greens Committee Report: No November Meeting. No Report.

Sunshine-Jeanne Hutchinson: Cards sent to Donna Peeke and JoAnn Delnick.

9-Hole Eclectic- Diana Lindberg & Vickie Hibberd: Diana did the payouts. *Second half – 15 participants – Total \$30.*

Flight 1 (17-20 handicap)

Front 9 (Only one player on front 9 in this handicap category)

1st Pat Murphy (4 strokes) \$5.00

Back 9

1st Diana Lindberg (9 strokes) \$3.00

2nd Nancy Reed (7 strokes) \$2.00

Flight 2 (21-26 handicap)

Front 9 (Only one player on front 9 in this handicap category)

1st Betty Yaws (6 strokes) \$3.00

2nd Marilyn Dykes (5 strokes) \$2.00

Back 9

1st Bernadine Bourne (17 strokes) \$3.00

2nd Marilyn Dykes (13 strokes) \$2.00

Flight 3 (27+ handicap)

Front 9 (Only one player on front 9 in this handicap category)

1st Sheila Hawn (20 strokes) \$5.00

Back 9

1st Marge Epling (23 strokes) \$3.00

2nd Sheila Hawn (5 strokes) \$2.00

Total paid out: \$30.00

Trophies and Awards-Carol Bettendorff & Gloria Bourne: Carol and Gloria announced that next year they will give birdie pins every time you have a Birdie.

Mixed Tournaments-Diana Lindberg: Leonard Westphal has asked Diana to work with him on lunches for next year’s Mixed Tournaments.

Yellow Tees-Mickey Harrison: Paula encouraged the ladies to play yellow tees next year.

NEW BUSINESS:

Paula mentioned that Tom and Jason are going to set up a get-together to meet the Pros – Jason, Chuck, and Shanda in December.

Nancy reviewed the Voucher Fund for remainder of this year and for 2018. Women’s Golf will keep account for our own Voucher Fund. Pro Shop will provide Nancy with purchases by month and we will pay the Office. We will have the following guidelines:

1. Allow carrying over to the next year. Funds earned in 2017 can be carried over to 2018, but must be used by end of 2018 or they will be forfeited.
2. \$1.00 minimum purchase.
3. Can be used for anything that is purchased through the clubhouse, i.e., food, clothing, accessories, golf cart stickers, any item that is run through the cash register.
4. Transfer of credits to another i.e., husband or friend, must be done in writing and given to the Pro Shop to record properly.

50/50 and Badge Drawing-Sharon Price: 50/50 winner \$14.00 Vickie Hibberd; Badge winner 50¢ Bernie Bourne.

ANNOUNCEMENTS:

- Becky announced Golf Cart Parade – December 7 and 8. Line up at 4 p.m.
- We said farewell to Shirley Boysal who is moving down to Sun City.
- Mary Smart will also be moving to Molalla.

Janet Ray moved to close the Ladies Golf General Meeting and was seconded by Marlene Johnson. Meeting adjourned at 12:10 p.m.

Vickie Hibberd, Secretary

Authorized Distributor
Club Car

- New and used Club Car golf cars
- Expert service and repair
- 6-Volt, 8-Volt & 12-Volt batteries
- Pickup and delivery available

Call Today! 503-981-4606
2380 National Way
Woodburn, OR 97071

www.FoursomGolfCars.com
f / FoursomGolfCars

YOUR VOICE IN REAL ESTATE

Mark Basargin
Licensed Broker
971.400.4072

Ron Sundholm
Licensed Broker
503.750.3878

Lorrie Cox
Licensed Principal Broker
503.989.1986

Pat Soelberg
Licensed Broker
503.989.2263


Phil Scott
Licensed Broker
541.908.1243

503.981.0664

WE’VE MOVED!
1755 Mt. Hood Ave. #120
Woodburn, OR 97071

www.WoodburnAreaHomes.com

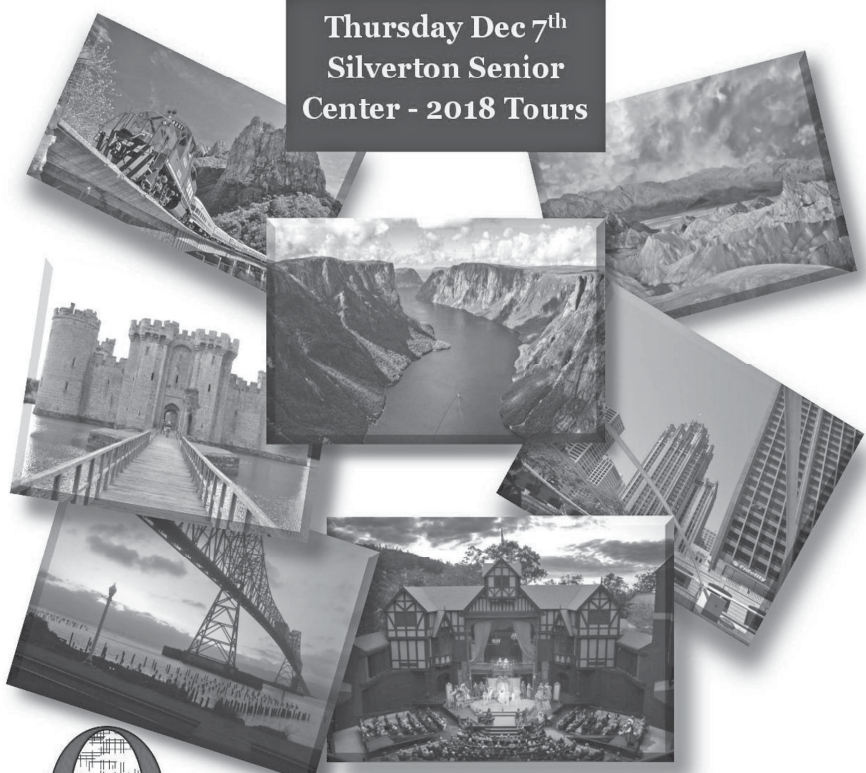
Thursday
Dec. 7th
1:00



OREGONWest
EXCURSIONS

Thursday
Dec. 7th
1:00

Presentation

Thursday Dec 7th
Silverton Senior
Center - 2018 Tours




OREGONWest
EXCURSIONS

OregonWest Excursions
503-585-3979 * 800 333-0774
www.orwest.com

Welcome back, Walt!



We missed you!

Music & More In
Tennessee
April 9th - 14th 2018


OREGONWest
EXCURSIONS

Included

- o Round trip transportation to PDX
- o Round trip Airfare to Tennessee
- o OregonWest Tour Director
- o transportation in Tennessee
- o 5 Nights lodging
- o 4 Breakfasts, 3 Lunches, 4 Dinners
- o All attractions & gratuities

\$2,938 Double \$3,498 Single

Call for Details

(503) 585-3979 ♦ (800) 333-0774
www.orwest.com

Why Choose Estates Realty?

History:

When Senior Estates started, we were the founding real estate company, and have been here ever since.

Integrity:

Estates Realty prides itself on providing the highest level of honesty, diligence and hard work. It's not all about the "bottom line." It's about what's best for our clients.

Commitment:

We guarantee to give you the best service possible, and we'll put that in writing.



503-982-8301
1290 Young St., Woodburn, OR 97071
www.nwclassic.com/estates.html

**Applewhite
Construction, LLC**

General Contractor
Licensed • Bonded • Insured
CCB #181718
*Siding, Handyman,
Remodels & New Construction*
John: 971-388-4297
applewhiteconstruction@gmail.com

DO YOU NEED HELP?

Experienced 58yr young gal wants odd jobs. Reasonable rates. References available. I do the jobs listed, but not limited to: Pet sitting - House sitting - Companion - Shopping - Organizing - Transportation - Seasonal decorating
~~ If I can help you, I will! ~~
Local Woodburn Area
Mary J. - Call me at:
425-772-3770

K'Bella Salon & Spa

1301 Evergreen Rd., Suite D
Behind the Crossing's Strip Mall (We have a blue roof)
503-899-8050
M-F, 8 a.m.-5 p.m. • Saturday, 9 a.m.-3 p.m. • Walk-ins Welcome

Men's Haircut \$8	Women's Haircut Shampoo/Style \$15	Basic Mani/Pedi \$38
All-Over Color \$45	Perm/Haircut/Style \$50	1-Hour Massage \$50

Sorry, coupons for new clients only. Expires December 31, 2017.

You've Spent a Lifetime Preparing for Retirement. Now What?

To develop a retirement income strategy that works for you, contact your Edward Jones financial advisor.



**Brent T Glogau, CFP®, AAMS®**
Financial Advisor
965 N Cascade Dr Suite B
Woodburn, OR 97071
503-981-1798

**Shawn M Moyer-DeMarre, AAMS®**
Financial Advisor
1389 Meridian Drive
Woodburn, OR 97071
503-981-7040

www.edwardjones.com
Member SIPC

Edward Jones®
MAKING SENSE OF INVESTING

MINUTES OF THE
WOODBURN ESTATES & GOLF
BOARD OF DIRECTORS MEETING

November 14, 2017, 10:00 a.m.
(Approved November 28, 2017)

James Taylor <i>President</i> RV Lot	Malena Turner <i>Secretary</i> Activities
Janice Aiken <i>Vice President</i> Rules & Regulations/CC&R's	Paula Kilgore <i>Director</i> Golf
Chuck Johnson <i>Treasurer</i> Budget	Allan Lindberg <i>Director</i> Marketing/Communications/ Publications
Dawn Cole <i>Director</i> Architectural	Larry Jones <i>Director</i> House
	Nancy Dale <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 Paula Kilgore. Nancy Dale was absent. Per Secretary Malena Turner there was a quorum of Board Members.

Secretary Malena Turner reported there was sufficient proxies and attendance of owners for a quorum of Owners for the Annual Members meeting.

UNFINISHED BUSINESS: None.

NEW BUSINESS: None.

Motion to Adjourn was seconded and approved.

Respectfully submitted, Malena Turner, secretary

Next meeting will be November 28, 2017 at 1:30 p.m.

ADDENDUM-DIRECTOR and GM REPORTS plus Members Comments:

President Jim Taylor: Welcome. It has been a busy year for Woodburn Estates & Golf and a great number of people have worked hard to make it a successful one. Our Board members spend a large number of hours working for our owners, not only at the office but also at home or in the field. To some, a 40 hour week is a short one. Working with our Board members is a huge number of volunteers. They work on our standing committees, special events, or simply to help keep the Club House and other Common areas looking nice. Without their help, many of our activities would not be available for our homeowners to enjoy.

There have been bumps along the way, but to a great extent, our Board has functioned as a team to resolve issues and find the best solution for our members. You will hear that our financial situation is strong. Board members will let you know what their committees have accomplished in the past year. Those who have regularly attended Board meetings know that a significant number of rules have been revised to keep our documents current with changing times. You will hear of some projects projected for the coming year, and other changes the current Board has enacted to help keep our Association strong.

And today, we will elect three Board members for the years 2018 through 2020. As you know, most of the candidates have been members of the Board in the past. Some have commented that it is a shame that we seem to recycle Board members too quickly. While it may be true, it is **not** due to lack of effort on the part of our Nominating Committee. I know that a large number of owners were contacted this year. I had asked the committee to try and find 10 candidates for the 3 open positions. A resounding “NO” was the most common answer received. So, if you want new blood on the Board of Directors, run for a position yourself. Will it require work? YES! Will it require a great number of hours? YES! Even with your best efforts, will some dislike what you’ve done or try to do? YES! But, will there be times when you’re very happy you decided to run for the Board? YES!

I want to thank the current Board for electing me President this past year. I have enjoyed working with the Board and our General Manager. I want to thank the owners for electing me to this Board three years ago. It has been a fulfilling experience.

TREASURER’S REPORT-Director Chuck Johnson: As of today, bank statements had not been received for the month of October, 2017. Therefore, I will provide the balances of our Operating and Reserve Accounts at our next Board Meeting, scheduled for November 28, 2017. Also, at that Meeting I will provide a report on our Accounts Receivable based on statistics determined on or near that date. Today I will be discussing the proposed 2018 Reserve and Operating Budgets that were presented at an Open Board Meeting held on November 7, 2017, which was a Budget Workshop. Following this Budget Workshop, a copy of the proposed 2018 Reserve and Operating Budgets were provided to all of the Directors. Following today’s BOD meeting, a copy of the proposed 2018 Reserve and Operating Budgets will be posted on the bulletin board.

Therefore, I will not be going into specific detail relative to the proposed 2018 Reserve and Operating Budgets, but will rather give a brief overview of said Budgets. But first I would like to acknowledge and thank the members of the 2018 Budget Committee for their many hours we spent in meetings wherein I firmly believe we have developed a realistic and prudent spending plan for 2018. The members of the 2018 Budget Committee were our General Manager Tom Staskiewicz, our office Bookkeeper Julia Senter, Directors Dawn Cole, Paula Kilgore, Allan Lindberg, and Nancy Dale. Paula also represented the Women’s Golf club as President of that Club. Also on our committee was Paul Eaton, the President of the Men’s Golf Club.

Also, I would like to thank and acknowledge our golf course superintendent, Tim O’Larey, and our maintenance supervisor, Frank Jameson, who served as advisors on the 2018 Budget Committee.

The total cost of the proposed 2018 Reserve Budget is \$581,331.00. With a current threshold of over \$800,000 in our Reserve Account and home sales averaging over 100 sales per year wherein \$3,000 per sale is deposited in our Reserve Account, it is projected that we can meet the cost of the maintenance, repair, or replacement of the common area assets as proposed for 2018 and still maintain a threshold of at least \$500,000 at the end of 2018.

Now for the Operating Budget: the goal of our Budget Committee in determining the proposed 2018 Operating Budget was to obtain a realistic estimate of revenue and expenses that equally balance. Last year’s Operating Budget totaled \$1,317,637.00 whereas our proposed Operating Budget for 2018 totals \$1,412,422.00, an increase of \$94,785.00. I am pleased to announce that our proposed Operating Budget for 2018 includes only one increase in fees and dues. All fees and dues will remain the same with the exception that we chose to increase the golf cart storage annual fee from \$200 to \$240. We felt this increase was justified as we currently have a waiting list of people who would like to store their golf cart in our cart barns. Annual homeowner dues and associate dues and all other fees will remain constant.

As an incentive to encourage households that have two golfers to pay an annual fee for unlimited play, the Board recently approved a reduction in the annual fee for the second golfer in a household. This incentive also applies to Associates, including Social Associates. The Board also approved additional fee programs for unlimited golf involving a twilight rate, unlimited weekend/holiday play, and a Mini-Golf Program for members or associates that may still be employed. A Mini-Social Program was also approved by the Board. We anticipate receiving additional revenue by offering these additional incentive plans to golfers as well as non-golfers.

Again, I firmly believe that the proposed 2018 Reserve and Operating Budgets represent a realistic and sound financial spending plan for the coming year. I will be presenting these Budgets to the Board for their approval and adoption at the next Board Meeting scheduled for November 28, 2017.

ACTIVITIES-Malena Turner: Again the Activities Committee has had the privilege of putting together events for the Woodburn Estates & Golf membership. We have had many great volunteers to help us with these events and we thank them very much for their time. Here is a recap of our 2017 events:

February 4th was the Chili Cook Off. Again several chilies were there to taste.

February 5th was the Super Bowl Party. A new event eagerly received.

Another event started this year in February is the WII Bowling. Also well received.

March was the Potato Bash sponsored by Emerald Gardens. Great potatoes with many toppings.

April had the Pancake Breakfast. Always a winner. Our sponsors were McCully Realty and Legacy Financial.

June we had the Blood Drive. Another important event for Woodburn Estates.

July there were two events. July 9th was the Car Show here sponsored by Emerald Gardens and Allan and Diana Lindberg.

July 22nd was the South of the Border Picnic at the Gazebo Sponsored by Cascade Park.

August: The Activities Committee sponsored National Night Out on August 1st in the Auditorium. It was scheduled for the breezeway, but because of the heat

15% OFF Repairs

Heating
Air Conditioning
Duct Cleaning
Duct Sealing
Service
On all Brands



It's Hard To Stop A Trane.
Independent Trane Dealer

503-378-7482
meltonheating.com
2060 Davcor Ct. SE
Salem, OR 97302
CCB#124993



Melton's
Heating & Air Conditioning, Inc.
Honest, dependable and efficient service

Locally owned and operated by Randy and Greg Melton.



it was changed to the Auditorium. Another August event was the Community Garage Sale the 3rd, 4th and 5th of the month. Again some people did not participate because of the heat.

September: The Wellness Fair was September 8th. There were 35 vendors in attendance. Thank you Sharyn Cornett and Linda Hepburn for putting this event together.

September 23rd was the Pancake Breakfast sponsored by McCully Realty and Emerald Gardens. Thank you, Becky Butts, for spearheading the Pancake Breakfasts this year.

Coffee Hour: As you know, Coffee Hour is every Thursday morning from 9-11am in the Auditorium. Sharyn Cornett is our coordinator and gets the entertainment for Coffee Hour. She has had many different entertainers from around the area. Story tellers, musical talents from the schools and other music groups, plus speakers on various subjects. We thank her for her efforts to make Coffee Hour enjoyable to all who attend. We thank the volunteers who help in the kitchen and who pour the coffee and serve the donuts.

One of the things we desperately need are people who can help set up the table and chairs. This plea for any of the events. Bingo, Coffee Hour, or other events that need chairs and tables set up. Our small crew is growing weary. We thank all who help at any time.

We thank Betty Bunnell for having her Teas at her house and donate the money she receives from her teas to Woodburn Estates and various clubs in the community.

The money in the Coffee Hour Account is \$4,578.41 which helps to pay for the supplies, coffee, donuts and entertainment at Coffee Hour. We also thank the sponsors who help pay for coffee hour.

The money in the Activities Account is \$18,194.03. This helps pay for the Events supplies and other projects in Woodburn Estates like the refurbishing the Card Room and Pancake Breakfast supplies.

Now, this is my last year on the Board. It has been a pleasure working with the Board. It has been a challenging time for me and an education on how the Board works. Well worth my time. I want to thank my Activities Committee for their sticking by me and helping with all the events. I want to thank the Board in helping me keep the minutes in my job as Secretary. I want to thank the membership for voting for me and putting their trust in me that I would work in their behalf.

ARCHITECTURAL-Director Dawn Cole: I'd like to start by thanking my committee members – Don Robarge, Dennis Durst and Jim Taylor – for their hard work this past year and for all of the inspections and projects they've reviewed, their due diligence and professionalism. In addition to working on our Committee, you'll notice Don and Dennis always pitching in at Coffee Hour and Jim does a few things as well. Again, thank you Don, Dennis & Jim.

My first year on the board has been busy and in the office every day. I want to comment on how well this board has worked together on joint projects and in assisting me when any help was needed. Having the resource of these board members that work for you should give you peace of mind that they act on your behalf and that you chose well when you voted them in.

As of Monday morning, November 13, we have had 279 Architectural Requests and 149 Compliance requests for 2017. This is an increase from 2016. We were also able to close 33 Architectural requests open since 2016, and another 6 from 2015.

As you might expect, the majority of our Architectural requests come in spring and taper off with the cooler weather in October. Fences are the most common request with driveways and patio covers a close 2nd & 3rd. As we've said in articles this year in the *News & Views*, fencing requires a city permit and patio covers also require a city permit if they're over 250 square feet in area. Solar panels also require a City permit as well as an inspection by the City Engineer. Use our Committee as a resource if you have any questions on a project so we can guide you and ensure you're adhering to City Ordinances or our Home Owners Association Rules.

Fewer owners started projects without submitting a request this year, and those that were obvious were reported by either a neighbor or member driving by and noticing. Contacting us before starting helps us ensure that our HOA Rules and Regulations are followed and our neighborhoods are maintained in the manner you desire.

With respect to Compliance Requests, we have been working more closely with the realtors who contact us when they list a property so they know if there is anything they might need to remediate or improve prior to selling. We have also been working very closely with City & Planning, Public Works and the City Inspector this year and in almost every case they have worked with us to help our members address any issue with the least amount of invasiveness.

In summary, this Committee has given me the opportunity to meet many members in many locations throughout Woodburn Estates and overall, it's been a very pleasant experience. We are here to help you, so going forward in 2018, never hesitate to call or come into the office. We're usually there.

GREEN-Director Paula Kilgore: As 2017 started, there was one thing on the agenda and that was: Golf Cart Path. As we looked over the project and the work that needed to be done, we decided to enlist the help of a USGA Course consultant; then just prior to his visit, we had a major wind storm come through and help with changing our agenda. The USGA arrived here on Monday following the storm and after a brief meeting, we headed out to the course to assess its condition. He toured the course and gave us his opinion of how to make our course a greater asset to this community.

His first concern was the age of our trees and the condition he saw in the 12 downed trees. Every tree was rotten or diseased. He highly recommended hiring an arborist to assess all the trees on the course, as most are old and probably past their life expectancy.

The cart path could be put off another year or two if we did some maintenance on it. We had a company come out and flatten some areas that were rough.

He suggested that, to make us a year round course, we needed to address drainage issues and entry and exit points from cart path to fairway, which we are currently working on.

He also suggested making our course more player friendly for our aging community by adding forward tees. These were completed in September and will be in full operation in the spring.

He returned this fall to go over with Tim things he could be doing to maximize his labor force and hours. He also discussed equipment.

Following his visit, we had Northwest Tree Service come in and assess the trees on the course. There were 18 diseased trees that needed to come out because of safety concerns. All have been removed and stumps will be ground down as time and weather permit. In the spring we will be replacing the 30 trees that we lost in 2017. They will not necessarily go in where they come out, but we will be adding them to enhance the beauty of our course. The tree service will be around for the next few years to help with the rest of the trees on the course that need to be trimmed and possibly removed as they continue to age.

The course also received damage to cart paths and fairways when the trees fell over. Tim's crew worked very hard cleaning up the mess and we are currently awaiting the asphalt repair of these areas as well as the expansion of the parking area around the clubhouse. The next phase for the cart path will begin in 2018.

I would like to end by saying Thank You to all my committee members - past and present. I also want to thank all the board members who have helped me weather these tasks. I couldn't have done it without all of you.

I took on this challenge, of being on the board, in hopes to help continue to see WEG move into the future. I want to make sure that the golf course remains a valuable asset to this whole community. I look forward to the next 12 months and the accomplishments ahead.

HOUSE-Director Larry Jones: It is hard to believe that three years can go by so quickly. I am so glad that the members of Woodburn Estates & Golf gave me the opportunity to serve you as a member of the Board of Directors. I was appointed as the Chairman of the House Committee. As someone who never served or volunteered for any organization this big, I had no idea what I volunteered for. With the help of the dedicated members of the House Committee we came together and began to make plans.

I appreciate all the people who participated during my term as House Committee Chairman. I'm not going to list everyone that served on the House Committee but I appreciated their input. My special thanks to the following committee members because their help went far beyond my expectations. They are Walt VanRheen, Becky Butts, Dawn R Cole and Gene Stiles. (Gene, get better soon and we will save your place on the House Committee) and a special thanks in the memory of Al Harris. I miss you.

I want to thank our GM Tom Staskiewicz and our Maintenance Supervisor Frank Jameson for their help & support.

When you come to the Community Center take a look around at the work that has been completed:

- Remodel of Main Office was \$60,000.00 under budget
- Replacement of all the windows except for those on the back of buildings. We are working to replace those next year.
- Replacement of six heating & air conditioning units which failed. These units were at least 25 years old or more.
- Remodel of restrooms in auditorium and the addition of a family restroom that is wheelchair accessible.

...continued on page 8





FINANCE of AMERICA
- MORTGAGE -

Second common myth about Reverse Mortgages

MYTH #2: *Your heirs will inherit your debt.*
False! Your family members will not be liable for the debt*

FACT: *With newer loan options, Reverse Mortgages have become more versatile in recent years and many homeowners aged 62 and older are using the product as part of a sound financial plan!*



Cherie Stanley
Senior Mortgage Advisor
NMLS-409807
c: (503) 267-5517
cstanley@financeofamerica.com

*As long as you live in your home and continue to pay your taxes, insurance, and any property charges, as well as keep your home well maintained, your name will remain on title.

Bill Pay LLC

Keeping your bills organized and paid

Bookkeeping Service:
I will organize your mail, bills
and paperwork to unclutter your life.

PO Box 336 • Hubbard, OR 97032
Ph. 503-982-1012 • Cell 503-209-9853

Diana Wells
diana@billpayllc.com

Kirk A. Schmidtman,
Attorney at Law

Wills, Trusts, Probate,
Estate Planning,
Contracts, and Real Property.
Serving Woodburn Since 1976

610 Glatt Circle, Woodburn
Kschmidtman@woodburnlaw.net
engleschmidtmanlaw.com

503-981-0155



Board of Directors Meeting Minutes (Cont.)

- Soundproofing of wall between *News & Views* office and the Conference Room.
- Health Center remodel and repairing swimming pool & spa.
- Update & Replacement of Automatic Doors. Addition of security to the doors in the clubhouse.
- Repair and remodel of golf course maintenance building.
- Building of our new golf course equipment storage building in the RV lot.
- Update and painting in the women’s golf lounge & the golf lounge behind the pro shop.
- Repairing damage and re-stripping the parking lot.
- Replacement of auditorium roof that had been neglected for years.

Finally, a lot of work & money has been spent due to the fact that we have no service agreements in place for yearly inspections of the equipment, roofing and other services that provide for the activities that we use daily. We are working to have service agreements in place as soon as possible.

The House Committee is in the planning stages of other projects that will enhance our community as the truly wonderful place that we call home.

MARKETING-Director Allan Lindberg: We placed ads in *Woodburn Independent*, *Keizer Times*, *Mt. Angel Shopper*, Wooden Shoe Tulip Festival, Mt. Angel Oktoberfest, Woodburn Public Library’s Music in the Park, just to list a few.

Our referral program has brought in new associate golfers and our current program “Golf Free the remainder of 2017” has attracted homeowners who never purchased unlimited golf package.

Brand recognition requires our name to be consistent. The communication team has and continues to search for websites using various combinations of our name other than “Woodburn Estates & Golf.” I contact their web master advising them to make corrections.

Our web site has gone through major remodeling, page by page. Our site now averages over 5,000 hits monthly with Country Cottage the third most popular page visited.

Facebook statistics: We have 345 followers and over 350 “Likes.”

If you Google Woodburn Estates & Golf, you will see a golf course picture from our website Home Page. Google also displays Facebook review statistics.

On November 11th, our Facebook Review score was 4.6 out of 5. This exceeds neighboring golf course communities. McNary Golf Course was close but second at 4.4; Charbonneau 4.3; Santiam Golf Course 4.2; Summerfield 4.0; and King City 3.8. Review statistics speak for themselves, Woodburn Estates & Golf outshines our neighboring golf course communities.

Thank you to our volunteer staff that continue to meet deadlines to deliver *News & Views* and Phone Directory to each home within our community. Our *News & Views* and Phone Directory, continues to be profitable through advertiser dollars that cover all publication costs.

I want to acknowledge the Marketing/Web/*News & Views* and Communications Committee members: Stan Hiller, Connie Doyon, Linda Hepburn, Carol Wellington, Shirley Bishop and Editor Kathy Hiller along with our Carrier Coordinator Vicki and Will Spencer. I also want to thank my wife, Diana Lindberg, for her endless help and support.

Tech Committee-Director Allan Lindberg: Several projects were defined, researched and brought forward to completion. Will Abshire did an outstanding job defining the scope of the phone/cabling replacement project. This included replacement of patched and cobbled cabling with new Cat5 throughout the buildings and provided dedicated cabling to each computer in the system. Spare outlets were included in the conference room and travel office for future use. The cable system also provides dedicated service to ceiling-mounted WiFi ports, providing free internet service throughout the association complex. Tom met with our internet service provider and negotiated faster internet speeds at a lower rate than we have been paying. We now have a modern phone system and data communication.

We were able to purchase a slightly used powerful MS G8 Server and cabinet. A new firewall was installed to protect our system and data. Air circulation was reconfigured and improved for the server room. Correct software was purchased to provide for the needs of the entire network.

Two ceiling overhead projectors were purchased and installed which serve the needs of the many groups using the auditorium or dining hall. Thank you to the activities committee for the funds to purchase a new dropdown screen in the dining hall for the overhead projector.

We reviewed the Bingo system for possible updating and in the process reconfigured the set up to function better.

Our webpage and email service were moved to a new domain “Go Daddy” that we fully control with room to expand.

We envisioned and installed Digital Displays designed to provide timely information that is updated regularly.

I want to acknowledge and thank members of the Tech Committee for bringing these projects to completion: Will Abshire, Walt VanRheen, Stan Hiller, Manny Litwak, Ron Ewing and our GM Tom.

It has been an honor and pleasure to see the many wonderful changes brought forward to completion. I hope to continue in the same position for 2018

MEMBERSHIP-Director Nancy Dale: This year has seen steady home sales with few houses being on the market more than a month. Our monthly sales remain about the same as 2016. The average number of homes being sold per month is 12-13.

WALLBERG PAINTING COMPANY

RESIDENTIAL PAINTING CCB#89869

1141 11TH AVE SW
ALBANY, OREGON 97321

Office (503) 581-2035
Cell (541) 936-1126

We are pleased to be able to provide our customers with a quality job at a competitive price.

WEB ADDRESS
WWW.WALLBERGPAINTING.COM

INTERIOR PAINTING

EXTERIOR PAINTING

STAINING

CABINET REFINISHING

WALLPAPER HANGING

WALLPAPER REMOVAL

"Jeff did a great job! Very pleased."
- Gary Batte

"Jeff did work for us in the past and did an excellent job. He sweats the details." - Ted Mindon



Office: 503-540-9038
Mobile: 503-569-3751

ROBERT CORNETT
Certified Arborist #PN-6032A
Bonded & Insured CCB #152991

Woodburn Lions Club

Meeting 1st & 3rd Wednesdays
12 Noon at Country Meadows
155 Evergreen Rd, Woodburn

New Members Welcome!

Call Pat Paradis 503-981-4622
or Lee Howe 503-680-0902

THEODORE R. AHRE, CPA
SINCE 1979

*A Local Firm Devoted
to Personal Service*

•Tax Preparation & Consulting
•Estate and Trust Administration
•Business Accounting Services

Conveniently located on Hwy 214
in Northwood Office Park between
Senior Estates and Highway 99E

Phone us at **503-982-5201**

E-mail:
ted@ahrecpa.com

CONCRETE CONSTRUCTION

Family Operated. We do the work.
Specialize in tear-out and replace
Driveways – Patios – Sidewalks
Broom Finish, Color Stamping, and
Exposed.

FREE ESTIMATES


Website:
www.danskeyconstruction.com

Pole Barn Concrete Floor &
Construction.

Danskey Construction, LLC
503-871-4544 or
503-982-1702 leave message
CCB# 168267

Senior Special

Make sure your system is
running at its most efficient
**\$129.00 with your special senior
discount only \$99.00.**



JAMES
HEATING & AIR CONDITIONING
COMMERCIAL & RESIDENTIAL
SALES • SERVICE • INSTALLATIONS
www.jamesheating.com
(503)581-9982

We are working with
Energy Trust of
Oregon to help you
reduce energy costs
and improve the
comfort of your
home.

* Service
* Maintenance
* Installation
* Duct Cleaning

When Quality and value are
Important We are your company.

Trade Ally of
Energy Trust
of Oregon

Time to replace your furnace or heat pump ?
We have special pricing for seniors only.

10 yr parts and labor warranty.

24 hr emergency service.

100% satisfaction guarantee

Life time workmanship guarantee.

Ask About cash incentives

A trade ally of Energy Trust of Oregon

ccb.123023

Board of Directors Meeting Minutes (Cont.)

So far, in 2017, our new residents have arrived from 13 states outside of Oregon. This includes Colorado, Washington, California, Texas, Arizona, Kansas, Wisconsin, Florida, New Jersey, Michigan, Idaho, Montana, and Virginia. The marketing of our community via the web in any format (our web site, Facebook, etc.) is beginning to show increased home sales which began with online searches.

Our change in venue at the New Members Meetings has been considered a success. I plan to continue this setting with a few modifications. Individual speeches from Board Members and a few club reps has been replaced with a more casual environment. Besides the Board Members, we now invite any club or activity to be represented at the new member meetings. Each is provided a table where they can promote their clubs' business or activity. The atmosphere is more like an open house rather than a forum.

I look forward to another year on the board. My immersion into the workings at Woodburn Estates began by offering to volunteer. I began with serving at the Pancake Breakfasts. From there I became involved in the Dance Club, and then the Activities Committee (and the list goes on). I encourage anyone who has a desire to better this community to do so by getting involved. It's a way for your voice to be heard.

REAL ESTATE-Director Nancy Dale:

- Homes sold from October 20 to November 10, 2017: 13.
- Homes sold year-to-date in 2017: 139
- Homes sold year-to-date in 2016: 137 with an average age of 65.7.
- Home sales pending-to-date in 2017: 11

RULES & REGULATIONS/CC&R'S-Director Janice Aiken: I want to thank my dedicated committee members: Sharlene Trettin, Secretary, Vickie Hibberd, Complaints; Sherry Hunt and Ron Sartin, Documents; Fred Bourne and Dennis Wichert, Public Relations/Investigators; and Diana Lindberg for the amount of time and effort they have given to this committee.

Sherry Hunt has been working on updating our Bylaws and we hope to have them completed before December.

Ron Sartin updated the Resolution that was written in 2013 pertaining to complaints and enforcement. The updated Resolution will be taken to the Board at our November 28 meeting for discussion and any changes if necessary. It will then be presented at the December 12, 2017 Board Meeting for approval. If approved by the Board, copies will be mailed to the homeowners.

Our complaints have grown this year over last year. As of November 9, 2017, we have had 156 complaints. At the end of December 2016, we had 90 complaints, an increase of 60%. As of November 9, 2017, there were 12 complaints open. There are 6 open complaints being worked by the Board of Directors.

For the benefit of you, our homeowners, I would like to explain the complaint process so that you may understand what and how we handle them. There are two categories of complaints - property and people. Property complaints are usually for yards, animals, cars and RV's etc. People complaints are a little more complicated. These usually relate to inappropriate behavior with another member or if the Rules Committee has exhausted their authority with the property complaints. People complaints may lead to seeking legal counsel and because of attorney/client privilege are handled by the Board of Directors.

The complaint process is as follows:

1. Complaint form must be filled out, including time and date, and signed, by the person filing the complaint and turned into the office. If this is not done, the Rules Committee cannot act on the complaint. At no time do we divulge the name of the person making the complaint.
2. Complaint then is given to the Rules Chair and it is taken to the committee and if necessary, is given to the investigative team, who in turn will talk with the homeowner if at all possible.
3. The investigators will report back at the next Rules Committee meeting. We meet weekly. At this time a determination is made to leave the complaint open or to close.
4. If the complaint remains open, a letter is written to the member addressing the problem and asking them to respond within 10 days from date of letter.
5. If there is no response within 10 days, another letter is sent stating the fines could be forthcoming and to respond in 10 days. If there is no response to this letter, a "fines" letter is sent along with a fines schedule and the date when fines will begin. We will again ask that they respond in 10 days. This last letter is sent Certified and regular mail. There are times, when this process will go beyond 30 days.
6. If fines are assessed and not paid, a member is considered "not in good standing". The definition of "member in good standing" is: A member fifty-five (55) years of age or older whose dues and assessments are fully paid and who is not in violation of the Restated Articles of Incorporation, Bylaws, Declaration of Restrictions, or the Rules and Regulations.
7. After a period of time (usually four months) while fines are being assessed for non-compliance, a lien will be placed on their property.

None of us like to file a complaint and the Rules Committee does not like bringing a complaint to a homeowner. We all would like to live a peaceful and happy retirement in a community that is friendly and neighborly.

The committees that each Board Member chairs, are an advisory committee to the Board of Directors. For example, the rules committee will submit changes to a document that they feel are necessary. Those changes are then submitted in Motion form, to the Board. Only the board can approve those changes.

Day to day operations of the Corporation is the responsibility of the General Manager who works at the pleasure of the Board of Directors and reports to the Board of Directors.

Let us all, Board Members and homeowners, work together to keep Woodburn Estates & Golf the great community that it has become.

RV LOT-Director James Taylor: To say this has been an interesting year for the RV lot is an understatement. Record rainfall magnified our normal pooling of water; an illegally parked pickup resulted in loss of the alarm system when it finally tripped from constant alarm status; a van veered off the freeway and took out about 40 feet of our fence and the intrusion alarm system, again. A control system upgrade was required during the year that resulted in the card key system being inoperable until the upgrade was completed. This incident trapped some RV owners in the lot when their card keys worked when entering, but failed to work on exit.

We have been in contact with two companies that specialize in large area landscape and drainage systems. One indicated they were simply not interested in giving a bid for possible work. The second quoted a bid of \$30,000.00 for an engineering study alone, and approximately \$250,000.00 for gravel. Neither quote included any grading. Added to our RV lot problems is the fact that our lot drains to the ditch along I-5, then under the freeway. Unfortunately, the conduit under the freeway is higher on the west side.

To date, we've been unable to interest the County, State, or Department of Transportation in helping to resolve this issue. But, we are continuing to explore solutions to our flooding problem. Our owners simply need to be aware that whatever we elect to do is likely to be quite expensive and may result in increased fees for storage in the lot. Further, once a plan is selected and work begun, vehicles will have to be removed, at least in stages. I want to thank Dawn Cole for her work in helping to find a solution to our problem.

General Manager Tom Staskiewicz: no report submitted.

Members Comments:

- 1) Lorrie Benoit - Not a pleasant experience working with Janice and Jim. Complaint about water in the streets.
- 2) Nancy Bellinger - Best Board we've had since 1988. Water problem not new.
- 3) Becky Butts - Christmas is coming soon. Must register for Golf Car Parade.
- 4) Stan Hiller - Golf Car Parade fun. Good advertisement for WEG. Send articles into the *News & Views*. Asking to stop Golf Car Fees as it violates our own Restated Articles of Incorporation article 3.1.
- 5) Kevin Dean - Appreciate info about complaints. Nothing about response to complaints. RV parking on street with transients.
- 6) Kristi St.Amant - What is Golf Car fee for?
- 7) Mohammad Omar - Dog owner rules. People not picking up after their animals and dogs barking.
- 8) Sherry Storac - Craft Fair this weekend.

End of member comments.



Moving Made Easy
we'll even make the bed!
503-508-7618

"More than boxes and trucks!"

We specialize in moving seniors by helping them pack, unpack and place their treasures.

Call for a FREE estimate.

Family and Veteran Owned.
Licensed, Bonded, and Insured
ODOT #173828



www.Move-Oregon.com

The Sign of Excellence

 <p>Jack Berkey, GRI 503-989-1421</p>	 <p>Dave Christoff, CRS, GRI Owner & Principal Broker 503-989-1676</p>	 <p>Stephanie Wells 503-931-9122</p>	 <p>Bill Leder 503-951-2221</p>
 <p>Donna GrosJacques 503-706-6030</p>	 <p>Annie Kirsch 503-989-1124</p>	 <p>Amanda Burlingham 503-951-1185</p>	 <p>Kerin Ostrom, GRI 503-510-2259</p>
 <p>Darla Clark, SRES 503-702-5640</p>	 <p>HALLMARK PROPERTIES INC.</p> <div></div>		 <p>Jerry Simonsen 503-951-0441</p>
 <p>Nancy Bellinger, GRI 503-467-1751</p>	 <p>Orrin Granlund, GRI 503-804-1889</p>	 <p>Gina Audritsch 503-951-2344</p>	 <p>George Bean 503-752-7263</p>

503-981-0621

Members of both Portland & Salem Multiple Listing Services
735 Glatt Circle, Woodburn (off Hwy 214 at Meridian)

hpihomes.com

MINUTES OF THE
WOODBURN ESTATES & GOLF
BOARD OF DIRECTORS
SPECIAL MEETING

November 7, 2017, 1:30 p.m.
(Approved November 28, 2017)

James Taylor <i>President</i> RV Lot	Malena Turner <i>Secretary</i> Activities
Janice Aiken <i>Vice President</i> Rules & Regulations/CC&R’s	Paula Kilgore <i>Director</i> Golf
Chuck Johnson <i>Treasurer</i> Budget	Allan Lindberg <i>Director</i> Marketing/Communications/ Publications
Dawn Cole <i>Director</i> Architectural	Larry Jones <i>Director</i> House
	Nancy Dale <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, Paula Kilgore, and Nancy Dale. Per Secretary Malena Turner there was a quorum.

President Jim Taylor: Welcome to everyone as we are here to discuss the budgets.

President Jim Taylor requested a motion to approve the regular minutes for October 24, 2017. It was so moved, seconded and approved.

Treasurer Chuck Johnson: First of all, I would like to publicly thank and acknowledge the members of my 2018 Budget Committee for the many hours we spent in preparing a draft of the 2018 Reserve & Operating Budgets. I am confident that we have prepared a realistic and prudent spending plan for 2018.

The members of the 2018 Budget Committee were our GM Tom Staskiewicz, bookkeeper Julia Senter, Directors Dawn Cole, Paula Kilgore, Allan Lindberg, and Nancy Dale. Paula also represented the Women’s Golf Club as President of

that Club. Also on our Committee was Paul Eaton, the President of the Men’s Golf Club.

Also I would like to thank and acknowledge our golf course superintendent, Tim O’Larey, and our maintenance supervisor, Frank Jameson, who served as advisors on our Budget Committee.

Before passing out copies of the draft of the 2018 Budget, I would like to discuss the Reserve Budget which involves the cost to maintain, repair, or replace all common area assets.

The Reserve Budget as well as the Operating Budget is required by Oregon Law. Planned Communities are required by law to conduct an annual on-site inspection of all common area assets or conduct an annual review of an existing 30 Year Study. The 30 Year Study is an estimate as to the life of common area assets over a period from one to 30 years.

As we began preparation of the Reserve Budget for a given year, we reviewed the 30 Year Study to see what common area assets are identified in the Study to be maintained, repaired, or replaced for that year.

This is where we rely heavily on the advice of our golf course superintendent and our maintenance supervisor. Just because the 30 Year Study identifies a common area asset to be maintained, repaired, or replaced in a certain year does not mean that we need to spend the money to care for the identified asset in that specified year. If our golf course superintendent or maintenance supervisor tells us that these identified common area assets do not need maintenance, repair, or replacement for that year, these common area assets are moved to a future year.

So at this time I would like to pass out to each Board Member a list of common area assets that have been moved from 2018 to 2019 at the advice of our golf course superintendent and/or our maintenance supervisor.

As you review the list of the common area assets moved to 2019, you will note that the big dollar item listed is the gazebo renovation, \$80,000. Due to the sizable expense in the Reserve Budget for 2018, we as a Committee decided that the expansion of the exercise center was more important for completion in 2018 as it would benefit more members and perhaps attract new members or associate members.

So now I would like to pass out the draft of the 2018 Reserve Budget for your review and discussion. I did not make the drafts of the Budgets available to the Board before now as I wanted to be able to go over the Budgets in an Open Meeting of the Board and answer questions and receive input from the Board at the same time.

You will note that the major expense in the proposed 2018 Reserve Budget is the cart path replacement. In the past, we have had difficulty having a golf course that could be available for play the year round and therefore have made a goal of completely replacing the existing path on all 18 holes over a three year period.

The new path will be 8 feet wide to allow for carts to pass without going onto a wet area and creating ruts in the golf course. The 8 foot width will also allow golf course maintenance vehicles to remain on the path without going onto wet areas and creating ruts in our golf course. We are also addressing the drainage issues on the golf course as you will see by reviewing the proposed 2018 Reserve Budget. Keep in mind that we do have a cart path fund that will help offset the cost of the installation of the new cart path. As of last month, we had \$71,594.12 in the fund and each year golfers and non-golfers who use our cart path pay an annual fee that will be utilized to offset the proposed cost for the installation of the new golf cart path.

You will note the Exercise Room expansion will include additional equipment and a dry sauna.

I would like to now pass out our Proposed Operating Budget for 2018. Just as our Committee relied on our golf course superintendent and our maintenance supervisor to advise us on the Reserve Budget, for the Operating Budget we relied heavily on our GM and our bookkeeper to advise us on the proposed revenue and expenses for 2018. Our GM and our bookkeeper are the main people responsible for tracking revenue and expenses; thus, the reason we relied on their advice.

Now there are over 100 different designated line items in the Operating Budget so to discuss each line item in this Meeting is not possible unless we wish to be here till midnight!

The bottom line or objective of our annual Operating Budget is to obtain a realistic estimate of revenue and expenses that equally balance each year. Our goal is to create a realistic plan that is fiscally responsible in how our members’ money is spent. Last year’s Operating Budget totaled \$1,317,637 whereas our proposed Operating Budget for 2018 totals \$1,412,422.

I am pleased to report that our proposed Operating Budget for 2018 includes only one increase in fees or dues. All fees and dues will remain the same with the exception that we chose to increase the golf cart storage fee from \$200 to \$240 annually (line item 4-2050). This increase was justified due to the waiting list we have of people who would like to utilize storage for their golf cart in our cart barns. Annual homeowner dues and associate member dues and all other fees will remain constant.

So as you scan down the line items listed on the proposed Operating Budget, if you have any questions or comments, please feel free to ask or comment. I will probably direct any questions or concerns you have to our GM and our bookkeeper.

Note: After lengthy discussion of both the proposed Reserve & Operating Budgets, the only change in the drafts was to the 2018 Reserve Budget wherein the cost for the remodel of the Ladies Bathroom (located by the Office) was deleted for 2018 as the remodel will be completed in 2017.

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

Woodburn Estates & Golf

coffee hour

DECEMBER 2017

Dec 7th Music by SOUND BITES

Dec 14th Music by GOOD COMPANY

Dec 21st Music by GALLAGHER FAMILY

Dec 28th Music by CHARLES AND THE ANGELS

Thursdays at 9:30am

Dining Hall / Auditorium

Weekly Drawings and featured Entertainers

First Thursday of each month we celebrate Birthdays & Wedding Anniversaries

Last Thursday of each month we collect for a local Food Bank

Performers listed are subject to change without notice.



Activities Calendar

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

Saturday, December 9	Sunday, December 10	Monday, December 11	Tuesday, December 12
8:30a Ping Pong – DH 10:00a Saturday Crafts – Craft Room 11:00a Private Party – DH/Kit 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 – Billiard Room 9:00a Talking Club Mtg – Blue Room 9:00a Marketing – N&V 9:30a Yoga – Aud 10:10a Easy Bridge – Blue Room 10:15a Zumba Class w/Video – Aud 11:00a Greens Committee – Conf Room 12:30p Swiss Pairs Bridge – Blue Room 1:00p Tech Committee – Conf Room 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, December 13	Thursday, December 14	Friday, December 15	Monday, December 18
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 Crafts for Fun – 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 – Billiard 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 & 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 11:00a Woodburn Estates Activities Meeting – Conf Room 12:30p Chicago Bridge – Card Room 2:30p Genealogy – Conf 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 11:30a Private Party – DH 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 – Billiard Room 9:00a Talking Club Mtg – Blue Room 9:30a Yoga – Aud 10:00a Women's Golf Club Exec Meeting – Conf Room 10:10a Easy Bridge – Blue Room 10:15a Zumba Class w/Video – Aud 11:30a Women's Golf Club Luncheon/ General Meeting – DH/Kit 12:00p 3 Table Dup Bridge – Blue Room 6:30p Water Volleyball – Swimming Pool 7:00p Golden Squares Square & Round Dancing – Aud/DH/Kit
		<div>Saturday, December 16</div> <div>8:30a Ping Pong – DH 10:00a Saturday Crafts – Craft Room 10:00a Private Party – DH 3:00p Water Volleyball – Swimming Pool 5:00p Hand & Foot Cards – Blue Room</div> <div>Sunday, December 17</div>	

Tuesday, December 19	Wednesday, December 20	Thursday, December 21	Friday, December 22
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 3:00p Water Volleyball – Swimming Pool 3:30p House Committee – Conf Room 5:30p Poker Night – Card 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 10:15a Zumba Club w/Video – Aud 10:30a Architectural Committee – Travel Office 12:00p 5 Handed Double Deck Pinochle – Blue Room 12:00p Ladies Pool – Billiard Room 1:00p Library – Travel Office 1:00p Ad Hoc – 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 Chicago Bridge – Card Room 4:30p Rules & Regs – Conf Room 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 & 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 Blue Room Bunco – Blue Room 10:15a Zumba Class w/Video – Aud 11:00a Tai Chi – Aud 1:00p Bunco – Craft Room 1:00p Friday Party Bridge – Blue Room



Maribel & Mom
House Cleaners

503-951-7000

Ask about
window cleaning

For more info call
503-982-6647

**CORNERSTONE
REPAIR & REMODEL**

SPECIALIST IN ALL HOME REPAIRS
AND REMODELING

(20) YEARS EXPERIENCE

AFFORDABLE – NO JOB TOO SMALL

LHAMBERGER@HOTMAIL.COM
H 503.845.6083 C 503.930.6650

Lance Hamberger CCB# 182328

SENIOR DISCOUNT!

Senior Discount
20%
Off service and repair only

Service - Repair - Installation

503-233-1779

Serving Woodburn since 1989 | CCB#64597

www.bensheating.com

**We Service
All Brands!**

BEN'S HEATING & AIR CONDITIONING



GORMLEY
PLUMBING + MECHANICAL

A Family Tradition Since 1908
gormleyplumbing.com

Now Serving Woodburn
503.375.7620

Same and Next Day Service
24/7 Emergency Repairs

CCB #48494



For All Your Plumbing Needs
gotta get Gormley!

Everyday Senior Specials

Sara's Salon & Barber

965 N. Cascade Drive, Suite A

Hours:
Mon - Fri 10a - 4p
Saturdays and after 4p
by appointment only.

- Men's Cut
- Women's Cut/Shampoo/Style
- Women's Shampoo/Set
- Women's Cut/Style/Color
- Women's Perm/Haircut/Style

Sara, Rachael, Yolanda, and Lonna
(For a limited time, \$5 discount for new clients who book with Lonna)

503-902-0553



**Donate your Vehicle
TO THELMA'S PLACE**

& Make a Difference in Memory Care!
FREE PICK-UP | TAX DEDUCTION | IT'S EASY!

*Non Profit Adult Day Respite
for those living with memory loss*

Community & Provider Education

Family Support & Education

Thelma's Place
A Community of Caring...One Mind at a Time

Canby: 503-266-5100
Redmond: 541-548-3049
For more information: www.thelmasplace.org



**Two Great Services,
One Spectacular Price!**

1. OIL & FILTER CHANGE
2. MULTIPOINT INSPECTION

\$24⁹⁵

FOR FASTER SERVICE, CALL AHEAD FOR AN APPOINTMENT
Most cars/light trucks. Oil change includes up to 5 qts of non-synthetic motor oil and new oil filter. Cannot combine with any other offer. Does not include \$2 hazard fee. Limited time only.

\$25 OFF
ANY SERVICE OF
\$150 OR MORE

*Cannot combine with any other offers. For a limited time only.

**WE REPAIR & SERVICE RECREATIONAL
VEHICLES OF ALL SIZES.**



We don't just do mechanical work but also complete body repair and interior renovations. From a brake job to refinishing a counter top, we can do it all.

Carcraft
BODY SHOP & GARAGE
Since 1975

503-980-9091
220 S PACIFIC HWY | WOODBURN, OR 97071 | SERVICE@WOODBURNCARCRAFT.COM

24 HOURS
SALES & SERVICE
DEPT.

AAA
ASE
NAPA

Classic Christmas Carols

Performed By:

The Conchords Chorale

Sunday, December 10th 3:00pm

RSVP: (503) 982-2221

FREE EVENT

Country Meadows VILLAGE
Retirement Living at its Best

155 S. Evergreen Rd.
Woodburn, OR 97071

Light Snacks & Beverages
Provided


Limited Seating Available




M^cCully
REALTY

LOCAL BROKERS
Do the Best Job!


McCully Realty is the leader. Call us




Pauline Podawiltz
503-989-5555




Keith Rapp
971-506-1719



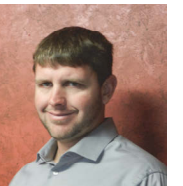
Carol Wellington
971-983-9911



Jim White
503-569-4965



Jeanie White
503-569-7210



Jaime White
503-910-0701

503-981-6000 www.mccullyrealty.com

Enjoy yourself...

WE'LL TAKE CARE OF THE REST.



HOME REPAIRS
YARD WORK

Call **503.981.0033**
to schedule a personalized tour,
and see what retirement living
is supposed to be like.

CASCADE PARK
A SENIOR LIVING COMMUNITY

950 North Cascade Drive
Woodburn, OR 97071
CascadeParkRetirement.com

LUXURIOUS LIVING • EXCITING ACTIVITIES • GOURMET DINING



72782