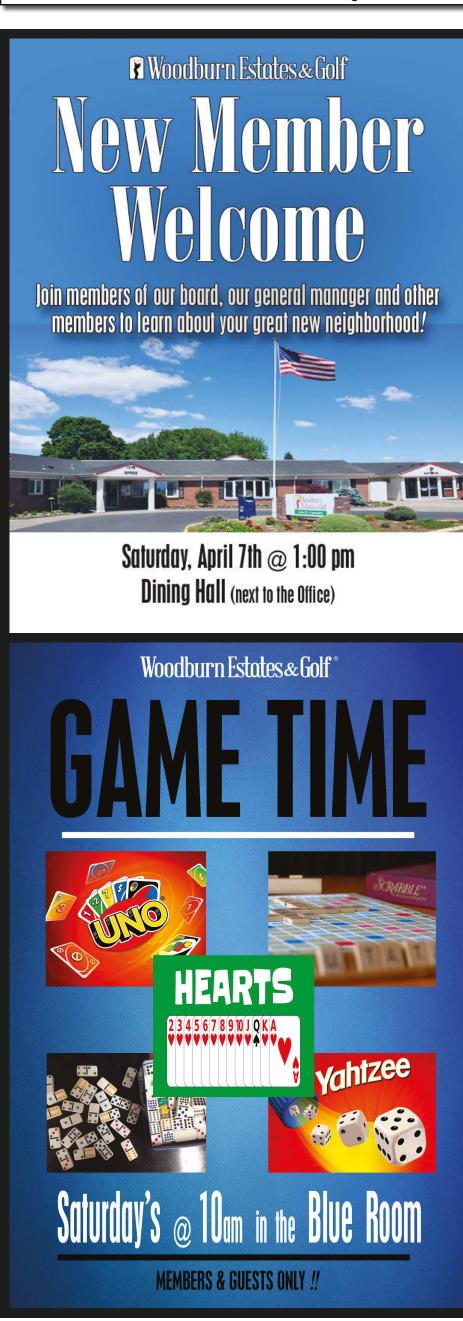
VOL XLVII NO. 5

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

Friday, March 9, 2018



## **Advertising and Sponsoring** at Woodburn Estates & Golf®

by Tom Staskiewicz

Woodburn Estates & Golf is a multi-million dollar business and an opportunity for advertisers and sponsors to promote their services and products to potential customers.

I bring this up because I have had a couple of recent discussions with current advertisers\sponsors who have the attitude that we should be grateful for their support. Yes, we should but they should be just as or even more grateful for the opportunity to put themselves in front of our members.

Woodburn Estates & Golf is an opportunity! We don't take contributions from our advertisers and sponsors because they recognized the value of their opportunity. A charity says you are expecting some acknowledgement but you don't anticipate more than negligible value. I don't believe that is the case with our advertisers and sponsors, I believe they are looking for more business.

A couple of summers ago we had one of our advertisers\sponsors\vendors host a customer appreciation event. They provided a lunch for approximately 200 members and guess what? Several of the members attending went to the vendor's table and signed up for more services. It doesn't take too many customer orders to offset the cost of the lunch and what better way to establish a customer relationship!

The members at Woodburn Estates & Golf are a ready market for area businesses.

Today I was on Nextdoor Neighbor and one of the participants was looking for a recommendation for a local dentist while another was looking for a female internist. Woodburn Estates & Golf is full of potential customers and all it takes is for the area businesses to advertise, sponsor or both.

To our sponsors and advertisers: every quarter we hold a new member event. Read again a NEW MEMBER EVENT and guess what; there are 30-50 NEW MEMBERS present. What I don't understand is why we have difficulty getting local businesses to sponsor these events. Why aren't businesses knocking our doors down trying to be the FIRST business to talk with these prospective customers? If you are a sponsor and want the opportunity to be the first in line, give us a call today (503) 982-1776.

### **Rental Property Rules**

by Janice Aiken, Rules Chair

e're often asked how or when a home in Woodburn Estates & Golf can be used as a rental. Basically, it is strictly limited to one of two situations.

- 1. If the unit was one of the "grandfathered" homes at the time the Declarations of Restrictions were last revised in 1999 it may be rented. At the time there were 15 of those homes and few remain because the ability to rent any of those homes ended the first time the title changed hands after 1999.
- 2. If you inherited the home and do not live in it, you may rent the home. And, in either case, at least one of those renting the home must be 55 years of age or older.

Unfortunately, many believe that any non-resident owner may rent their home and that is incorrect. If you bought or were a co-owner of the home when purchased, but choose not to live in it, you may not rent it. You are permitted to allow a family member (meaning a person related to you as a spouse, parent, child, sibling, or grandchild) to occupy the home. In this case, at least one family member occupying the home must meet the age limitations of 55 years of age or older. Note the active word is occupy NOT rent.

#### 2018 News & Views Schedule

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

Copy due by 9:30 a.m.
Thursday, March 15, 2018
Thursday, April 5, 2018

Thursday, April 19, 2018

Friday, March 23, 2018 Friday, April 13, 2018 Friday, April 27, 2018

**Publication Date** 

Thank you, everyone, for your cooperation.

#### **Thank You**

To the person who found my wayward Kindle Fire and took it to the office. THANK YOU! THANK YOU! THANK YOU! Bless you for your honesty. And God bless you!

Evangeline

### In Memory Of...

Stelle, Kelly – February 25, 2018



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#### News & Views

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#### 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

# NEWS AROUND THE NEIGHBORHOOD

#### **Donations Sought!**

by Dick Trost

If you have an old bike you no longer ride, gathering dust in the garage, here's an opportunity to give it a new life, support a worthwhile cause and clean the garage. The Northwest Hub in Salem is happy to take donated bikes of all kinds. They restore them to a safe, usable condition and give them to people who have no other means of transportation. Not strictly a gift, as the recipient is required to put in sweat equity in restoring the bike or an equivalent time in community service. One of Woodburn Estates Bike Club members volunteers at the Hub and would be happy to deliver your bike. He can be reached at 503-982-0968 or 503-982-0516 or contact The Hub at 503-584-1052 and arrange for delivery. The HUB is also a full service bike shop, with bike sales, repair and maintenance if you are not quite ready to donate.

#### **Music Jammers**

by Dena Hollod

Another Jam Session is coming up on March 11 at 2:00 pm in the Woodburn Estates Dining Hall. We'd like to hear some new musicians and singers. We have a nice little group but we want to see the size increase. Come April, we will start to get some of our snowbirds back. We are all looking forward to their return. Invite your friends, neighbors, and even people who you really don't know that live on your block. This may be a great way to build a new friendship. See you on the 2nd Sunday of March!!

#### **Who's on Third? Community Concert**

by Trudy Fowlks, Concert Coordinator

Remember the days of the Organ Grinder Pizza Parlor with their magnificent Wurlitzer theater pipe organ? On March 18th the "Who's on Third?" community concert will take you back to those days by featuring Don Feely (who was one of the contract organists who entertained Organ Grinder crowds for 10 years). But that is only part of Don Feely's interesting history.

After growing up in the Portland area and graduating from Lewis and Clark College with both BM & MA degrees in Music Education, Don spent the next two years as the music director for the Miss Teen America pageants. He toured the country arranging and conducting music for pageants in 7 western states along with Massachusetts, New York and Rhode Island. Next came his decade as a featured organist at the Organ Grinder Pizza Parlor in Portland. In 1998 he performed at the Oaks Park Skating Rink for the national convention of The Organ Historical Society. Don is currently the Director of Music at St. Andrews Church in SW Portland and is retired from teaching music in the Canby School District.

For our concert, Don will be joined by his 4 very talented children. Zach will be returning from Washington where he is currently a Music Teacher. Zach also does some composing and assists on many arrangements. Daughter Hannah plays piano and sings soprano gorgeously. Younger son Alex, plays percussion and Don's youngest daughter Chloe, joins in with keyboard and vocal harmonies. The Feely Family will be performing classical pieces by Debussy, Bach, Aaron Copland & Andrew Lloyd Webber along with sharing some favorite songs from his pizza parlor days; including Disney tunes and American marches. Don is also going to - once again - share a silent movie ("Cops" starring Buster Keaton) on our projection screen, as he plays the "old time" organ accompaniment. There will be a variety of other familiar songs including contemporary Christian songs and hymns performed by Don and his family. It should be a fun afternoon for all of us.

A free-will offering will be taken, as usual, to cover the concert expenses and continue providing this community concert series. We will have our usual, mid concert Intermission with cookies (provided by Country Meadows), and cheese and crackers (provided by Cascade Park).

All the "Who's on Third?" concerts are open to the public and intended to be enjoyed by the entire Woodburn community. The concerts are held on the 3rd Sunday of the months September through May at Woodburn United Methodist Church, located at 700 N. Cascade Dr. (just south of the Cascade Park Retirement complex) here in Woodburn. The March concert will be Sunday, March 18th from 3:00 to 4:30 p.m.

Be sure to mark your calendars so you won't miss this fabulous concert. Bring a friend and come enjoy another "blast from the past" with the amazing, multi-talented Feely Family. I'm looking forward to seeing you there.

## Chemeketa Community Learning in Retirement



**CCLR** members



**CCLR** members



CCLR members



Pysansky (Ukranian Easter eggs)

Country Collage

at Woodburn Estates & Golf

Like us on Facebook

RESTAURAN



**CCLR** members

#### by Jan Petroski

A recent challenge project at Chemeketa Community Learning in Retirement (CCLR) was building the tallest structure possible using only spaghetti, a marshmallow, string and tape. Local seniors were up to the challenge and the "winning" team, reached 26 inches!

Kathy Kuchan showed the group her *pysanky\** and explained the process. Beeswax is applied in a pattern to the eggs so that the waxed areas will resist the dye bath. The process is repeated for each color.

CCLR classes are every Tuesday during the Chemeketa school year from 9 a.m. to 11 a.m. in Room 207 on the Woodburn Campus, 120 E Lincoln Street. Winter term ends March 13 and spring term begins April 3. For more information, call Jan Petroski 503 981-7857. Hope to see you!

\*A pysanka (Ukrainian: писанка, plural: pysanky) is a Ukrainian Easter egg. It is decorated with traditional Ukrainian folk designs using a wax-resist method. The word pysanka comes from the verb pysaty, "to write", as the designs are not painted on, but written with beeswax.

#### **Daily Dinner Specials**

#### Monday

Burger Baskets

#### Tuesday

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

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## Wii Bowling



**Elaine & Joe Hopfer** 

#### by Shirley Bishop

On Wednesday, February 28, I attended Wii Bowling. What a kick. So much FUN!

Joe and Elaine Hopfer are the hosts for the Wii Bowling. When you get a chance on a Wednesday from 1:30 to 4:30 p.m., come to the Dining Hall and participate in the group. You'll get all the fun of bowling, without a heavy bowling ball or unflattering shoes.

Joe and Elaine are delightful people, always wanting to be of help and making sure that all have a great time.







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# **Attention Club and Activity Members!**

by Nancy Dale

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.

Our last Membership meeting in December 2017 was well represented by many of our clubs and activities. It had a positive impact on our new residents.

There is a New Member Meeting on Saturday, April 7, from 1:00 to 3:00 p.m. All sanctioned clubs and activities 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 their group is all about. Bring samples, hand-outs, schedules; anything that will let our new residents know about your club. Each Board Director will also be present.

If you need new members, consider joining us at the New Member Meeting on April 7. 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 number 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 or call 503-805-2025. This phone accepts text messages, but please identify yourself, and the club you represent.

### **Community Awareness**

by Jim Taylor, WEG President

Recently, we had to roust a transient from the restroom by the Golf Maintenance shop. We believe the same person was the one squatting in a vacant home on West Hayes. He has been spotted at various times on the golf course, in the tunnel, and checking out homes on Clackamas Circle. When confronted by a golf course employee, he was aggressive. If you see individuals who obviously don't belong on our common areas, call the police to report the trespass, do NOT confront them yourself.

As a result of the individual in the golf course restroom, we've been locking the golf course restroom doors in the evening. Someone was obviously angered by this and kicked open the locked door on the restroom by the 5th green. Damage to the door was significant. In the past, transients have been roused from this restroom and drug paraphernalia has been found in the area as well.

We've been told of solicitors for a variety of purposes working in Woodburn Estates. Some have been quite aggressive and have alarmed some of our older residents. If you have a "NO SOLICITORS" sign posted on your door, they are supposed to avoid your home. If you do have such a sign and they still try to solicit your business or encourage you to enlist in their organization, tell them you are calling the police to report a trespass and close the door. The office received one call about solicitors in which the posted "NO SOLICITORS" sign was pulled off the door and was laying upside down on the ground.

As usual, there are a number of scams being worked on the telephone or computer. During this time of year we often hear of calls, supposedly from the IRS, telling residents that they must pay an overdue tax bill and threatening them with legal action. The IRS will NOT call you; this is a scam trying to scare people into sending money or gift cards. Of course, we're all familiar with the emails informing you that you are owed a huge amount of money from some foreign government, but you'll have to send them a check for some small percentage of what you are owed for "administrative expenses." Please don't respond!

An individual and his sons or nephews have been offering to power wash homes and clean gutters and roofs. At least one home owner said their work was less than satisfactory and actually did not finish all they were paid to do. She was also concerned that some of the work (gutter cleaning) may not have been done because she was not able to inspect that part of their work. We are receiving calls that this group is working both sides of Newberg Highway. We always recommend that if you are going to have work done to get more than one bid for the work and to ask for references.



#### Women's Golf General Meeting Minutes

#### Woodburn Estates Women's Golf General Meeting February 19, 2018

Meeting was called to order at 11:30 a.m. by President Vickie Hibberd and followed by the Pledge of Allegiance.

Paula Kilgore moved to approve the minutes for the January 15, 2018 meeting. Motion was seconded by Sally Carter and approved.

Jason Hoth attended our meeting today. He mentioned there will be a Pro Am August 9th at Charbonneau and Shanda is willing to play in the tournament. He will keep us posted.

Treasurer: Nancy Reed

Balance 12/31/2017	\$5,570.75
Deposits	\$2,339.00
Expenses	\$ (199.99)
Voucher Fund	\$ (375.62)
Balance 1/31/2018	\$7.334.14

Diana Lindberg performed the Audit for Ladies Golf for 2017. We passed with flying colors and thanked Nancy Reed for doing a very fine job.

**Secretary-Karen Ewing:** Absent with Notice. **VP-Bernie Bourne:** Filling in for Karen.

#### **COMMITTEE REPORTS:**

**Membership & Books-Marge Epling/Lois Scheidegger:** Marge passed out this year's Membership Books. We have a new 9-hole member- Rita Pierson.

**Social-Louise Davidson:** At the next meeting on March 19th, we will have a Baked Potato Bar, Mandarin Spinach Salad and Dessert. Please have your money in by Tuesday, March 13 - 5 p.m.

**Green Committee-Paula Kilgore:** Paula read the Green Committee Report from February 12. It will be reported in the Board Minutes and not in the Ladies Golf Minutes. She also mentioned that she would be asking Shanda Imlay about upcoming dates for lessons and will post the dates in the Shop and Golf Lounge.

**Sunshine-Jeanne Hutchinson:** No cards sent out this month but will send one to Karen Ewing.

**Mixed Tournaments-Sharon Price:** Dinner after Mixed Tournaments will remain at 2:30 p.m. Snacks and Sodas will be offered in the Breezeway. The Pro Shop will serve beer.

**9-Hole Eclectic-Diana Lindberg:** Diana reported the sign-up sheet and envelopes are located in the Pro Shop to sign up for Eclectic this year. She stated that you need to note on your envelope if you are going to play from the Gold or Red Tees. \$2.00 for first half and \$4.00 for the whole year.

**18-Hole Eclectic-Donna Jentzen:** Will be doing 18-hole Eclectic – it will be \$5.00 for the year.

#### **NEW BUSINESS:**

- Meeting with Men's Club President: Vickie Hibberd talked with Ken Bourne who wants to do more things with the women. Marlene and Sharon will work with Mike Dykes, Men's VP to do mixed scramble on day's play for the 9-hole groups.
- Vote on increase to 9-Hole Days Play from \$1.00 to \$2.00 Motion passed to pay \$2.00 starting with March day's play.
- Report on combining 9-Hole & 18-Hole Ladies Invitation to one day Vickie Hibberd. Ladies Club members voted to combine the two tournaments into one. 9-hole was set for June 26th, so will be the likely date.

#### 50/50 and Badge Drawing- Sharon Price:

- 50/50 winner \$13.50 Rita Pierson
- Badge winner \$ .75 Sharon Price

#### **ANNOUNCEMENTS:**

- OGA needs volunteers for their Junior Club Swap on March 3rd from 10:00 to 3:00. Vickie asked for volunteers.
- OGA is also in need of ladies' golf clubs. If you would like to donate, you
  can drop clubs off at the Pro Shop or, if you need a tax receipt, you can deliver the
  clubs to OGA yourself.
- Janet Ray moved to close the Ladies Golf General Meeting. Seconded and passed. Meeting adjourned at 12 00 p.m.

Karen Ewing. Secretary

(Prepared by Bernie Bourne and Vickie Hibberd)

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

January 9, 2018, 1:30 p.m. (Approved January 22, 2018)

James Tayor President RV Lot

**Janice Aiken** *Vice President* Rules & Regulations/CC&R's

Chuck Johnson Treasurer
Budget

**Dawn Cole** Director
House

**Becky Butts** *Director* Architectural

**Paula Kilgore** Secretary, Director Golf

**Allan Lindberg** *Director* Communications/Publications

**Sharyn Cornett** *Director* Activities

**Nancy Dale** *Director* Membership/Real Estate

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

**Establish a quorum:** Board Members Present, Jim Taylor, Janice Aiken, Paula Kilgore, Chuck Johnson, Dawn Cole, Allan Lindberg, Becky Butts, Sharyn Cornett and Nancy Dale. Per Secretary Paula Kilgore there was a quorum.

President Taylor requested a motion to approve the regular minutes for January 9, 2018. It was so moved, seconded and approved.

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

Allan Lindberg requested a discussion on the Golf Course Guide.

Addendum to November 28, 2017 minutes: Correction to the minutes of the regular board meeting. Director, Paula Kilgore; I make motion to add to the minutes, the nomination of the officers as listed, President, Jim Taylor; Vice President, Janice Aiken; Secretary, Paula Kilgore; and Treasurer, Chuck Johnson. Motion made, seconded and approved.

**President's Welcome:** We will continue our practice of recessing from our meeting for open mic before reconvening and then adjourning to Executive Session. On those occasions when an Executive Session is necessary, we're not always sure how long it will take, so we hope the practice of having open mic first will encourage those who wish to speak to do so.

Several of our members have been down with colds and the flu. This flu season this year is one of the most severe since 2005. If you're ill, please take the time to fully recover and put activities on hold that might infect others. It's nice to share, but not is this case.

Jim Taylor reported the restroom on the north end of golf course was broken into. We are currently locking the restrooms on the golf course's outer areas at night to stop vandalism and drug users.



#### **Treasurer Report: Director Chuck Johnson**

The balances reported today were reconciled with bank statements and balance sheets/ledgers provided by the Associations bookkeeper as of December 31, 2017.

Our Operating Account balance as of December 31, 2017, was \$546,020.91.

Our Reserve Account balance as of December 31, 2017, was \$881,414.27.

The Accounts Receivable statistics presented today were determined as of January 22, 2018. On this date, the balance of our Accounts Receivable was \$51,170.36, a substantial increase when compared with last month's report. We currently have 38 delinquent accounts, an increase of 9 delinquent accounts when compared with last month's report. Our attorneys are currently handling 2 delinquent accounts in an effort to collect money owed to the Association. These 2 delinquent accounts total \$6,722.67. It is typical for us to experience an increase in delinquent accounts at the beginning of a new year. When compared to this time in 2017, the total delinquent accounts were 41 compared with 38 delinquent accounts currently and the total balance of our Accounts Receivable at this time in 2017 was \$61,813.33 compared to \$51,170.36 currently.

Also, at this time of year when annual HOA dues are payable by January 31st, we receive several payment plan requests from members experiencing financial hardship. Today in Executive Session, I will be presenting several payments plans for the Board's discussion and possible approval.

At this time, there are no delinquent accounts that are deemed uncollectible debt by our attorneys. However, on occasion delinquent accounts may become uncollectible debt with a need to be written off.

Treasurer Chuck Johnson: I make a motion to approve the treasurer's report. Moved seconded and approved.

#### **BUDGET MOTIONS:**

#### **Motion 1:**

**Director, Chuck Johnson:** I would like to make a motion to create two new line items in the Operating Budget under "Ordinary Revenue-Income" to be identified as "Twilight Membership" income and "Weekend-Holiday" income. I move that both new line items project income as \$25,000 annually. Moved and seconded and approved.

#### **Motion 2:**

**Director, Chuck Johnson:** I would like to make a motion to create two new line items in the Operating Budget under "Expenses" to be identified as "Branding" and "Marketing". I move that we project the expense of \$7,500 in the initial year for "Branding" and \$4,450 in the initial year for "Marketing". Moved, seconded and approved.

#### **Committee Reports and Motions:**

**Activities Director, Sharyn Cornett:** The Activity Committee met on Jan 18th in the travel room.

We discussed the final notes for the Chili Feed for Saturday Feb 3 at 5 p.m. Cascade Park will sponsor this event.

We did inventory of all Activity cupboards with supplies. These cupboards will be numbered. We are revising the form for Events.

Tables and chairs will be left up for the Super Bowl the next day starting at 2pm. We will coordinate food to be in the dining hall not on the new auditorium floor. Malena has a food handlers' license for all food made on site. Diana has a servers' license for the Super Bowl.

Walt will be in charge of soliciting Coffee Hour sponsors.

Lani will be the coffee coordinator. She will see that coffee volunteers run smoothly. The list of contact numbers and sponsors is on the wall in the kitchen. Thank you to both of them for taking on this task.

We are extending an invitation to the men's golf Thursday players to stop by and get a donut and coffee. Donuts will be out by 9:15. The best buy in town for just \$1.00.

Another invite is to the Board Members to come pour coffee anytime to meet and talk with your constituency. Join Jim, Becky, Janice and Dawn who come frequently. Coffee Hour goers have lots of questions you could answer.

Becky graciously said she would chair the Pancake Breakfast this Spring.

We have paid the Music Licensing Agreement for 2017 for \$590.00, that covers all the music played or listened to here at Woodburn Estates & Golf.

We have designated \$10,000 when the time comes for the building of the Gazebo and \$5,000 for the remodeling of the exercise room.

**Architectural Director Becky Butts:** Since the December Board of Directors meeting there have been:

8 Architectural Requests

16 Compliance Requests

#### Motion

#### **Director Becky Butts:**

Mr. President I move the board approve the following people to the Architectural & Compliance Committee for 2018: Dennis Durst and Linda Hanson. Moved and seconded and approved.

#### **Greens Director Paula Kilgore:**

No Greens report. Monthly meeting was canceled due to illness.

Director Paula Kilgore was asked if an accounting of the Fitness area usage could be provided in a report.

The results have been compiled from the totals of the sign in sheets for 2017.

The sign in sheets were easier to get totals from as the scan cards included any maintenance or cleaning as well as failed scans or construction done on facilities, I did not separate out the guests.

Fitness area: Cash taken in \$609.66

Member sign in 22,533

Golf Round totals 23635 2017
23947 2016

**Director Kilgore:** I am requesting the Communications Director, Allan Lindberg to publish the unapproved regular board minutes on the Website.

**Director Kilgore:** I am asking all board directors to send their reports in word to the email secretary@woodburnestatesgolf. Thank you.

#### **Motion:**

**Director Kilgore:** I make a motion for an additional category of Associate Member for temporary visitors to the RV Park by the Outlet Mall or area Hotels/ Motels. This new membership category would cost \$30.00 per person/per day or \$50 per couple/per day for use of our facilities: Social and Golf. This membership would be advertised in conjunction with these facilities. Moved, seconded and failed.

Communications/Publications Director Allan Lindberg: In January, Kathy Hiller, Shirley Bishop, Sharyn Cornett, Connie Doyon, Janice Aiken, Paula Kilgore and Sherry Hunt, attended Chemeketa Community Business Learning center for 8 hours training on File Management, Microsoft Outlook and Word. I followed up after the training and each said they felt the training was very beneficial with the programs they use every day.

**Web page:** We have 115 clubs or groups with activities listed in the calendar on the web page and 83 have reregistered their group or activity with the office for 2018. Please register your group or activity with the office and we will update the calendar on the web page and publish the correct times and days in *News & Views*.

**Web Page hits for January:** Front page 1,941; Calendar 1,076; Local Service numbers 142; Country Cottage Restaurant 141, Buying & Selling, 139; About Us, 126.

**Facebook:** For 2017 we averaged 352 likes; 346 followers per quarter setting a bench mark for 2018.

**Phone Directory:** The Phone Directory is complete, and hand delivered to every home in Woodburn Estates & Golf by the *News & Views* route carriers. This is a full team effort lead by Stan Hiller. The sales team sold 118 ads totaling \$37,460 in billings. Stan worked directly with publisher and designer, Cindy Hale of Image Bird Studios to produce, print, and deliver. So, keep the directory handy to reach, when you need to contact a member or a business service and thank your *News & Views* carrier for hand delivering these to your home.

We have two "Service Mark" registrations we refer to as Trademarks. Registration number 5,304,664 is and must be used with these colors and wording and include the ® symbol. The second Service Mark registration 5,252,777 is "WOODBURN ESTATES & GOLF." Documentation using "WOODBURN ESTATES & GOLF," must include at least one instance with the registration mark "®" trailing like this: Woodburn Estates & Golf® preferable at the beginning of the document. When used more than once in a document the "®" symbol only needs to be used once. All following uses of Woodburn Estates & Golf can be written without the "®" as it will be assumed to be the same.

#### **House Director Dawn Cole:**

Project update for 2018:

- 1. Auditorium floor is now complete and a meeting was held on January 17th with a representative of each club that uses it. Frank Jameson explained all the details we have to follow to keep our warranty for our floor. We have the upcoming Super Bowl party where there will be food, drinks and couches on the new floor. Please help us keep the floor in great shape, watch that people don't drag furniture across it or a food or drink spill. If something drops on the floor and can't be cleaned up with a paper towel, then Frank or I need to be called. No chemicals can be used! Thank you for your cooperation.
- 2. The ceiling tile replacement will begin the week of Jan 29th; contractors will complete the dining hall first. The work in the auditorium itself will not require it to be closed; they will work around our activities. The entire job should take 4 days.
- 3. Replacement of the windows to the rear of the buildings is now scheduled to commence the week of February 20th.
- 4. At the House Meeting on January 19 we discussed new business suggested by members. The project we will move forward which is minor rehabbing of the Blue Room, taking out the carpet and replacing with a resilient floor and painting. This will allow smaller groups to meet and have food and drinks; currently this isn't allowed.

#### New Members/Real Estate Director Nancy Dale:

Property Sales: January 1, 2018 – January 23, 2018 3
January 1, 2017 – January 27, 2017 11
Homes sold year-to-date in 2017 11
Home sales pending-to-date in 2018 9

Membership: No report

#### Rules and Regulations Director Janice Aiken:

As of January 9, 2018, there were 5 open complaints. As of January 18, 2018, eleven (11) new complaints have been received and four (4) complaints have been closed bring the total open complaints to 12. Of those 12 Complaints there are three (3) open from 2017.

#### Motions, Bylaws:

**Director Aiken:** Mr. President, the following two motions have been posted since December 12, 2017.

#### **Motion 1:**

Director Aiken; I move the following motion be approved by the Board.

PETITION FOR EXEMPTION FROM WORKING CAPITAL FEE FORM AND Exhibit "A" AN AMENDMENT TO PARAGRAGH 5.9-2 OF THE BYLAWS OF WOODBURN ESTATES & GOLF on the back of the form. Moved. Seconded and approved

#### Motion #2

**Director Aiken:** Mr. President, I move the following motion be approved by the Board

#### **4.1 MEMBERS**

4.1-1 Property Owner Members.

After Voting rights add "community access and participation in HOA activities"

Renumber 4.1-4 Members to 4.1.1-1

4.1-3 Associate Members Qualifications

Change 4.1-3 Associate Member Qualifications to 4.1.1-3

#### **New Procedure**

#### 4.2 NON-OWNER OCCUPANT

All non-owner occupants must be registered with the office on the initial application or on the non-owner occupant form within 10 days when the non-owner occupant moves in subsequent to the initial move in.

#### **4.2-1 Age Requirement**

Non-owner occupants must provide proof of age in accordance with the HUD FHA Housing for older Persons Act of 1995. Any of the following documents (see 4.2-2) are considered reliable documentation of the age of the occupants of the housing facility or community.

#### 4.2-2 Proof of Age

Non-Owner occupants must provide proof of age in accordance with the HUD FHA

Housing for Older Persons Act of 1995. Any of the following Documents are considered reliable documentation of the age of the occupant of the housing facility or community.

- Driver's license;
- Birth certificate;
- Passport;
- Immigration card;
- Military identification;

• Any other state, local, national, or international official documents containing a birth date of comparable reliability; or

...continued on page 8





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# details." - Ted

#### **Board of Directors Meeting Minutes (Cont.)**

• A certification in a lease, application, affidavit, or other document signed by any member of the household age 18 or older asserting that at least one person in the unit is 55 years of age or older.

#### 4.2-3 Non-owner Occupant Policies

The housing facility or community must establish and maintain appropriate policies to require that occupants comply with the age verification procedures required by this section.

#### 4.2-4 Failure to Comply with Non-Owner Occupant Policies

Members who fail to comply with the registration requirement for non-owner occupants are subject to the fine schedule established by the Board of Directors.

Change Members' Guest from 4.2 to 4.3

Change 4.2-1 to 4.3-1

4.3-1 (a) change wording after they are registered strike "in" insert "with the office"

4.3-1 (b) after must register insert "with the office"

The following number changes are also to be made:

4.2-2 These guest categories and privileges -- change to 4.3-2

4.2-3 Property Owner Members and Associate Members -- change to 4.3-3

4.2-4 Visitors who are invited -- change to 4.3-4

4.2-5 Further, it is mandated by the Restated Articles -- change to 4.3-5

4.2-6 Property Owner Members and Associate Memes -- change to 4.3-6

4.3 Meeting of Members -- change to 4.4 Meeting of Members

4.3-1 Place of Meeting -- change to 4.4-1

4.3-2 Annual Meeting -- change to 4.4-2

4.3-3 Special Meetings -- change to 4.4-3

4.3-4 Meeting Notice – change to 4.4-4

4.3-5 Proxies -- change to 4.4-5

4.3-6 Absentee Ballots -- change to 4.4-6

4.3-7 Conduct of Business -- change to 4.4-7

4.3-8 Voting Rights of Members -- change to 4.4-8

4.3-9 Presiding Officers -- change to 4.4-9

4.3-10 Notice of New Business Requested by Members -- change to 4.4-10

4.3-11 Agenda – change to 4.4-11

4.3-12 Conduct of Meetings -- change to 4.4-12

4.4 Members' Liability change to 4.5

(1) Payment of Dues -- change to 4.5-1

(2) Inappropriate Personal Conduct on Common Grounds -- change to 4.5-2

Moved, seconded and approved.

Motion #3

**Director Aiken:** Mr. President, I move the following motion is housekeeping. There are two (2) typos and a wording correction on the back of Exhibit B.

#### EXHIBIT B – BOARD OF DIRECTORS SCHEDULE OF FINES

#5. Strike \$2500 – 3rd and successive notices\* should be \$1500 3rd and successive notices\*

#6. Strike \$2500 - 3rd and successive months\* should read \$1500 3rd and successive notices\*

And on back page - \*When fines strike "reach the final stage (i.e. 3rd and successive") member is no longer in good standing and access to amenities is prohibited, should read, \*When fines start the member is no longer in good standing and access to amenities is prohibited.

Moved, seconded and approved.

RV Director Jim Taylor: Someone cut the Infra-red line in the RV lot, which rendered the alarm in-operable.

**UNFINISHED BUSINESS:** Allan Lindberg discussed Benchcraft Booklet and talked of the errors in the book and asked who proofed it. Detailed discussion of Logo and trademark.

**NEW BUSINESS:** None

**Recess Meeting:** Adjourned at 2:33 p.m. for open mic. **Open Mic Topics:** Concern over Logo and trademark.

Marketing Program: and Associates Golf course Booklet errors.

**Reconvene Meeting:** 2:44 p.m.

Adjourn to Executive Session: 2:45 p.m. **Return from Executive Session:** 3:42 p.m.

**Motions from Executive Session:** 

A. Several payment plans were discussed and approved.

B. Renewal of personnel contract approved.

Motion: Allan Lindberg: I make a motion to pull the Benchcraft Golf Course Booklet and make corrections send back to printer. Seconded and approved

Adjourn Meeting: 3:46 p.m.

Next Meeting February 27, 2018, 1:30 p.m.

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## **Spring Flowers**









#### by Kathy Hiller

I'm getting tired of winter. According to the weather people (meteorologists) this winter has been unusually dry. That may be, but it is still darn cold! I want 70+ degree days – and the more of them, the better. I think what I'm feeling is spring fever, which is why I toured around our community the other day looking for early signs of spring. I was delighted to find quite a few small patches here and there. Though not in great numbers, they fulfilled my wish for spring. I just hope they continue to burst forth with their colorful blossoms.

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#### by the Activities Committee

- Activities met on February 8 after coffee hour in the conference room. Two guests from the House committee attended and requested a written proposal for the Auditorium lobby closet area. Kathy Zimmerman and I did go to the House meeting and as soon as the Auditorium has access we will draw up plans for the closet coat rack.
- Becky Butts will chair the Pancake Breakfast. Thank you we will need a key made and a final written report on cost and amounts with receipts for our records.
- Treasurer's report: Coffee Hour is \$4,354; Activity \$17,521; with \$10,000 designated to the Gazebo and \$5,000 to the Exercise room when built. Leaving a Balance of \$2,521.
- We were charged \$231 for music license fees without notice sin January. Talking to bookkeeper Julia in office this is a different insurance company for music license. In 2017, we paid a total of \$821 for music. The Activities Committee has been paying the licensing fees for the association for several years.
- We plan Events for you. It does not say that we do maintenance for all the activities in this community. This is an association duty. That is why we pay HOA dues. We are not a maintenance committee. If your club or activity needs assistance, we will make a committee decision on that request. We do not expect money to be taken out of our funds without proper notification. Suddenly a minus appears in our treasurer's report. You would be calling the bank immediately for a reason. If we do not have decision-making power as a committee over the funds that we work very hard to generate, why have a committee? Why have volunteers?
- The Chili Feed was attended by about 140 people. We made \$689 minus expenses. Cascade Park did a great job as our sponsor, and a thank-you letter was sent. The Super Bowl party made \$4 after expenses. It was great fun.
- The Baked Potato Bash is coming Saturday, March 17. The net proceeds will go the refurbishing of the Blue Room along with our proposals.
- Thank you to Paula Kilgore for coming and pouring coffee last week at Coffee Hour. Nice to see a new board director face. Regular Directors we have had are: Jim Taylor, Becky Butts, Dawn Cole, and Janice Aiken. Allan Lindberg shows up if he is not golfing. Not too many Board faces at The Chili Feed or Super Bowl.
- Allan Lindberg came and showed us an idea for a casino night.
   We have seen one golfer coming to get a donut and coffee.
- The Activity Committee has a Mission Statement. It reads: "To promote the quality of retirement living by providing entertaining events. To secure sponsors for our fund raisers that will enable us to make improvements to the facilities. When possible, invite the public to the events to showcase Woodburn Estates & Golf community."

## CLASSIFIEDS

Next Publication of NEWS & VIEWS

March 23, 2018

Deadline for Articles, Thursday, March 15, 9:30 a.m.

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When submitting free ads be sure to include your

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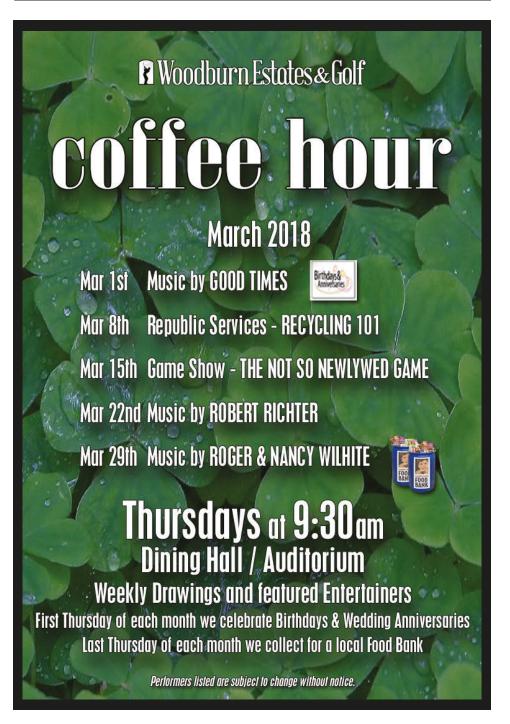
FOR SALE: 3 speed 3 wheel bike with basket, bike pump and extra items. Used 3 times \$250. Call 949-355-4745

FOR SALE: Heavy wood swing rocking chair with ottoman. Used 2wks. Tan upholstery in excellent condition. \$100. Call 949-355-4745.

FOR SALE: Shark Rocket Ultra-Light Upright HV302, Includes crevice tool, upholstery tool, dusting brush for vents, etc. Dust-Away hard floor tool with washable pad (never used), hanging bracket, accessories bag, owner's manual. Extra accessories include motorized hand tool, under appliance wand, universal wand, soft dusting brush. Originally \$159.95 plus cost of extra accessories. Asking \$45. Weighs about 8 lbs., flexible power heads glide easily under and behind furniture. No canister to trip over. Great for seniors. Clean and ready to use. Call 503-981-0174.

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Saturday, March 10

3:00p Water Volleyball – Swimming Pool

5:00p Hand & Foot Cards – Blue Room

7:00p Woodburn Estates Dance & Social

Tuesday,

March 20

8:30a Ping Pong – DH

12:00p Private Party – DH

Club-Aud/Kit

Sunday, March 11

2:00p Music Jammers - DH/Kit

#### Monday, March 12

8:00a Water Exercise – Swimming Pool

8:30a Estates Quilters – Craft Room

8:30a Walking Club – Aud

9:00a Ladies Pool – Billiard Room 9:00a Greens Committee – Conf Room

9:00a Walking Club Mtg – Blue Room

9:30a Yoga – Aud

10:10a Easy Bridge – Blue Room

10:15a Zumba – Aud

1:00p Swiss Pairs Bridge – Blue Room

6:30p Water Volleyball – Swimming Pool

March 13

8:00a Water Exercise – Swimming Pool

Tuesday,

8:30a Ping Pong – DH 9:30a Tai Chi – Aud

10:00a Bike Club – by Flag Pole 10:00a Needlecraft – Card Room

10:30a Architectural Committee -Travel Office

11:00a WE Ukulele Strummers (Beginners) -Craft Room

12:30p WE Ukulele Strummers (Intermediate & Advanced) -

Craft Room 1:00p Tuesday Bridge – Blue Room

3:00p Water Volleyball – Swimming Pool

5:00p Poker Night – Card Room

6:00p Beginning Line Dancing - Aud

7:00p Intermediate Line Dancing – Aud

Friday,

March 23

Wednesday,	Thursday,	Friday,	Monday,
March 14	March 15	March 16	March 19
8:00a Water Exercise – Swimming Pool 8:30a Ping Pong – DH 8:30a Walking Club – Aud 9:00a AARP Driver Safety Course – Conf Room 9:00a Woodburn Estates Carving – Craft Room 9:00a Walking Club Mtg – Blue Room 9:30a Yoga – Aud 10:00a Crafts for Fun – Blue Room 10:15a Zumba – Aud 12:00p 5 Handed Double Deck Pinochle – Blue Room 12:00p Ladies Pool – Billiard Room 1:00p Car Show Planning Meeting – Conf Room 1:30p Wii Bowling – DH 6:00p Pinochle Cards – Blue Room 7:00p Bingo – DH	All Day News & Views Copy Deadline 8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 9:00a AARP Driver Safety Course – Conf Room 9:30a Coffee Hour – Aud/DH/Kit 10:00a Bike Club – by Flag Pole 1:30p Cribbage – Card Room 4:30p Rules and Reg – Conf Room 5:00p Poker Night – Card Room 6:00p Advanced Line Dance – Aud 6:30p Water Vollyball – Swimming Pool	8:00a Water Exercise – Swimming Pool 8:30a Ping Pong – DH 8:30a Walking Club – Aud 9:00a Walking Club Mtg – Blue Room 9:30a Estates Bible Study – Craft Room 9:30a Yoga – Aud 10:15a Zumba – Aud 11:00a Tai Chi – Aud 1:00p Friday Bridge – Blue Room 1:00p Bunco – Craft Room 1:00p House Committee – Conf Room   Saturday, March 17  8:30a Ping Pong – DH 3:00p Water Volleyball – Swimming Pool 4:00p Woodburn Estates Potato Bash – Aud/DH/Kit 5:00p Hand & Foot Cards – Blue Room  Sunday, March 18	8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 8:30a Walking Club – Aud 9:00a Ladies Pool – Billiard Room 9:00a Walking Club Mtg – Blue Room 9:30a Yoga – Aud 10:00a Women's Club Exec Meetings – Conf Room 10:10a Easy Bridge – Blue Room 10:15a Zumba – Aud 11:30a Women's Golf Club Luncheons – DH/Kit 1:00p Swiss Pairs Bridge – Blue Room 6:30p Water Volleyball – Swimming Pool 7:00p Golden Squares Square Dancing – Aud/Kit

8:00a Water Exercise – Swimming Pool 8:30a Ping Pong – DH 9:30a Tai Chi – Aud 10:00a Bike Club – by Flag Pole 10:00a Needlecraft – Card Room 10:30a Architectural Committee –	8:00a Water Exercise – Swimming Pool 8:30a Ping Pong – DH 8:30a Walking Club – Aud 9:00a Woodburn Estates Carving – Craft Room 9:00a Walking Club Mtg – Blue Room	8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 9:30a Coffee Hour – Aud/DH/Kit 10:00a Bike Club – by Flag Pole 11:15a Activities Committee – Conf Room 12:00p Pinochle – Blue Room	All Day News & Views Publication 8:00a Water Exercise – Swimming Pool 8:30a Ping Pong – DH 8:30a Walking Club – Aud 9:00a Walking Club Mtg – Blue Room 9:30a Estates Bible Study – Craft Room
Travel Office  11:00a WE Ukulele Strummers (Beginners) – Craft Room  12:30p WE Ukulele Strummers (Intermediate & Advanced) – Craft Room  1:00p Tuesday Bridge – Blue Room 3:00p Water Volleyball – Swimming Pool 5:00p Poker Night – Card Room 6:00p Beginning Line Dancing – Aud 7:00p Intermediate Line Dancing – Aud	9:30a Yoga – Aud 10:15a Zumba – Aud 12:00p 5 Handed Double Deck Pinochle – Blue Room 12:00p Ladies Pool – Billiard Room 1:00p Library – Travel Office 1:30p Wii Bowling – DH 6:00p Pinochle – Blue Room 7:00p Bingo – DH	1:30p Cribbage – Craft Room 4:30p Rules & Regs – Conf Room 5:00p Poker Night – Card Room 6:00p Pinochle – Blue Room 6:00p Advanced Line Dance – Aud 6:30p Water Volleyball – Swimming Pool	9:30a Yoga – Aud 10:00a Happy Hearts Bunco – Blue Room 10:15a Zumba – Aud 11:00a Tai Chi – Aud 1:00p Friday Bridge – Blue Room 1:00p Bunco – Craft Room

Thursday,

March 22

Wednesday,

March 21



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