

# 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 XLVIII NO. 8

www.woodburnestatesgolf.com • Main Office 503-982-1776 • N&V Office 503-981-3313

Friday, April 26, 2019

## Woodburn Estates & Golf coffee hour

### MAY 2019

May 2nd **JEANIE WHITE - McCULLY REALTY**  
plus info from **CITY OF WOODBURN**



May 9th Music by **NORTH MARION H.S. JAZZ BAND**

May 16th Music by **I-5 CONNECTION SINGERS**

May 23rd Music by **WOODBURN HS CONCERT BAND**

May 30th Music by **ROWDY RAMBLERS**



**Thursdays at 9:30am**  
**Dining Hall / Auditorium**

Performers listed are subject to change without notice.

## Your Board Working For You

by Cyndi Longest, Director Communications/Publications

The Board of Directors recently held another open training workshop on April 12. Communicating with our members is a high priority for this board and the workshop was held to try to find solutions for concerns that many of our members have regarding agendas, motions and the timely dissemination of information.

You will be seeing many changes that resulted from this workshop in the coming months. Agendas for the meetings will be published in advance of meetings via the bulletin board in the entrance to the dining hall, on the website and in the Bugle Blast. Additionally, the agenda will be projected on a big screen during the meeting.

Motions that will be made in the monthly board meetings will also be available in advance of the meeting, using the same venues listed above. An abbreviated version will be displayed on the reader boards that are scattered around our common areas. Committee reports will now be published not only in the *News & Views*, but also on the website.

One of the biggest changes planned for implementation beginning with the May regular board meeting will be the addition of a Member Comment portion of the meeting. Before committee reports and motions commence, homeowners will be allowed to speak on any of the motions that are on the agenda for that meeting. You will need to fill out a Home Owner Speaker Form, which will be available on a table as you enter the dining hall and when this portion of the meeting begins, the secretary will call your name and you will be allowed to speak for 3 minutes for or against any motion that is on the agenda.

Comments that do not pertain to the scheduled motions may be made by filling out a Home Owner Comment Form (also available on the table) or during the Open Mic portion of the meeting. Any Home Owner Comment Form that is turned in to the secretary or front office will be routed to all board members for a personal response.

While attendance at this workshop meeting was limited, we enjoyed hearing the opinions and suggestions from the homeowners who did attend. More effort will be made in the future to let you know what's going to be worked on in an effort to get more members interested in participating.

We sincerely hope you like and find useful the changes the Board is implementing. Beginning with the Board Meeting on May 28, we will begin a 3-month trial to see if they meet the needs of our Community. Please feel free to contact any board member with comments/suggestions. Your feedback will help us fine tune the processes.

## News & Views Phone Number Change

by Kathy Hiller & Shirley Bishop

**N**ews & Views now has its own direct phone line, thanks to Cyndi Longest, Director of Communications, Publications, and Marketing. Our new telephone number is 503-981-3313, which we have also updated on our masthead on page 2. Please contact us by phone at this new number. If we are not in the office, please leave a voice message, clearly stating your name, call back phone number, and brief message. We will call you back as soon as possible. Emails work great too: [nv@WoodburnEstatesGolf.com](mailto:nv@WoodburnEstatesGolf.com)

If you are calling about the *N&V* Publications schedule, you can find it on page 11 of the 2019 Directory. Please update the new phone number on that page for future needs. We are volunteers, so are usually in the office on Thursday Deadline Day and sometimes on Fridays after deadline day, Proofing Day the Tuesday following deadline day, and *N&V* Distribution Day which is usually on Thursday the day before publication date. Calendars with those three dates highlighted for each issue can be found on the *News & Views* bulletin board. Thank you!

### 2019 News & Views Schedule

In May, *News & Views* will be published on:

Copy due by 9:30 a.m.

Thursday, May 2, 2019

Thursday, May 16, 2019

Publication Date

Friday, May 10, 2019

Friday, May 24, 2019

Thank you, everyone, for your cooperation.

WOODBURN ESTATES DANCE AND SOCIAL CLUB

## TASKA AND THE PARTY BAND



**SATURDAY, APRIL 27<sup>TH</sup> - 7:00**

**WOODBURN ESTATES AUDITORIUM**  
**1776 COUNTRY CLUB ROAD**

**\$10 COVER AT THE DOOR ...**

**INCLUDES DOOR PRIZES, AND SNACKS**

**BY: "CASCADE PARK RETIREMENT CENTERS"**

**FOR GROUP RESERVATIONS: 509 994 3499**



STEVE ROSSMAN, 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:  
steve@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

WANTING  
TO BUY

Pocket knives of all kinds  
Hunting knives all varieties  
Also...  
Military items  
Guns new and old  
with or without ammo

Call David,  
a Woodburn Estates resident

Home: 503 981-3185  
(leave a message)  
Shop: 503 651-3205

Woodburn  
AA Meeting

How It Works –  
Men's Group

Saturday • 7:30 p.m.

Immanuel Lutheran Church  
1036 E Lincoln Street  
Woodburn, OR 97071

Meeting entry is at  
the back of the church in the  
basement meeting room.

BEN'S HEATING & AIR CONDITIONING

Service - Repair - Installation  
503-233-1779  
Serving Woodburn since 1989 | CCB#64597  
www.bensheating.com

Senior Discount  
20%  
Off service and repair only

We Service  
All Brands!



News & Views

N&V Office: 503-981-3313 • Main Office: 503-982-1776  
Email: nv@WoodburnEstatesGolf.com  
Website: woodburnestatesgolf.com

News & Views is published the 2<sup>nd</sup> and 4<sup>th</sup> 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  
Photographer: Don Slezak 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

# NEWS AROUND THE NEIGHBORHOOD

## Big News from Walking Club

by Louise Davidson

There are exciting changes happening at Walking Club. The ladies have voted to change our stated mission to better reflect our membership.

The Walking Club will continue to meet Monday, Wednesday and Friday from 8:30 to 9:30 a.m. in the Auditorium. We walk inside to accommodate any limitations our members may have. We do, on occasion, walk outside when the weather is nice. The choice is up to the walkers. Anyone interested in walking with us is invited to join us.

Our most exciting news is that the meeting portion of Walking Club will now be called the Ladies Chat and Laugh (LCL) group. We will continue to meet in the Blue Room on Monday, Wednesday and Friday 9:30 to 10:00 a.m. Our name change is to more accurately reflect what happens in our meetings.

This is a fellowship of ladies who meet to share their life experiences, watch out for each other and offer advice on services and programs available in our community when asked. We have a moderator at each meeting and our only restrictions for discussion are no politics and no religion. Much laughter is shared and people often poke their heads in the room to see what is so funny.

The dues for LCL are 10 cents per meeting. These monies are used for philanthropic donations to groups such as Love INC, Shop With A Cop, AWARE Food Bank and Woodburn Estates’ rose garden.

LCL hosts a lovely Christmas Dinner each year. Other activities include three Bunco groups, a monthly luncheon at an area restaurant and games of “Left, Center, Right” after each meeting in the Golf Lounge. These activities are optional.

Our name change happened because our membership felt that non-walkers might feel that they were not welcome. To the contrary, we have more non-walkers than walkers in our group. We welcome all women who would like to join a group of upbeat ladies to check us out. If you have any questions about our group, please call Louise Davidson (503-982-4258) or Diane Mann (503-981-3185).

## Bucket List Travel Club

by Connie Cobb

Do you enjoy travel? Still have places you dream about going to? Looking for like-minded travel companions? Then join us on the first Monday of every month as we meet, share, encourage, plan and help each other prepare to take that next travel adventure.

We are not a travel agency – just an informal gathering of individuals, couples and/or groups who still enjoy the excitement of planning and taking trips. We’ll share personal experiences, advice and travel deals that we hear about.

Please join us on Monday, May 6, at 3 p.m., in the Conference Room. You just might make new friends and get inspired to GO!

Call or text – Connie Cobb 850-896-1289 (cell) or Alice Tvetan 503-857-7613 (cell) or 971-444-1161 (home). LIFE IS SHORT – EAT THE CAKE – TAKE THE TRIP!

## Clackamas Circle Potluck

by Mary McGrath

Mark your calendars for the Clackamas Circle Potluck, Monday, April 29, at 6:00 p.m. in the dining hall. We will have ham and baked potato (with all the goodies). Bring your plate, cup, glass, utensils, etc., and a dish to share. Invite new or old friends to share in the fun if you want. Come even if you aren't on the circle; just let me know. Mary McGrath 503-244-2598.

## Cyclists Wanted!

by Rich Trost

Woodburn Estates Bike Club has been looking for a way to attract more riders. The longer rides we typically take have likely put off some potential riders. What we’re proposing is to start each ride with circular loops increasing in distance before going on an extended ride.

First, would be a loop around WEG - a bit under 3 miles, ridden at an easy pace. From there, larger loops could follow for those who want more but, with a return to the starting point so that you're not committed to an extended ride.

If interested, meet us by the flag pole any Tuesday or Thursday morning at 9:00 a.m., weather permitting. Cycling is great exercise. Give it a try!

In Memory Of...

Weinert, David – April 14, 2019

Service on Saturday, April 27, 11 a.m.

Multnomah Holiness Assoc.

10801 SE Holgate, Portland, OR



CLASSIFIEDS

Next Publication of NEWS & VIEWS  
May 10, 2019

Deadline for Articles, Thursday, May 2, 9:30 a.m.

We LOVE to have your free ads and articles.

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

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

YARD SALE: 15227 Stubb Rd NE, Gervais – Fri/Sat/Sun, May 3, 4, 5 – 9 a.m. - 3 p.m. (Associate Member)

FREE: HP inkjet tri-color print cartridge #49; 2 pack black ink cartridge #63. Contact *N&V* to claim. 503-981-3313.

FREE: Poker Chips in leather case carousel. 4 columns white, 2 columns red, 2 columns blue. Contact *N&V* to claim. 503-981-3313.

FOR SALE: Beautiful Entertainment Center; 7 feet tall x 9 feet wide; solid wood-ebony stain. 3 separate pieces. Can adjust to make room for TV 46-66 inches wide, 19½ to 39½ inches tall. Must see to appreciate. \$650 OBO. Wii console, balance board, key pieces, games, sensor bar, etc. All for \$45! Fun, Fun, Fun! Custom-made solid wood combination bookcase/storage. We've used it as a bookcase/hamper, storage, etc. Nicely made. Drawers pull out all the way for ease in finding things. You move. \$125 OBO. Call Sherry at 503-806-2292.

FOR SALE: Beautiful, shiny, brand new, never used, stainless steel Endurance 20-qt. capacity canner/stock pot. Has tri-ply base for even heating, tempered-glass lid with steam vent. Holds 7 quart jars in rack with polyethylene-coated handles. If you're preparing for a busy canning season, or love to cook, this will hold those entire Thanksgiving turkey leftovers for stock. Current retail prices are around \$100-\$140 for this item. \$45 firm price. 503-981-0174.

# St. Monica’s Circle

by Rita Girard

On April 1, St. Monica’s celebrated an early Easter with the Dining Hall decor reflecting the holiday. Our topic was the final words by Jesus as he was hanging on the cross and how we can apply them to our lives.

- Becky Butts announced Karen Linton had volunteered to chair the Annual Craft Fair. The group is very grateful to Karen as that is our primary source of income for the yearly donations.
- Church Linens duty will be Barbara Rose (May 1-14) and Pauline Dionne (May 15-31).
- April Birthdays are Betty Judevine on April 4, and Barbara Rose on April 18.
- Lunch was prepared by Barbara Wilson and Rita Girard.
- Join us when we meet again May 4 at 10 a.m. in Woodburn Estates Dining Hall.

# Big News from Walking Club

by Louise Davidson

There are exciting changes happening at Walking Club. The ladies have voted to change our stated mission to better reflect our membership.

The Walking Club will continue to meet Monday, Wednesday and Friday from 8:30 to 9:30 a.m. in the Auditorium. We walk inside to accommodate any limitations our members may have. We do, on occasion, walk outside when the weather is nice. The choice is up to the walkers. Anyone interested in walking with us is invited to join us.

Our most exciting news is that the meeting portion of Walking Club will now be called the Ladies Chat and Laugh (LCL) group. We will continue to meet in the Blue Room on Monday, Wednesday and Friday 9:30 to 10:00 a.m. Our name change is to more accurately reflect what happens in our meetings.

This is a fellowship of ladies who meet to share their life experiences, watch out for each other and offer advice on services and programs available in our community when asked. We have a moderator at each meeting and our only restrictions for discussion are no politics and no religion. Much laughter is shared and people often poke their heads in the room to see what is so funny.

The dues for LCL are 10 cents per meeting. These monies are used for philanthropic donations to groups such as Love INC, Shop With A Cop, AWARE Food Bank and Woodburn Estates’ rose garden.

LCL hosts a lovely Christmas Dinner each year. Other activities include three Bunco groups, a monthly luncheon at an area restaurant and games of “Left, Center, Right” after each meeting in the Golf Lounge. These activities are optional.

Our name change happened because our membership felt that non-walkers might feel that they were not welcome. To the contrary, we have more non-walkers than walkers in our group. We welcome all women who would like to join a group of upbeat ladies to check us out. If you have any questions about our group, please call Louise Davidson (503-982-4258) or Diane Mann (503-981-3185).

# A Busy Year for Activities

by Sharyn Cornett

Our Activities Committee is always busy, planning and organizing events for our members.

One event is Coffee Hour. Every Thursday the committee provides entertainment at Coffee Hour except for those days that are major holidays.

The entertainment is varied with different styles of music, grade and high school plays and music and talent shows. Recently game shows, such as the Not-So-Newlywed Game have been added. One of the game shows, Neighborhood Feud pitted the Woodburn Police Department against the Woodburn Fire Department with a rematch coming up later this year. In addition, Coffee Hour brings special speakers, such as Woodburn Police, Fire or City representatives, veterinarians, plant specialists or local authors.

First Thursday Coffee Hour is recognition of those having a birthday or anniversary in the month. Through Coffee Hour, each month, about 100 pounds of non-perishable food items are collected for the local AWARE Food Bank. Special Drives collect blankets, winter hats, gloves and school supplies for the Woodburn community.

The Activities Committee hosts several fundraising events each year. In 2018, these events included: a Chili Feed, Potato Bash, spring and fall Pancake Breakfasts, Summer BBQ, Biscuits and Gravy Brunch, and a Sock Hop.

The earned monies bought several assets for Woodburn Estates & Golf which does not have to be taken out of our Dues or Reserve accounts.

# Thank You

Thank you to all my neighbors and friends at Woodburn Estates & Golf for their outpouring of love and offers of help after the passing of my husband, Sid Longest. It is truly a blessing to be surrounded by so many caring people.

Cyndi Longest

I want to acknowledge Jeanette Rojas & Avelina Vicente for the great work they do keeping the clubhouse building and its windows shiny and bright! Thank you ladies!!

Connie Doyon

### Daily Dinner Specials

**Monday**  
Burger Baskets

**Tuesday**  
All-You-Can-Eat Tacos  
Nachos

**Wednesday**  
Beef Stroganoff  
Chef’s Choice Special

**Thursday**  
Liver & Onions  
Stir Fry

**Friday**  
All-You-Can-Eat Fish & Chips  
Baby Back Ribs

**Saturday**  
Prime Rib

**Sunday**

### Daily Soup Specials

**Daily**  
Hamburger Veggie  
Chef’s Choice

**Friday**  
Clam Chowder

### Daily Lunch Specials • Fresh Desserts Daily • Catering Available

**503-982-3883**      Mon - Sat | 7am - 8pm, Sun 7am - 4pm

## Country Cottage

### RESTAURANT

at Woodburn Estates & Golf

 Like us on Facebook







Men’s Golf General Meeting Minutes

Woodburn Estates Men’s Golf General Meeting  
April 3, 2019

President Ken Bourne called the Meeting to order at 10 AM in the Dining Hall, followed by the Pledge of Allegiance.

**Roll Call:** All Officers & Committee Chairmen/Representatives were present unless otherwise noted in this report. There were 31 members in attendance at today’s Meeting.

**New Members Present:** None.

**Special Presentation:** Before beginning our reports, President Bourne introduced Cyndi Longest. Cyndi then presented information relative to proposed new logos for our golf course, featuring twin sequoia trees as found on hole number 11. She asked that our members review the proposed new logos and provide input as to whether a change to the new logo is in agreement with our membership.

**Head Pro:** Jason Hoth reported on the Tulip Tee Off Golf Tournament scheduled for May 11th. This is a fundraiser tournament to provide scholarships to local high school students. Entry fees are \$60 for members and \$80 for non-members. Jason then stated that the use of “lift, clean, and place” should be restricted to times when conditions are such that we are playing “cart path only”.

**President’s Report:** President Bourne thanked VP Will Abshere for conducting the March Meeting during his absence. He then stated that he had received a letter from Golf Chair Paula Kilgore regarding the need for golfers to follow the 90 degree rule and ensuring that their carts do not enter near the greens. President Bourne concluded his remarks by stating that the April schedule for the Men’s Golf Club Thursday Play is now posted in the Pro Shop. He then briefly discussed the Masters format for play on Thursday, April 11th and Saturday, April 13th.

**Vice President’s Report:** VP Will Abshere reported on topics discussed at the last Greens Committee Meeting as follows: should the age of Associate Golf Members be lowered from the current limit of 50 years of age? Should non-golfing walkers be allowed on the golf course on Monday mornings during the time that the course is closed for maintenance, May thru September? Members present responded that non-golfing walkers should not be allowed on the golf course as who would be present to ensure that this would only happen on Monday mornings? Also, it would set a precedent and encourage other non-golfing walkers on the golf course at times other than on a Monday morning. VP Abshere will report on our Club’s concerns regarding non-golfing walkers at the next Greens Committee Meeting.

**Treasurer’s Report:** Treasurer Mark Jorgensen provided the following report: Balance of the Club’s Account as of April 1, 2019: 4,359.55; Balance of the Men’s Golf Club Voucher Account as of April 1, 2019: \$4,236.12.

**Secretary’s Report:** Secretary Chuck Johnson had nothing to report.

COMMITTEE REPORTS:

**Handicap:** Co-Chair Will Abshere stated that he is still in the process of learning the new handicap system. Co-Chair Clint Hansen is due to return sometime in April and will use his long time experience to assist Will in the learning process.

**Mixed Tournaments:** Representative Fred Bourne had nothing to report.

**Rules:** Chairman Jim Hutchinson discussed the proper procedure in taking relief from penalty areas. He reminded members that golfers can play out of penalty areas without penalty if the golfer chooses to attempt such play.

**Sunshine:** Chairman Ron Gripenstraw was absent with notice. It was reported that member Jim Worley has recently been in the hospital and is now in a rehab facility. President Bourne will ensure that an appropriate card will be sent to Jim.

**OGA:** Representative Paul Eaton stated that the OGA has a new Director of Marketing. An Inquiry was recently sent to OGA golf courses asking the following questions: 1) What percentage of our OGA members know what benefits are offered by their membership in the OGA? 2) How do we market our golf course? 3) Do we have a system in place to determine why a past member has been removed from our records? Paul then reported that the OGA Golf Course will be closed for 2 1/2 days in April for aeration of the course. Paul stated that the OGA has published a great article on why it is critical for golf courses to have complete aeration each year, normally spring and fall.

**Membership:** Chairman Stan Hiller reported that he has completed 191 bag tags at this time... 134 for men golfers and 57 for lady golfers. Stan encouraged the members to market our golf course as we need new golfers. He pointed out that complimentary rounds are available for prospective new members or associate golf members. Stan stated that he has not heard of any marketing benefits from our participation in the annual Golf Show. Mark Jorgensen then stated that Head Pro Jason Hoth will be conducting an Introductory Golf Clinic on April 17th in our practice area. An article regarding this Clinic will be placed in the *News & Views*.

**Unfinished Business:** Nothing to report.

**New Business:** Fred Bourne reminded the members of the Woodburn High School Golf Team Fundraiser to be held on April 27th. One team from our Club has already committed to play in this tournament and Fred stated that if additional teams of four players desire to participate, he needs to receive this information no later than this Saturday, April 6th. The format for the tournament is a four person scramble. Allan Lindberg stated for several years he has been in charge of the Horse Race Para-mutual Betting. He would like to step down and have someone else volunteer to take over this program. New software for the Para-mutual Betting costs \$109.00.

**Closing Comments:** President Bourne reported on a recent tournament where a foursome from our Club participated. Those members in the foursome were Ken Bourne, Mark Forrest, Jerry Biddle, and Jim Carter. Mark Forrest won 3rd place low net, winning \$137.50. Allan Lindberg reported that there is a problem with cigarette butts being left on the golf course. He encouraged smokers to properly dispose of their cigarette butts. Alan then reminded the members that signups for Family Golf begins on April 15th.

**Door Prizes:** The 50/50 Raffle was then held. The total money collected for today’s raffle was \$64.00. Bob Price had the winning ticket and split the pot, winning \$32.00.

**Closing:** President Bourne asked for a motion to adjourn our Meeting, the motion made, seconded, and approved. The Meeting adjourned at 10:50 AM.

**NOTE: OUR NEXT GENERAL MEMBERSHIP MEETING WILL BE HELD IN THE DINING HALL AT 10 AM ON WEDNESDAY, MAY 1, 2019.**

Submitted by Chuck Johnson, Secretary – Minutes approved by President Ken Bourne



# Tulip Tee Off

Friday, May 11, 1:00 p.m. Shotgun

Sign-up Application Team \$300/Single \$80

Player 1 \_\_\_\_\_

Player 2 \_\_\_\_\_

Player 3 \_\_\_\_\_

Player 4 \_\_\_\_\_

Payment \_\_\_\_\_ Exp \_\_\_\_\_ CRV \_\_\_\_\_

**Prizes, Raffle and Dinner after round**

**Benefiting Woodburn High School Golfers**

*Register by April 30, 2019, one of three ways:*  
*in the Proshop, by calling 503.981.0189, or by mail*  
*(Attn: Pro Shop 1776 Country Club Rd Woodburn, OR 97071)*

*Accepted payment types: check, credit card, or cash*



Sid’s Saturday Shootout

Lady Putters Returning May 6

*by Jason Hoth, PGA*

Sid Longest moved to Woodburn Estates & Golf a couple of years ago with his wife, Cyndi. Sid was friendly and very outgoing. Sid loved the game of golf and hoped that everyone who played enjoyed it as much as he did. This past fall, Sid came into the Pro Shop and told Joey of a game he thought would be fun to play throughout the winter months. It would be organized and anyone could join in, and that is where it all began...

In the fall of 2018, Sid Longest and the Pro Shop Staff were talking and decided to start a game on Saturdays to get something different and exciting happening during the non-posting season. The Idea was to have a \$10 game, making for bigger payouts, some excitement and as a way to help player’s games improve. \$2 of the \$10 entry fee are taken out for “Closest to the Flag” contests on a par 3 (which hole changes each week); one on the front 9 and one on the back 9. Making the putt was part of the contest to verify and if no one verified their Closest to the Flag (in order to put your name on the marker for Closest to the Flag, you have to make the putt) it carried over to the next week, creating more excitement and bigger payouts for “Closest to the Flag” contest which produced many different winners.

The “Shootout” has its own handicap system with adjustments after each individual’s round making “Sid’s Shootout” handicap move up or down according to last score. Adjustments and suggestions from players have always been part of this game in order to make it more enjoyable for those who want to participate in the fun.

“Sid’s Shootout” has been lots of fun. There has been great participation from the members and friends. There were many different winners of this game each week and those payouts being bigger for the winners and those who made the putt, to win Closest to the Flag contest.

It was a pleasure to have Sid as a member of the club and a great opportunity to have him as a friend in the brief period of time I had to get to know him. His cheerful/positive attitude, smile and willingness to participate in and create new fun events for all, are greatly missed in the shop and by fellow golfers.

Family Golf Day:

May 18-19, 2019

*by Diana Lindberg*

Family Golf was started as part of the 50th Anniversary of Woodburn Estates & Golf, as a marketing tool and a thank you to our members allowing them to bring family on the course, to see the course and share a nice experience. The goal was to allow our members to share time and create memories with their siblings, children or grandchildren.

The board has seen the value of this event and has allowed this event as part of the Golf Tournament/Activities Committee schedule. Members have shared that they are grateful that Woodburn Estates & Golf has this event and that they had so much fun. Sometimes it has been hot, sometimes rainy, but these kinds of memories are priceless regardless of the weather.

2018 was the biggest year yet with many more of our newest homeowners participating. Some of the comments made by family members were: “I cannot wait until I am old enough to move here.”

I’ve been asked if you must have a golf paid membership to play this day. As a member, you are not required to have a golf membership package to come out for Family Golf Day. Paid Associates and their families are welcome at this event, too.

Members are happy that it is the low key, FAMILY fun event that it has always been. After the last New Member meeting, board member Kristi St.Amant shared that one of the new members remembered coming here and visiting their grandparents when they were small. Now, they are living here.

Family Golf is intended to be what the name implies – Time with family, having fun. Our Family Golf dates this year are May 18-19, 2019. Hope to see you and your family there. Tee times are now open. Please call 503-981-0189 or go to the Pro Shop to reserve your time. Golf carts are not included so please ask the Pro Shop about reservations, if you will need one.

*Submitted by Mickey Harrison and Gwen Egan*

It’s that time of year for the Ladies in blue and white to appear on the 18-hole putting green behind the swimming pool building. Monday, May 6, is the date for their return to begin our 15th season. Mark your calendar so you don’t forget. We want to welcome back our loyal players and invite new ladies to join us in getting that little white ball into the hole and enjoy the rewards (real money for every hole-in-one you make).

We meet in the Ladies Lounge at 9:45 a.m. every Monday from May 6 through the last Monday in September. After joining your Lady Putter friends, the action begins promptly at 10 a.m. and it takes about an hour to play. Your first time is free so you can come and try it out. We even have a few putters you can borrow for the day if you need one. Membership includes a shirt, apron (for your score card, pencil, ball and anything else you might want); a day when we invite our husbands or a man of your choice to come and play with us and have a free lunch; and at the end of the season we have included a nice catered lunch and awards party.

So, how can you resist? New friends, fresh air, what more could there be? We look forward to welcoming back our old timers and meeting many new Lady Putters. Don’t let us down!

Now, before you forget, go make a big circle around May 6 on your calendar and join the camaraderie. If you have any questions, call our leader, Mickey Harrison at 503-982-8700.

Simple Chores

A diversified service that’s based on honesty. Bill’s friendly demeanor means that *you will get great service at a reasonable price.*

**BILL RICHARDS - Owner**  
501 5th Street, Woodburn, OR 97071  
503-830-9383  
simplechores@gmail.com  
**Licensed and Bonded**  
CCB No. 225094

Exterior HOUSE WASHING

**Vinyl Siding**  
Hand washed using extension brushes.

**Window Washing**  
Inside and out.  
Tracks cleaned.

**Pressure Washing**  
Driveways, patios, sidewalks.

**Don and Kathy Shade**  
503-981-5358

Make sure your heating and cooling systems are running their best!

SENIOR TUNE-UP SPECIAL

\$99 per unit or call for additional specials

JAMES

HEATING & AIR CONDITIONING

COMMERCIAL & RESIDENTIAL

SALES • SERVICE • INSTALLATIONS

www.jamesheating.com

(503)581-9982

Time to replace your heating and cooling equipment?

We offer free consultations. Ask about our senior discounts.

\* 10 yr. parts and labor warranty

\* 24 hr. emergency service

\* 100% satisfaction guarantee

Ask About cash incentives

A trade ally of Energy Trust of Oregon

ccb.123023

Trade Ally of

EnergyTrust

of Oregon







website, rejected some ideas and identified some as already being done. The items in the motion that did not relate to our committee have been turned over to the Rules & Regs committee for their review.

During a review of our hosting account, it was discovered that our website did not have a firewall. A firewall is a network security device that monitors incoming and outgoing network traffic and decides whether to allow or block specific traffic based on a defined set of security rules. Firewalls have been a first line of defense in network security for over 25 years. This situation has been corrected and our website is now secure.

I am working with our golf pros and the men’s and ladies’ clubs to come up with approved branding for merchandise to be sold in the Pro Shop. I hope to have this completed no later than the end of next month. Member input is welcome.

**Motion by Director Cyndi Longest:** I move that an ad hoc Marketing committee be established for the purpose of creating an all-encompassing marketing strategy for the community. A call for volunteers will be published in the *N&V*. Seconded and approved.

**New Membership/ Real Estate-Director Kristi St.Amant:**  
*PROPERTY SALES:*

Homes sold in February 2019: 10  
Homes sold in February 2018: 7  
Homes sold in Jan – Mar 2018: 19  
Home sold or pending in 2019 as of March 21: 33

*MEMBERSHIP:*  
38 invitations have gone out and publicity has been posted for our upcoming New Member Reception. It will be held on Saturday, April 6th in the Clubhouse Dining Hall from 1-3pm. I’ve asked all our board members, site manager and golf pro to attend the Reception, and expect several activities to be participating. Many new members work during weekday office hours, so Diana May from the Office will also be on hand to issue Facility Access Cards to any New Members who have yet to obtain them.

**Rules and Regulations-Director Janice Aiken:**  
*REVISED RULES BOARD REPORT AND MOTIONS*

Rules received four (4) new complaints and closed three (3) complaints. Total complaints remaining open as of March 20, 2019 are eight (8), three (3) of which are from 2018.

In the coming months the Rules Committee, upon our employment attorney’s advice, will be reviewing the Bylaws, Rules & Regulations and SOPs to make them more nonflexible. His advice is based on what he termed as “vague language” that left Woodburn Estates & Golf exposed to litigation. We have started the process with the following Bylaw, Rules & Regulations and SOP motions.

*BYLAWS*  
*Motion 1 by Director Janice Aiken:*

The following motion has been posted since the February Board Meeting; I move that the motion be approved. Seconded and sent back to Rules Committee to be one inclusive document.

5. Directors  
5.4-1. A Director’s term of office shall commence on January 1, following elections and shall terminate on December 31, following the election of his or her successor. ~~STRIKE No oath of office or bond shall be required of a Director.~~ **INSERT All Directors must sign the following documents prior to taking office.**

- Confidentiality and Non-Disclosure Agreement
- Conflict of Interest Policy
- Annual Affirmation Statement

Discussion: By signing these documents the Director is made aware of the seriousness of the position that he/she has assumed. (If he/she were not to sign these documents, he/she still would be held to them by law. (Per our attorney).

**Motion 2 by Director Janice Aiken:**  
*BYLAW REVISION*

I move to **post** the following Bylaw revision:  
7 ~~STRIKE GENERAL-MANAGER~~ **INSERT Site Manager:** The ~~STRIKE General-Manager~~ **INSERT Site Manager** is classified as “Non-Exempt” employee hired to manage the day-to-day operations of the Association. Included in his/her duties is supervision of its office, employees, property, grounds and facilities. The ~~STRIKE General-Manager~~ **INSERT Site Manager** is responsible for assisting in the preparation of the annual Operating and Reserve budgets, providing long-range planning, and providing management continuity. The ~~STRIKE General-Manager~~ **INSERT Site Manager** must remain aware of critical issues facing HOA’s, revisions to the Fair Housing Act, and Planned Unit Development regulations. ~~STRIKE He/she~~ **INSERT The Site Manager** shall be expected to showcase the Association as an exceptional place to live, using all means to emphasize the advantages of ownership in Woodburn Estates & Golf, and the opportunities provided by Associate Membership. The ~~STRIKE General-Manager~~ **INSERT Site Manager** serves at the pleasure of the Board and reports directly to the Board President and shall act accordingly to the position description adopted by the Board of Directors, and as amended from time to time. *Seconded and approved to post.*

**Motion 3 by Director Janice Aiken:**  
*RULES & REGULATIONS*

The Recreational Vehicle (RV) Lot was sent back to committee at the January 22, 2019 board meeting. The Rules Committee has revised #13 through #13.5

and those revisions have been posted since the February Board meeting. I move that this motion be approved. *Seconded and sent back to committee for clarification on trailers.*

13. Recreational Vehicle (RV) Lot  
**INSERT** The RV space may be used for the following vehicles:  
RV or Motor Home  
Pickup Camper  
Personal Use Water Craft and Trailer  
Personal Use Off-Road Vehicle and Trailer

13.1 Members **INSERT** Associate may obtain space **AMENDMENT TO MOTION:** on a month to month basis with priority going to homeowner members. ~~STRIKE Only members may obtain space for their own unit(s) in the Association RV Lot.~~ **INSERT** Associate may also obtain space for their own unit(s) on a space availability. The unit(s) stored MUST be moveable and must be identified on the form and/or photo may be attached. Ownership must be verified at the time of application. **INSERT** along with proof of insurance and registration of ownership. Continue with rest of paragraph - -

13.2 Space ~~STRIKE~~ agreement **INSERT** Contract must be renewed each year.

The RV Lot space ~~STRIKE~~ agreement **INSERT** Contract must be renewed every year on a full year basis. **INSERT** Proof of Insurance and proof of current Registration of Ownership will be required. The prorated RV fee will be for the first time RV member **INSERT** or the first time RV Associate Member only, not the first time with that vehicle or the first time in that space.

13.3 OK  
13.4 OK  
13.5 Member **INSERT** or Associate Member responsible for orderly appearance of space

Member **INSERT** or Associate Member will be responsible for the orderly appearance of the obtained space and their unit(s). Continue with rest of paragraph.

*Discussion:*  
Number 13, Recreational Vehicle (RV) Lot Rules needed to be revised because the Budget Committee had asked that Associate Members be allowed to rent RV space on an availability basis and because we are now asking our RV members to keep their licensing, registration and insurance current.

We had an accident in the RV Park on August 21, 2017, where a car lost control on I-5 and plowed through our chain-link fence hitting a parked large RV bus. Problems of coverage occurred between the driver of the car

...continued on page 8

## Renew Beauty & Barber

2233 Country Club Rd

**We offer EVERYDAY SPECIALS for our Senior Clientele**

**Shampoo - Cut - Style - Set**  
**Color - Weaves - Perms**

 Lee & Sue 

**503-982-5558**



Event is **FREE.**  
RSVP to 503.981.0033

# Talk, Tour and Taste

*Lunch Event*

**Monday, April 29, 11 a.m.–1 p.m.**

This is your chance to learn more about senior living! Come ask questions, tour our beautiful community, and enjoy a delicious meal prepared by our talented chefs.

**“Neighbors Caring for Neighbors”**  
950 North Cascade Drive • Woodburn, OR 97071  
CascadeParkRetirement.com

 Like us on Facebook

13C0715



Board of Directors Meeting Minutes (Cont.)

and the RV owner when it was found the RV owner had dropped his insurance.

WEG has been looking for a way to protect our members going forward from a similar situation occurring, should the insurance decide not to pay. This could cause our HOA to be held responsible and have to pay out of our budget which could result in an assessment. After searching for an agreement commonly being used by other RV storage, we have modified a contract for our RV Park requiring members storing vehicles to produce proof of insurance and current registration and licensing.

Motion 4 by Director Janice Aiken:

FORMS

The following form, Woodburn Estates & Golf (WEG) RV Storage Agreement, has been posted since the February Board meeting and I move that it be approved. *Seconded and Moved to table until the next General Board meeting.* Current form to be used temporarily until new form is approved.

Woodburn Estates & Golf (WEG) RV STORAGE CONTRACT

This RV Storage Contract (“Contract”) executed in the City of Woodburn, State of Oregon, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and

between \_\_\_\_\_,  
whose address is \_\_\_\_\_  
 (“Lessee”) and WEG, an Oregon HOA corporation (“Lessor”). It is agreed between the Parties (Lessor and Lessee) hereto as follows:

1. Lessor hereby leases to Lessee and Lessee rents from Lessor, upon the terms and conditions hereafter set forth a portion of the premises (to be determined by Lessor in its sole and absolute discretion) located at 1776 Country Club Drive, Woodburn, OR 97071 for the storage of Lessee's (Year, Make, Model, License)

Lessee acknowledges and agrees that Lessor does not provide any security at the premises and shall not be responsible for security at the premises.

2. This RV Lot space contract must be renewed each year (January 1st) on a full year basis. The prorated RV fee will be for the first-time member only, not the first time with that vehicle or the first time in that space.

3. Lessee shall not make or suffer any alterations to the premises. Lessee accepts the premises as is, where is, with all faults and in good order, condition and repair and Lessee shall keep the premises and its goods in sanitary order and condition. This Agreement is for the storage of the recreational vehicle as previously described in this Agreement. All items will be stored in Lessor's storage facility and Lessor reserves the right to store the items anywhere in its facility. Lessee shall have no right or claim to any particular area or location within the facility. Lessor will not be held responsible for any power outages

NO WORK MAY BE DONE ON ANY ITEM BY LESSEE AT ANY TIME WHILE THIS ITEM IS STORED INSIDE THE FACILITY.

It is advisable that the owner has an emergency contact on file who may move the unit if the owner is unable to move the unit in a situation requiring a move. The Term “emergency” shall mean any sudden, unexpected occurrence or circumstances which, in the reasonable judgment of Lessor, requires immediate action.

In the case of emergency, Lessor shall be permitted to enter the item without the consent of Lessee.

The Term “No material may be stored in the facility that may be hazardous to the facility or anything contained therein. This prohibition shall specifically prohibit corrosive or explosives materials, chemicals, odorous or other inherently dangerous materials. All propane tanks must be turned off prior to storage.

4. NONLIABILITY OF LESSOR FOR DAMAGE OR LOSS. THIS AGREEMENT IS MADE ON THE EXPRESS CONDITION AND COVENANT THAT LESSEE AGREES TO RELIEVE LESSOR AND IT’S PRINCIPALS, EMPLOYEES AND AGENTS FROM ANY AND ALL LIABILITY FOR NEGLIGENCE CAUSING ANY LOSS, HARM, INJURY, OR DAMAGE TO LESSEE’S PROPERTY WHATSOEVER OR INJURY TO ANY PERSONS INCLUDING LESSEE WHILE IN, UPON, OUTSIDE THE PREMISES, OR IN ANY WAY CONNECTED WITH OR ARISING OUT OF THE USE OF THE PREMISES DURING THE TERM OF THIS AGREEMENT OR ANY EXTENSIONS THEREOF OR ANY OCCUPANCY HEREUNDER. LESSEE AGREES NOT TO SUE OR MAKE ANY CLAIM AGAINST AND RELEASES LESSOR AND ITS PRINCIPALS, EMPLOYEES AND AGENTS AND LESSEE HEREBY ASSUMES RESPONSIBILITY AND LIABILITY FOR ANY AND ALL DAMAGES, LOSS OR INJURY OF ANY KIND OR NATURE WHATSOEVER (INCLUDING DEATH RESULTING THEREFROM) TO ALL PERSONS AND PROPERTY, WHETHER AGENTS OF LESSEE OR OTHERWISE, AND TO ALL PROPERTY CAUSED BY, RESULTING FROM, ARISING OUT OF OR OCCURRING IN CONNECTION WITH LESSEE’S USE OF THE PREMISES. LESSEE SHALL INDEMNIFY, DEFEND AND HOLD LESSOR, ITS AGENTS, EMPLOYEES AND SERVANTS HARMLESS FROM AND AGAINST ANY CLAIM, LIABILITY, LOSS, DAMAGE, COST, AWARD, FINE, JUDGMENT OR EXPENSE INCLUDING REASONABLE ATTORNEY'S FEES AND LEGAL EXPENSES, WITH RESPECT TO OR ARISING OUT OF USE OF THE PREMISES OR IN ANY WAY CONNECTED WITH THE PREMISES OR THE STORAGE OF LESSEE'S VEHICLE. SHOULD ANY CLAIMS FOR DAMAGES OR INJURY (INCLUDING DEATH) BE MADE OR ASSERTED, LESSEE AGREES TO AND DOES HEREBY ASSUME ON BEHALF OF LESSOR ITS PRINCIPALS, EMPLOYEES AND AGENTS, THE DEFENSE OF ANY ACTION AT LAW OR EQUITY WHICH MAY BE BROUGHT AGAINST LESSOR, ITS PRINCIPALS, EMPLOYEES OR AGENTS UPON OR BY REASON OF SUCH CLAIMS AND TO PAY ON BEHALF OF LESSOR ITS PRINCIPALS, EMPLOYEES AND/OR AGENTS, UPON DEMAND, THE AMOUNT OF ANY JUDGMENT THAT MAY BE ENTERED AGAINST LESSOR, ITS PRINCIPALS, EMPLOYEES AND/OR AGENTS. LESSEE ACKNOWLEDGES NO ONE MAY BE PRESENT ON SITE OF THE PREMISES AND LESSEE ASSUMES ANY & ALL RISKS.

5. INSURANCE OBLIGATIONS OF LESSEE. Lessee shall at its own cost and expense obtain and maintain current insurance to the extent of at least 100% of the actual cash value of the goods stored on the premises covering all loss and/or damage caused by fire, water, theft, vandalism, or any other risk of any kind or nature and to name Lessor an additional insured. Lessee agrees to seek reimbursement for damages to said property solely from the proceeds of such insurance, and Lessor and its principals, employees and agents shall not be responsible for any loss, theft, vandalism of any such property, or damage thereto caused by fire, water theft or any other risk. Lessee acknowledges the possibility

Silver Angels  
Foot Care LLC

We are RNs with a passion for foot care. We have a diverse background and are devoted to our senior, disabled, and diabetic clients! Foot Pathology can seriously affect your health and quality of life... Let us LOVE and take care of your feet.

Tuesday/Wednesday by appointment only  
115 Westfield St, Silverton, OR 97381

MARIBEL'S  
CLEANING  
SERVICES

LOOKING  
FOR A  
FRIENDLY,  
RELIABLE,  
AFFORDABLE  
SERVICE?

Residential & Commercial Cleaning  
Windows • Maid Services

We work with your budget

CALL 503-951-7000

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



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

ROR  
TREE SERVICE

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

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

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!

SAVE \$1,000  
UP TO  
ON SELECT FLOORS\*

CARPET

TILE

HARDWOOD

LUXURY VINYL

McLARENS  
CARPET  
ONE  
FLOOR & HOME

HURRY!  
SALE ENDS  
4/7/19

HOME  
MAKEOVER  
FLOORING  
SALE  
FEATURING  
tigressa

WHOLE HOME  
SAVINGS ON  
BEAUTIFUL NEW  
FLOORS!



24403 S Hwy 99E, Canby | 503-266-4095 | mclarencarpetonecanby.com



## Board of Directors Meeting Minutes (Cont.)

of any such loss including fire, theft, damage and vandalism and hereby agrees any such loss shall be solely the responsibility of Lessee. Lessee further agrees to obtain a waiver of any and all insurance companies' right of subrogation against Lessor and its agents related to the coverage of such insurance. Lessee expressly understands and agrees that Lessor will not be responsible or liable for any loss or damage to Lessee's property stored. To the extent Lessee fails to obtain or maintain insurance it will be deemed self-insured and to have assumed the risk of loss or damage.

6. This Agreement is for rental of space only. Lessor is simply renting space to Lessee. Lessor does not provide security at the premises and Lessee assumes all risk incidents to security at the premises.

7. In case of default in payment of rent by Lessee (homeowner member or associate member) or any other covenant of Lessee, Lessor is authorized to seize and take possession of Lessee's property, to store at the expense of Lessee or to sell same at public or private sale upon such notice as may be required by law, and in the event of sale, to apply such portion of the proceeds therefrom as payment of rent or other indebtedness hereunder to Lessor as is necessary to pay same. Lessee agrees that if Lessee is in default, Lessor may sell the goods or RV according to the procedure for sale of goods subject to a lien set out in Oregon Business and Professions Code Sections 217.000 to 217.16.9.

8. Lessee shall not assign, lease or sublease the premises or any portion thereof. Only members and associate members may obtain space in the Association RV Lot (Associate Members on "space availability "only). The unit stored MUST be moveable and identified on the form and /or photo may be attached. Moveable is defined as a means that the owner is able to drive, down and drive away, reload or hook up and move their unit, as required by the Association.

9. Lessee shall not commit nor suffer to be committed any waste upon the premises, or any nuisance or other act or thing which may disturb the quiet peace of premises.

10. Lessee shall not use the premises for any repairs or work on stored items or for any unlawful purpose. The storage of any flammable or explosive or dangerous materials or illegal drugs or property by Lessee is prohibited.

11. Lessor's right following the abandonment of property by Lessee. The Lessor may consider any personal property belonging to Lessee and left on the premises to have been abandoned, in which case Lessor may dispose of all such property, according to Oregon Civil Code Sections \_\_\_\_\_ et seq; including the sale, storage, or other disposition hereof, in which event Lessee hereby releases Lessor of any liability whatsoever.

12. In the event any action shall be instituted in any court to enforce any covenant herein or to recover rent due or to recover possession of the premises for any default or breach of this Agreement, the prevailing party shall be entitled to their reasonable attorney's fees incurred.

13. If the space fee is not paid within thirty (30) days of the due date, or if the member does not remove their unit(s) immediately upon termination of this RV Lot contract, their access may be denied. All costs for such action(s) will be the responsibility of the member.

14. Any provision of this Agreement determined to be invalid by a court of competent jurisdiction shall in no way affect any other provision herein.

15. All of the provisions hereof shall apply to, bind, and be obligatory upon the heirs, executors, administrators, representatives and successors of the parties hereto.

16. This is the entire Agreement between the parties, there are no other promises except as stated herein and Lessee hereby agrees not to rely on any oral promises of Lessor or Lessor's agents unless and except if stated in writing. This Agreement may only be modified in a writing signed by both parties.

18. It is agreed this Agreement was entered into in Marion County, Oregon and is subject to the laws of the State of Oregon. The undersigned has read and understands the terms and nature of this Agreement.

LESSEE: SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

LESSOR: Woodburn Estates &amp; Golf

By: \_\_\_\_\_ DATE \_\_\_\_\_

REQUIRED ITEMS RECIEVED CHECKLIST:

VIN Number

Vehicle Registration Copy

Customer Information Sheet

## Emergency Contact

Auto Pay

Email Address

Driver License/Identification Copy

**Motion 5 by Director Janice Aiken:**

## STANDARD OPERATING PROCEURES Section One

I move the following revision of SOP 1.2.6 Recording of meetings be approved. Seconded and amended to state 4pm Thursday. Approved.

### 1.2.6 STRIKE Recording of Meetings ~~INSERT~~ Board Reports and Motions

1.2.6-a All Board Reports and Motions MUST be in the Secretary's box, in the office, by 4 pm the Friday before the Board Meeting, otherwise the Reports and Motions will not be heard until the next month's Board Meeting.

Change 1.2.6.1 Recording of Meetings to 1.2.6.2 and change 1.2.6-2 Noncompliance to 1.2.6-3.

**Amendment by Director Paula Kilgore:** I move to amend this motion to replace, 4 pm Friday with 4 pm Thursday. Seconded and approved. 7 yes, 1 no.

**Motion 6 by Director Janice Aiken:**

### REVISION OF 1.3.5 Association General Manager

I move the following revision of 1.3.5 Association General Manager be approved. Delete this heading and entire paragraph below and replace with 1.3.5 Site Manager. Seconded and approved.

**STRIKE 1.3.5 Association General Manager**

The Associations General Manager is a salaried, exempt employee hired to manage the day-to-day operations of the Association. Included in his duties is supervision of its office, employees, property, grounds, and facilities management. The General Manager is responsible for assisting in the preparation of the annual Operating and Reserve budgets, providing long-rang planning, and providing management continuity. As General Manager of a Home Owners Association, he must remain aware of critical issues facing HOAs, revisions to the Fair Housing Act, and Planned Unit Development regulations. As the representative of the Association to outside organizations and communities, the General Manager shall project Woodburn Estates & Golf in a manner that entices the public to seek us out as an exceptional place to live. It is expected that we will ask for and seek input from Board members, owners, guests, management agents, social or professional groups, and if necessary, legal counsel. The General Manager is charged with increasing awareness of WEG through community outreach, creative use of publications to market our Association, and creation of goals and

**...continued on page 10**

**CLEAN & POLISHED  
INSIDE  
AND OUT**

**CALL OR TEXT KYLE AT:  
971-338-8164**

**OPEN 24 HOURS**

**EXPRESS DETAILS | SELF SERVE | DOG WASH | BUY GIFT CARDS**

**HWY 99E in Hubbard | 503-981-2979 | [www.thedriveincarwash.com](http://www.thedriveincarwash.com)**

**Touch Less  
DRIVE IN  
CAR WASH**



# WHOLE-HOUSE HEALTH BEGINS AT THE FOUNDATION

- 50% Of The Air You Breathe On The First Floor Comes From The Crawl Space.
- Dirt Crawl Spaces Do Not Have To Be Wet Or Flooded To Be Extremely Unhealthy.
- Dirt Crawl Spaces Allow A Naturally Occurring Gas, Radon, To Enter The Home Easily.

**WET/DAMP BASEMENT OR CRAWLSPACE?**  
 Guaranteed Dry ▪ Wall Cracks Repaired ▪ Free Written Estimates  
**ALL JOBS GUARANTEED IN WRITING**

## John's Waterproofing Company

**Keeping Basements & Crawl Spaces Dry & Healthy Since 1974**

[www.johnswaterproofing.com](http://www.johnswaterproofing.com)  
 Licensed Bonded Insured CCB#15830

# 503-233-0825



Board of Directors Meeting Minutes (Cont.)

objectives to ensure marketing funds are used effectively. The General Manager serves at the pleasure of the Board and reports directly to the Board President

INSERT 1.3.5 Site Manager

The Site Manager is a salaried, exempt employee hired to perform all duties required of the position, including but not limited to those duties and responsibilities outlined in the job description and any other duties and responsibilities reasonable assigned by the WEG Board of Directors from time to time. As the Site Manager, Employee will work with each department manager at WEG in creating job descriptions, training program State Compliance & Safety benefits and discipline. In performance of all duties and responsibilities, Employee shall abide by the policies and procedures set forth in the Estates' Employee Handbook. The Site Manager serves at the pleasure of the Board and reports directly to the Board President.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

President Aiken: Director Dawn Cole has resigned as Director of House/ Safety effective immediately.

President Aiken: I move to approve Larry Jones as Director of House and Safety. Seconded and approved.

Director Allen: I move to publish the proposed board meeting agenda, including motions with comments, on the web site, bulletin board and Bugle Blast (to members only) in time for member feedback, after receipt by the Board President and at least one day before the designated meeting. Seconded and failed.

Director Longest: I move to send Director Allen's above motion to the Rules Committee for recommendations. Seconded and approved.

Director Jones: I move to approve \$6603.00 to replace the restaurant carpet. Seconded and approved.

Recess Meeting to Open Mic 2:45 pm

498 Green Thumbs needs volunteers.

48 RV lot increase; how is it being spent? Thinks the RV contract needs to be revised. Wants an article about Rules, Regulations and By Laws regarding Bullying.

609 Instead waiting for volunteers to do the landscaping around the Clubhouse we need to hire a landscaper.

970 Next-door Neighbor needs someone to oversee the postings.

870 Would like to see a list compiled of contacts for activities here WEG; addresses and phone number so members can contact to get more information.

458 Copies of Agenda for Homeowners?

522. RV Contract? For Associates and members?

1275 Introduce the Board to the members at Board Meetings.

522 Would like a pickleball or tennis court here?

398 Thinks the Board needs a Parliamentarian.

Reconvene Meeting 3:20pm

Adjourn to Executive Session 3:21pm

Return from executive session

Motion by Director Hepburn: I move to approve the payment plans discussed in Executive Meeting. Seconded and approved.

Motion by Director Hepburn: I move to approve the reductions of the Working Capital Fee to current homeowners, purchase of another home within the Estates. Seconded and approved.

Motion by Director Hepburn: I move to approve Heartland through Washington Federal Credit Union to replace the credit processing system that is currently being issued by Wells Fargo Banking. Seconded and approved.

Adjourn meeting 3:30pm

Next General Meeting: April 23, 2019, 1:30 pm dining hall

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

April 12, 2019

<b>Janice Aiken</b> <i>President</i> Rules & Regulations/CC&R's	<b>Linda Hepburn</b> <i>Treasurer</i> Budget
<b>Becky Butts</b> <i>Director</i> Architectural/RV	<b>Paula Kilgore</b> <i>Secretary/Director</i> Golf
<b>Larry Jones</b> <i>Director</i> House & Safety	<b>Cyndi Longest</b> <i>Vice President</i> Communications/Publications
<b>Sharyn Cornett</b> <i>Director</i> Activities	<b>George Allen</b> <i>Director</i>
<b>Kristi St.Amant</b> <i>Director</i> Membership/Real Estate	

Call to order, by President Aiken at 1pm. Pledge of Allegiance/silence cell phones. Establish a quorum, 7 Directors Present. Adjourn to Workshop for Directors; President Aiken turned meeting over to Director Kilgore. 1:15 pm.

On the agenda was the following items for redesigning the General Board Minutes, a new placement of the homeowner comments section in the agenda and new ways to write motions by the Secretary for posting prior to Board Meetings.

- Agenda Changes.
- Homeowner Speaker Form Example.
- Only Motions on the Agenda published prior to board meeting.
- Example A: Explanation of the numbers being used for the motions and how they affect each board member.
- Homeowner Comments Form Example.
- Comments for Board Directors or their committee for consideration at a later meeting.
- Board Reports and content with discussions for motions.
- Example B: Revised minutes with action taken only at the Board Meeting.
- New Business and Executive Motions

Director Longest has been working with Director Kilgore to format a better way to get homeowner input and expedite the approval of minutes and get into the News & Views in a timelier manner.

Director Longest went over a few Roberts Rules of Order, to help with meeting interactions between Board Members and eliminate some of the confusion.

Workshop Concluded at 2pm.

Director Longest: I move that we put in place the changes discussed for a period of three months starting at the May General Board Meeting. Seconded and approved.

Meeting Adjourned 2:10pm

Everyday Senior Specials

**Sara's Salon & Barber**

965 N. Cascade Drive, Suite A

We specialize in all your haircare needs. Mani/Pedi too.  
Mon - Sat | Hours vary | Call for appointment

**Sara**  
(mobile)  
**503-980-8759**


**Rachael, Yolanda,  
and Lonna**  
**503-902-0553**




**M<sup>c</sup>Cully**  
R E A L T Y

**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**



<div></div> <div><h1>Activities Calendar</h1><p>* Any change of date, time, activity, or place MUST be made with the office 503-982-1776.</p></div>		<div><div>Monday, April 29</div><div>8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 8:30a Walking Club – Aud 9:00a Ladies Pool – Billiard Room 9:30a Ladies Chat and Laugh Group Meeting – Blue Room 9:30a Yoga – Aud 10:15a Easy Bridge – Blue Room 10:15a Zumba – Aud 1:00p Mixed Bridge Swiss Pairs – Blue Room 2:00p Afternoon Pool Aerobics – Swimming Pool 5:45p Water Volleyball – Swimming Pool 6:00p Son Shiners Bible Study Club – Blue Room 6:00p Clackamas Circle Potluck – DH/Kit 7:00p Golden Squares Square Dancing – Aud/Kit</div></div>	<div><div>Tuesday, April 30</div><div>8:00a Water Exercise – Swimming Pool 8:30a Ping Pong – DH 9:30a Tai Chi for Better Balance – Aud 10:00a Needle Craft – Blue Room 12:00p Uke-De-Do's (Beginners) – Craft Room 12:30p Canasta – Blue Room 1:00p Uke-De-Do's (Intermediate &amp; Advanced) – Craft Room 1:30p Exec Session Special Meeting – DH/Conf Room 2:45p Water Volleyball – Swimming Pool 5:00p Poker – Card Room 6:00p Beginning Line Dancing – Aud 7:00p Intermediate Line Dancing – Aud</div></div>
<div><div>Saturday, April 27</div><div>7:30a Pancake Breakfast – Aud/DH/Kit/Gazebo 2:00p Beginners Golf Clinic – Gazebo/DH 2:45p Water Volleyball – Swimming Pool 4:00p Hand &amp; Foot Cards – Blue Room 7:00p Woodburn Estates Dance &amp; Social Club "Spring Fling" Dance – DH/Aud</div></div>	<div><div>Sunday, April 28</div><div>2:00p Music Jammers – DH/Kit</div></div>		
<div><div>Wednesday, May 1</div><div>8:00a Water Exercise – Swimming Pool 8:30a Ping Pong – DH 8:30a Walking Club – Aud 9:00a Woodburn Estates Wood Carving – Craft Room 9:30a Yoga – Aud 9:30a Ladies Chat and Laugh Group Meeting – Blue Room 10:00a Men's Golf Club Monthly Meeting – DH 10:15a Zumba – Aud 11:30a The Alice Lunch Group – Country Cottage 12:00p Ladies Pool – Billiard Room 12:00p Friends of Bill W. – Craft Room 12:30p 5 Handed Pinochle – Blue Room 1:00p Library – Travel Office 1:00p Writing Group – Conf Room 1:30p Wii Bowling – DH 2:00p Afternoon Pool Aerobics – Swimming Pool 5:00p Wrinkle City Players – Aud 6:00p Pinochle – Blue Room 6:00p Bingo – DH</div></div>	<div><div>Thursday, May 2</div><div>All Day <i>News &amp; Views</i> Copy Deadline 8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 9:30a Coffee Hour – Aud/DH/Kit 1:00p Mixed Bridge Swiss Pairs – Blue Room 1:00p Woodburn Estates Community Chorus – Country Meadows Activity Room 4:30p Rules Committee – Conf Room 5:00p Poker – Card Room 5:45p Water Vollyball – Swimming Pool 6:00p Pinochle – Blue Room 6:00p Advanced Line Dance – Aud</div></div>	<div><div>Friday, May 3</div><div>8:00a Water Exercise – Swimming Pool 8:30a Ping Pong – DH 8:30a Walking Club – Aud 9:00a Estates Bible Study – Craft Room 9:30a Yoga – Aud 9:30a Ladies Chat and Laugh Group Meeting – Blue Room 10:15a Zumba – Aud 10:30a Yoga Social – Aud 11:00a Tai Chi for Better Balance – Aud 12:30p Bunco – Craft Room 1:00p Friday Bridge – Blue Room 2:00p Afternoon Pool Aerobics – Swimming Pool 3:00p Friday Funnies Golf – Golf Lounge 4:00p Library Book Sale – Travel Office 5:00p Wrinkle City Players – Aud 5:30p Friday Funnies Potluck – Gazebo</div></div>	<div><div>Monday, May 6</div><div>8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 8:30a Walking Club – Aud 9:00a Ladies Pool – Billiard Room 9:30a Ladies Chat and Laugh Group Meeting – Blue Room 9:30a Yoga – Aud 10:00a St. Monica's Circle – DH/Kit 10:15a Easy Bridge – Blue Room 10:15a Zumba – Aud 1:00p Mixed Bridge Swiss Pairs – Blue Room 1:00p Music Makers – Aud/Kit 2:00p Afternoon Pool Aerobics – Swimming Pool 3:00p Sundowners – Gazebo 3:00p Bucket List Travel Club – Conf Room 5:45p Water Volleyball – Swimming Pool 6:00p Son Shiner's Bible Study Club – Blue Room 7:00p Golden Squares Square Dancing – Aud/Kit</div></div>
<div><div>Tuesday, May 7</div><div>8:00a Water Exercise – Swimming Pool 8:30a Ping Pong – DH 9:30a Tai Chi for Better Balance – Aud 10:00a Needle Craft – Blue Room 12:00p Uke-De-Do's (Beginners) – Craft Room 12:30p Canasta – Blue Room 12:30p Woodburn Garden Club – Blue Room 1:00p Uke-De-Do's (Intermediate &amp; Advanced) – Craft Room 2:45p Water Volleyball – Swimming Pool 5:00p Poker – Card Room 6:00p Card Making Class – Craft Room 6:00p Beginning Line Dancing – Aud 7:00p Intermediate Line Dancing – Aud</div></div>	<div><div>Wednesday, May 8</div><div>8:00a Water Exercise – Swimming Pool 8:30a Ping Pong – DH 8:30a Walking Club – Aud 9:00a Woodburn Estates Wood Carving – Craft Room 9:30a Ladies Chat and Laugh Group Meeting – Blue Room 9:30a Yoga – Aud 10:15a Zumba – Aud 10:30a Crafts for Fun – Blue Room 12:00p Ladies Pool – Billiard Room 12:00p Friends of Bill W. – Craft Room 12:30p 5 Handed Pinochle – Blue Room 1:00p Library – Travel Office 1:00p Car Show Planning Meeting – Conf Room 1:30p Wii Bowling – DH 2:00p Afternoon Pool Aerobics – Swimming Pool 2:00p Communications/Publications Meeting – <i>News &amp; Views</i> Office 5:00p Wrinkle City Players – Aud 6:00p Pinochle – Blue Room 6:00p Bingo – DH</div></div>	<div><div>Thursday, May 9</div><div>8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 9:30a Coffee Hour – Aud/DH/Kit 11:00a Activities Meeting – Conf Room 1:00p Woodburn Estates Community Chorus – Country Meadows Activity Room 1:30p Neighborhood Bunco Group – Blue Room 1:30p Genealogy Club – Conf Room 4:30p Rules Committee – Conf Room 5:00p Poker – Card Room 5:45p Water Volleyball – Swimming Pool 6:00p Pinochle – Blue Room 6:00p Advanced Line Dance – Aud</div></div>	<div><div>Friday, May 10</div><div>All Day <i>News &amp; Views</i> Publication 8:00a Water Exercise – Swimming Pool 8:30a Ping Pong – DH 8:30a Walking Club – Aud 9:00a Estates Bible Study – Craft Room 9:30a Ladies Chat and Laugh Group Meeting – Blue Room 9:30a Yoga – Aud 10:00a Walking Club Bunco – Blue Room 10:15a Zumba – Aud 11:00a Tai Chi for Better Balance – Aud 12:30p Bunco – Craft Room 1:00p Friday Bridge – Blue Room 1:00p House Committee – Conf Room 2:00p Afternoon Pool Aerobics – Swimming Pool 3:00p Friday Funnies Golf – Golf Lounge 5:00p Wrinkle City Players – Aud 5:30p Friday Funnies Potluck – Gazebo</div></div>



