VOL XLIII NO. 11

All ads and articles are published on a space available basis.

Friday, July 11, 2014

## From The General Manager

Here is hoping everyone had a happy Fourth of July! Many activities are taking place in our community, not only at The Estates, but also throughout Woodburn and the surrounding area. If you get a chance, be sure to check the weekly e-blast at City of Woodburn <jason.horton@ci.woodburn.or.us>. Jason Horton is the Communications Coordinator for the City. He also provides updates from ODOT on the 214 Hwy & I-5 Interchange project.

My June 24th report to the Board of Directors has some interesting statistics from the National Association of Realtors Report stating that sales increased nationally by 4.9% in May. The Estates housing sales increased 7.5 % from May 2013 to May 2014. Seventy-one homes sold to-date with the highest price \$180,000, lowest price \$42,000. Total dollar amount of sales is \$7,459,127 averaging \$105,058. Two homes sold to fix-up and resale (flip); one paid \$42,000 in January, sold for \$72,900 in March. The second house sold for \$57,000 in February and resold for \$72,900 in May. Sales reveal average age for females is 65, for men 68. The national 2012 census report shows that between 2000 and 2010, the total population in America increased by 9.7 percent. However, the population 65 years and older increased by 15.1 percent, and according to the Pew Research Center's population projections, 10,000 Baby Boomers will retire every day until 2030. These statistics support positive sales for our community.

In keeping up with demand and looking into the future, the Board of Directors and Administration has been diligently updating policies and procedures. One of the most challenging has been updating our Governing Documents. Through

## **Upcoming Events Schedule**

- BOD General Meeting, 4th Tuesday, 1:30 p.m., Dining Hall.
- Lady Putters, Mondays, 10 a.m., meet in Ladies Lounge.
- Sundowners, Mondays, 3:30 p.m., meet at Gazebo.
- Yellow Tees Golf, Thursdays, 12:30 p.m., par 3 course, meet at Pro Shop.
- Par T Lady Golfers, Fridays, 10 a.m., Pro Shop. No need to keep score!
- *Friday Funnies*, Fridays, 1 p.m., Pro Shop, BYOB and snacks after 4 p.m., meet in Gazebo or Golf Lounge (depending on weather).
- Crafters Meeting, Saturday, July 12, 10:30 a.m., Dining Hall.
- *Family Golf Day*, Sunday, July 13, tee times 10:30 a.m. until close, Pro Shop.
- Security Meeting for Astor Way +8, Thursday, July 17, 5 p.m., Golf Lounge.
- *Summer Scramble Mixed Golf Tournament*, Saturday, July 19, 9 a.m. shotgun start, Pro Shop
- *Emerald Gardens sponsors Ice Cream Social*, Wednesday, July 23, 2-4 p.m., Gazebo
- *Estates-Wide Garage Sale*, July 25 & 26, 8 a.m. 5 p.m., Registration form on *N&V* bulletin boards. Deadline July 18.
- *Mixed Horse Race*, Saturday, July 26, betting 8-10, rules 10, start 10:30 a.m., Pro Shop.
- Clackamas Circle Potluck, Monday, July 28, 6 p.m., Dining Hall
- 80 and Over Mixed Golf Tournament, Monday, August 4, Shotgun start 9 a.m., Pro Shop
- *National Night Out*, Tuesday, August 5. Be watching for more information. Get your neighborhood signed up.

## Upcoming Events in Woodburn

- Woodburn City Council Meetings, 2nd & 4th Mondays, 7 p.m., City Hall.
- *Summer Reading Book Club*, Thursdays, 6-7 p.m., Conference Room, Woodburn Public Library
- *Donald Hazelnut Festival*, Saturday, July 12, 11 a.m.-8 p.m., Main Street, Donald (Exit 278 off I-5).
- Summer Reading Author's Series (Jane Kirkpatrick), Monday, July 14, 6-7 p.m., Conference Room, Woodburn Public Library
- Alzheimer's Support Group, July 21, 2-3:30 p.m., Woodburn Health Center.
- *Basic Computer*, Thursday, July 24, 4-5 p.m., Multipurpose Room, Woodburn Public Library
- *Basic Internet*, Thursday, July 31, 4-5 p.m., Multipurpose Room, Woodburn Public Library
  - \* All events are subject to change without notice.

the assistance of our legal firm, Vial-Fotheringham we are in the last stages. The current Rules & Regulations committee will review the final draft, which then goes to the Board for approval before sending to all members of The Estates. It will be extremely important that the members of Senior Estates Golf and Country Club read and vote for these restated documents. Some of our documents dating back to 1989 needed updating considering new Oregon Statutes.

The spa in the swimming pool is the next project this summer. We will re-tile and re-grout the spa along with replacing the handrail. In addition, the rim of the pool will be repaired.

The House Committee under the direction of Donna Cole will be introducing Rebecca Abraham Design, Whit Gurley of Angled End and Jeremy Miller, Architect from Metropolitan Design Studio. These professionals will present proposals for remodeling projects to the Board of Directors at the next Executive Committee Meeting following the Board Meeting on July 22, 2014.

Last year we endured the construction of the new irrigation system, this year began the 214 Hwy & I-5 Interchange project and considering the lists of potential projects above, The Estates Golf and Country Club and the community is in the midst of change. Our members deserve a round of applause for the acceptance and patience shown during these changing and challenging times.

## First Annual Estates-Wide Garage Sale

by Kathy Hiller & Terry Merritt

The First Annual Estates-wide garage sale is a "GO"! Get your items ready for Friday & Saturday, July 25 & 26 from 8am to 5pm! This is only for residents within The Estates Golf & Country Club, although your friends and relatives may certainly add their items to your sale if you allow them to do so.

Pre-registration is available for those who will be operating their sales during the days & hours as specified. These Estates addresses will be noted on maps (one for north of Hwy 214, and another for south of Hwy 214.) Forms are available on the *News & Views* bulletin board. The corporate office staff is not involved with this project. Please do not bother them. Deadline to return these forms is Friday, July 18, so we can prepare the maps. Maps will be available at 1405 Princeton Road, for the north area and at 2093 W Hayes St for the south area.

Do not pre-register if you will not be operating your sale for the hours & days shown. We will only be showing the addresses on the maps that will be open the dates & times specified. Others should be open within those time frames, but do not need to be operating for the entire time. (Just open your garage door and start selling!)

We will advertise the sale in the *Woodburn Independent* and signs advertising the sale will be put in place on July 24 at the main entry points to The Estates.

Any questions, contact Terry Merritt (8 a.m. - 1 p.m.) at 503-951-0827 or Kathy Hiller (9 a.m. - 8 p.m.) at 971-338-6131.

## **Directory Changes for 2015**

by Sharon Morse

The sales campaign for the 2015 Estates Directory starts in September. Please take the time to check your name, address, and phone number in the 2014 edition. If you have changes, additions, or corrections, contact Sharon Morse in the main office at 503-982-1776 so she can make these updates. Thank you.

#### 2014 News & Views Schedule

In July and August, News & Views will publish as follows:

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

Publication Date Friday, July 25th Friday, August 8th Friday, August 22nd

Thank you, everyone, for your cooperation.

## Why I am Here

#### by John Thomas, Estates Resident

My name is John and I moved to The Estates two years ago. I am a true blue Woodburn Bulldog. I was raised in Woodburn, graduated in 1964 and watched The Estates being built.

Let me give my answer to the question asked of "Why Are You Here?" I moved back to my roots, and even with just my social security and small pension, here at The Estates I found a beautiful inexpensive home with wonderful yard and great neighbors around me. Did I move here to play golf? Oh heck No! I am another of the huge majority that moved here for other reasons than

golf. I'll bet most of us just want a nice peaceful environment, nice neighbors, quiet streets, and a community center to meet more friends and swim and work out and socialize if we choose.

I have fairly serious osteoarthritis that prevents me from playing golf, although I have played a lot of golf in my time. I have met both golfers and non-golfers here and have found both to be quite nice. Paying my dues allows me to use the pool, and the hot tub, and the workout room which all helps my arthritis. However, most of my exercise is from walking.

Since a portion of the dues that I pay also pays for the golf course, I assumed

> that I would be able to take a nice walk on the golf course paths, but found signs that say, I cannot do that. What is that about? Are you serious? answer will probably be because of some perceived liabilities, but what about liability using the hot tub, or pool or weight room as seniors? Don't the signs saying you use them at your own risk cover that?

> I also read a line in Mr. Johnson's article suggesting that our property values are increased \$20K because of the golf course. That's hilarious. If that's true, why do we have some of the lowest property values in the region? Property values would be higher yes if I lived around McNary, or OGA, or Langdon [Farms], or Evergreen, but it is clearly not true of The Estates golf course.

> I have friends who live around the golf course in McNary Estates. They pay an HOA fee of around \$250. This fee covers landscaping,

clean up, common areas, etc., but none a small number of golfers on the course. goes to their incredible golf course. The course pays for itself and is open to the public. That's how it should be. There are non-golfers in McNary Estates but they don't pay for the golf course. Why isn't our course paying for itself? Why aren't we open to the public too?

Mr. Johnson also stated that our dues may be substantially raised soon, and yet I have also heard that some of the fees to play the course were actually lowered. Our course seems to be managed only for the benefit of the 10% of Estates residents that are golfers. Let's open the course to the public, have some sponsored tournaments that generate lots of income for the course, or try whatever it takes that other courses do to make the course pay for itself and not make non-golfers pay for it. I pass by the golf course a number of times a day, and at any time only see This appears to be a very expensive piece of property to own and maintain that so few people use.

Now I don't mind paying my dues, but I honestly think that the golf course should make efforts to be more self-sustaining and more accessible to everyone. I am still wondering about the \$2000 that I paid when I moved in. Friends that bought in other HOA's didn't pay that fee.

I don't want to make huge waves or not get along, since I do love living here, but I don't want to be bullied either, and neither do the large majority of the residents of The Estates, I'm pretty sure. We need to discuss these issues that affect all of us, not continue to ignore them. I am a non-golfer and I have rights and opinions too.

See page 12 for Chuck Johnson's

## **Having More Retirement** Accounts is Not the Same as Having More Money.

When it comes to the number of retirement accounts you have, the saying "more is better" is not necessarily true. In fact, if you hold multiple accounts with various brokers, it can be difficult to keep track of your investments and to see if you're properly diversified.\* At the very least, multiple accounts usually mean multiple fees.

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\*Diversification does not guarantee a profit or protect against loss.

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**Brian Traeger** Financial Advisor

1389 Meridian Drive Woodburn, OR 97071 503-981-7040

Edward **Jones**'

## Happy Birthday, Norma!



Bernie Maynard celebrated her 96th birthday which was June 25th.

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**News & Views** 

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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 required. Otherwise, submit your information to the N&V office during our office hours or use the mail slot in our door. All submissions must include name and member number. Thank you.

## **Neighborhood News**

#### **Green Thumbs**

by Becky Butts

Thank you to the Green Thumb volunteers for stepping up and adopting a flower bed. The flowers are growing, as well as the weeds, so don't forget to come and weed. The Green Thumbs will get together on Monday, July 14, at 10:30 a.m. in the Dining Hall. Please join us.

#### **Hats Off to Norma**

by Gini Oliver

Hats off to Norma Wilkerson! She is a musically talented volunteer, bursting with enthusiasm, who works one day a week to instruct and lead a group of beginners who want to learn how to play the ukulele and an advanced group who is desirous of honing their skills.

Working with ageless retirees, some who can jam, do fantastic strums, or pluck the strings endlessly without missing a note or a beat, is no easy task. Lesson plans, music handouts, and scheduling entertainment performances must also be accomplished. However, with a special assistant and a few in-class volunteers, she gets it done!

Norma not only volunteers here in The Estates, but she volunteers and leads our UKE DEE DOOS in performances at coffee hours, potlucks, luaus; various nursing, retirement, and church facilities; strawberry festivals, charitable drives, and other special functions in Woodburn, Canby, Mt. Angel, and Salem.

The Estates has many talented volunteers who make a tremendous impact on our community by stepping up to the plate. She is one of those. Let's give NORMA WILKERSON a "thumbs up" – not only for all she contributes, but for the recent Uke Dee Doos Barnyard performance at Cascade Park! With her leadership, marvelous showmanship

and timing, the renditions — especially, Grandma's Feather Bed, She'll be Coming Round the Mountain, and When the Saints Go Marching In — were ''blockbusters''! It was a fun time for everyone.

Thank you, Norma, for all you do!

## **Notes from Sharyn**

by Sharyn Cornett Neighborhood Watch

Second Security Meeting with Police for Astor Way +8 takes place July 17 at 5pm in the Golf Lounge. This will be the second meeting to qualify for Neighborhood Watch Signs on King Way and Astor. Please come and signin to help us get our signs. Thank you. Neighborhood Watch Stickers are available in the main office for \$1.

#### Clackamas Circle Neighborhood Potluck

Save the Date! July 28 at 6 p.m. in the Dining Hall. Come enjoy an evening with friends and good times. See you there.

## You Scream, I Scream, We All Scream For Ice Cream!

Special "Afternoon Delight" for Estates Members on Wednesday, July 23, at the Gazebo from 2-4 p.m. Sponsored by Emerald Gardens. Special ice cream treats and entertainment. Please join us!

## **Scavenger Hunt Contest**

by Kathy Hiller

Barlow Trail Travel is sponsoring a scavenger hunt to get our residents outside to enjoy the sunshine and possibly win a \$25 gift card at Country Cottage for finding the house addresses of the 24 items listed in the last issue. For your convenience, a form with the list of the scavenger items is available on the bulletin board at the *News & Views* office, with room to fill in the addresses, your name, phone number,

and property number. Contest deadline is July 31, 2014. The entry with the most correct addresses is the winner. In the case of a tie, those entries will be put into a drawing for the winner.

#### **Ever Been to Butteville?**

by Donna Wood

Looking for adventure on a summer's day? How about having lunch in Butteville! The Butteville General Store (the only retail property in Butteville) is now run by the Oregon State Parks and is open from 10 a.m. to 5 p.m. every day in the summer. You can get a good lunch while you look at historic photos and documents. On a Saturday night you can also make a reservation for dinner and listen to some live music.

Butteville is now classified as a ghost town, even though it was once a center of bustling trade when it was first settled by French Canadians in the 1840s. There was a lot of wheat grown in the area, which due to the lack of roads, had to be shipped by boat. Butteville had a warehouse and a pier. It also had a ferry that ran between Newberg and Wilsonville. When the railroad came in, it bypassed the town and took over the wheat shipping. A flood in the late 1800s washed away many of the old houses and the ferry landing.

There are still a few historic houses, a

community church on Arndt Road and just outside of the community on Butteville Road is a model airplane airfield run by the Portland Barnstormers model airplane club. You may be lucky enough to see members flying their planes.

The area is also important because it is the nearest settlement to Champoeg Park, the site of the famous vote that decided whether Oregon Country would be French or British. You can get there by following Butteville Road north or by going west on Arndt Road. You can also get there on the bike trail from Champoeg Park.

#### Save \$\$\$ on a New Roof

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## **Attention All Estates Crafters!!**

*New and returning crafters*, please plan to attend our first meeting of the year to start making plans for the 2014 Holiday Craft & Book Sale. Even if you did not participate in the 2013 sale but think you would like to participate in this year's sale, you are encouraged to attend.

Date: Saturday, July 12, 2014

Place: Dining Hall

Time: 10:30 a.m.

Questions? Call Joanne Delnick at 503-982-2828

## **RV's Wanted**

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#### **Daily Dinner Specials**

Monday

Swedish Meatballs All-You-Can-Eat Spaghetti

Tuesday

BBQ Ribs Oven Fried Chicken

Wednesday

Smoked Beef Brisket

Thursday

Liver & Onions

Chicken & Dumplings

Friday
Parmesan-Crusted Oysters

All-You-Can-Eat Fish & Chips

Saturday

Prime Rib ...... (8 oz) \$14.99 (10 oz) \$16.99

Sunday

Baby Back Ribs (starting May 18)

## **Daily Soup Specials**

Monday Chef's Choice
Tuesday Navy Bean & Ham
Wednesday Cream Soup
Thursday Split Pea & Ham
Friday Clam Chowder
Saturday/Sunday Chef's Choice
Daily Hamburger Vegetable Soup

Daily Lunch Specials \*Fresh Desserts Daily

## Free Ads

Next Publication of NEWS & VIEWS July 25, 2014

## Deadline for Articles, Thursday, July 17, 9:30 a.m.

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

YARD SALE: 922 Broughton Way, Friday & Saturday, July 11, 8 a.m.-3 p.m. & July 12, 8 a.m.-noon. Settee, loveseat, table saw, pressure washer, blower, electric cords, lots more.

GARAGE SALE: 2001 Sallal Road, July 18 & 19, 8 a.m.-4 p.m. Big sale, misc. items, plus new & used clothing for babies to adults.

GARAGE/ESTATE SALE: 1882 Country Club Road, July 25 & 26, furniture, clothing, kitchen, small appliances, misc. If questions before or on July 25, call 503-313-0100.

FOR SALE: 10'x10' Sunsetter Awning for patio or RV. In excellent condition, with instructional DVD & VHS video. It is still attached to the house so you can see how it works. Retail \$849, asking \$200, and I will remove it for you. Call 503-989-0863.

FOR SALE: Central Machinery Metal mini lathe, 7"x10", retail \$520, asking \$300 OBO, includes brass & aluminum stock bits with extra chuck & operation manuals. Call 503-680-7137.

FOR SALE: 150cc motor scooter. Runs good. \$375. 10 ½ ft. fiberglass boat with trailer and 4hp Evinrude motor. \$395. Call 503-981-3483.

FOR SALE: Glide Rocker, very nice, dark wood with beige upholstery. \$40 OBO. Call 503-680-7137.

FOR SALE: Ladies full set golf clubs, \$45. Call 503-982-4351.

FOR SALE: La-Z-Boy 3 cushion sofa. Almost new. \$200. Call 503-201-6150.

FOR SALE: 22 foot Monaco Motor Home, Only 57,000 miles. Dodge 318 engine. New exhaust system. Newer upholstery. Was asking \$2495, now \$1500 OBO. Call 503-981-3483.

PERSONAL AD: Lonely man, looking for a lady who is in good health, enjoys conversation, fast food, evenings at home, would appreciate companionship above all. I am, 82, 6 ft., average weight, clean, and enjoy short walks (have a bad knee). Not really a dancer, but willing to try. Please contact me if you are looking for a companion, or friend, or more. "I can't wait to hear from you." Max H. 503-982-2324.

WANTED: 2010 or newer automobile. Make/model not important. Looking for a four-door, 40-50k maximum mileage. Let's negotiate the price. No Dealers, please. Call Jim 503-981-6008.

WANTED: Knowledgeable eBay seller to help sell a complete, signed, set of "The Astronaut's Library". This is a limited edition, out of print set. 5 of the 6 books have never been removed from their original packaging. Listed on Amazon.com at \$2,500 to \$3,200. Described on Amazon.com as: From the library of the astronauts. Rare and now out of print. A complete set of six volumes. The ultimate collection for the space collector. Each book is signed by their authors/key contributors. They are premium leather, silk moiré end leaves, distinctive cover design, raised bands, accented in real 22KT gold, satin ribbon page marker, gilded page edges, longlasting, high quality acid-neutral paper, sewn pages for strength and durability. This set contains: 1. "We Seven" signed by Scott Carpenter, Gordon Cooper, John Glenn. 2. "Schirra's Space" signed by Walter Schirra. 3. "Moon Shot" signed by Alan Shepard and Deke Slayton. 4. "Men From Earth" signed by Buzz Aldrin. 5. "Countdown" signed by Frank Borman. 6. "Lost Moon" signed by James Lovell. Please call Leonard Black at 503-989-2885.







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## **Golf Course Etiquette and Rules**

Submitted by Janice Aiken, Golf

Summer is here, the fairways are calling and it is time once more to review a few of our course rules and etiquette.

- 1. Golfers MUST have their own golf bag and a set of golf clubs.
- 2. Practice is not permitted on the golf course.
- 3. Golfers that fail to keep pace on the course and lose more than one clear hole on the golfers in front must invite the golfer's following to play through.
- 4. It is requested that you carry sand/ seed mixture on your golf car or pull cart when playing golf.
- 5. Sand trap rakes are to be left in the sand trap in a position to cause the least interference to following golfers and the green mowers.
- 6. Golf cars MUST NOT be driven within 30 feet of the putting greens, onto the apron, onto the tee, or into a sand
- 7. Golf cars bearing a Handicap Flag may drive to the side of the approach to green, not closer than ten feet from the green and not on the approach to the
  - 8. Any golf car(s) operated on the

premises must be registered by owners with the purchase of a decal that must be displayed on the windshield of the golf

9. Hand or an electric type hand golf cart must not be within 15 feet of the putting green, onto the apron, onto the tee, into a sand trap or across other designated areas of the golf course.

DRESS CODE FOR GOLF **COURSE** 

- 1. Soft spike golf shoes are mandatory May 1 to October 1.
- 2. Shorts must be reasonable and proper. Jogging shorts, short shorts, cutoffs or swimming-type shorts are not permitted.
- 3. Tank tops are not permitted; sleeveless tops are permitted.
- 4. Bare midriffs, halter-tops or strapless garments are not permitted.
  - 5. Jeans are permitted but must be of
    - 6. Sweat pants are not permitted.

To review the entire Golf Course Rules and Etiquette, refer to the Rules and Regulations, Revised January 24, 2012, page 6 #14 through #14.31. Enjoy your golf experience and have a great summer.

## Ladies' Golf Club **Meeting & Luncheon**

Monday, July 21, 2014 • 11:30 a.m., Dining Hall

Build-Your-Own Sandwich, Potato Salad Dessert, Punch, Coffee, and Tea

\*\***\$ 8.00**\*\*

RSVP for lunch with check made payable to Women's Golf Club of The Estates by Wednesday, July 16th

Place check (or cash if you wish) inside an envelope with your name and event on it, in the hallway slot located outside the Ladies Golf Lounge.

QUESTIONS? Call Penny Sealy 982-2420 or 939-6005



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## Men's Golf Club Meeting

#### **Estates Men's Golf Club General Meeting** July 1, 2014

The meeting was called to order by President Fred Bourne at 10 a.m. in the Dining Hall, followed by the Pledge of Allegiance.

**Roll Call:** A quorum of officers and committee chairmen was affirmed - Fred Bourne, Len Westphal, Jim Worley, Chuck Johnson, Clint Hansen, Stan Hiller, Bob Price, and Steve Hobson. A total of 21 members attended the meeting.

President's Report: President Bourne reported that the Spring Handicap Tournament went well in spite of the inclement weather. He congratulated Curtis Benson for being the Spring Handicap Champion. President Bourne then reported that play for this Thursday will be a 9 a.m. shotgun start, computer pick foursome, individual stroke play with a Stableford scoring system determining the winners. Donuts will be available prior to the Thursday play.

Vice President's Report: Nothing to report.

**Treasurer's Report:** Treasurer Jim Worley reported that the balance of the Club's account at the beginning of June, 2014, was \$3,476.53. During the month of June, expenses totaled \$411.91 for OGA fees and donuts, leaving a current balance of \$3,064.62. Jim also reported that there are now 139 members of the Men's Golf Club.

Secretary's Report: Nothing to report.

#### **Committee Reports:**

**Handicap:** Clint Hansen reiterated that the Spring Handicap Golf Tournament was a success. Clint then discussed the upcoming Match Play Tournament based on the top 32 golfers who participated in the Spring Handicap Tournament. Clint explained that handicaps for Match Play uses the most current handicaps. If a

Match Play Event spans a revision date, handicaps will still be used based on the day of play. In response to a question from Tony Pye, Clint explained how scoring takes place in Match Play relative to high and low handicap competitors. Larry Kemper inquired as to whether the Spring Handicap Tournament in the future could be reduced to a two day event rather than the current three day format. He pointed out that some of the Men's Golf Club members might not sign up to play the three day tournament due to health reasons. Based on information provided by Clint Hansen and President Bourne, they were only aware of one golfer who did not play based on the three day format; thus, the three day format will continue for future play in the Spring Handicap Tournament.

Membership: Stan Hiller reported that he has made 258 bag tags as of this

Sunshine: Bob Price reported that he sent out two cards during the month of June. One card was sent to Mrs. Alma White relative to the passing of her husband, Lee. The other card was sent to Richard Hughes as he recently had a surgical procedure. Cards will be sent to Barbara Westphal and Joe Brown as they will be having surgery soon.

Unfinished Business: Nothing to

**New Business:** Nothing to report.

Closing Comments: Dick DeFerrari stated that based on the most recent Profit and Loss Statement for the Estates HOA, there is a current shortfall of some \$40,000. A discussion followed wherein it was determined that many of the golfers, male and female, paid one half of their annual golf fee in January with the remainder to be paid by July 31, 2014. Chuck Johnson, also the Treasurer for the HOA, stated that we will not know of the actual shortage till sometime in August, but Johnson stated that the number of golfers willing to pay the annual golf fee continues to decline; thus, a shortage of revenue is a likely scenario at year's end. President Bourne commented on the condition of the golf course, stating that there are many parts of the course (mainly where irrigation pipes were placed) that need to be heavily reseeded or sod placed to cover the ditches. Until then, President Bourne in concert with our golf Pro, Chuck Siver, have agreed that these bare areas where the piping was installed should be considered as "ground under repair." During the Spring Handicap Tournament, it was determined that "lift, clean, and place" was allowed due to the inclement weather during the tournament. Handicap Chairman Clint Hansen voiced his opposition to the decision regarding "lift, clean, and place" as he pointed out that free drops could have been allowed for casual water. The Golf Committee needs to follow up with the Golf Course Superintendent regarding the condition of the course relative to the areas where the recent irrigation pipe was laid. Clint Hansen stated that this year's Match Play Tournament will have a match to determine the third and fourth place winners. Bob Price stated that he recently played in a tournament at the Woodburn Sand Green Golf Course and won tickets to the Woodburn drag strip event. Bob

will not be using the tickets and offered said tickets to members present at the meeting (no takers). Tony Pye stated that members of the Charbonneau Golf Course will be playing our course on July 14th. They would like to have a "Home and Home" Match Play Event in August. The Golf Committee should be in charge of setting up a Home and Home Match Play Event. Closing: President Bourne moved that our Meeting be adjourned, motion adjourned at 10:45 a.m. Chuck Johnson, Secretary – Minutes

seconded, approved, and the meeting was

approved by President Fred Bourne

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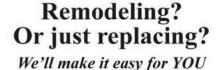
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# Coffee Hour Talent Show





**Cathy Williams** 

**Kathy Hiller** 



Ginger & Ed Yates serenading each other

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by Kathy Hiller

There are so many talented folks in The Estates, it took two Coffee Hours to display the talents of the ones who were not too shy to share them with us. The first week (June 19), five entries performed. (See photos). The second week (June 26) saw five more (Okay. So Doris Ehlen-Kruse and Ginger Yates performed again, but they also hosted the June 26 coffee hour while Connie Lum was away.)

June 19 - First on stage was Cathy Williams reciting her poem, "Jacob Strauss". Then Trudy Fowlks and Bill Anderson sang "Somewhere" from West Side Story, and "My Favorite Things" and "Edelweiss" from The Sound of Music. Doris Ehlen-Kruse played the piano while Ginger Yates sang "Could I have This Dance" and "Hey, Good-Lookin". Virgil Burk and his puppet, Charlie, were a big surprise. (I hate to say this, but Charlie is somewhat of a naughty boy, telling us some rather risqué stories and jokes.) Ginger Yates and her husband Ed sang, "The Most Wonderful Day of the Year" while Doris played the seldom-used organ that is kept on the auditorium stage. The finale was the biggest surprise of them all! Doris performed while flat on her back on the piano bench (Ralph assisting to be sure she was safe) and with crossed arms, she played "Glow-Worm". This was something she had done when she was a teenager and in a competition. AND THEN... she was able to get back up!

June 26 – First up was Kathy Hiller who lip-synced "She's Got You", while pantomiming and pulling various props from the front of her dress. This is the last time you will see this from her. Lloyd Lanpher and Sharyn Cornett sang songs and accompanied themselves with their ukuleles. Pete Petroski showed the audience some of the treasures he had from his dad and granddad then entertained us with a 110-year-old button box, which is similar to an accordion or concertina, but plays more like a harmonica, as Doris Kruse explained to us. Pete is a very musically talented fellow. He is hired to perform at many local events, such as the Oktoberfest, but also he may travel into Washington, or elsewhere, when he gets a gig here and there. Last, but not least was Ken Carr who, while admitting to being 79 (although he certainly looks 20 years younger), entertained us with several new and old jokes. His delivery was very good and, knowing Ken to be somewhat on the shy side, he was very confident on the stage. All in all, everyone did a fine job and when the Talent Show comes around again, be prepared, because we would love to see you share YOUR talent with us.





Pete Petroski

Virgil Burk & Charlie



Doris Ehlen-Kruse showing us her piano trick, while husband Ralph makes sure she doesn't hurt herself.



# CARIVAL/PICNIC

## Sponsored by Cascade Park

by Kathy Hiller

Sunday, June 22, was the date for our annual picnic/carnival, sponsored by Cascade Park. The time span was officially 11am to 1pm, per Activities Chair Sharyn Cornett, although the Bugle Blast announced 11am to 3pm. Several of the Cascade Park staff brought over the picnic food and served pulled pork open-faced sandwiches on buns, potato salad, barbecued beans, and dessert – strawberry shortcake. (I use 'Strawberry Shortcake' as a reminder that the word 'dessert' has two s's.)

There were many activities to see and try, and as you can see from the pictures, the dunk tank was back. It had been announced that Ken Bourne, Pat Lucas, and her son, Ernie, would be the volunteer 'dunkees'. To our amazement, Jim Williams and Marjie Sloan each spontaneously volunteered and were dunked several times; each while in full clown costumes! One other surprise volunteer was Sharon Schaub, who really took a lot of dunking! She was a really good sport, and we all adored her costume, especially the back side! (See photos). Also at the Carnival/Picnic was a cake walk, a psychic who gave "readings" (a friend of Sharyn Cornett), bean bag toss, temporary tattoos, face painting, 'fishing' for prizes, popcorn, and a new item – a peanut auction for many prizes. The attendees were fewer than in past years, possibly due to the event being on a Sunday. Those who attended had a great time and I have to give my thanks to all of the brave souls who allowed themselves to be dunked!



Clown Marjie Sloan



Donna Smith



Jim Williams surprised Julia Senter with his Whoopi-cushion



Jim Worley



Mickey Harrison



Pat Lucas takes her turn



Sharon Schaub - front view



Sharon Schaub - back view



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## **Board of Directors Minutes**

APPROVED MINUTES
OF THE ESTATES
GOLF AND COUNTRY CLUB
BOARD OF DIRECTORS MEETING
Tuesday May 27, 2014
(Approved June 25, 2014)

Ken Bourne President

**Becky Butts**Vice President & Publications

Dave Bunnell

Secretary

Chuck Johnson Treasurer

Becky Butts & Dave Bunnell

Membership & Real Estate

**Donna Cole** 

Housing & Marketing

Jim Worley

Rules & Regulations/CC&Rs/RV Lot

Len Westphal Architectural

**Sharyn Cornett** 

Activities

Janice Aiken *Golf* 

The Meeting was called to order by President Ken Bourne at 1:30 p.m. in the dining hall, followed by the Pledge of Allegiance. A quorum was established with Directors Bourne, Butts, Bunnell, Johnson, Aiken, Cole, Cornett, and Worley in attendance. Director Westphal was absent with notice.

President's Welcome Report - President Ken Bourne: Welcomed everyone to the meeting. He gave a short report on what has generated a lot of discussion in the past month. As you may be aware there have been three new homes built on private property behind the #12 tee box. The builder then installed a white vinyl fence that separates the home sites from the property of the golf course. The white fence has been a subject of conversation since it was built. He has received many opinions by many different people on what should be done.

The outcome of the talks is that some sort of plants or hedges need to be added to provide some color and beautification to our course as well as to blend in the white fence. After meeting with our General Manager, Golf Course Superintendent, and many others, the consensus is to plant some sort of hedge. The final decision will be made by a management team consisting of the General Manager, Golf Course Superintendent, Men' Golf Club President. Women's Golf Club President. Golf Pro and the President of the Board. He will be setting up a meeting soon to work on this. He thanked the Men's & Women's clubs for their offer to fund this project but advised that the Association will fund it.

There were no changes to the agenda. The minutes of the April 22, 2014 regular meeting were approved unanimously, with 2 minor corrections.

Treasurer's Report - Treasurer Chuck Johnson: (1) The balances reported today were reconciled with bank statements and balance sheets provided by The Estates Bookkeeper as of April 30, 2014. Our Operating Account balance as of April 30, 2014, was \$653,561.44. Our Reserve Account balance as of April 30, 2014, was \$802,303.43. (2) The Accounts Receivable statistics presented herein were determined as of May 23, 2014. On that date, the balance of our Accounts Receivable was \$75,055.67, a reduction of \$9,199.74 from my last report of April 22, 2014. (3) We have 68 delinquent accounts which represent a 4.5% delinquency rate, a reduction of 16 delinquent accounts from my April report. We have 14 liens filed against properties with delinquent accounts. There are 13 delinquent properties in foreclosure. Our attorneys are working on 26 delinquent accounts in an effort to collect money owed on said accounts. We are reviewing several delinquent accounts that may be uncollectible due to our lien being subordinate to other liens, resulting in no equity in the property.

**Committee Reports:** 

Architectural - Director Len Westphal: Presented by President Bourne. Since the last board meeting there have been 29 architectural requests and 11 compliance requests.

Director **Activities-**Sharyn **Cornett:** (1) The Beach Party Dance will be on Saturday June 14th and there will be an \$8.00 cover charge. Refreshments are sponsored by our friends at Country Meadows Village. Come and enjoy great music, dress is casual. (2) The annual Picnic and Carnival will be on Sunday, June 22, in the Auditorium from 11:00 a.m. to 1:00 p.m. The event is sponsored by Cascade Park and admission will still be \$5.00 for lunch and some raffle tickets. Additional raffle tickets will be available for purchase. The dunk tank will return with a volunteer team of Ken Bourne, Pat Lucas and her son. Come and take a chance to dunk the team. New this year is a peanut auction with many prizes led by Marie Worley. This should be lots of fun. Come and enjoy the food and fun. (3) Neighborhood Watch signs are coming for East & West Clackamas Streets. We will be selling Neighborhood Watch stickers to go on your screen door or window during Coffee Hour. (4) We are working on a date for engraving your identification on your golf carts like last year. Watch the News & Views for the date and details.

Golf - Director Janice Aiken: Reported the following was discussed during the Greens committee meeting on May 12: (1) The rules booklet will be updated by Men's Golf President Fred Bourne and will include information on golf carts driven on the golf course and in the common areas by golfers and nongolfers. (2) There was a discussion on out of bounds stakes and it was concluded that they should be 3 feet beyond the homeowner's property stake which is measured from the center of the street. (3) Golf Superintendent Tim O'Larey reported that the arborvitae on the # 8 Tee box will be completed in the next

2 weeks. There are lots of spike turn marks around the cup on the greens and divots that have not been repaired. Two part time employees have been approved by the Board to start in June and go through August to help with grounds maintenance. Work continues on the tree wells, shrub beds and curbs. Edging around the sprinklers is in progress. We now have 900 sprinkler heads. (4) The Committee asked if there was anything that was needed to maintain the grounds in the shape they are in now.

House - Director Donna Cole: (1) The contract is now signed with Rebecca Abraham Design. Rebecca did a walk through with the Maintenance Manager, General Manager and Donna Cole. (2) A work-session is scheduled for June, where color palettes will be presented to the committee and decisions made in order to present the decisions to the Board for the July board meeting.

RV Lot - Director Jim Worley: There has only been one alarm in the RV lot this month. They are continuing to spot spray weeds and grass where they shouldn't be. That project will be done very soon.

Membership - Director Dave Bunnell: There will be a new members get acquainted meeting on Friday, June 13th in the Dining Hall. All new members are invited. The membership committee will deliver new members packets to all our new members prior to that date.

Real Estate - Director Dave Bunnell: (1) A total of 7 homes have sold during the month of May. There are 13 sales in title and 3 sales are pending. (2) To date a total of 55 homes have sold this year. (3) A total of 12 homes were sold in May 2013 and a total of 43 were sold through May of 2013.

News & Views/Directory/Website - Director Becky Butts: There was nothing new to report today.

Rules & Regulations CC&Rs - Director Jim Worley: (1) The committee has received 34 complaints this year, 13





## **Board of Directors Minutes**

have been closed. There are currently 21 open. Five are in the attorney's hands, five have received certified letters and 11 are still in committee. (2) The committee has edited 35 pages of our Bylaws and there are 11 pages to go before they go to our attorneys. This has been slowed by the number of complaints and the time it takes to resolve the complaints.

Marketing - Director Donna Cole: The contract with Angled End Identities has been approved and the check for the advance has been issued. We will now be able to begin the project of rebranding our community.

General Manager's Report - Sharon **Schaub:** (1) As a follow up to my last report on the meetings with the Woodburn Police on the additional security for The Estates, namely around the golf course, Detective Sergeant Nick Wilson mapped out specific locations for the 8 new "No Trespass" signs. We are also looking into placing solar lighting over the signs. (2) May has been a very busy month starting with the seal coating on the parking lot and new striping. The area between the maintenance and pool building has been cleaned and the majority of recycled debris has been removed. The building has been repainted between the maintenance and pool. The patio off the golf lounge has been pressure washed and stained and the three tables have been cleaned and painted. We replaced the drinking fountain by the Pro Shop and installed a new drinking fountain by the breeze way. Installed the garage door in #2 cart barn. (3) Quotes have been submitted for a new company to test the fire alarm system and for extended security around the RV lot. (4) The insulation for the east wing is scheduled to be installed this week. This would be phase 2. The total for the insulation for the 20,063 sq ft of both wings is \$16,912 and working with the Energy Trust the net cost will be \$4,874.20. (5) The Golf Course Superintendent reported all the aerification has been completed and with the three day holiday the crew is catching

up on all the mowing. One part-time employee will start working this Friday, Saturday and Sunday on May 30th. He will work Friday, Saturday and Sunday for the first three weeks and then will be available 40 hours per week on June 16th. The second part-timer will start on June 16th and work 40 hours per week. (6) Quotes are due today for our general liability insurance. Liberty Mutual is not renewing our policy. In checking our claims loss totals Liberty Mutual has paid out \$104,124.28 from 2008 thru 2011. No claim have been filed since 2012 forward. (7) We have been notified that premiums for our Director's & Officers insurance could go up 25%. The renewal proposal form is being prepared for submission.

Unfinished Business: There was no unfinished business.

New Business: There was no new business.

#### **Upcoming Activities:**

- See the activities report above.
- · Everyone was reminded that the next Board Meeting is on June 24, 2014, at 1:30 p.m. in the Dining Hall.

Open Forum: Because we will be going into executive session the President opened the floor for comments: (1) We were notified that Connie Lum has been working with the Woodburn Schools and the School Board for the last year and a half to get students to perform during coffee hour. The School Board has voted to provide students monthly for entertainment at coffee hour starting this October on the 3rd Thursday of each month. This is a huge step forward for our communication with the city. (2) The Security meeting and the meeting honoring our veterans went very well. (3) Members were asked to volunteer for the nominating committee and to volunteer to run for the three Directors positions that are up for election during our annual meeting. Current Directors may run for reelection. Contact Lon Reed or Becky Butts if you have questions or want to volunteer. (4) The News & Views

will now have color and everyone is asked to get pictures of your events for the paper. (5) There was a request for the golf committee to consider for next year letting members who want to play in our tournaments that do not have a handicap to be able to play as a "scratch" golfer. (6) Thanks were offered for the great job by Ken Leonard in photographing the Memorial Day tournament and Stan Hiller in processing the pictures for display at the dinner that evening.

The meeting was recessed to Executive Session at approximately 2:05 p.m.

The Board returned from Executive Session at approximately 3:10 p.m. and reconvened the meeting.

The Board advised that they had

reviewed delinquent payment plans and the advantages to changing our current banking arrangements.

Director Bunnell made a motion to change our banking from Columbia Bank to Washington Federal Bank by resolution to be prepared by Staff and signed by our President and Secretary. The motion was seconded by Director Johnson. The motion was approved unanimously.

There being no more business, Director Bunnell made a motion to adjourn the meeting. It was seconded by Director Butts. The meeting was adjourned at 3:15 p.m.

Submitted by David C. Bunnell, Secretary

## Senior Estates Golf & Country Club

Resolution of the Board of Directors

#### CAPITALIZATION POLICY

Resolved, all purchases of personal property less than \$1,000.00 shall be expensed. All expensed personal property shall be considered for inclusion in the reserve study as a component.

#### ATTEST:

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## **Upcoming Golf Events**

Sunday, July 13th

#### **FAMILY GOLF DAY**

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Family Golf Participants will receive Country Cottage Restaurant Discount Coupons, good for July 13th only. Ask in the Pro Shop

## ICE CREAM **SOCIAL!**

July 23, 2-4 p.m. at The Estates Gazebo

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**Summer Scramble** July 19, Saturday **Mixed Golf Tournament Sponsor** Foursom Golf Cars

The menu by Gary's BBQ on Wheels: Pork Loin with Applesauce

Must Have 5 games played before event to establish handicap to play.

Please bring your own plates and eating utensils. Sign up - 7/5 through 7/12, Entry fee is \$15.00 each. July 19 at 5:00 pm – Dinner fee is \$15.00 each.

Note: Caterer needs 7 day advance notice
Beverages – Water – Pop – Beer

Golf Green Fees are \$20.00 paid by "all you can play" Golf Fee Package, Punch Card or Cash at Signup.

Game format:

4-person scramble, minimum 4-drives each, **Shotgun start 9 am.** HDCP percentages: 20% - 15% - 10% - 5% of A, B, C, D players.





Summer Fun





## July 26, 2014 - Saturday **Mixed Horse Race Golf Tournament**

Sign up: July 9 until full

\$4.00 entry fee each

Game format:

2-person Alternate shot.

Betting 8 am to 10 am

Teams rules at 10 am Teams start at 10:30 am



No practice that day



There are no limits to the number of teams for the Horse Race.

Must Pav When Signing up





80 and Over **Mixed Golf Tournament** August 4, Monday **Sponsor** 

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menu: Tri-Tip Twice Baked Potato

Please bring your own plates and eating utensils to the Dining Hall.

Beverages - Water - Pop - Beer

n up: 7/7 through 7/28 - Entry fee is \$12.00 each August 4 at 11:30am - Dinner fee is \$12.00 each (Note: Caterer needs 7 day advance notice)

format: Men's & Women's division stroke play, low gross & net.

Shotgun start 9 am - Play is on the front 9-holes.

You must be 80 or older in this calendar year to be eligible to play.

Check with the Pro Shop if you are a resident and with no current handicap.





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#### Saturday, **July 12**

8:30a Ping Pong Players- DH 10:30a Craft Sale Meeting-DH

3:00p Water Volleyball – Swimming Pool

4:00p July Picnic/Dance -Aud/Kit

## Sunday, July 13

2:00p Golden Squares Crew Dances - Aud/ DH/Kit/Aud & DH Foyer

#### Monday, July 14

Water Exercise – Swimming Pool 8:00a

8:00a Fit For You/Ball Exercise – Aud 8:30a Estates Ouilters – Craft Room

8:50a Walking Club Indoors – Aud

9:00a Ladies Billiards - Billiard Room

9:00a Walking Club Meeting – Blue Room

10:00a Monday Swiss Pairs Bridge - Card Room/DH Foyer)

10:00a Lady Putters – Ladies Lounge

10:10a EZ Bridge Club - Blue Room

10:30a Green Thumbs – DH

11:00a Zumba Gold – Aud

1:00p Golf Meeting – Conf Room 2:00p Ladies Poker – Card Room

3:30p Sundowners – Gazebo

6:30p Water Volleyball – Swimming Pool

7:00p Golden Squares - Aud/Kit/Aud Foyer

#### Tuesday, July 15

8:00a Water Exercise – Swimming Pool

8:30a Ping Pong Players – DH

9:00a Bicycle Club – by Mailbox

10:00a Tuesday Morning Crafters Club -Card Room

11:00a Ukulele Group Beginners -Craft Room

12:00p Tuesday Afternoon Bridge -Blue Room

1:00p Ukulele Group Advanced –

Craft Room 5:30p Tuesday Night Poker – Card Room

6:00p Crafting Time – Craft Room

## Wednesday, July 16

- 8:00a Fit For You Exercise Aud
- 8:00a Water Exercise Swimming Pool
- 8:30a Ping Pong Players DH
- 8:50a Walking Club Indoors Aud 9:00a AARP Smart Driver - Conf Room
- 9:00a Estates Woodcarvers Craft Room
- 9:00a Walking Club Meeting Blue Room
- 9:30a Blackjack Card Room
- 11:00a Zumba Gold Aud
- 12:00p Ladies Billiards Billiard Room
- 1:00p Golden Squares Workshop Aud
- 4:00p Rules Meeting Conf Room
- 5:15p 1st Time Line Dancers Aud
- 6:00p Wed. & Thur. Eve Pinochle Blue Rm 6:45p Intermediate Line Dancers - Aud
- 7:00p Bingo DH

## Thursday, **July 17**

- All Day News & Views Copy Deadline
- 8:00a Water Exercise Swimming Pool
- 8:30a Estates Quilters Craft Room
- 9:00a Bicycle Club by Flag Pole
- 9:00a AARP Smart Driver Conf Room
- 9:30a EZ Bridge Club Blue Room
- 9:30a COFFEE HOUR/Doors Open -
- Refreshments 10:00a COFFEE HOUR PROGRAM - Aud/
- DH/Kit 11:15a Estates Chorus - Aud
- 12:30p Chicago Bridge Group Card Room
- 1:00p Card and Board Games Conf Room
- 3:30p Pinochle BBQ Gazebo
- 6:00p Wed & Thurs Pinochle Blue Room

6:30p Water Volleyball – Swimming Pool

6:00p Advanced Line Dance – Aud

## Friday, July 18

- 8:00a Water Exercise Swimming Pool
- 8:30a Ping Pong Players DH
- 8:30a Fit For You Exercise Aud
- 9:00a Walking Club Meeting Blue Room 9:45a Bible Study – Craft Room
- 10:00a Happy Hearts Red Hats Blue Room
- 1:00p Bunco Craft Room 1:00p Bridge Friday Party – Blue Room
- 1:00p Dulcimer Group Conf Room

## Saturday,

**July 19** 

- 8:30a Ping Pong DH
- 2:00p Private Birthday Party Gazebo
- 3:00p Water Volleyball Swimming Pool
- 5:00p Mens and Ladies Golf Club Dinner -Aud & Foyer/DH & Foyer/Kit

## Sunday, **July 20**

2:00p Private Birthday Party - Gazebo

## Monday, **July 21**

- 8:00a Water Exercise Swimming Pool
- 8:00a Fit For You/Ball Exercise Aud
- 8:30a Estates Quilters Craft Room
- 8:50a Walking Club Indoors Aud
- 9:00a Ladies Billiards Billiard Room
- 9:00a Walking Club Meeting Blue Room
- 10:00a Lady Putters Ladies Lounge 10:10a EZ Bridge Club - Blue Room
- 10:30a Womens Golf Board Meeting -
- Conference Room
- 11:00a Zumba Gold Aud 11:30a Ladies Golf General/Lunch
- Meeting DH/Kit
- 12:00p Monday 3 Table Dup Bridge Blue Room
- 2:00p Ladies Poker Card Room
- 3:30p Sundowners Gazebo 6:30p Water Volleyball – Swimming Pool

## Tuesday, July 22

- 8:00a Water Exercise Swimming Pool
- 8:30a Ping Pong Players DH 9:00a Bicycle Club – by Mailbox
- 10:00a Tuesday Morning Crafters Club Card Room
- 11:00a Ukulele Group-Beginners Craft
- 12:00p Tuesday Afternoon Bridge Blue
- 1:00p Ukulele Group-Advanced Craft
- Rm 1:30p TEGCC Board Meeting – DH
- 5:30p Tuesday Night Poker Card Room 6:00p Dup Bridge Swiss Pairs - Blue

Room

## Wednesday, July 23

- 8:00a Fit For You Exercise Aud
- 8:00a Water Exercise Swimming Pool
- 8:30a Ping Pong Players DH
- 8:50a Walking Club Indoors Aud
- 9:00a Estates Woodcarvers Craft Room
- 9:00a Walking Club Meeting Blue Room
- 9:30a Blackjack Card Room 11:00a Zumba Gold – Aud
- 11:30a Ice Cream Social/Emerald Gardens -Gazebo
- 12:00p Ladies Billiards Billiard Room

4:00p Rules Meeting – Conf Room

- 1:00p Golden Squares Aud
- 5:00p Neighborhood Watch News & Views
- 5:15p 1st Time Line Dancers Aud 6:00p Wed. & Thur. Eve Pinochle – Blue Rm
- 6:45p Intermediate Line Dancers Aud 7:00p Bingo – DH

## Thursday, July 24

- 8:00a Water Exercise Swimming Pool
- 8:30a Estates Quilters Craft Room
- 9:00a Bicycle Club by Flag Pole
- 9:30a EZ Bridge Club Blue Room 9:30a COFFEE HOUR/Doors Open -
- Refreshments 10:00a COFFEE HOUR PROGRAM - Aud/
  - DH/Kit
- 11:15a Estates Chorus Aud
- 12:00p 4th Thursday Pinochle Blue Room
- 12:30p Chicago Bridge Group Card Room 1:00p Card & Board Games – Conf Room
- 6:00p Wed & Thurs Evening Pinochle Blue Room
- 6:00p Advanced Line Dance Aud 6:30p Water Volleyball – Swimming Pool

## July 25

Friday,

- All Day News & Views Publication 8:00a Water Exercise – Swimming Pool
- 8:30a Fit For You Exercise Aud
- 8:30a Ping Pong Players DH
- 9:00a Walking Club Meeting Blue
- Room
- 10:00a Blue Room Bunco Blue Room 1:00p Bunco – Craft Room
- 1:00p Bridge Friday Party Blue Room
- 1:00p Dulcimer Group Conference Room

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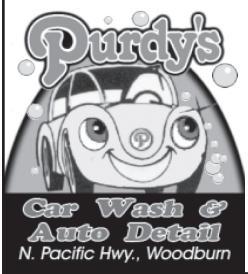
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## **Rebuttal to the Article by John Thomas**

#### by Chuck Johnson, Treasurer

Thave read the article that Mr. Thomas asked editor, Kathy Hiller, to publish in the *News & Views* (this edition, page 2), and would like to rebut his comments. As many of you know, in March of this year, I wrote an article that was published in the *News & Views*, entitled "Why Are You Here"? As treasurer of the HOA, I was prompted to write this article in response to the numerous delinquent accounts that the HOA had in February of 2014. Yet at that time, of the three pages of delinquent accounts, hardly anyone had come forward to explain why their account was delinquent nor had they contacted our General Manager with a payment plan to meet their financial obligation to the homeowners who live in The Estates.

Note I said "homeowners". When an annual assessment is not paid nor any effort made to offer a realistic payment plan, each of us as homeowners become the unpaid creditors. If I ran up a debt of \$20,000 and made no effort pay the debt, how many of you homeowners in The Estates would be willing to pay my debt? I would guess none of you. Yet, we, the homeowners, had to write off over \$20,000 in bad debt from delinquent accounts in 2013! So in essence, we who paid our annual assessment paid for this \$20,000 bad debt.

I don't believe that Mr. Thomas read the first article I wrote in March. Mr. Burt did, and subsequently wrote an article that was published in the *News & Views* which caused me to respond to rebut his comments. Mr. Thomas seems to only be aware of the second article that I wrote as most of his comments are directed at that second article.

Mr. Thomas immediately brings "golf" into the equation. In my first article, the only reference I made to golf was to explain why my wife and I moved to The Estates. I did state that we have a fabulous golf course and I truly believe that or I would not be here. I also stated that we have other fabulous common area amenities such as the pool, spa, exercise room, pool hall, etc. My only appeal in the first article was to ask why a person would move here if they had either no intention of paying their annual homeowners assessment or were financially unable to pay said assessment. Who did they think was going to pay for the maintenance, repair or replacement of these common areas? Anyone buying a home in The Estates signs a document provided by a realtor and/or a title officer that explains that they are buying into a Planned Community and said buyer would be subject to an annual assessment for the maintenance, repair or replacement of common area amenities.

Mr. Burt then had his article published and made comments regarding golf



and golfers in The Estates, rhetoric that only continues to alienate golfers and non-golfers in our community. I never stated in either article that a person should live here just for the golf course. I have many friends in The Estates who have no interest in golf, but enjoy the many other common area amenities that we have.

Anyone can experience a financial hardship. Years ago, I was faced with

raising seven children, six that were step-children with no financial support from the natural father. I worked three jobs for 8 years to ensure that we had a roof over our head, clothes on our back and food on the table. Since I have been the HOA Treasurer, I have submitted some 20 payment plans to the Board of Directors for property owners with delinquent accounts and the Board has approved every payment plan ever submitted. This is all I ask. When a hardship occurs, work with us to meet your financial obligation if at all possible.

In my second article, I quoted an on-site realtor at the Fairway Village Planned Community in Vancouver, Washington, who unequivocally stated to our Board while we were attending a seminar at that location that Planned Communities built around a golf course in Oregon and Washington typically increased the value of homes in such a community by \$20,000. Mr. Thomas infers that this is "hilarious" as we have "some of the lowest property values in the region". Compared to what? Most of the homes in The Estates range in age from 30 to 50 years and average less than 1300 square feet. Perhaps that is why you can buy an inexpensive home in The Estates. Compare that with the homes you cite around the OGA Golf Course and the McNary Estates.

Mr. Thomas also states, "I have also heard that some of the fees to play the course were actually lowered." Yes, by approval of the Board, homeowners who want to pay the daily green fee did experience a slight drop in the green fee rate as non-homeowners who are part of the Oregon Trail Sister Program only pay a \$20 green fee and we thought it only fair that residents here should not have to pay more than a non-homeowner. The annual golf fee for homeowners was increased to \$650, \$25 more than the previous year; a non-golfer saw his annual homeowners assessment only raised by a mere \$3.

And, yes, your annual assessment is likely to rise substantially in the future as we have an aging infrastructure in need of repair, renovation or replacement. The aging infrastructure that I am referring to has little to do with the golf course. The Estates celebrated its 50th Anniversary in 2012.

Mr. Thomas, you questioned the \$2,000 initiation fee you paid in escrow to buy a home in The Estates. Did the realtor and/or title officer forget to mention that to you? I think not. Be thankful for that \$2,000 initiation fee as these fees pay for a majority of our Reserve Budget and without said fees, your annual homeowners assessment would have increased \$183 in 2014 rather than \$3!

The comment you made that I agree with would be to open our golf course on a limited basis to the public. That would add some revenue to our budget, but keep in mind that the money raised in this way would only put a dent in the overall cost of maintaining our golf course. Exposure of our course to the public would be of more value as it might attract homebuyers or associate members who don't live here, but would like to play our course on a regular basis.

In conclusion, Mr. Thomas, I firmly believe that if the 1508 property owners within The Estates were polled as to whether they like \$20,000 of their hard-earned money added to their Operating Account each year as a "bad debt", the vast majority would say, "No!"

[I want to thank Treasurer Johnson, Mr. Burt, and Mr. Thomas for their views. This is the last that will be published on this subject since it is not likely that anyone's strong opinions will be changed with further discourse. I hope we are all better informed regarding the assessments we all must pay. Ed.]

