

News & Views

Official Publication of Woodburn Estates & Golf • www.woodburnstatesgolf.com • Main Office 503-982-1776

VOL XLIV NO. 15

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

Friday, August 14, 2015

BACK TO SCHOOL SUPPLIES



Woodburn Estates & Golf will be collecting school supplies for Woodburn area students between **August 12 and August 26.**

Drop-off spots will be the Country Cottage Restaurant, Coffee Hour, the Pro-Shop, and the Office.

Supplies needed are paper, pens, pencils, crayons, scissors, glue, folders, etc.

All supplies will be donated to the Woodburn School District for use within our area.

2015 Organizational Documents

CORRECTIONS - PROPOSALS and ADDITIONS

From Rules Committee as of 8-11-15 at 10:45a.m.

Identified corrections, proposals, and additions have been submitted to Vial Fotheringham LLP, Lawyers and are awaiting confirmation from their office as the *News & Views* goes to press.

As soon as the updates are confirmed a Bugle Blast will be sent out to those members who have signed up for the blasts. Updates will also be posted on the corporate bulletin board, on our website, and will be available at the meeting on August 18th for "Ask the Lawyer" at 1:00.

Copies will be provided on the table outside the office, too.

Back to School Supply Campaign

by Activities Committee

Woodburn Estates & Golf will be collecting school supplies for Woodburn area students. Our "Back to School" campaign will be between August 12 and August 26. Our organization will be collecting school supplies at the Country Cottage Restaurant, the Coffee Hour and in our Administrative office located at 1776 Country Club Road

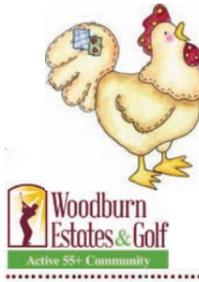
Supplies needed are paper, pens, pencils, crayons, scissors, glue, folders, etc. All supplies will be donated to the Woodburn School District for use within our area.

We supported the school bond, and now we are helping our local students. This is one of the many ways Woodburn Estates & Golf gives back to the community.

Special Gift



Magnetic signs presented to Tim O'Larey & Frank Jameson for their association pickup trucks



Country Brunch Buffet

Sat. Aug. 29th
11—1 PM
\$5 per meal

Menu

- Roasted Ham Steaks with Country Hash & Eggs
- Kettle Taters with Onions & Peppers
- Summer Fruit Salad
- Country Meadows Village Signature Dessert
- Peach Cheese Cake Bars

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2015 News & Views Schedule

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

Copy due by 9:30 a.m.

Thursday, August 20th

Thursday, Sept 3rd

Thursday, Sept 17th

Publication Date

Friday, August 28th

Friday, Sept 11th

Friday, Sept 25th

Thank you, everyone, for your cooperation.

Travelers Photo



Donna Smith

by Donna Smith & Kathy Hiller

Donna Smith took the June 14 *News & Views* with her when she traveled to New York City a short time ago. Lady Liberty is still proudly standing overlooking the harbor that serves New York and New Jersey.

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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 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.

Neighborhood News

Introduction to Dance Classes

by Cheryl & Geof Manley

Starting September 13 in the Woodburn Estates & Golf Auditorium we'll be teaching an "Introduction to Dance" class. This 12 week course will introduce the student to several rhythms: Waltz, Rumba, Slow Dance, Cha Cha, Single Swing, Jive, Slow Two-Step, and Foxtrot. We'll teach several moves in each rhythm and some dance sequences you can take to the dance floor.

This class will be taught from 4:30 to 5:50 p.m. on Sundays in the Auditorium starting September 13. The price is \$6 per person per class session (or save more than 15% by paying \$60 for 12 sessions on the first day of class). No previous dance experience necessary. Dance partners are encouraged, but not required.

Cheryl & Geof Manley can be reached at GCRounders@gmail.com or 503-263-3858 if there are any questions.

New Members Coffee and Get Acquainted Meeting

by David Bunnell, Chairman

You are invited to attend our new members' coffee and get acquainted meeting. We would like to meet you and share with you many of the amenities, benefits and opportunities as a member of Woodburn Estates & Golf. This will be an opportunity for you to get acquainted with some of your neighbors, our Board of Directors and representatives from many of the various groups that meet here. If you are a member who has not attended one of these meetings in the past you are also encouraged to attend.

Mark this date and time on your calendar:

Friday August 14, 2015 -- 10:30 a.m.-12:30 p.m.; Dining Hall
Refreshments will be served.

Having a Putting Good Time

by Mickey Harrison

On Monday, July 27, the Lady Putters held their "Annual Invitational to the Men Day". Every lady invited a male partner to participate in putting 18 holes followed by lunch. The weather was perfect - the greens were perfect - the location of the holes determined by Linda Eaton and her masochistic group were long and difficult - a challenge for everyone.

However, not easily daunted, of the 66 participants there were 48 holes-in-one made. One of our guests made 4, for which he received \$8 - not bad for a \$3 investment and a free lunch! Not to be outdone, 3 ladies glided their ball into the hole 3 times. It was a fun morning for everyone. So, the message is - if you would like to spend an enjoyable hour or so on Monday mornings, drop by the Ladies Golf Lounge about 9:30 a.m. and meet Mickey and Gwen, who will be happy to give you all the details. You can even play free the first time to see if you like it.

You don't have to be a golfer to join - we have many in our group who have never held a putter before! And next year you can join in our annual invitational to the men and come to our wind-up luncheon at the end of the season when we present awards to our putters and our annual \$1,000 check to the grounds crew for keeping our 18 hole putting green in great shape. You'll be glad you did.

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Golf Horse Race Explained

by Allan Lindberg

Golf Horse Races are similar to a regular horse race with slight variation. In golf there will be teams of two players that are called "horses". They "race" from hole one to hole nine but with some teams being eliminated at each hole.

There are three Golf Horse Race events each year - the Men's, the Women's and Mixed which is one man and one woman. Players (horses) must be a member of the Men's or Women's Golf Clubs. In each of these events handicaps are not used.

In order to have a competition there needs to be a minimum of 11 teams but it is more fun and exciting when there are 20 teams at each event.

All teams start together on the first hole with the lowest handicap player taking their turn by "Teeing Off" when called to the Tee box by our Golf Pro. Each team has its own golf ball which is numbered with their team number. After all teams have Teed off, players and spectators move down the fairway to the closest ball and the team partner then plays the second shot. Teams continue alternating turns hitting the ball until all the teams have reached the green and their golf ball is at rest. Then, at the direction of the Golf Pro, team players alternate turns putting until their ball is holed out.

The number of teams entered will determine how many teams will be eliminated at each hole and elimination is based on those with the highest team score for the hole. In the case of two or more teams tying for the highest score which is greater than the number of teams to be eliminated, there is a sudden death chip off.

During a sudden death chip off, the person Teeing Off for the hole will be the one chipping and the chipping persons playing partner and other teams in the chip off will stand facing away from the green until all teams in the chip off have chipped. The goal is to chip the ball closest to the flag pole. The team or teams to be eliminated are so eliminated by being the furthest from the flag pole. A ball in the chip off does not have to come to rest on the putting green to be counted as closest.

The teams not eliminated move to the next Tee box and continue playing alternate shots until all teams have holed out. The number of teams to be eliminated at each hole is based on the number of teams who have signed up to play so that on hole nine there would be only two teams teeing off and the team with the lowest score on hole nine will become the winner.

This is an exciting golf event because "Anything Can Happen" - even to the best players - that could cause their elimination early. Watch the calendar of golf events and come out to watch.

Thank You

On behalf of Gabe, Mai, myself and all of us at the Country Cottage Restaurant, we would like to thank all of you for your generosity at our raffle on July 22nd. We had 68 items donated. Due to all your love and support we were able to raise \$2698 that will go towards Gabe's medical expenses. Thank you again for making the raffle such a success!

Best wishes, Your grateful waitress, Deborah

Free Ads

Next Publication of NEWS & VIEWS

August 28, 2015

Deadline for Articles, Thursday, August 20, 9:30 a.m.

NOTICE: When submitting free ads

be sure to include your MEMBERSHIP NUMBER.

MOVING SALE: 1231 Stanfield Rd., Fri. & Sat., August 21 & 22, 9 a.m. to 5 p.m. Yard tools, electric lawn mower, ladders, baby stroller, dishes, blue vase collection, lots of household items.

FOR SALE: Walk-in Greenhouse. Removable cover with zipper front door. Reinforced light-diffusing weave with UV protection. You move. (Easy to move.) Measures 74 3/4 inches tall x 49 1/4 inches wide x 74 inches deep. Great buy. Asking \$20. Used only one season - need this space to stack firewood. Call 503-680-7137.

FOR SALE: Haier 10,000 BTU portable air conditioner/dehumidifier Model HPN10XCM (from Home Depot). New this year, used only once. Paid \$319. Asking \$275 OBO. Call 503-313-7929.

FOR SALE: Hutch - 6 feet tall, 48" wide with glass door, 5 drawers (3 large, 2 small - one for silverware. Plus shelves. This is a very nice piece of furniture. Call Arlo 503-982-2928 or 503-560-4967.

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Gilbert, Myrland - July 21, 2015
Monnier, Glenn - July 13, 2015
Littlemore, Joseph - July 24, 2015

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Daily Dinner Specials

Monday

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Wing basket..... \$5.50

Tuesday

Oven Fried Chicken
Boneless BBQ Ribs

Wednesday (Comfort Night)

Macaroni & Cheese
Chef's Choice Comfort Special

Thursday (Pasta Night)

Lasagna
Chef's Choice Pasta

Friday (Seafood Night)

All-You-Can-Eat Fish & Chips
Chef's Choice Seafood Dinner

Saturday (All About Beef Night)

Herb Crusted Prime Rib
Chef's Choice Steak Special

Sunday

Baby Back Ribs
Chef's Choice Stir Fry

Daily Soup Specials

Daily Hamburger Veggie

Daily Chef's Choice

Friday Clam Chowder

Daily Lunch Specials
*Fresh Desserts Daily



Women's Golf General Meeting

Women's Golf General Meeting July 20, 2015

President Janice Aiken called the meeting to order at 11:30 a.m. A quorum was determined followed by the Pledge of Allegiance. Minutes for June 15, 2015, were read by Judy Fredricks and were approved as corrected.

A correction was not made to the May 18, 2015 Estates Women's Golf General Meeting minutes held on June 15, 2015 and published in the June 12, 2015, *News & Views*. The ladies club approved the minutes as published, the following is to correct a motion. The motion should have read: After some discussion about low gross and low net, a motion was made by Rose Brown and seconded by Barbara Briskey that we have low gross and low net for 18 holes only. Motion passed.

Treasurers Report - Nancy Reed:

Statement Balance 5/31/15	\$7,949.32
Deposits	\$936.49
Expenses	(\$4,858.10)
Balance of 6/30/15	\$4,027.71

VP - Paula Kilgore: The Club Championship dates are August 10 and 11 with lunch following Wednesday's play. Please, when you are done golfing, get your signed score cards in ASAP, so we can make our awards after lunch. Deadline for sign up is August 6. Sign-up sheet is in the Golf Lounge. Gene Balfour is going to be the rules official if the need arises. Use him if you need to. Pay attention to the group ahead of you and keep up. Country Cottage was our choice for our lunch. We will be having Chicken Salad on a croissant with a fresh fruit cup. I have addressed the concern of some of you about the chance of the sandwiches becoming soggy and Renee is going to cup up the filling and you will add the filling to your croissant. With tee times and days play being considered this was the best way to go. The cost is going to be \$8.50. Please sign-up by August 6 and drop your check or money into the Ladies golf box at the ladies lounge. I need 3 or 4 volunteers to help set up the dining hall, so if you aren't golfing, we would really appreciate your help. This will involve tables, chairs, tablecloths and decorations. Please sign-up if you can help. Thank you! Rally for the Cure Bake Sale sheet is coming around and we need donations again. The date is July 30 so Becky will need products by Wednesday, July 29. After Paula's report there was a discussion about presenting the Club Champions, 9-hole and 18-hole with a jacket or vest of the Champion's choice to be chosen at Kustom Kreatations and not to exceed \$75.00 each. A motion was made by Louise Davidson and seconded by Sandy Blaylock for approval. Motion passed.

COMMITTEE REPORTS:

OGA - Nancy Littlemore: Absent with notice. No Report.

Membership & Books - Marge Epling: Absent. No Report.

Social - Louise Davidson: No Report.

Handicap - Marlene Johnson: Absent with notice. No Report.

Rules Committee - Susan Gsell: Susan gave an excellent demonstration of a drop from a cart path. Determining position of stance closest to the ball (without standing on the path) then drop within 1 club length, no closer to the pin. There is no penalty. She also explained how to drop for an unplayable lie. (One stroke penalty). And how to figure line of sight between the pin and ball placement.

Golf Committee Rep - Barbara Briskey: Reports from Golf Course Superintendent, Tim O'Larey: Greens mottling. Some of the greens have a mottled appearance, which is due to high heat and excess water. We are attempting to dry the affected greens to aid in their recovery. Irrigation back nozzles. Ordered and received more back nozzles to install in part circle sprinklers on various fairways. Sprayed fairways for crane fly larvae. Sprayed tees, approaches and surrounds for weeds and weedy grasses. Spraying fairways and rough for weeds. Stump removal is on his list. Cutting last three stumps by 12th green to ground level this week. Built a berm by the property line left of the 10th green to alleviate annual flooding into neighbor's property. Will be seeded as germination and growing conditions improve. Golf Pro, Chuck Siver: No Report. Unfinished Business: Sound Wall - Fred Bourne has agreed to contact ODOT and continue discussion of the gap in the sound wall. Tim O'Larey has been asked to put up a temporary barrier until we have worked out the problem with ODOT. Trespassing Sign at the tunnel entrance has not been installed as requested. Maintenance structure - The Golf Chair and Golf Course Superintendent were advised last week by the Architectural Chair, Jim Taylor that because the plans for the Tuff Shed included a 4 foot wall to set the Tuff Shed on, the cost of the concrete side walls and floor slab would be over \$30,000. After discussion it was decided to table the Tuff Shed and research other structures such as Pole Barns before going any further with this project. The above information was given to the Golf Committee and they have asked that the Golf Course Superintendent prepare specifications on how he would like to see the structure built, i.e. width and height

of structure, number of walls, etc. The committee also asked that the Golf Chair and Course Superintendent meet again with the Architectural Chair and finalize these plans and get new bids for the maintenance structure. New Business: Golf Course Superintendent was asked to trim up low hanging branches over cart paths. General Discussion: Lon Reed expressed his gratitude to the Pro Shop, Clint Hansen and the course maintenance crew for the work done for the tournaments. Respectfully submitted, Janice Aiken, Golf Chair

Mixed Tournaments - Diana Lindberg: Absent with notice. Report read by Janice Aiken. Saturday July 18th was the 4th of 7 tournaments for 2015, counting the OVER 80. Everything is now sponsored and we just received the last sponsorship check. We feel it has been a good year thus far. The next Mixed Tournament will be the OVER 80, sponsored by McCully Realty on August 8. Don't forget this coming weekend is the Mixed Horse Race on July 25. Be sure to say thank you to our volunteers and sponsors who help with these tournaments.

Trophies & Awards- Joanne Delnick: Reported for June 2015:

9-hole ladies - 1st Birdie of the Season Pins:

- Nancy Reed 6/9 on #9
- Merrra Frochen 6/16 on #14

18-hole ladies - 1st Birdie of the Season Pins:

- Karen Morris 6/3 on #12
- Carol Lewis 6/17 on #14
- Louise Davidson 6/17 on #14
- Mary Schueler 6/17 on #14
- Rena Reinhardt 6/17 on #14
- Georgia Kehr 6/24 on #14

18-hole ladies - 5th Birdie of the Season Pins:

- Rosa Nichols 6/3 on #18
- Susan Gsell 6/3 on #18

If not present to receive a pin, it will be available from Joanne Delnick.

Sunshine - Mary Bauer: Cards were sent to the following: Don Briskey-surgery; Judy Taylor-ankle; Dorothy Monnier-death of Glenn.

Eclectic 9 - Margo Sartin - Chairman: First Half... 17 participants... \$34.00 Flight #1 (18-25 Handicap)

Front 9:

- 1st Place - Mary Bauer - 36 strokes - \$4.50
- 2nd Place - (Tie) Kathy Holland - 12 strokes - \$2.00
- 2nd Place - (Tie) Arlene Langendoerfer - 12 strokes - \$2.00

Back 9:

- 1st Place - Mary Bauer - 29 strokes - \$5.00
- 2nd Place - Nancy Reed - 22 strokes - \$3.50

Flight #2 (26-38 Handicap)

Front 9:

- 1st Place - Donna Peeke - 28 strokes - \$5.00
- 2nd Place - Sandra Blaylock - 23 strokes - \$3.50

Back 9:

- 1st Place - Donna Wood - 21 strokes - \$5.00
- 2nd Place - Sandra Blaylock - 17 strokes - \$3.50

9-hole Captains Nancy Reed & Rita Girard: No Report.

18-hole Captain Donna Jentzen: No Report.

Lady Putters, Yellow Tees - Mickey Harrison: No Report.

Pro Shop Representative - Dorothy Monnier: Absent with notice. No Report.

NEW BUSINESS:

Rally for the Cure is August 4, 5 & 6. Please sign up in the golf lounge, \$20 donation, make check payable to "Rally for the Cure" and put in drop box. Invite a friend to play with you for only a \$20 donation.

Luncheon to honor survivors will be held on Thursday, August 6, (more information on bulletin board). Wear PINK on play day for group photo, please. Thank you, Becky Butts

50/50 and Badge Drawing - Sharon Price:

50/50 Winner - \$16.50 Judy Fredricks; Badge Winner - \$ 1.00 Ali Pye

ANNOUNCEMENTS:

The Dallas braves and princesses - Sept 19 & 20. Free practice on Sept 18. Information and sign up in the lounge.

AUGUST MEETINGS: TBA

Meeting adjourned at 12:30 p.m. by President Janice Aiken.

Secretary, Judy Fredricks

If your hair isn't becoming to you ... I can no longer help you.



To all my wonderful clients...
I will be retiring on August 27, 2015.
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Update Governing Documents

by Alicia K Vial Beesley, VIAL FOTHERINGHAM LLP

Dear Members of the Woodburn Estates & Golf,

I am very excited for you all and your board's decision and great follow through in getting your association updated documents. It is industry standard for homeowner associations in Oregon to update their documents every ten years. Your association has not had your documents revised since 1999, over fifteen years and when the documents were done in 1999 there were various provisions which were not included in the declaration and were put in the bylaws instead. Some of those provisions were the transfer fee and the right of the HOA to assess members for their share of expenses.

With a new set of documents the Board and the membership will have a much clearer vision of what rights the HOA has and what rights the individual owners have. Additionally, these new documents will comply with current HOA statutes where as the previous ones contradicted the statutes in a few places. The definitions of the new documents will be much clearer and make it easier to decipher the individual provisions. Additionally, the Board powers are currently in the Bylaws which means the Board is able to amend its own powers without taking it to a vote of the membership. By moving the Board powers to the Declaration where they belong, any proposed changes to the Board powers will require a vote of the membership.

The board has done a great job refining these new documents for your Association and we appreciate all the involvement from the membership and all the questions that have been put forth. This is democracy in action. We will need a total of seventy five percent of the owners to vote in favor of the Declaration and at least a majority of all those who vote, to vote in favor of the Articles of Incorporation in order for them to pass. This means we need as many owners comfortable with these new documents as possible before we put them to a vote. Getting new documents passed with an HOA with 1,500 homes is no small undertaking.

The amount of time and energy and money that has gone into redoing the governing documents should not be wasted by having the documents voted down so the Board and I will do everything in our power to ensure that questions are answered and concerns addressed.

The Bylaws now contain a provision that allows future Bylaw changes to be made by a vote of only the Board and not the membership. The statute for Bylaw amendment calls for at least a majority vote of the homeowners to amend the Bylaws, however it allows for an HOA like yours to have a provision contrary to the statute and let the Board vote on amendments. (ORS 94.625(5)) The problem with continuing to allow the Board to amend the Bylaws is that new amendments are then passed every year by the Board without review of an attorney. This leads to provisions popping up in the Bylaws which should really be in the Declaration and which do require a vote of the members. In redoing this draft of the Bylaws the Board will vote them into effect as that is the vote required by the current Bylaws to amend them. However, the Board will be voting their future right to amend the bylaws out. The new Bylaws which will be voted in by the Board will require that any future amendments to the bylaws be voted on by the members.

There is a big question about the special assessment provision in the proposed Declaration. Understandably this issue is concerning for people. I do want to mention that by using the authority granted in ORS 630(1)(b), the Board as it is now has the right to pass special assessments in any amount without approval of the membership. The provision in the proposed Declaration is an attempt to limit the discretion of the Board with regard to the amount they can special assess in any given year. It is limited to no more than \$1,001 per home in any given calendar year. The language is not very clear in that it cannot be a reoccurring

special assessment. However, the democratic nature of an HOA would allow any HOA membership to overthrow a Board who decided to special assess more than was needed for the HOA. After one year of special assessments, the owners could easily recall the Board and put in place a Board who would not specially assess.

It is important for a Board to have some authority to specially assess in cases of emergencies or cases of disaster. If the Board does not have the option to specially assess, the only other option is to try to obtain financing which ends up being more costly to the individual homeowners and the yearly assessments would go up dramatically. The ability for the Board to specially assess will give the Board the ability they need to protect your investments in your homes and in your membership with the HOA. If the Board was required to get a vote of the membership to specially assess for a repair, and the Board could never get the vote needed of the membership, it is very possible that the assets and all that makes the HOA valuable could be compromised causing people's property values to decrease dramatically.

That being said, it is important to note the members concerns with regard to this issue and I propose the following language in place of the current drafts language.

I do want to reiterate that if these Declarations are not passed the Board as it stands now has the authority to specially assess for unlimited amounts according to that statute. So it is important that the new documents are passed to set some limitations.

Proposed language change:

Voting of Special Assessments: Any Special Assessment equaling less than \$251 for each individual lot in any given calendar year can be passed by a majority vote of the Board. Each Special Assessment passed by the Board shall not exceed one year. For each Special Assessment in any given calendar year a new vote would be required of the Board to be held in the same year the Special Assessment is to be assessed. Any vote for Special Assessments equaling \$251 or more per lot, must have the assent of a majority of the owners eligible to vote. A vote for a Special Assessment equaling \$251 or more per lot can be taken by written ballot in lieu of a meeting or personal vote, by proxy or absentee ballot at a meeting designated for that purpose.

I am working on a key to place online to compare new provisions to old provisions and where new provisions receive authority from the statutes. Hopefully this will help owners feel more comfortable with the proposed changes. I am hoping to have this key done by tomorrow afternoon.

We will have two town hall meetings wherein I will have presentations prepared to answer the questions which are presented to me prior to the town hall meeting. The more involvement we can receive from the membership the better. We are proposing August 26th as the date of the voting to commence. I believe we can be ready by this date, but we will need to be very diligent. I would be most comfortable with getting a tally of the owners who are ready to vote in favor of the proposed changes before we officially start the voting process so we know that there will be enough support. I would propose that with the August 18th town hall we put together a process to get a good idea of how many owners will be voting in favor of the changes. The best way to do this may be to have thirty plus volunteers go door to door to gather owner's positions, or a phone tree poll. You know your HOA best, so you will be the best judge of how to gather this information.

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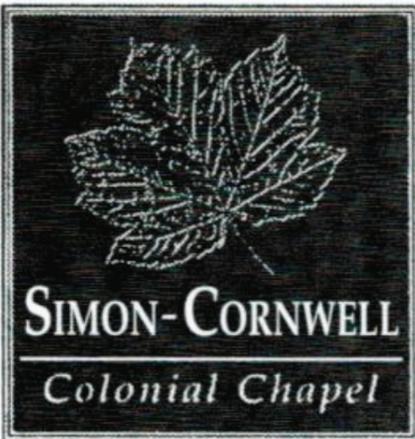
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Rules Committee Response approved by Attorney Alicia Beesley, 8/4/2015

by Rules Committee

This document is intended to direct Members to the correct provisions in response to the circulated flyer titled *Consider These Bad Provisions*.

The Woodburn Estates & Golf Board and Rules Committee appreciate your comments and questions in this democratic procedure. Thank you.

1. *The board has the power to change any of the bylaws at any time without our vote. (This provision, by the way, is in force in the current bylaws, so the new bylaws can and likely will be adopted by the board alone.)*

Response: See attorney letter read at July 28, 2015 board meeting- the current Bylaws state that the Board makes the changes, but the new Bylaws will require the membership to vote on changes.

2. *A spouse under 50 will no longer be allowed in the Estates under the new "co-occupant" rule in the declarations document, which does need to be voted on by the members.*

Response: See Declaration 7.1 (b) Occupation Restriction. Except as otherwise specifically set forth in this Declaration or the Bylaws, Lots in the Association may be occupied only by an Owner, or Owners, at least one of whom is fifty-five (55) years of age or older. In the case of joint owners who occupy a Lot, the acquisition of the older Owner's interest by the younger Owner as a result of death or dissolution of marriage does not preclude the younger Owner from continuing to own and occupy the Lot even though the younger Owner occupant has not attained the age of fifty-five (55) years. An owner who is under the age of fifty-five (55) years, who acquires ownership of a lot in this manner, shall be entitled to full voting rights as if the owner were age fifty-five (55) years.

3. *In some cases, a couple may not be allowed to have an adult child or other adult living with them under this rule. This couple may also be prevented from having a live-in caregiver under this rule, or the caregiver may have to be over 50.*

Response: See Declaration 7.1 (d) Minors. Consistent with 7.1(a-c) above no one under eighteen (18) years of age may reside in any Dwelling for any length of time exceeding six (6) months without approval of the Board of Directors. Nor shall any such person reside therein temporarily for a period of more than sixty (60) days in any calendar year.

See Declaration 7.3 Exceptions to Owner Occupancy: (a) Additional Persons, including caregivers: If an Owner occupies a Lot, additional persons may also occupy the Lot, subject to the age limitations set forth in Section 7.1 above. (b) Family Member Exception: If an Owner does not occupy the Lot, it may be occupied by one or more family members of an Owner, subject to the age limitations set forth in Section 7.1 above and subject to approval of the Board. "Family Member" shall mean a person who is related to the Owner as a Spouse, Parent, Child, Sibling or Grandchild.

4. *Going away for the winter and want to have a family member or house sitter stay in your home? They will now have to be over 55 to qualify and be approved by the board in advance.*

Response: See Declaration 7.3 (e) Temporary Custodian Exception: The Owner

of a Lot may appoint a Temporary Custodian, as defined herein, for a period not to exceed seven (7) calendar months in any twelve (12) consecutive calendar months. (1) Temporary Custodian means one or, at most, two persons who will occupy the Lot only during the Owner's absence. A Temporary Custodian shall not occupy a Lot for a period of more than seven (7) calendar months in any twelve (12) consecutive calendar months. If two Temporary Custodians are appointed, this paragraph 7.4 and all other applicable provisions of the Restatement, the Articles of Incorporation and the Bylaws shall apply to both persons so appointed.

5. *Are you a smoker? If so, you should know that you will now only be able to smoke inside your home, not outside on your patio or in your own yard.*

Response: See Declaration 8.4 (a) as used in this Section (1) Smoking means the burning of a lighted cigarette, cigar, pipe, or any other tobacco product, or marijuana. (2) Tobacco product means: (A) Any tobacco cigarette, cigar, pipe tobacco, smokeless tobacco, snuff, or any other form of tobacco that may be utilized for smoking; and (B) Cloves, marijuana, and any other plant matter or product that is prepared or packaged for smoking including electronic ("e") cigarettes.

(b) No owner, guest, family member, tenant, resident, business invitee, or visitor shall smoke on or within any common area, or any areas of the association, excluding dwellings. This prohibition shall apply to, any smoke escaping from a dwelling, any exterior areas including exterior lots of owners, all general common elements.

(c) The Board of Directors may cause "No Smoking Signs" to be conspicuously posted in such locations in the common areas of the association, including, without limitation, near the entrances of the Clubhouse, that are reasonably calculated to provide notice of the smoking prohibition.

NOTE TO MEMBERS – This section was in response to members who may abuse smoking of Oregon legalized but Federal banned marijuana and that is why it in the Offensive section, as smoke could carry to neighbors.

The INTENT of the Rules committee was and is to follow Oregon State Law 433.835-433.875 under the Oregon Indoor Clean Air Act, as is applicable to the Association.

The Rules committee asked the attorney to write a smoking section so that it would be legal and protect the corporation in the future and give the rules a way to handle neighbor complaints.

Alicia has advised the committee that she will address this issue in the "Ask the Lawyer" informational meeting on August 18th. When the section is revised it will be posted on the bulletin board and be updated on the webpage and in the *News & Views*.

6. *We will all have to fill out and turn in a new statement of occupancy form listing a lot of information about you and anyone living with you. This is much too intrusive, and if you don't comply, you could lose your right to vote by being declared "not in good standing".*

Response: see Declaration 7.1 (e) Review of Real Estate Transactions. To insure that the ownership and occupation of owners within the Association remain fifty-five (55) and older, the Board is hereby delegated the power and authority to review Real Estate Transactions. Prior to any new occupancy and ownership, all Real Estate Transactions in The Association shall be approved prior to completion by a designated Board representative to insure the transaction conforms to the requirement of a fifty-five (55) and up community. No such

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Rules Committee Response (cont.)

transaction may be completed unless and until approved by the Board or designated Board Representative as complying with the fifty-five (55) and up community requirements. The new drafts DO NOT require any new forms to be filed unless you need to update your records.

7. None of these documents place any limits on the amounts of assessments for common expenses (what we call dues). We need a limit on how much this can increase year to year.

Response: The HOA dues support the operation budget and the expenses keep going up.

8. Special assessments for capital improvements are limited in the Declarations to \$1000 without a vote, but that would mean they would be collecting \$1.5 million from us over and above our regular "dues." What could they possibly need that much extra for? It is way too much for them to ask from us without a vote. It also doesn't prohibit more than one special assessment during the year, so it is really a blank check for the board. We need to change that, too.

Response: See Declaration 12.7 was rewritten by the lawyer with a proposal of \$250 after consulting with the Rules Committee. The committee had no objections.

9. A \$3000 "working capital fee" is also authorized, which is paid when someone buys a home. In theory, this is paid by a buyer, but realtors tell us this is most often actually paid by the seller, so it costs us all money. The current amount is \$2000, and that is high enough.

Response: See Declaration 12.5 Working Capital Fee. a) Fee. In the event of a sale, conveyance or transfer of a Lot, a Working Capital Fee, in an amount to be set by the Board of Directors in conjunction with the annual budget and published to all owners, but not to exceed three-thousand dollars (\$3,000) shall be due and payable by the purchaser, transferee, grantee, or in the event of a sale on contract, the vendee. If the Board fails to set the Working Capital fee amount in any given year's budget, the fee will be the value of the most recent established amount by the Board in the Annual Budget. For purposes of this section, a "sale, conveyance, or transfer" does not include the granting of a mortgage, trust deed, lien or other security interest on a Lot, nor does it include the granting of a lease. The old documents had no ceiling. The attorney advised the committee that a ceiling should be put in so that homeowners would know what the top dollar would be.

10. For members to change a board decision or recall board members, including amending the documents, would take 450 signatures (30%) to be considered at a special meeting.

Response: to change the Declaration 14.1 How Proposed. Amendments to the Declaration may only be proposed by either a majority of the Board of Directors or by Owners representing thirty percent (30%) or more of the voting rights delivering the proposed amendment to the Board for presentation to the Owners. The proposed amendment must be reduced to writing and included in the notice of any meeting at which action is to be taken thereon or attached to any request for approval or consent to the amendment.

Declaration 14.2 Approval Required. Except as otherwise provided in [Section 14.3 Additional Approval Requirements] or by other provisions of this Declaration or by the Act, this Declaration may be amended if the amendment is approved by

Owners holding at least seventy-five percent (75%) of the voting rights of the Planned Community.

Response: to change the Articles (page 3) require at least two-thirds (2/3) of the votes cast or a majority of all eligible votes, whichever is less to the extent required by the Oregon Planned Community Act ORS 65.437(b), the Declaration or the Bylaws. No amendment may be inconsistent with the Declaration or Bylaws unless such documents are likewise amended as provided therein.

Response: to change the Bylaws 9.2 annulment by owners of Rules and Regulations. (a) By a vote of at least seventy-five percent (75%) of voting rights present, in person or by proxy, at a special meeting of Owners called in accordance with Subsection (b) of this section, the Owners may adopt an Association resolution that annuls any or all of the rules adopted by resolution of the Board of Directors under Section 9.1 above.

11. At the Aug. 4 & Aug. 18 meetings, the board is not permitting any questions or comments from the floor, so members will only hear what the board wants us to hear. While written questions can be submitted, they must be turned in 6 days before the meeting, and there is no assurance that they will be answered. We need a way to make changes so that the rules reflect the will of the all of the residents, not just the board.

Response: The form Ask the Lawyer gives the attorney preparation time to answer all of your questions and if necessary to make the appropriate changes requested by the members, before we take the final vote on the drafts.




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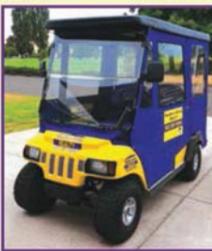
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APPROVED MINUTES OF WOODBURN ESTATES & GOLF BOARD OF DIRECTORS MEETING

Tuesday, June 23, 2015

(Approved at the July 28, 2015, Board Meeting)

Becky Butts *President*

Dave Bunnell *Vice President*
Membership/Real Estate/RV

Malena Turner *Secretary*
Activities

Chuck Johnson *Treasurer*
Recording Secretary

Janice Aiken *Director*
Golf

Stan Hiller *Director*
Web/Publications/Marketing

Jim Worley *Director*
Rules/CC&Rs

Larry Jones *Director*
House

James Taylor *Director*
Architectural

President Becky Butts called the meeting to order at 1:30 p.m. followed by the Pledge of Allegiance in the Dining Hall.

Secretary Malena Turner verified that a quorum of the Directors had been established as all Directors were present as follows: Becky Butts, David Bunnell, Malena Turner, Chuck Johnson, Larry Jones, Janice Aiken, Stan Hiller, Jim Worley, and James Taylor.

President's Welcome Report – President Becky Butts: Welcome everybody to the Board Meeting. As most of you know, the Board voted not to renew our General Manager, Sharon Schaub's contract. Sharon was hired even though she did not have a background in dealing with Homeowner Associations (HOAs). Dick Koessel encouraged her to take classes which she did. Sharon worked hard to educate herself about HOAs. She also urged the Directors to attend Community Association Institute (CAI) Programs and our lawyers' workshops on HOAs. I want to thank you, Sharon, for encouraging us to learn about the rules and regulations governing HOAs, and for all your endeavors in guiding us to be a better Board. President Butts then asked if there were any additions or corrections to the Agenda. Director Taylor stated that he had a matter that needed to be heard in Executive Session. Secretary Turner then made a motion to approve the Minutes of the Board Meeting of May 26, 2015. The motion was seconded by Director Hiller. The Minutes were then approved unanimously.

Treasurer's Report – Treasurer Chuck Johnson: The balances reported today were reconciled with bank statements and balance sheets provided by the Estates bookkeeper as of May 31, 2015. Our Operating Account balance as of May 31, 2015, was \$739,632.93. Our Reserve Account balance as of May 31, 2015, was \$978,450.00. The Accounts Receivable statistics presented in this report were determined as of June 12, 2015. On this date, the balance of our Accounts Receivable was \$87,993.45. We currently have 67 delinquent accounts which represent a 4.5% delinquency rate. We currently have 13 liens filed against properties with delinquent accounts. There are 7 delinquent properties in foreclosure and 12 other delinquent properties that are either bank owned or will soon be owned by the lender or a government entity (HUD, FHMA, etc.). Our attorneys are handling 12 delinquent accounts in an effort to collect the money owed to the Association. There are 17 delinquent accounts that may have to be written off as our liens are subordinate to liens of the lender and there is a lack of equity in the property. If these 17 delinquent

accounts are written off as "uncollectible debt", the amount written off would total \$22,048.59.

COMMITTEE REPORTS:

Architectural – Director James Taylor: Since the Board of Directors Meeting in April, there have been 26 Architectural Requests and 16 Compliance Requests. While doing some research for one of our owners, I was informed of a City of Woodburn permit for fences and free standing walls. The permit is free and the data required closely compares with the information we require for an Architectural Request for fencing. As a result, if we approve a fencing project the owner should not have any difficulty obtaining the city permit. I will be meeting with Jim Hendryx again tomorrow on this subject.

Activities – Director Malena Turner: The Activities Committee met Thursday, June 11, 2015, to discuss the following: Old Business: Nancy Reed has taken over the position of Treasurer from Ginnie Schuster. We would like to thank Ginnie very much for handling this job and thank Nancy as our new Treasurer. There was an update on the Luau from Rita Girard. She has everything in place with Cascade Park as far as menu, entertainment, and decorations. We again discussed with Larry Jones, House Director, the finishing of the lobby wall. Also, we asked about the possibility of raising the TV so that people who sit on the chairs behind the love seats could see the TV better. The Committee was informed that the "Thank You" letters had been sent to the sponsors of the Pancake Breakfast. New Business: It was decided to give the Luau band, "Koral Jam", an extra \$100.00 to help with their expenses. Cascade Park is providing the majority of the money to hire them. There was a discussion of what our next project should be. It was suggested that we should buy new tables for the Craft Room; tables that are lighter and easier to handle. President Becky Butts attended the Meeting and said she would look into finding the tables. Also, it was suggested that a mural be painted on the wall leading into the Golf Lounge. Artists within the community could paint the mural. We would first talk to Larry Jones, House Director, if this could be done. It was discussed to develop a procedure for making flyers to simplify the process. Our next Event is the Ice Cream Social in July. Ginnie Schuster and Vona Horn will contact Emerald Gardens regarding their sponsorship of this Event. It was brought to the Committee's attention that our community does not know what the Activities Committee did with money earned from the Events that are held. It was suggested that an article be placed in the *News & Views* to inform the community as to what is purchased with this money. I agreed to write the article. The following is a list of items purchased by the Committee for the benefit of our community: tables and chairs for the Conference Room...2 chairs for the Library...a 12 gallon water heater...2 grills with steel covers for the Gazebo...chairs with covers for the Gazebo...tables and lamps...TV and mounting bracket...a tree. A counter top for the Gazebo is yet to be found, purchased, and installed.

Golf – Director Janice Aiken: The Golf Committee met on June 8, 2015. Golf Course Superintendent Tim O'Larey provided the following report: 1) Greens recovery...The majority of the problem with the greens after aerification was a crane fly infestation. After making granular fertilizer and fungicide applications, the greens seem to be on their way back. 2) Irrigation has been running exceptionally well. The only problem has been around the tenth green. The sprinkler heads on the greens have been repaired with need for more work on some sprinkler heads in the rough. 3) Spraying weeds around trees completed except for holes 4, 5, and 13 through 16. 4) Stump removal. No progress made as other areas have higher priority. 5) Trimmed edges and weeded bunkers. 6) This month we will be working on installing a berm by the property line to the east of the tenth green (sandbags are currently installed in this location). 7) The new sprayer should arrive this week. We can then begin spraying for weeds in the fairways and roughs. Golf Pro Chuck Siver provided the following report: Out of bounds (OB) stakes on the fairway of hole number 2: Should the OB stakes be placed immediately next to the wall or 2-3 feet from the wall? A discussion ensued and it was decided by the Committee that the OB stakes should remain where they are currently installed. General Manager Sharon Schaub provided the following report: Regarding the gap in the wall on the west side of the fairway, hole number 2... Ray Bryant, ODOT, Mid-Willamette Valley Area, returned my calls regarding the gap in the north end of the sound wall on I-5. He reported that the State does not have the funds to continue the wall at this time. Ray agreed to look at the gap between the wall and the golf course to see what can be done. The expense for any

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fencing in his opinion would be the responsibility of Woodburn Estates & Golf. Ray said he would report back to me as soon as he has had a chance to view the site. The south wall will be completed in August, 2015, but will be 14 feet high instead of 18 feet high as first planned, due to several law suits that have been filed. Discussion followed and it was the opinion of the Committee that the gap was not there at the time construction began and it is, therefore, the responsibility of ODOT to close the gap. GM Sharon Schaub was asked to set up a meeting with ODOT and the Golf Committee to discuss this issue. Unfinished Business: Maintenance Building – waiting on an estimate for electrical and concrete from contractors. Purchase of a Pickup for the Golf Course Superintendent – Tim O’Larey is in the process of researching the cost. New Business: None. Open Discussion: Will trees that have been taken down be replaced? Some will be replaced, but not all. Sprinkler heads are still being adjusted near homes on the golf course.

House – Director Larry Jones: The House Committee is working on several projects at the current time. The Health Center Remodel has been taking up most of our time. Woodburn Construction Company completed the demolition work in the locker rooms. After the work was finished, we found there were numerous areas of decay and mold that were removed and replaced. The plumber has completed his work. The toilets, lavatories, and urinals have been relocated to meet ADA (Americans with Disabilities Act) requirements as stipulated by the City of Woodburn. All of the walls in the men’s and women’s shower areas have been replaced and will be retiled. Due to the amount of changes that were made to the original bid, the length of the project has been extended. At this time, we are projecting that the locker rooms will be reopened around Tuesday, July 14. I spoke to Woodburn Construction Company this morning. They said that the sub-contractor for the pool work has pushed the completion date into August, 2015. I have met with GM Sharon Schaub and we want to open the swimming pool after the locker rooms have been completed for use by the members until the construction company notifies us that the pool and tile contractors can be scheduled to finish the work. In the meantime, the pool and spa have been filled with water and are being run through our filters to prevent the water from stagnating. We are hoping to have a completion date by September 1, 2015. The House Committee is also working to get the Gazebo engineered and repaired for the summer activities that are coming up. Also, we have made progress on the Office Remodel and the Conference Room Soundproofing. Committee members are also working to put together plans to complete bathroom remodels, the exterior door repairs, and replacements that are also in the 2015 Reserve Budget under Asset ID Numbers 1022, 1023, 1024, and 1034.

RV Lot – Director Dave Bunnell: Things have been quiet at the RV Lot this month with spring weed spraying continuing. Also, there has been the usual amount of move-ins and move-outs for this time of the year.

Membership – Director Dave Bunnell: There is nothing new to report. We will be working in the next week to schedule the next New Member Coffee and Get Acquainted Meeting.

Real Estate – Director Dave Bunnell: A total of 8 homes have sold during the month of June. There are 17 sales in title and 6 sales are pending. To date, a total of 61 homes have sold this year. A total of 72 homes were sold at this time last year.

Marketing – Director Stan Hiller: The Committee created a Hawaiian poster from the “Event Info” sheet for the Activities Committee. This event sheet also provides the details for using the information on other media to get the word out. Rita Girard has created a procedure to work between Activities and Marketing. The Committee has been keeping our ad schedule on time for the *Woodburn Independent* per contract. We even have a few default ads ready when there is a blank week to be filled. We are also working on a Note Cards with our logo; waiting to see different types of sample badges, and a retractable self-standing banner to be used for indoor functions. Director James Taylor notified me that you just can’t replace signs on private property without the permission and permits from the City of Woodburn. Cindy Hale provided the old and new dimensions allowing us to submit the application for permits, getting them approved, and pay for the fee. Again, thank you to my brother, George Hiller, and our publisher, Cindy Hale, for getting the special track saw and helping us trim the signs to the legal size as it took six hours. I can’t think of any publisher who would come out on a very hot Sunday afternoon with the borrowed equipment and help with this signage issue.

News & Views – Director Stan Hiller: Our editor, Kathy Hiller, has taken on a few delivery routes due to a few delivery people being on vacation and said she likes the walk. And as usual, please keep sending in the filler articles to the editor. The June 12 *News & Views* was very tight on black space compared to color space, which caused the golf posters to be too small. This we hope will not happen again, but the solution will be to pull an article or two or hope there are enough filler articles to add another four pages.

Web – Director Stan Hiller: Our webmaster, Evan Thomas, has done an

excellent job of adding pictures to the slide show. He has fixed some alignment problems and picture issues. The golf tournament “End of Watch” fundraiser for the correctional officers being held here in August has been added under the golf page, allowing our users to link to the “End of Watch” website, allowing the golfers to register for this event. Just recently, Evan Thomas added a new webpage under “Our Community” for the new draft of CC&R’s (Covenants, Conditions & Restrictions) that can be downloaded to view or print. This web page is on the public side of our website. Our website had the following statistics: April had 1,046 users and May had 1,107 users. Overall, I am proud of my Committee for the past six months in getting things accomplished.

Rules & Regulations/CC&R’s – Director Jim Worley: Today each Director was given a copy of our new management documents that were reviewed and corrected by our attorney. The documents are now ready for review and approval by vote of the membership. This process will include town hall meetings, use of the web page, etc. Copies of these documents are available at this time for your review at the Office.

General Manager’s Report – Sharon Schaub: First, I would like to compliment the members of our community for showing up and being present at the first off-site Woodburn City Council Meeting held last night. Approximately 17 members attended which was very impressive to our City Mayor and Council. The Health Center remodel is progressing with the dry rot repaired on all the studs, new dry wall and papering completed this week. The contractor has advised the locker rooms will open July 14, 2015, at the latest. However, the spa retiling and covering of the swimming pool edge are now scheduled for the middle of August due to the scheduling of the subcontractors. The recommendation to the Board is to open the swimming pool on July 14 and close the pool again in mid-August for approximately 2 weeks. This has been a long process and I appreciate the patience and understanding the members have displayed. The following is a list of accomplishments of our maintenance supervisor and crew since the last Board Meeting: 1) Sprayed weeds in the RV lot; 2) Inspected and repaired chairs in the Blue Room; 3) Removed soap dispensers and grab bars from the locker room shower partitions, saving cost with the Health Center Remodel; 4) Replaced exhaust fan and belt on the restaurant grill fan; 5) Scheduled “back flow” testing in July; 6) Repaired racks for the oven in the kitchen; 7) Pressure washed and painted the north side of the auditorium; 8) Painted trim on the maintenance building; 9) Painted concrete around the flower garden; 10) Adjusted rotation on the exhaust fan in the restaurant; 11) Cleaned the roof and pressure washed the tables and chairs at the Gazebo; 12) Cleaned and painted the west wing gutters; 13) Repaired water leak at the NE corner of the auditorium; 14) Stripped and waxed the dining hall floor; and 15) Repaired the conductor at the tunnel. Our accountant, Schwindt & Company sent over draft copies of our audit, communication and governance, and adjusting entries today. These documents are subject to change based on the Association’s tax return. No signatures required at this time, but Schwindt & Company will send the revised draft with updated tax accrual later this week. The Reserve Study was submitted by Schwindt & Company on June 15, 2015. The final report is being compiled and will be sent to the Association when completed. Yesterday, June 22, 2015, I received written notification that the Board of Directors will not be renewing my contract which ends July 1, 2015. I would like to take this opportunity to say it has been a rewarding experience representing Senior Estates Golf & Country Club, not only as your General Manager, but as a Director on the Chamber of Commerce Board, being active and educated by the Community Association Institute, and now serving as Woodburn City Councilwoman for Ward IV, which encompasses a large number of constituents in the Senior Estates Golf & Country Club. I will continue to support the members of this Association.

Unfinished Business: Director Jim Worley was scheduled on the Agenda to make a motion involving golf rules, but chose to not make the motion at this time.

New Business: Director Chuck Johnson made a motion to approve the following

...cont. on page 10

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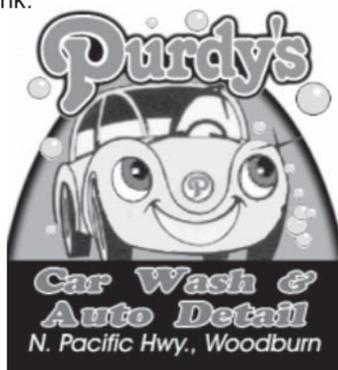
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members of the 2016 Budget Committee as follows: Lon Reed, Al Harris, Stan

Hiller, Julia Senter, Joan Foster, Fred Bourne, and Janice Aiken. Motion seconded by Director Worley, the motion passed unanimously. Director Janice Aiken made two motions before the Board, beginning with an explanation of the need for the motions as follows: In 2014, a used motor replaced the original motor on a 1999 Mazda 2500 Pickup used by our Golf Course Superintendent. The used replacement motor is now inoperable and with 175,000 miles on the vehicle it is deemed that a replacement is needed. According to the 30 Year Reserve Study, this pickup was scheduled for replacement in 2016 with a replacement cost of \$14,350. The first motion I would like to make is for

the Board to approve the purchase of a replacement pickup in 2015 rather than the scheduled year of 2016. Motion seconded by Director Taylor, the motion passed unanimously. The second motion I would like to make is to increase the replacement cost for the Golf Course Superintendent's pickup from the Reserve Study estimate of \$14,350 to a cost no higher than \$25,000. Motion seconded by Director Johnson. Following discussion, the motion passed unanimously. Director Stan Hiller then made two motions as follows: I move that Note Cards, envelope size, with our logo, be purchased from vendor iQuick for \$981.15, quantity 2,500. Motion seconded by Director Worley. Following discussion of the possible use for the subject cards, the motion passed unanimously. Motion two: I move that a retractable banner with our logo and with legs for indoor use with carrying case be purchased from vendor DocuMart for \$365. Also from DocuMart, I move that 8 24x18 yard signs be purchased for \$236 for a total acquisition of \$601. Motion two was seconded by Director Worley. Following discussion of the use of the retractable banner and the signs, the motion passed unanimously.

Upcoming Activities: President Butts announced that a Hawaiian Luau would be held on Saturday, June 27, 2015, from 11a.m. – 1 p.m. Come in your Hawaiian clothes and enjoy hula dancers, a hula contest, and music provided by Koral Jam. Cost is \$5.00 each.

Next Board Meeting: July 28, 2015

Open Mic: Members present at the Meeting were then provided the opportunity to come forward and make comments or inquiries of the Board. Eleven members took the opportunity to be heard by the Board. Ten of the eleven members expressed concern, even anger, over the Board's decision to not renew the contract of General Manager Sharon Schaub. Many of the members who spoke accused the Board of making decisions in the secrecy of Executive Sessions without informing the members of their intent. President Butts and Director Bunnell attempted to explain the statutory requirement of Executive Sessions and the confidentiality associated with such sessions. One member also addressed the lack of security within our community, leading to theft and vandalism. This member also questioned the Association's rules concerning sheds. Director Taylor responded to the member's concerns regarding sheds on owner's property. Another member angrily questioned why the practice round for the Snowbird Golf Tournament had been replaced by another tournament. He threatened to remove the Snowbird Golf Tournament from our golf course.

Executive Session: At 2:47 p.m., President Butts announced that the Board would be recessing to Executive Session.

Return from Executive Session: The Directors returned from Executive Session at 3:20p.m. President Butts announced the purpose of the Executive Session was to discuss personnel matters, a real property inquiry, and a rental situation.

Adjournment: President Butts made a motion to adjourn the Meeting. Motion seconded by Director Jones, the motion approved unanimously and the Meeting adjourned at 3:25 p.m.

Submitted by Chuck Johnson, Recording Secretary

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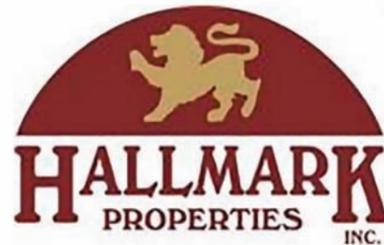
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