

We Are an Exclusive Community and Need a Census Every Two Years!

by Tom Staskiewicz – Woodburn Estates & Golf General Manager

One of the things I am quickly learning from our members is they frequently do not know what is going on or why it is happening. My goal is to improve communications from both management and the board; so here is my first attempt.

Bi-annual census

I had a telephone call the other day by a member wanting to know by what authority or requirement are we doing the bi-annual (every two years) census.

The fact it is called a census is threatening to some and maybe we need a better name, but that’s for another discussion. Our purpose isn’t to be threatening, but to comply with the Fair Housing Act requirements so we can maintain our exclusive status as a 55 and over community.

Requiring Owners to Be 55 or Over Legally Discriminates

The title of this article may be a little off-putting, but we are an exclusive community; in fact, we discriminate...albeit legally. What do I mean? To purchase a home in the estates you must be 55 or older, you cannot be 54 and one-half: you must be 55. That is age discrimination!

Fair Housing Act Allows Us to Discriminate

The U.S. Department of Housing and Urban Development (HUD) allows us to discriminate; however, we must do some things to ensure we are meeting their discrimination requirements.

I can give you a bunch of legalese but I will cut through that and get to the facts.

This all starts with the Fair Housing Act or FHAct of 1995, which was established to prevent discrimination in housing based upon race, creed, religion, etc., etc., etc. Included in the FHAct was a section called The “Housing for Older Persons” Exemption.

This exemption has two parts, housing which is:

- Intended for, and solely occupied by persons 62 years of age or older; or
- Intended and operated for occupancy by persons 55 years of age or older.

In order to qualify for the "55 or older" housing exemption, a facility or community must satisfy each of the following requirements:

1. At least 80 percent of the units must have at least one occupant who is 55 years of age or older; and
2. The facility or community must publish and adhere to policies and procedures that demonstrate the intent to operate as "55 or older" housing; and
3. The facility or community must comply with HUD's regulatory requirements for age verification of residents.

The "housing for older persons" exemption does not protect senior housing facilities or communities from liability for housing discrimination based on race, color, religion, sex, disability, or national origin.

We Must Perform a Bi-Annual Census

The third requirement is key. We must comply with HUD’s regulatory requirements and the major one is the bi-annual (every two years) requirement to validate we are maintaining the 80 percent ownership by members who are 55 or older.

Consequences of Not Performing the Census

If we fail to maintain the 80 percent we are no longer in compliance with the FHAct and can no longer discriminate based upon age. This means we would/could:

- No longer be able to require owners to be 55 or older;
- Have next door neighbors with minor children;
- Have a much noisier environment;
- Have more traffic in the community; and
- Who knows what else.

Conclusion

The census is a must and we need to have 80% response or we stand to lose our exclusive status.

We, your board and office staff, are not doing things just because we can; we are doing things because we must. I hope this helps.

Please contact me when you have issues you would like me to address. Tom Staskiewicz 503-982-1776.

Neighbors Love A Good Christmas Light Display



by Kathy Hiller

The office took a message for me the other day from someone who lives on Country Club Circle and appreciates the Christmas Light display at one of the houses on this street. This person, who asked to remain anonymous, described the display as: "Fantastic, Beautiful Christmas Lights Every Year". I stopped by the next night and they were not kidding. Thank you, Rannie and Carol! Your light display is everything your neighbor reported ...and more!

Office & Pro Shop Closures

The Office & Pro Shop will be closed for the holidays as follows:

- December 24 – Closing at noon
- December 25 – Closed all day
- December 31 – Closing at noon
- January 1, 2016 – Closed all day

Document Ballot Vote

by Rules Committee

The final ballot count for the Proposed and Revised Articles and Declarations were completed on December 15. The final count was 910 returned ballots which are less than the required 75 per cent return required by our documents to pass and be recorded, so at this time we retain our current documents.

The Board of Directors will NOT vote on the Proposed Bylaws as they refer to the Proposed Articles and Declarations.

The final count was 910 ballots as listed below.

- 9 Owners returned their ballots but did not vote.
- 1 Ballot was returned with both yes and no marked.
- YES VOTES - 749
- NO VOTES – 151

Although there was plenty of information provided, with updates in the *News & Views*, Minutes of Board Meetings, 2 planned “Ask the Lawyer” meetings, 1 added “Ask the Lawyer” meeting, an advance notice of a vote, extension notices and postcards sent to over 650 members who had not voted by December 8, we did not receive the needed ballots returned as required by our documents.

Thank you to the Document Ballot Committee: Diana Lindberg, Bob Musser, Julia Senter, Nancy Dale, Connie Lum, Rita Girard, Don Knight and Ron Ewing. Also, thank you to the office staff who prepared and mailed the extensions and postcards for mailing. The board will continue to bring our documents into compliance with current law. ***The board cannot do it alone.***

Thank you to those members who helped the Association get as far as we did BY VOTING.

2016 News & Views Schedule

In January, *News & Views* will publish as follows:

Copy due by 9:30 a.m.

Thursday, Dec 31st

Thursday, Jan 14th

Publication Date

Friday, Jan 8th

Friday, Jan 22nd

Thank you, everyone, for your cooperation.

Parade of Lights

by Becky Butts

The Golf Car Parade was fantastic this year with about 30 cars. What a wonderful way to kick off the Christmas Season. I would like to thank all who decorated and participated, the firemen, the carolers on the old fire truck, Renee Hayes for her coffee and hot chocolate, Don Robarge who rides in the lead fire truck with the map, Frank Jameson for videoing it, and to the policemen for directing traffic and playing Christmas music. A special thanks to Rob Sheirbon at Foursom Golf Cars for his sponsorship and participation. Mark your calendars for the first Thursday and Friday in December 2016 and we'll do it again. Merry Christmas!

Free Ads

Next Publication of NEWS & VIEWS
January 8, 2016

Deadline for Articles, Thursday, December 31, 9:30 a.m.

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

WANTED: I want to buy a used rototiller. Call Mel 503-559-4671.

FOR RENT: Beautiful park model, completely furnished. Located in Quail Valley RV Park in Desert Hot Springs, California. Available for the months of January, February and March, 2016. Price: \$850 per month plus utilities. Call Win or Vivian at (503) 982-5540.

2016 News & Views Schedule

The left-hand column shows the deadline for articles to be turned into the N&V office. The right-hand column is the date the paper will be delivered to the N&V office.

Articles due in the office by 9:30 a.m. on:	For publication on:
December 31, 2015	January 8, 2016
January 14	January 22
February 4	February 12
February 18	February 26
March 3	March 11
March 17	March 25
March 31	April 8
April 14	April 22
May 5	May 13
May 19	May 27
June 2	June 10
June 16	June 24
June 30	July 8
July 14	July 22
August 4	August 12
August 18	August 26
September 1	September 9
September 15	September 23
October 6	October 14
October 20	October 28
November 3	November 11
November 17	November 25
December 1	December 9
December 15	December 23
January 5, 2017	January 13, 2017

Neighborhood News

Happy New Year from Music Makers

by Cathy Williams

Our first meeting of 2016 is on Monday, January 4, at 1:30 p.m. in the Auditorium. Arlene Egli and Bee Groshong will furnish the cookies. The multi-talented Trudy Fowlks will entertain us.

Due to the terrible weather and illness, the Christmas potluck was not well attended. We who didn't make it missed a wonderful program.

The trio of Bonnie Block, Norma Rosette, and Gerry Cooley led out in Christmas songs. Joan Holmgren sang the "I wonder" song. Don Hofstetter did a cowboy number. Ruth TenEyck not only decorated the tables, but sang "O Holy Night" and led the bell choir. She plays with the Uke-De-Dos and sang "Climb Every Mountain" for us when they were here. An audience sing-a-long added to the Christmas spirit.

We are in need of a secretary-treasurer. Please speak to our president, Bob Trojak, if you would be willing to help out in this once-a-month event.

Several years ago Dena Hollod asked if there was a written history about the origin of Music Makers. We are now looking for people who could help with that history. Remember the Organ Club? Get any information you may have to Bonnie Block or Cathy Williams. Thank you and Happy New Year.

St. Monica's Circle

by Ryllis Linday

The members met on December 7, at 10:00 a.m. in the Dining Hall. Our President, Becky Butts, called the meeting to order and we all recited the Pledge of Allegiance to the American flag. Prayers were said.

Toni Perry, secretary, gave her report, which was approved. Barbara Campbell gave her treasurer's report. Talk followed on our sales at the Craft Fair & Book Sale. We are so fortunate to have this big sale at Woodburn Estates. It's fun to attend and enjoy a cup of coffee and cookies. It's such a large sale that resting for a few minutes is imperative, then continue on and enjoy the other half of the sale. It's remarkable what people do with arts and crafts. There was beautiful jewelry, scarves, aprons, etc. and lots of gifts for Christmas. I found some Danielle Steel books to buy.

Barbara gave a report in Oregon's Medicare Savings Insurance to help people looking into Medicare Insurance.

Gertrude Rees gave us the following on linens: Dec. 1-15 Toni Perry; Dec. 16-31 Rita Girard; Jan. 1-15 Barbara Campbell; Jan. 16-31 Marilyn Conway. Betty Judevine was absent because of illness. There were no birthdays in December and no cards were sent out. It's tough when our Sunshine chair is ill. We all wish her well. We welcomed Ann Woehler who said she had had a heart attack at home.

Rita gave a report on "The Greatest Story Ever Told". It's all about Christmas and its beginning. We adjourned our meeting and turned to lunch. Rita furnished the ham, rolls, sweet potato pie, a casserole of broccoli and cheese, and fancy red Jell-o. Becky Butts did the decorating with different Christmas scene plates and napkins. Every table had a different Nativity centerpiece with the babe, Mary, Joseph and wise men. A large nativity scene was at the food table. They were all lovely and everyone enjoyed them. For dessert Rita made key lime pie and a lemon cake with a fancy white frosting. It is exciting to see what the girls do each month to make our meeting so splendid. They both do such a good job of it, always something new, delightful, and delicious.

Goodwill was spread among the members who look forward to another Christmas party next year. 2015 was a good year for all of us. Please feel free to join our meetings any time. Our next meeting will be January 4, 2016.

Woodburn Estates Dance and Social Club

"Rockin' Rocket New Year's Eve"

by Bill Coleman, Chairman

Get ready to pop your cork and blast off into "2016" as Woodburn Estates Dance & Social Club celebrates a "Rockin' Rocket New Year's Eve" Thursday, December 31st at Woodburn Estates & Golf Auditorium, located at 1776 Country Club Road in Woodburn. The fun begins at 8:00 p.m. with a social hour featuring "finger food" snacks, and at 9:00 p.m. sharp "Billy & the Rockets" warm up the party and ring in the New Year with 50's & 60's style dance tunes.

This special New Year's Eve party is open to the public and features entertainment designed for mature individuals. Your \$10 cover charge allows you in to the party for all the fun and dancing, the opportunity to sample an assortment of snacks and desserts provided by Samantha Green at "Touch of Love Senior Care". You are also automatically entered in the evening's drawing for a number of lovely door prizes. Be certain to take advantage of the chance to win a big cash prize by participating in the evening's 50/50 raffle.

Remember, all of our dances at Woodburn Estates & Golf are held on the second Saturday of each month from February through December. Please mark your calendar and don't miss the fun! To reserve a table for you and your friends, be certain to call Marge at 503 981-1421.



News & Views

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Estates Men's Golf General Meeting

Estates Men's Golf General Meeting December 1, 2015

The Meeting was called to order by President Russ Krussow at 10 a.m. in the Dining Hall, followed by the Pledge of Allegiance.

Roll Call: A quorum of officers was established. Officers and Committee Chairmen/Members present were: Russ Krussow, Paul Eaton, Jim Worley, Chuck Johnson, Allan Lindberg, Stan Hiller, Bob Price, Ron Hansen, and Steve Hobson. Past President Fred Bourne and General Manager Tom Staskiewicz were also present. A total of 24 members attended the Meeting.

President's Report: President Krussow welcomed the members and informed them that he had matters that would be discussed under "New Business".

Vice President's Report: VP Paul Eaton, also our OGA representative, reported that the OGA experienced a 17% increase in rounds played at the courses they represent in Oregon and Southern Washington, some 143 golf courses. Jim Worley, an employee in our Pro Shop, reported that our course has had approximately 3,000 more rounds played this year as compared to this time last year. Paul attributed our good weather as a major factor in the increased play. Paul then discussed two rules that will be enforced by the OGA in 2016. First, anchoring of the long putter will no longer be allowed. Even though our Club had voted to allow anchoring in 2016, Paul said we have no option to make allowances and still be a part of the OGA. A second rule to be enforced in 2016 involved playing a round "solo". If a golfer plays a round by themselves, the score from that round cannot be posted. A discussion ensued and it was agreed that Paul and our Rules Committee Chairman, Ron Hansen, will follow up as to these two rules to see if any exceptions could be made.

Treasurer's Report: Treasurer Jim Worley reported that the balance of our Club funds is currently \$2,266.19. Jim also reported that we had 144 members of our Club in 2015, the same number as in 2014. He then reported that in 2013 we had 157 members, in 2012, we had 170 members, and in 2011 we had 174 members. Thus, over the past five years our membership has decreased by 30 members.

Secretary's Report: Secretary Chuck Johnson had nothing to report.

COMMITTEE REPORTS

Mixed Tournaments: Bob Price stated that the account for the Mixed Tournament is being changed to recognize the new signers on the account as well as signers no longer on the account. He also stated that he has nothing further to report until after the first of the year.

Sunshine: Bob Price stated he did not send out any cards last month. He did report that Ken Yoder is now in a Special Care Facility. Bob then stated that he visited Bob LaVere. Bob is still in Hope Village in Canby and is awaiting surgery.

Handicap: Allan Lindberg, handling the work of the handicapper in the absence of "snowbird" Clint Hansen, stated that he just printed out the December 1, 2015, handicap sheet and posted it in the Golf Lounge. Allan then reported that the Most Improved Golfer for 2015 is Clarence Oberhelman and the "Iron Man" Winner, the golfer with the most rounds posted for 2015, is Gene Mickey. Clarence and Gene are rewarded for their achievement in that they receive complementary annual Men's Golf Club Membership for 2016. Allan then stated that the schedule for games played during the Men's Golf Club Thursday Play in 2016 will mainly have formats where each player will be able to post a score. Allan reiterated that it is important to post all scores, both good and bad rounds, to establish a true handicap. He stated that "vanity" handicaps are as bad as "sandbagger" handicaps

as the vanity golfer in team play hurts the team when they cannot play to their handicap.

Rules: Ron Hansen, the new Chairman of the Rules Committee, stated that when he lived/played golf in Southern California, all rounds played "solo" were not allowed to be posted. So it was no surprise to him when the OGA began enforcing this rule. He also reminded players that the Winter Trend begins today and will run through February, 2016.

Membership: Stan Hiller stated that he will report the membership statistics for 2015 at our General Membership Meeting in January, 2016.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

- Jim Worley stated that the Pro Shop needs to know what the Men's Golf Club wants to do relative to Thursday play on December 24 and on December 31. Discussion followed and it was agreed that Men's Golf Club Play will be held on Wednesday, December 23, and on Friday, January 1, 2016. Jim will make up sign-up sheets to be posted in the Pro Shop.

- President Krussow then made a motion to change the Men's Golf Club General Membership Meeting to the first Wednesday of each month at 10 a.m. and the Men's Golf Club Executive Meeting to the last Wednesday of each month at 9:30 a.m. The motion was seconded by Allan Lindberg and following discussion, the motion passed with Jim Worley casting the only "Nay" vote. The Office needs to immediately be made aware of this change to reserve the Dining Hall for the first Wednesday of each month at 10 a.m.

- A discussion then ensued as to the placement of rakes, currently placed vertically out of the sand traps on holes number 4 and 9. Golf Course Superintendent Tim O'Larey is in favor of placing rakes vertically out of traps throughout the golf course as it helps his maintenance crew when mowing and caring for the sand traps. Tim has the pipe and gravel needed to place rakes upright at all sand traps on our golf course. The Men's Golf Club will volunteer to install the pipe and gravel. Len Westphal then made a motion that the Men's Golf Club approve the vertical placement of rakes outside all traps as found on our golf course, motion seconded by Paul Eaton, the motion passed unanimously. The approval of this motion by our Club will be conveyed to Janice Aiken, President of the Ladies Golf Club. Hopefully the Ladies Golf Club will also approve of placing all rakes vertically outside the sand traps on our course.

CLOSING COMMENTS: GM Tom Staskiewicz stated that he would like to implement a program wherein members of our Association, golfers or non-golfers, can recruit Associate Golf Members and be rewarded with their choice of \$100 credit in our Pro Shop or \$100 credit in our restaurant, the Country Cottage. This program was discussed and agreed that it would be a good recruitment incentive to obtain new Associate Golf Members. Kurt Benson announced that he is moving as his home has sold. He will be missed as he was an active member of our Club. Paul Eaton acknowledged and thanked Past President Fred Bourne for his service, followed by applause from all present at the Meeting.

CLOSING: President Krussow moved that our Meeting be adjourned, motion seconded, approved, and the Meeting was adjourned at 11 a.m. Submitted by Chuck Johnson, Secretary – Minutes approved by President Russ Krussow

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Wednesday (Comfort Night)
Macaroni & Cheese
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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

MINUTES OF THE
WOODBURN ESTATES & GOLF
BOARD OF DIRECTORS MEETING

November 24, 2015
(Electronically Approved By The Board)

Becky Butts <i>President</i>	Dave Bunnell <i>Vice President</i> Membership/Real Estate/RV
Malena Turner <i>Secretary</i> Activities	Chuck Johnson <i>Treasurer</i> Recording Secretary
Janice Aiken <i>Director</i> Golf	Stan Hiller <i>Director</i> Web/Publications/Marketing
Jim Worley <i>Director</i> Rules/CC&Rs	Larry Jones <i>Director</i> House
	James Taylor <i>Director</i> Architectural

Before calling the Meeting to order, President Becky Butts requested that all in attendance silence their cell phones. President Butts then called the Meeting to order at 1:30 p.m. in the Woodburn Estates & Golf Dining Hall, followed by the Pledge of Allegiance.

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

President’s Welcome Report – President Becky Butts: I would like to welcome everyone to our Board Meeting today. President Butts then asked if there were any additions or corrections to today’s Agenda. Director Chuck Johnson stated that the motion he will be making to adopt the 2016 Operating and Reserve Budgets will be made under “Unfinished Business” rather than under “New Business”. Director Jim Worley stated that he would be making a motion under “New Business” to approve a Car Show planned for the summer of 2016. Secretary Malena Turner then made a motion to approve the Minutes of the Annual Property Owners Meeting of November 10, 2015, the motion seconded by Director Janice Aiken, the motion passed unanimously.

Treasurer’s Report – Treasurer Chuck Johnson: The balances reported today were reconciled with bank statements and balance sheets provided by Woodburn Estates bookkeeper as of October 30, 2015. Our Operating Account balance as of October 30, 2015, was \$496,808.43. Our Reserve Account balance as of October 30, 2015, was \$953,828.65. The Accounts Receivable statistics presented in this report were determined as of November 11, 2015. On this date, the balance of our Accounts Receivable was \$30,847.00. We currently have 27 delinquent accounts, representing a delinquency rate of 1.8%. We currently have 7 liens filed against properties with delinquent accounts. There are 3 delinquent properties in foreclosure and 3 other delinquent properties that are either bank owned or will soon be owned by the lender or a government entity. Our attorneys are currently handling 9 delinquent accounts in an effort to collect the money owed to the Association. There are four delinquent accounts that have been returned from our attorney where the properties have been foreclosed on or are now bank-owned and our liens are subordinate to the liens of the lender and there is a lack of equity in the properties. In Executive Session today, I will be asking the Board to approve writing these four delinquent accounts off as “uncollectible debt”, again based on the recommendation of our attorney. The uncollectible debt on these four properties totals \$3,724.71, including fees, fines, and interest. Let me emphasize that this Board does everything within its power to collect on debt owed to the Association. Our Office Staff sends out a letter to the delinquent property owner after 30 and 60 days, the latter being a certified letter. These letters are followed up by phone calls. Payment plans are encouraged to allow the delinquent property owner over a specified period of time to become current with their debt. When letters and phone calls are either ignored or have no positive result, the delinquent property file is sent to our attorneys for collection. After our attorney contacts the delinquent property owner to inform them of the consequences of non-payment on their delinquent annual assessment, often a payment plan is then submitted for approval or the debt is paid in full. However, if the member files a Chapter 7 or 13 personal bankruptcy or the financial institution forecloses on the property and there is a lack of equity in the property to satisfy the lender, the file is then returned to us with a recommendation that the account be written off as “uncollectible”. Also, today under “Unfinished Business”, I will be making a motion to have the Board adopt the 2016 Operating and Reserve Budgets as presented at the November 10th Annual Property Owners Meeting.

COMMITTEE REPORTS:

Architectural – Director Jim Taylor: Since the Board of Directors Meeting in October, there have been 16 Architectural Requests and 12 Compliance Requests. One Architectural Request was a duplicate and unfortunately, we still have realtors and/or owners waiting until the last minute to submit Compliance Requests which can impact sale closure.

Activities – Director Malena Turner: The Activities Committee met on November 5, 2015, at the home of Betty Bunnell. After welcoming the Committee members, the roll call was taken. Members present were: Jan Robarge, Vona Horn, Rita Girard, Mary Bowling, Nancy Reed, Ginnie Schuster, Betty Bunnell, and Malena Turner. Betty Beal was absent without notice. Vona Horn then read the Minutes from the last Meeting. The Minutes were approved without need for correction. Nancy Reed gave the Treasurer’s Report as follows: Balance brought forward from August: \$13,207.13; Deposits: Pancake Breakfast – McCully Realty \$300, Pancake Breakfast Tickets sold totaled \$1,570, a donation of \$25, sales/food of \$24, for a total of \$1,619.00. Expenses in September included: Country Brunch \$58.78, Flyers \$50.00, Balance in our account as of September 30, 2015, is

\$15,017.35. Unfinished Business: Jan and Don Robarge are not doing the Pancake Breakfast anymore. However, Mary and Jerry Danielson have volunteered to chair the Pancake Breakfast in the future. The tables for the Craft Room arrived and were assembled by Dean Blough, Jr. We thank Dean for assembling the tables for us. New Business: We discussed having a Wine, Cheese, and Chocolate Event in February 2016. We also discussed having a Baked Potato Bash in March 2016, followed by a Hamburger Event at the Gazebo in July 2016. We talked about decorating the Christmas Trees after Thanksgiving and being sure to get a tree up in the Auditorium for the Craft Fair coming up on November 21, 2015. We then adjourned the Meeting and Betty Bunnell delighted us with one of her Tea spreads.

Golf – Director Janice Aiken: The Golf Committee met at 11 a.m. on November 9, 2015. Present were: Janice Aiken Golf Chair, Fred Bourne, Paul Eaton, Allan Lindberg, Tom Staskiewicz General Manager, Chuck Siver Golf Pro, and Tim O’Larey Golf Course Superintendent. Lon Reed was absent with notice. Request for reduced green fees: Paula Kilgore spoke on behalf of the 9-Hole Invitational, to be held July 25, 2016, and Carol Bettandorff spoke on behalf of the Rose-A-Rama to be held on June 4, 2016. The 9- Hole Invitational Committee would like to have the green fees discounted from \$17.00 to \$15.00. Rose-A-Rama is considering an Invitational Tournament instead of a Member Guest Tournament in 2016. If they were to do this, they would like to have their green fees reduced from \$27.00 to \$25.00. Additional discussion followed with Paula and Carol about the fees and the need to lease golf cars at a cost of \$40.00 per car. Paula and Carol were excused and more discussion was held on the discounting of fees. It was the decision of the Committee that a 9-Hole Invitational Tournament green fees could be reduced to \$15.00, but the Rose-A-Rama would need to stay at \$27.00 because if fees are reduced for one 18-hole tournament, other tournaments would request the same. Report of Golf Course Superintendent Tim O’Larey: 1) Priority is on keeping the golf course playable with a balance of mowing and leaf clean up. Second priority is to clean up property lines where leaves accumulate. 2) A.C. Tree Service pruned several trees and removed two poplars. I will find out how much is left in the Budget and see what stumps we can grind out. 3) Plan to remove two cottonwoods on the left side of the 12th green early next year. 4) Will spray the course for crane fly larvae before Thanksgiving. Golf Pro Report – Chuck Siver: No report. General Manager Tom Staskiewicz asked the following questions: How do we increase golf membership and where do we want to be in terms of membership? How do we market better? What incentives do members have for bringing in new golf members? Discussion with the Committee members and the General Manager provided the following ideas: 1) Continuity – Directors serve for three years and should hold the same position for the three years, whether it be as an Officer or a Committee Chairman. 2) It was noted that information about Senior Estates Golf & Country Club is not readily available on weekends because the Office is closed. 3) There is a need to measure the results of advertising, such as an “offer code” that could be traced. 4) Initiation fee for Associate Members. Unfinished Business: Punch Cards – Discussion covering the cost of the Punch Card. There was discussion at the September Golf Committee Meeting of lowering the price of the Punch Card. After discussion today, the consensus of the Golf Committee was that the Punch Card fee should remain the same (\$200) and that it is a “Member Only” card. This will be taken to the Board to finalize. New Business: None.

House – Director Larry Jones: I just got back in town after a three week vacation. We are working with Woodburn Construction Company to schedule the completion of the Health Center Remodel. The work to be done consists of repairing the locker room floors to provide proper drainage, installing the new coping and tile in the swimming pool and doing the necessary spa tiling and jets and drain repair. Frank Jameson and the maintenance staff have applied a coating of Rust-Oleum anti-slip compound to improve traction in the locker rooms. Once we have the final date, we will post the information on the Bugle Blast and in the *News & Views*. Other projects included in the Reserve Budget still being worked on are: Office Remodel; Installing new soundproof walls between the Library and the *News & Views* Office; repair of the Gazebo; remodeling restrooms in the Auditorium to bring them up to ADA standards; replacing the carpeting in the foyer of the Auditorium; bringing the doors and entrances in the Office, Dining Hall, and Auditorium up to ADA standards.

Real Estate – Director David Bunnell: I don’t have any statistics for today’s report due to the short period of time since the Annual Meeting and my schedule. I will provide an overview of the whole year at the Meeting in December.

Membership – Director David Bunnell: I have gathered names for the next New Members Meeting, but have not scheduled a meeting date. Due to the holidays and events happening between now and the end of the year, I believe it would be better to hold off until January, 2016. I will be willing to work with the next Director that takes over this Committee to facilitate this happening in early January, 2016.

RV Lot – Director David Bunnell: The additional infrared beam across the driveway and motion activated three camera system focused on the gate and driveways have been installed and are operational. These systems have backup power sources in event of power failure. An additional magnetic lock for the gate closer is on order and will be installed as soon as it is received.

Directory – Director Stan Hiller: The sales crew of Ellamae Carr, Nancy Dale, Connie Doyon, Linda Hepburn, Diana Lindberg, Karen Taber, Kathy Hiller, and myself as the Project Manager have collected advertising costs from about 80% of the Directory clients. Members need to notify the Office of any corrections concerning your name and phone number, including cell phone numbers in the Directory.

News & Views – Director Stan Hiller: Our Editor and Advertising Sales Manager, Kathy Hiller, along with her proof helpers, continue to do a great job. Kathy has traded the stacks of paper into computer documents making the publishing almost error free when proofing. Also, the use of color has brought in more sales. I would like to offer a big “Thank You” to our resident and longtime photographer, Ken Leonard. Without his pictures for the many golf tournaments and social events, the centerfold would just be another page. Also, a big “Thanks” to Will and Vicki Spencer and all the 40 plus volunteers who deliver the *News & Views*.

Web – Director Stan Hiller: In 37 days, it will be the New Year and many

changes will need to be done for Club events and golf schedules on the different web pages. The monthly web user average is over 1,100. The Bugle Blast has approximately 435 subscribers. We have about 370 people that daily follow our Facebook page and overall about 4,173 “Likes”.

Marketing – Director Stan Hiller: My Committee has been the biggest asset for this Association to move forward and be noticed by others in the Woodburn Community and local business members. Thank you to Sharyn Cornett, Nancy Dale, Connie Doyon, Linda Hepburn, Kathy Hiller, Carol Wellington, and Marie Worley. We have completed the following projects: 1) Branded our image with a new logo and dba Woodburn Estates & Golf which was approved in November and again in December, 2014. 2) Launched our new website in January, 2015. 3) Launched our Facebook page in February, 2015. 4) Added the full menu for the Country Cottage Restaurant on our website. 5) Helped develop the golf brochures, tickets, and posters for the 2015 Portland Golf Show. 6) Updated the signage reflecting our new logo and name on the parking lot, plus the Country Cottage Restaurant sign. 7) New stationary note cards for various uses such as announcements, thank you, requests, etc. 8) New business cards for all Staff and Directors. 9) New corporate generic E-Mail accounts for Directors and Staff employees. 10) New logo magnetic signs for both golf and maintenance vehicles. 11) Logo banners – two outside banners, plus an inside rollup banner. 12) Looked into personal name badges as requested by the Board. 13) Weekly advertisements in the Pamplin Media Group Publications. 14) Other publications, including Mt. Angel Publishing, NW 50 Something, Tulip Festival, October Fest, Woodburn Chamber of Commerce Directory, and Woodburn Business Directory. 15) Attended Woodburn Chamber of Commerce Greeters Meetings to acquaint businesses in Woodburn with our Corporation. 16) Continued updates on website for new pages and pictures. 17) Bugle Blast continues to grow with over 435 subscribers. 18) Recorded a monthly average of 1,100 web users. 19) Recorded an average of 370 daily followers and 4,173 “Likes” on our Facebook page. 20) Developed a Mission Statement. 21) Developed a Vision and Values Statement. 22) Developed guidelines and usage for posters, Bugle Blast, Marketing Advertisements, Facebook, and *News & Views*. 23) Planning for 2016: brochure, badges, newspaper ads, city signage, tracking form, and other ideas as they come along. Tom, our new General Manager, like me, has a lot of computer expertise. This will help when moving forward and with our website. I am excited to be working with Tom on new computer projects. Happy Thanksgiving to all and I hope to see you at the Christmas Golf Car Parade.

Rules & Regulations/CC&R’s – Director Jim Worley: All management documents have been revised. I will provide a Year End Report at the December 8, 2015, Board Meeting. I will also be making a motion regarding a Car Show for 2016 under “New Business”.

General Manager’s Report – General Manager Tom Staskiewicz: Ballots – Not voting is not the same as voting “No”: We are still trying to get to our 75% threshold of ballots. There appears to be a misunderstanding where people think not voting is the same as voting “No”. They are not one and the same; we need your ballots returned. If you believe you have neighbors who may not understand and may, therefore, not have voted and you are willing to help, come to the Office and we can assist you in knowing who has not sent in a ballot. We don’t know how anyone has voted. At this point, we only know if they have voted. Please help us with this voting process as it is important for our community.

In-house Payroll: I have recommended moving our payroll processing in-house at a monthly savings of approximately \$270. We are currently using QuickBooks for accounting and will be adding their payroll system. A side note on the accounting practices. We have implemented a stringent set of procedures to ensure separation or segregation of duties. This system is designed to ensure no one person has the ability to create a payable, approve the payable, generate a check and then delete the paper trail. All checks require two signatures from one of the four Board Officers and/or me. **Policy changes to improve controls and operations:** I am working with the Rules Committee on several changes to our policies and procedures when it comes to protecting the assets of Woodburn Estates & Golf. One example you heard today is the implementation of a background check for employees and Board members. The purpose is to protect assets as well as the reputation of Woodburn Estates. The background checks include criminal records for convictions or pending felony charges which would reveal financial misconduct or behaviors which reflect poorly on the Woodburn Estates & Golf or the credibility of your Board of Directors. We will be adding a “Code of Conduct” for Board Members, a “Code of Conduct” for Board Meetings, a “Conflict of Interest for Board Members and Staff” and an “Affirmation of Priorities for Board Members”, stating their commitment to faithfully participate and represent the best interests of the members. **Insurance:** We recently had a building appraisal completed for the common buildings. The total appraised value of all buildings is \$5,630,000. This appraisal is being used to ensure all buildings are accounted for with our insurance quotes. Our current policy is under review to ensure we have adequate coverage for buildings and equipment.

Pool & Spa: I’m happy to report the pool and spa renovation is getting back on track. We are negotiating the renovation start date to ensure the inconvenience to Woodburn Estates Members is minimized as much as possible. The renovations are designed to improve safety, repair damage and conform to ADA requirements. Sadly, this will necessitate another pool closure and during this closure, the puddling of water in the shower/locker rooms will be addressed. The closure will be a total of approximately 5 weeks with the pool completion first and reopening before the spa. **Office Remodel:** The plans for the Office Remodel are moving forward. We are finalizing bids. The plans have been drastically revised to make this a functional office, not a showplace, and become compliant with ADA requirements. **Pool Tables:** After discussions with several members who play pool, we learned we are in need of some repairs. As you heard, we have received three bids and have made a vendor selection, Cristy Barsky, after contacting several references. We are excited about the vendor, not only for the quality of work, but also for some of the additional services she provides. We will be scheduling a couple of demonstrations where Cristy will perform numerous trick shots and do some teaching. Another event will be a challenge event for those who want to challenge the master and see if you can beat Cristy in a game or with a couple of shots. Cristy will also be available

to members who have their own cues and would like them to be professionally re-tipped. The special cost to members is \$7.50 per pool cue. **Marketing:** We are announcing a new focus for our marketing efforts and that is Associate Members. Woodburn Estates & Golf has much to offer the Associate Member and this is where our focus should be. People outside Woodburn Estates already know the great living environment for home owners and it’s time for those in the area to learn of the great amenities available to them through our Associate Member Programs. This is a great source of revenue for Woodburn Estates & Golf and a prime way to continue to control costs to our members. **Resident Complaints:** During my first few weeks on the job, I have had the experience of seeing member complaints regarding other members. Unless the issue has to do with architecture, home maintenance and other similar issues, our hands are tied. We have no power through either the Board or Office to resolve or mediate disputes and member differences. We can be of service if the two parties want to sit down and discuss the issues. In this case, we would be happy to oblige. However, we are only there as an observer and can only offer suggestions. We have no legal standing to make a decision either party would be required to accept. If you have threats made against you, other potential bodily harm issues, or noise complaints, your only course of action is to call the Woodburn Police Department. In the case of a threat or the violation of a City Ordinance, they have jurisdiction. Again, if it’s a personal dispute even the Police Department may not have the ability to resolve the differences. **RV Lot Security Improvements:** In the past couple of weeks, we have made several security improvements to protect the RV Lot. A security beam has been installed to provide more control over access and egress. A motion activated security camera has been installed to capture activity in the RV Lot.

Unfinished Business: Director/Treasurer Chuck Johnson made the following motion: At the Annual Property Owners Meeting held on November 10, 2015, I presented a draft of the 2016 Operating and Reserve Budgets as determined by the 2016 Budget Committee. The draft of these Budgets has been posted on the bulletin board for the past three weeks. At this time, I would like to make a motion for the Board to adopt the 2016 Operating Budget as presented in draft form in the amount of \$1,280,787.00 and the 2016 Reserve Budget as presented in draft form in the amount of \$348,323.00. The motion was seconded by Director David Bunnell and passed unanimously. Director Jim Worley then made the following motion: I make a motion to accept the Standard Operating Procedure (SOP) posted at the October 27, 2015, Board Meeting as follows: Background Checks: (1) The Board shall cause a criminal background check to be conducted on any prospective employee, to ensure that the prospective employee has no criminal history. (2) All members of the Board of Directors must pass a criminal background check showing no criminal history. Director Worley then discussed past history in support of his motion, again reiterating that the proposed addition to the SOP has been posted since the last Board Meeting held October 27, 2015; that background checks for employees and Board Members was supported by the membership at a recently held “Ask the Lawyer” Town Hall Meeting; that background checks have been a topic of discussion for many years; and an employee background check was actually performed in July, 2013, citing the General Manager’s Report from a Board Meeting held on July 9, 2013. Following Director Worley’s discussion of the past history regarding criminal background checks, the motion was seconded by Director Jim Taylor, the motion passed unanimously.

New Business: Director Jim Worley made the following motions: Motion One: I would like to make a motion to post the following items on the Corporate Bulletin Board until the next regular Board Meeting with the intention of 3 separate votes taken at that time. First, the revised and updated November 24, 2015, Rules and Regulations; second, a Volunteer background policy; and third, a Day Parking Permit Form. The motion was seconded by Director Jim Taylor, the motion passed unanimously. Motion Two: I would like to make a motion to post the revised and updated November 24, 2015, Standard Operating Procedures (SOP) in the General Manager’s Office until the next regular Board Meeting, due to the sensitive nature of some of the internal procedures with the intention of voting at that time. The motion was seconded by Director Stan Hiller, the motion passed unanimously. Motion Three: I would like to make a motion to post on the Corporate Bulletin Board an acceptance of Verified Volunteers as the Company who completes background checks for non-profit organizations across the Country, including OMSI, as the agency to complete the volunteer background checks for the Woodburn Estates & Golf, the posting until the next regularly scheduled Board Meeting. The motion was seconded by Director Stan Hiller, the motion passed unanimously. Motion Four: I would like to make a motion that the Woodburn Estates & Golf sponsor a Car Show with a tentative date of July 9, 2016. The motion was seconded by Director Stan Hiller and discussion ensued. Director Worley pointed out that Woodburn Estates has sponsored two Car Shows in the past, open to the public, which gives good exposure to our community and the amenities we have here at Woodburn Estates. Following discussion wherein Director Stan Hiller commented favorably on the previous Car Shows, the motion passed unanimously. Director Stan Hiller then discussed a Pamplin Media Group proposal. He stated that last Tuesday, November 17, he attended a meeting with Ian Moynihan, a representative of the Pamplin Group and Susan Vetter of the *Woodburn Independent*. The purpose of the meeting was to discuss proposals for next year’s advertising. Also in attendance at the Meeting was Nancy Dale and Linda Hepburn, Marketing Committee members, and Tom Staskiewicz, General Manager of the Woodburn Estates & Golf. The proposals of the Pamplin Group are as follows: 1) Stay with the current plan for another 52 weeks at a cost of \$115 per week. 2) Upgrade with more printed and more web ads at a cost of \$150 per week. 3) Complete the current contract and explore other venues. Director Hiller then stated that he had talked to the different members on several committees (Dance, Pancake, and other events) and heard that the Woodburn Independent advertising was okay. Most people he spoke with thought the *News & Views*, Bugle Blast, and our website were the best. Director Hiller stated that he was still under budget, but these proposals would impact the Marketing budget. A motion was not made at this time as General Manager Staskiewicz is looking into other methods as to advertising and will E-Mail

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Pool and Spa Update

by Tom Staskiewicz

I am pleased to announce we have a confirmed timeline for the pool and spa project. The project will begin on December 28 with a completion date of January 22. We are working hard to minimize the inconvenience to our members.

The Schedule:

1. Saturday, December 26, at 7:00 a.m., Frank Jameson, our maintenance superintendent, will close the spa.
2. Thursday, January 7, the pool will be closed to start the draining process.
3. Monday, January 11, the repairs on the pool will begin and the work to refloat the tiles and eliminate the puddling on the locker/shower room floors.

Once the old coping around the edge of the pool is removed and the locker/shower floors are complete the spa will reopen; reopening date to be determined.

1. Friday, January 22, the repairs on the pool will be completed and refilling the pool will start.
2. Monday, January 25, the complete facility will be open.

The Project:

1. Spa – updates to ADA compliance; raise one of the benches to accommodate shorter members; change tile color of benches to make them easier to identify; improve safety of ramp leading to the spa.
2. Pool – replace the coping around the edge of the pool; improve the area around the pool to reduce the danger of slipping.
3. Locker/Shower room – refloat the floor tiles to eliminate the “puddling” or pooling of water.

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*Personal cues professionally re-tipped for \$7.50.

FRIDAY— January 8, 2016 11 AM-2 PM

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My Tequila Christmas Cake Recipe

Submitted by Connie Doyon

The secret ingredient is the tequila so make sure it the good stuff!

Once again this year, I've had requests for my Tequila Christmas Cake recipe so here goes. Please keep in your files as I am beginning to get tired of typing this up every year! (Made mine this morning!!!!) 1 cup sugar, 1 tsp. baking powder, 1 cup water, 1 tsp. salt, 1 cup brown sugar, lemon juice, 4 large eggs, nuts, 1 bottle tequila, 2 cups dried fruit. Sample a cup of tequila to check quality. Take a large bowl, check the tequila again to be sure it is of the highest quality then repeat. Turn on the electric mixer. Beat one cup of butter in a large fluffy bowl. Add 1 teaspoon of sugar. Beat again. At this point, it is best to make sure the tequila is still OK. Try another cup just in case. Turn off the mixer thingy. Break 2 eegs and add to the bowl and chuck in the cup of dried fruit. Pick the fruit up off the floor, wash it and put it in the bowl a piece at a time trying to count it. Mix on the turner. If the fried druit getas stuck in the beaterers, just pry it loose with a drewscriver. Sample the tequila to test for tonsisticity. Next, sift 2 cups of salt, or somethink. Check the tequila. Now shift the lemon juice and strain your nuts. Add one table. Add a spoon of sugar, or somefink. Whatever you can find. Greash the oven. Turn the cake tin 360 degrees and try not to fall over. Don't forget to beat off the turner. Finally, throw the bowl through the window. Finish the tequila and wipe the counter with the cat.

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Board Minutes (continued from page 5)

all Directors as more is learned. Director Janice Aiken then presented two motions. Motion One: As stated in my report to the Board on September 22, 2015, the Golf Committee had discussed the possibility of reducing the Punch Card fee and the fee for 9-hole regular play. The Punch Card and the 9-hole regular play fee was also discussed at the Golf Committee Meeting held on November 9, 2015. The consensus of the Golf Committee was that the Punch Card fee should remain the same at \$200 and that it remain a “Member Only” card. Therefore, I move that the Board approve the Punch Card fee at \$200 and that it remain a “Member Only” card. Motion was seconded by Director Hiller, following discussion involving Director Taylor, the motion passed unanimously. Motion Two: The green fee of \$17 for a 9-hole round (regular play) was an error that was not corrected at the beginning of 2015. If we compare the fee of \$20 for an 18 hole round (regular play) to the 9-hole fee of \$17, the 9-hole fee is too high. The Golf Committee feels this fee should be reduced to \$15 to bring it into proportion with the 18-hole fee. Therefore, I move that the Board approve the lowering of the 9-hole fee (regular play) from \$17 to \$15, the motion seconded by Director Worley, the motion passed unanimously. Director Larry Jones then made a motion to repair pool tables located in Woodburn Estates Pool Hall. He stated: I have received 3 bids for the re-covering of our pool tables, re-tipping of approximately 60 cues and possible replacement of the pool table bumpers if needed. The bids are: 1) Golden West Billiard Mfg., Portland, OR...\$2,850. 2) The Cue Ball, Salem, OR...\$4,200. 3) HR Billiards, Salem, OR...\$2,818 (includes \$2,389 for felt replacement & re-tipping of cues, plus \$420 for contingent expense for bumpers. Director Jones then made a motion to have the bid of HR Billiards approved in the amount of \$2,818, motion seconded by Director Hiller. Discussion ensued led by Director Jones who stated that HR Billiards had agreed to re-tip member’s cues for \$7.50 each and that Cristy Barsky from HR Billiards would also put on pool playing demonstrations and talk to pool players about proper care of the tables. Director Jim Worley stated that a resident of Woodburn Estates, a Jim Melby, had re-covered the pool tables in the past and questioned as to whether Mr. Melby could possibly be used now to re-cover the tables. The Board determined that the motion would be tabled until contact could be made with Mr. Melby.

UPCOMING ACTIVITIES: President Butts announced the Christmas Golf Car Parade scheduled for the evenings of December 3 and 4 and encouraged participation by our residents. She would like to have at least 20 decorated golf cars participate as Woodburn Police and the Woodburn Fire Department would escort the parade if we have a sufficient number of golf cars in the parade. Director Hiller also encouraged participation and reminded the members that Foursom Golf provides a nice meal after the parade on December 4.

NEXT BOARD MEETING: The next Board Meeting will be held on Tuesday, December 8, 2015, at 1:30 p.m.

OPEN MIC: Members present at the Meeting were then provided the opportunity to come forward and make comments and/or inquiries of the Board. Nine members took the opportunity to be heard by the Board. Connie Lum, member #138, criticized Director Hiller for bringing a complaint before the Board that allegedly took place at a Chamber Meeting. Ms. Lum again denied that anything occurred at the Chamber Meeting that warranted a complaint. Shirley Taylor, member #732, inquired as to the status of the recall petition regarding four Directors, asking why there was an election of three new Directors when the recall situation had not been settled. Director Bunnell stated that the group that filed the petition was waiting for the results of the ballots regarding the revised documents as passage of the revised documents would lessen the requirements for the recall process. Shirley Taylor then

inquired as to why the Association has to pay fees/royalties for music when it should be paid for by those professional groups playing at our dances. Director Bunnell responded that ASCAP, SESAC, and others demand payment of the Association for all music played as we have amateur groups come to our facility for various events, including the Thursday Coffee Hour Event. Phyllis Rummer, member #174, stated that she was happy that background checks were being done by the Board. She also expressed concern about the doors in our facility, especially the Auditorium doors, stating the doors need to open and close both ways. Director Jones responded that the House Committee is currently working on all doors at our facility and that all doors will be brought up to ADA standards. Bee Groshong, member #388, entertained us again with her humor, speaking of how photographer Ken Leonard’s pictures of her made her look older than she is, that she has tried golf and skiing in the past, but gave up both ventures. Bee also stated she had heard a rumor that the annual homeowner dues were being increased. Director/Treasurer Chuck Johnson assured her that in 2016 the annual homeowner dues were not being increased. Diana Lindberg, member #858, thanked the Board for approving the Car Show for 2016. She also followed up on comments regarding the payment of music royalties. Janice Aiken, member #283, then gave a lengthy rebuttal of a posting made by beAboveboard on their website on August 5, 2015, where they accused Director Aiken of ignoring a low bid of under \$2,000 for tunnel electrical work in favor of a bid in excess of \$4,000. The General Manager obtained and submitted the following 3 bids to the Golf Committee: \$5,200; \$4,100; and \$2,542. Director Aiken, as the Chairperson of the Golf Committee, stated that the Golf Committee was not given sufficient information to select a contractor for the work to be done without more information. It was determined that a walk-through of the tunnel was needed by contractors submitting bids as it was necessary to know where the switches would be mounted, where the lights in the tunnel would be mounted, the time delay for the warning lights, and the illumination of said lights. The three contractors were notified, two were willing to do a walk-through of the tunnel, but the third contractor refused and withdrew his bid. Another contractor agreed to the walk-through and subsequently submitted a bid of \$3,748.50 which the Golf Committee was going to recommend the Board approve. However, at a work session of the Board in October, 2014, Director/Treasurer Johnson informed the Board and Golf Committee that the tunnel electrical work could be considered “Utility Work”, Asset ID Number 1179, and that \$25,547.00 had already been approved for Utility Work in 2014, more than sufficient to cover the then low bid of \$3,748.50. Therefore, it was not necessary for the Golf Committee to make a motion for approval of the \$3,748.50 bid. Janice Aiken concluded her remarks by stating that there were never any bids received under \$2,000, nor was there any bid ever awarded for over \$4,000 as alleged by the beAboveboard group. Kristi St.Amant, member #464, asked for clarification as to who would be subject to background checks. Director Worley responded by referring to the proposed SOP’s that were approved by the Board for posting on the bulletin board until the next Board Meeting when the SOP’s will be considered for approval by the Board. Allan Lindberg, member #858, commented that background checks should be done prior to hiring new employees. Connie Doyon, member #1418, inquired as to when the lobby painting would be completed. Director Jones responded that the responsible contractor would be held accountable to complete the work as agreed.

EXECUTIVE SESSION: At 2:45 p.m., President Butts announced that the Board would be recessing to Executive Session to discuss the need to write off uncollectible debt and to discuss a personnel matter.

RETURN FROM EXECUTIVE SESSION: The Directors returned from Executive Session at 3:40 p.m. President Butts stated that during the Executive Session, a personnel matter was discussed by the Directors. President Butts then requested that Director/Treasurer Johnson inform the members regarding the write off of uncollectible debt. Director Johnson stated that the Board had discussed

and then voted on a motion he made to approve the write off of uncollectible debt on four delinquent accounts totaling \$3,724.71, including fees, fines, and interest. Without identifying the four home owners or member numbers, President Butts then made a motion in Open Meeting that the Board approve the write off of the uncollectible debt totaling \$3,724.71, motion seconded by Director Hiller, the motion passed unanimously.

ADJOURNMENT: President Butts made a motion to adjourn the Meeting. Motion seconded by Director Johnson, the motion approved unanimously and the Meeting was adjourned at 3:50 p.m.

Submitted by Chuck Johnson,
Recording Secretary

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MINUTES OF THE
WOODBURN ESTATES & GOLF
BOARD OF DIRECTORS MEETING

December 8, 2015
(Electronically Approved By The Board)

Becky Butts <i>President</i>	Dave Bunnell <i>Vice President</i> Membership/Real Estate/RV
Malena Turner <i>Secretary</i> Activities	Chuck Johnson <i>Treasurer</i> Recording Secretary
Janice Aiken <i>Director</i> Golf	Stan Hiller <i>Director</i> Web/Publications/Marketing
Jim Worley <i>Director</i> Rules/CC&Rs	Larry Jones <i>Director</i> House
	James Taylor <i>Director</i> Architectural

Before calling the Meeting to order, President Becky Butts requested that all in attendance silence their cell phones. President Butts then called the Meeting to order at 1:30 p.m. in the Woodburn Estates & Golf Dining Hall, followed by the Pledge of Allegiance.

Secretary Malena Turner then verified that a quorum of the Directors had been established as follows: Becky Butts, David Bunnell, Malena Turner, Chuck Johnson, Janice Aiken, Stan Hiller, Jim Worley, and Jim Taylor. Director Larry Jones was absent with notice.

President’s Welcome Report – President Becky Butts: Welcome everyone to the final Board Meeting of 2015. I hope everybody enjoyed the Christmas Golf Car Parade of Lights. We had over 25 cars this year. Frank Jameson filmed the parade for a possible showing on KOIN 6 TV. At the end of the parade, all enjoyed a dinner from the Country Cottage Restaurant provided by our sponsor, Foursom Golf Cars. Thank you to everyone who made this such a wonderful parade.

President Butts then asked if there were any additions or corrections to today’s Agenda. Director Stan Hiller stated that the Marketing information he wanted to present should be under “Unfinished Business” rather than under “New Business”.

Treasurer’s Report – Treasurer Chuck Johnson: I am not able to report the balances of our Operating and Reserve Accounts as of November 30, 2015, as the bank statements have not yet been received. Upon receipt of the bank statements, I shall prepare a report on the balances and have the report posted on the corporate bulletin board. The Accounts Receivable statistics presented in this report were determined as of December 1, 2015. On this date, the balance of our Accounts Receivable was \$30,161.49. We currently have 26 delinquent accounts representing a delinquency rate of 1.7%. We currently have 7 liens filed against properties with delinquent accounts. There are 4 delinquent properties in foreclosure and 2 other delinquent properties that are either bank owned or will soon be owned by the lender or a government entity. Our attorneys are currently handling 9 delinquent accounts in an effort to collect the money owed to the Association. There is one delinquent account which is now bank owned and the bank refuses to pay off our lien which is subordinate to their lien and there is a lack of equity in the property. Therefore, in Executive Session today, I will be asking the Board to approve writing off this delinquent account as uncollectible, said amount owed to the Association being \$537.62. Also, in Executive Session today, I will be presenting a payment plan to the Board and asking the Board to approve the payment plan as submitted by the homeowner that will allow them to pay off their delinquent balance during 2016. This is my last Board Meeting as a Director and Treasurer of the Woodburn Estates & Golf. The past three years have been interesting and informative. I have enjoyed working with various Board Members, our Office Staff, and appreciated their support during my tenure on the Board. I have also appreciated the support of many of the members of our Association. I have not appreciated the dissention created by certain members of our community during the past six months. I would ask that they reconsider the actions they have taken or intend to take against this Board as such actions are not warranted and will continue to create dissention within our community.

COMMITTEE REPORTS:

Architectural – Director Jim Taylor: Since the Board of Directors Meeting in November, there have been 3 Architectural Requests and 1 Compliance Request. For the calendar year, there have been 246 Architectural Requests and 140 Compliance Requests. Once again, I’d like to thank my Committee members, Don Robarge and Dennis Durst, for their hard work during the last year. Their prior experience on this Committee and long term membership in the Estates has contributed greatly to our ability to respond to member requests in a timely manner. I hope they will agree to continue serving next year.

Activities – Director Malena Turner: No report.

Golf – Director Janice Aiken: The Golf Committee met on November 30, 2015, at 11 a.m.. Members present were: Janice Aiken Golf Chair, Fred Bourne, Paul Eaton, Allan Lindberg, Lon Reed, Tom Staskiewicz General Manager, Chuck Siver Golf Pro, and Tim O’Larey Golf Course Superintendent. Golf Course Superintendent Report – Tim O’Larey: 1) Continued work on leaf clean up; 2) Fairways, approaches, tees, and greens have been sprayed for crane fly larvae; 3) Tee signs have been removed to refurbish and update the handicap numbers; 4) Benches and ball washers have been removed to be refurbished; 5) Mowing when possible; 6) Pruning low hanging branches from trees. Pro Shop Report – Chuck Siver: No report. General Manager Report – Tom Staskiewicz: No report. Unfinished Business: Maintenance Structure: The construction of this structure was tabled in August, 2015, per recommendation by the Golf Committee, to the Architectural Committee Chair. The documentation obtained and left with the Golf Committee, requiring further research while the Architectural Chair was out of the country, has been returned to him. The need for this structure came about because we have equipment valued at \$162,053.00 that needs to be housed for protection, not only from the weather, but also from vandalism that could occur. The cost of this structure was included in the 2015 Reserve Budget and has now been moved to the 2016 Reserve Budget. The listing of equipment and its

value is attached to this report and available upon request. New Business: 1) Rakes in bunkers – The vertical standing rakes have been well received and the Men’s Golf Club voted to approve vertical rakes in all bunkers located on our golf course. The President of the Ladies Golf Club has been asked to discuss the vertical rakes at their Meeting on December 14th. If the Ladies Golf Club approves the vertical rakes in all bunkers, Russ Krussow, the Men’s Golf Club President, has volunteered with several others to install the rakes. 2) Golf Committee vs. Greens Committee – Discussion on which name the Committee should use. The USGA refers to the Committee as the “Greens Committee”. The Greens Committee function is taking care of everything that is on the golf course, which includes tees, fairways, rough, trees, shrubs, flower beds, etc. I have attached to this report a copy from the USGA entitled “Is It Green Committee or Greens Committee?” The function of the “Greens Committee” is all about the Golf Course and care thereof. Consensus was that we need to go back to “Greens Committee”. 3) Car Barns – It was reported that the shingles are blowing off the Car Barns and repair is needed. The General Manager will take care of this issue. 4) Oregon Trail Program (Sister Courses) – Paul Eaton raised the question of …”who do we contact for questions regarding this program”…General Manager Tom Staskiewicz asked if this would be something that the Golf Committee or Senior Estates could take on. This could be a good tool in acquiring new Associate Members.

House – Director Larry Jones: Director Jones was absent with notice. Director Jim Worley read the House Report as provided by Director Jones as follows: Amazing how fast a year can go by. As a new member of the Board of Directors, I came in not knowing what to expect and I soon found out. I was given a list of items included in the Reserve Budget. I started out with Committee members Joan Foster, Gene Stiles, Robert Rummer, Al Harris, and Donald Clark. To each of these Committee members, thanks very much for the help. Projects during the year included: Remodel of the Office; Health Center Repair and Remodel; Replacement of carpet in the Auditorium; Bringing doors and entrances in the Auditorium up to ADA Standards; Bringing restrooms in the Auditorium up to ADA Standards; Replacement of concrete in the old Shuffleboard area; and sound proofing the Conference Room. Once we got started, it became clear that the Health Center Remodel was the highest priority. Specifications were given to contractors to bid. Woodburn Construction Co. was awarded the bid. This job has taken a lot longer to complete than was anticipated due in part to the length of time to get the contract signed, sub-contractors got busy and were not able to meet the time line. Contractor suppliers shipped incorrect products and tile in the shower locker rooms was improperly installed. The tiling will be corrected when the pool/spa portion of the job is done. We have done a number of jobs in the Country Cottage Restaurant, including replacement of the swamp coolers for the cooking area and replacement of the ice maker, sandwich prep area, and a gas burner assembly. A leaking swamp cooler caused the ceiling to come down in the restaurant. Fortunately, our insurance covered most of the expense. The Activities Committee and the House Committee worked together on the lobby and restaurant entrance. When we took down the past Presidents’ pictures, we found that there was significant damage to the walls. The contractor bid the job before the pictures were removed so there was no way he could have known that the walls were in such bad condition. There was an attempted break in to our Office. The intruders set off the burglar alarm and they left without stealing anything. In discussions with the police department, it was suggested that we increase our surveillance. We added a new surveillance system between the Health Center and the back side of the Auditorium. The Gazebo is still a work in progress. We now have an engineer’s drawings and report to assist us on this project. The remodel of the Office has been given to three contractors for bids on this job along with sound proofing the Conference Room walls. With the help of Tom Staskiewicz and Frank Jameson, we are getting bids prepared for the Office Remodel and the entrances to the Auditorium. We are now in the process of making selections for the carpeting in the Auditorium lobby to get this project out to bid. It is my hope that with a year’s experience under my belt, we can continue to enhance our facilities in a manner that will make us proud and provide amenities which make this a great place to live.

Real Estate – Director David Bunnell: A total of 15 homes have sold during the month of November and the 1st day of December. This compares with 10 homes sold during November, 2014. A total of 137 homes have sold so far this year. Statistics of home sales for previous years is as follows: 2010...60 homes sold...2011...68 homes sold...2012...109 homes sold...2013...139 homes sold...2014...128 homes sold. As you can see, sales are on target to finish at the same or higher rate than the most sold in the last 5 years. We have three more weeks and possibly will have some additional sales yet this year. However, we must note that there are a lot less homes available for sale now so that in the coming years, we may revert to around 90-100 sales per year. This is my last Real Estate Report and I would like to thank all of the Office Staff who have provided me with the information for these reports and the information related to new homeowners and furnished me a monthly list of the home sales data and information we use to invite the new members to our new member receptions.

Membership – Director David Bunnell: As stated in our last Meeting, we did not have a third New Member Meeting this year due to other activities during this busy season. Based on our final sales numbers, there will be a large number of new members to invite to the next New Member Meeting which I believe will be scheduled as soon as the new Director assignments are made. I would like to thank the following Committee members: Shari Bland, Mary Bowling, Ellamae Carr, Richard Crick, Nancy Dale, Ginnie Schuster, Carol Wellington and Sharon Wright. They have done an excellent job in putting together the new member packets and then delivering them personally to the new member homes. I highly recommend them to continue to be on the New Member Committee. I would also like to thank the members of our community and the Board Members, past and present, for their support. It is my hope that our community can come together in the future.

RV Lot – Director David Bunnell: No report.

Marketing – Director Stan Hiller: We have now completed 47 of the 52 weekly ads in the Woodburn Independent per contract with the Pamplin Group. Pamplin Group has given us several options for advertising in 2016.

Web – Director Stan Hiller: Small changes have occurred on our website as I continue to keep the web pages updated with the help of my Web Committee. Our website had the following statistics: October had 964 users and November had 977 users.

Directory – Director Stan Hiller: The sales crew has completed their part in calling all of the directory clients to renew their ads. I have now taken over the

...continued on page 10

Board Minutes (continued from page 9)

remaining 27 unpaid clients. Most are very eager to pay for their advertising in our 2016 phone directory. Ken Leonard has provided me with over 300 cover pictures that I have cut down to 65 pictures so far. Starting this week, I will begin the task of finishing the extra pages and acknowledgements. My goal is to have the final proof into the printer before the end of the year. Members: the deadline for name and phone number changes in the phone directory is December 11th. Please contact the Office with any changes.

News & Views – Director Stan Hiller: Please keep sending in the filler articles and travel photos to the Editor. I would like to wish everyone a Merry Christmas.

Rules & Regulations/CC&R’s: As Chair of the Rules Committee, I wish to thank my very hard working team. They have put in many, many hours – often 2-3 meeting per week while working and reworking the documents. Some weeks it amounted to ten hours of meetings, plus more hours at home after the meetings, just to make sure the documents were correct. Additionally, the complaints took many, many hours as well, including the investigation to determine rules or laws that pertained to the complaint, plus all the follow up paperwork to obtain a resolution when possible. Diana Lindberg, Stan Hiller, and advisor, President Becky Butts, did much of the legal research and the rewriting, assisted by Bob Musser and Bob Trojak. In addition, both Bobs investigated the complaints and talked to the residents, checking on compliance and suggesting when cases should be closed. Diana took the Minutes of all Meetings and Marie Worley handled the paperwork for the complaints and verified the rules or laws violated. Marie set up and maintained the Complaint Binder. Again, I would like to thank all members of the Committee and wish everyone a Merry Christmas and a Happy New Year!

General Manager’s Report – Tom Staskiewicz: First, I appreciate the Board Members I have had the good fortune to work with over the past two months. Thank you for your support! From the day I attended my first meeting, I know there have been many hard feelings, but I must tell you, they are a Board with integrity and the best interests of Woodburn Estates & Golf in their heart. Being a Board Member is not an easy task and these individuals must be commended for their willingness to put Woodburn Estates & Golf first. Two months ago when I was introduced as a candidate for this position at a very contentious meeting, I had many people come to me after the meeting and say, “Are you sure you want to do this?” “I’m surprised you’re still here!” and “There really are a lot of good people here”. I’m happy to report that 1) Yes, I am still here, and 2) I’m happy to be here and 3) I have met many wonderful people and I look forward to meeting many more. If you spend much time in the Club House, you have probably seen me walking around visiting with as many members as I can. If you see me, do not hesitate to stop me and talk. Whether it is something good, something bad, something you question or something you believe I need to know, I will listen and I want you to feel comfortable talking with me about whatever is on your mind. I don’t profess to have all the answers, but I will do all I can to answer what I can or find the answers you need. Some things I have learned: 1) The spa water is too deep; 2) The support bars on the driving net can ricochet the balls back at amazing speeds; 3) There was no place to hang winter coats in the women’s shower/locker room; 4) The sunlight through these windows is too bright (when it’s shining) to see the ping pong balls; 5) The sunlight through these same windows makes it too hot in the summer for the exercise classes; 6) We need to address the carpet in the Auditorium foyer because it trips people; 7) The temperature in this room is too hot for strenuous activities; 8) Many members do not understand that golfers pay additional fees to use the golf course; 9) Or that the golf course adds value to your property whether you are directly on the course or not; 10) The attendance for many of our organizations and clubs has gone down and needs rebuilding; 11) I can learn a lot simply by listening; 12) We need to do a better job of communicating about what is happening with your Club. If your Group or Club is having a meeting or activity and you would like me to participate, I will do all I can to accommodate your request. I want to be a participant. I want to be involved. What have I been doing? In addition to the learning I just outlined and addressing those issues, my efforts have been to put priorities to the projects which have been planned, started, and remain unfinished. These projects include: 1) pool table recovering; 2) pool and spa remodel; 3) windows; 4) golf equipment storage building; 5) Auditorium entrance; 6) Office remodel; and 7) Gazebo. Other activities include: 1) Code of conduct for Board Meetings; 2) Conflict of Interest requirement for Board Members and Staff; 3) Board Member affirmation statement ensuring the interests of the Association always come first; 4) Background check process; and 5) Marketing programs, website and Social Media. Note: Following the General Manager’s Report, Director Hiller reminded all Clubs to complete the forms needed to reserve various rooms and areas of Woodburn Estates for their events. Forms can be obtained from the Office and submitted to the Office upon completion.

UNFINISHED BUSINESS: Director Jim Worley made several motions that had been discussed at the previous Board Meeting. Motion One: I would like to make a motion that the revised and updated Rules and Regulations as posted on the corporate bulletin board be approved by the Board. The motion was seconded by Director Hiller, and following discussion by Director Worley, the motion was passed unanimously. Motion Two: I would like to make a motion that the Association use Verified Volunteers as the company who will complete background checks on volunteers within Woodburn Estates & Golf. The motion was seconded by Director Hiller. Discussion ensued. Director Jim Taylor inquired as to why the specific vendor was chosen by the Board to do the background checks, the inquiry answered by General Manager Tom Staskiewicz. Other specific issues were discussed and it was decided to table the motion until specific changes could be made to clarify volunteer background checks. Motion Three: I would like to make a motion that a Day Parking Permit be created and utilized to avoid overnight parking and/or long term parking in our parking lot. Motion seconded by Director Taylor, discussion followed. Director Taylor stated that Day Parking Permits would allow the Board and Office to prevent large groups from parking in our lot while on a trip or cruise. Director Hiller stated that recently he was aware of a group that took an extended trip of 8 days and parked their vehicles in our lot during that time. Director Hiller then stated that if a vehicle has a mechanical problem, the owner should notify the Office or a Board Member why the vehicle remains in our lot. Director Bunnell stated that the Board and/or Office need to know why a vehicle needs to be parked overnight in our lot, citing an example of members who have visitors parking in our lot while visiting. Following discussion, the motion passed unanimously. Motion Four: I would like to make a motion that the Board approves the

revised Standard Operating Procedures (SOP’s) as posted in the General Manager’s Office since our last Board Meeting. The motion was seconded by Director Hiller and, following discussion by Director Worley wherein he explained the rationale for the revised SOP’s, the motion passed unanimously. Director Hiller then explained the four options presented by the Pamplin Group relative to our advertising. These options were discussed at the previous Board Meeting under “New Business”. As more research is needed as to choosing the best option, Director Hiller made no motion at this time. General Manager Staskiewicz discussed how our marketing/advertising focus should be more wide spread. He specifically mentioned that we should focus on obtaining more Associates as members obtained via purchasing homes in our community does not need promotion. He also mentioned the Oregon Trail Program as a program that could be expanded to more golf courses, thus, attracting more Golf Associates.

NEW BUSINESS: Nothing to report.
NEXT BOARD MEETING: The next Board Meeting will be held on Tuesday, January 26, 2016, at 1:30 p.m.

OPEN MIC: Members present at the Meeting were then provided the opportunity to come forward and make comments and/or inquiries of the Board. Only three members took the opportunity to be heard by the Board. Kristi St.Amant, member #464, stated that she realizes the golf course adds value to homes within our community and she has friends who golf, but she is concerned that the Board focuses too much on golf and golf related issues and too many of the Directors are golfers. She also inquired as to the volunteer background checks, the vetting process, and criteria to be used. Bee Groshong, member #388, again entertained us with her humor. She stated with all the rain we are having, we should have an Association theme song entitled “How High Is the Water”. She said “I hope the water is not as high as in 1996”. Golf balls need pontoons to float. She also spoke of the coyotes that have been seen in our community, stating that we must be living in the “Wild West”. She continued to request that new move in members be interviewed and stories published in the *News & Views* as to who the new members are, where they came from, etc. She then questioned the forms needed by Clubs to reserve rooms for the upcoming year. Director Bunnell responded that the Office does the scheduling as to time, date, and place for Club meetings or other activities. The Office also needs to know the leader of each Club or Group, thus, the need for the forms to be completed and submitted to the Office. Bee then told General Manager Staskiewicz that he should change his last name to “Smith”. Bee related the first time she found out that there was no Santa Claus and then asked why Santa’s other job is as a “gardener”? Because he is always going “Hoe, Hoe, Hoe!” She concluded by wishing everyone Merry Christmas and Happy New Year. Connie Doyon, member #1418, inquired as to what could be done about the coyotes that have been seen in our community. General Manager Staskiewicz responded that the coyote is a protected species and that the police and animal control have been contacted, but nothing has been done to remove the animals. Director Bunnell commented that the Board has limited authority to resolve this type of issue, referring the matter to the police and/or Fish and Wildlife is the best recourse.

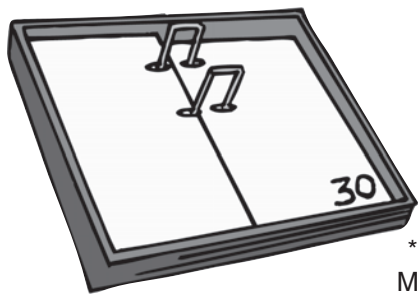
EXECUTIVE SESSION: At 2:35 p.m., President Butts announced that the Board would be recessing to Executive Session to discuss the need to write off an uncollectible debt and a payment plan.

RETURN FROM EXECUTIVE SESSION: The Directors returned from Executive Session at 2:45 PM. President Butts requested that Director/Treasurer Johnson inform the members regarding the write off of the uncollectible debt and the submittal of a payment plan that was the purpose of the Executive Session. Director Johnson reiterated what he had stated in his Treasurer’s Report as follows: While in Executive Session the Board approved his motion that a specific debt in the amount of \$537.62 be written off as uncollectible. Also, while in Executive Session, the Board approved his motion to accept a payment plan as submitted by a homeowner that will allow them to pay off their delinquent balance during 2016. President Butts then made two motions in Open Meeting as follows: Motion One: I move that the Board approve the write off of an uncollectible debt in the amount of \$537.62, the motion seconded by Director Taylor, the motion passed unanimously. Motion Two: I move that the Board approve the payment plan submitted by a homeowner as discussed in Executive Session that will allow the delinquent balance to be paid off in 2016, the motion seconded by Director Taylor, the motion passed unanimously.

CHANGING OF THE GUARD/OFFICER ELECTION: President Butts then announced the Directors who will be leaving the Board this year as follows: Janice Aiken, David Bunnell, and Chuck Johnson. She then presented each of the outgoing Directors with a plaque, a poinsettia plant, and a gift certificate for the service each rendered during their tenure on the Board. The outgoing Directors then took a seat with the members in attendance and the newly elected Directors came forward to sit at the Director’s table. The three new Directors recently elected were Sharon Schaub, Connie Lum, and Allan Lindberg,. An election of the new officers for 2016 then took place with the six incumbent Directors and the three new Directors voting for the positions of President, Vice President, Secretary, and Treasurer. The ballots were counted by volunteer Joan Foster and bookkeeper, Julia Senter. Based on the outcome of the vote, the new officers of the Board for 2016 are: President – Becky Butts; Vice President – Jim Taylor; Secretary – Malena Turner; Treasurer – Allan Lindberg. As President for 2016, President Butts then made the following assignments: VP Taylor will continue as the Chair of the Architectural Committee and added RV Lot Committees; Secretary Turner will continue as the Chair of the Activities Committee; Director Stan Hiller will continue as the Chair of the Marketing, *News & Views*, Web, and Directory Committees; Director Jim Worley will continue as the Chair of the Rules & Regulations/CC&R’s Committee; Director Larry Jones will continue as the Chair of the House Committee; newly elected Director Sharon Schaub was assigned as the Chair of Membership, and Real Estate; and newly elected Director Connie Lum was assigned as the Chair of the Golf Committee.

UPCOMING ACTIVITIES: Nothing announced.
ADJOURNMENT: President Butts made a motion to adjourn the Meeting. Motion seconded by Director Worley, the motion approved unanimously and the Meeting was adjourned at 3:25 p.m.

Submitted by Chuck Johnson, Recording Secretary



Activities Calendar

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

Saturday, December 26	Sunday, December 27	Monday, December 28	Tuesday, December 29
8:30a Ping Pong Players – DH 9:00a Crafts – Craft Room 3:00p Water Volleyball – Swimming Pool	2:00p Music Jammers – DH/Kit	8:00a Fit For You Exercise – Aud 8:30a Estates Quilters – Craft Room 8:50a Walking Club Indoors – Aud 9:00a Ladies Pool – Pool Room 9:00a Walking Club Meeting – Blue Room 9:30a Swiss Pairs Bridge - Card Room/ DH Foyer 9:30a Gentle Yoga – Aud 10:10a EZ Bridge Club – Blue Room 11:00a Zumba (Low Impact) – Aud 2:00p Ladies Poker – Card Room 6:30p Water Volleyball – Swimming Pool	8:00a Water Exercise – Swimming Pool 8:30a Ping Pong Players – DH 9:00a Bicycle Club – by Mailbox 9:30a Men's Golf Club Exec Board – Country Cottage 9:30a Tai Chi – Aud 10:00a Needle Nook – Card Room 12:00p Tuesday Party Bridge – Blue Rm 3:30p Water Volleyball – Swimming Pool 5:30p Tuesday Night Poker – Card Room 6:00p Line Dancing Beginners – NO CLASS (Christmas Break) 6:30p Men's League Billards – Pool Room 7:00p Line Dancing Intermediate – NO CLASS (Christmas Break)

Wednesday, December 30	Thursday, December 31	Friday, January 1	Monday, January 4
8:00a Fit For You Exercise – Aud 8:30a Ping Pong Players – DH 8:50a Walking Club Indoors – Aud 9:00a Walking Club Meeting – Blue Room 9:00a Woodcarvers – Craft Room 9:30a Blackjack – Card Room 10:00a Zumba (Low Impact) – Aud 10:30a Metaphysical Book Readers – Blue Room 11:00a Gentle Yoga – Aud 12:00p Pinochle 5 Handed – Blue Room 12:00p Ladies Pool – Pool Room 1:00p Golden Squares Workshop – Aud 4:00p Rules Meeting – Conference Room 6:00p Wed. & Thur. Eve Pinochle – Blue Room 7:00p Bingo – DH	All Day <i>News & Views</i> Copy Deadline 8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 9:00a Bicycle Club – by Mailbox 9:30a EZ Bridge Club – Blue Room 9:30a COFFEE HOUR/Doors Open - Refreshments 10:00a COFFEE HOUR PROGRAM – Aud/ DH/Kit 2:00p Estates Chorus – Aud 6:00p Wed & Thurs Pinochle – Blue Room 6:00p Advanced Line Dance – Aud 6:30p Water Volleyball – Swimming Pool 7:30p New Year's Eve Dance – Aud/DH/Kit	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 Walking Club Meeting – Blue Room 9:30a Tai Chi – Aud 9:30a Bible Study – Craft Room 10:00a Happy Hearts – Blue Room 10:30a Gentle Yoga – Aud 11:15a Zumba – Aud 12:30p Friday Party Bridge – Blue Room 1:00p Bunco – Craft Room	8:00a Fit For You Exercise – Aud 8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 8:50a Walking Club Indoors – Aud 9:00a Ladies Pool – Pool Room 9:00a Walking Club Meeting – Blue Room 9:30a Gentle Yoga – Aud 10:00a St. Monica's Circle – DH/Kit 10:10a EZ Bridge Club – Blue Room 11:00a Zumba (Low Impact) – Aud 12:00p Monday 3 Table Dup Bridge – Blue Room 1:00p Ladies Poker – Card Room 1:00p Music Makers – A/K 4:00p Mktg/Pub/Web – News & Views 6:30p Water Volleyball – Swimming Pool 7:00p Golden Squares – Aud/Kit/ Aud Foyer
		Saturday, January 2	
		8:30a Ping Pong Players – DH 9:00a Crafts – Craft Room 3:00p Water Volleyball – Swimming Pool	
		Sunday, January 3	

Tuesday, January 5	Wednesday, January 6	Thursday, January 7	Friday, January 8
8:00a Water Exercise – Swimming Pool 8:30a Ping Pong Players – DH 9:00a Bicycle Club – by Mailbox 9:30a Tai Chi – Aud 10:00a Needle Nook – Card Room 10:00a Men's Golf Monthly Meeting – DH 11:00a Uke-de-do's – Craft Room 12:00p Tuesday Party Bridge – Blue Rm 1:00p Billiards Club – Pool Room 1:00p Woodburn Garden Club – DH 3:30p Water Volleyball – Swimming Pool 5:30p Tuesday Night Poker – Card Room 6:00p Dementia Care Group – Conf Room 6:00p Line Dancing Beginners – Aud 6:30p Men's League Billards – Pool Room 6:30p Card-Making Class – Craft Room 7:00p Line Dancing Intermediate – Aud	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 Woodcarvers – Craft Room 9:00a Walking Club Meeting – Blue Room 9:30a Blackjack – Card Room 10:00a Men's Club Golf Meeting – DH 10:00a Zumba (Low Impact) – Aud 11:00a Gentle Yoga – Aud 11:30a All Alices Lunch – Restaurant 12:00p Pinochle 5 Handed – Blue Room 12:00p Ladies Pool – Pool Room 1:00p Golden Squares Workshop – Aud 1:00p Estates Writer's Guild – Card Room 4:00p Rules Meeting – Conf Room 6:00p Wed. & Thur. Pinochle – Blue Room 7:00p Bingo – DH	8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 9:00a Bicycle Club – by Mailbox 9:30a EZ Bridge Club – Blue Room 9:30a COFFEE HOUR/Doors Open - Refreshments 10:00a COFFEE HOUR PROGRAM – Aud/ DH/Kit 11:00a Activities Committee Meeting – Conf Room 12:30p Bridge Dup 1st Thur – Blue Room 12:30p 1st Thur Bridge – DH Foyer 1:00p Billiards Club – Pool Room 2:00p Estates Chorus – Aud 6:00p Wed & Thurs Pinochle – Blue Room 6:00p Advanced Line Dance – Aud 6:30p Water Volleyball – Swimming Pool	All Day <i>News & Views</i> Publication 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 Walking Club Meeting – Blue Rm 9:30a Tai Chi – Aud 9:30a Bible Study – Craft Room 10:00a Happy Hearts – Blue Room 10:30a Gentle Yoga – Aud 11:00a Pool Exhibition Event – Pool Room 11:15a Zumba – Aud 12:30p Friday Party Bridge – Blue Room 1:00p Bunco – Craft Room

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News & Views is printed for you, the membership of Woodburn Estates & Golf. Articles of common interest do not reflect current Association policy or regulations, or the views of the Board of Directors unless so stated. This paper is made available to all members to provide information and announcements to the membership.

Coyote Hazing: How to Discourage Our Neighborhood Coyotes

by Tom Staskiewicz

If you haven't seen or heard of the coyotes frequenting the estates you are one of the few. We have at least two coyotes which have been seen frequenting Woodburn Estates & Golf. Generally, coyotes are reclusive animals who avoid human contact; however, our coyotes have found Woodburn Estates & Golf to be a great place.

Our coyote visitors have adapted to our environment sensing there are few real threats. As a result, they approach people or feel safe visiting yards even when people are present.

In the Woodburn Estates & Golf office we receive calls several times each week reporting coyote sightings. We have reported the coyote issue to the local police department and to Oregon Fish and Game but they have not provided a solution so it is up to us as a community.

“Go away coyote!”

The simplest method of hazing a coyote involves being loud and large:

- Stand tall, wave your arms, and yell at the coyote, approaching him if necessary, until he runs away.
- If a coyote has not been hazed before, he may not immediately run away when you yell at him. If this happens, you may need to walk towards the coyote and increase the intensity of your hazing.
- The coyote may run away, but then stop after a distance and look at you. It is important to continue to go after the coyote until he completely leaves the area. You may need to use different tactics, such as noisemakers, stomping your feet, or spraying the coyote with a hose, to get him to leave.

Coyotes in your yard

Remember, keeping pets and pet food inside is the best way to keep coyotes out of your yard. If you do encounter coyotes in your yard below are some ideas of what you can do:

- Squirt the coyote with your garden hose
- Spray the coyote with vinegar water
- Bang pots and pans together

Coyotes on the golf course

Using a variety of different hazing tools is critical so that coyotes don't get used to redundant or single stimulus devices, sounds, and actions.

- Yelling and waving your arms while approaching the coyote
- Noisemakers: Voice, whistles, air horns, bells, “shaker” cans full of marbles or pennies, pots, lid or pie pans banged together
- Projectiles: sticks, small rocks, cans, tennis balls or rubber balls
- Other: hoses, water guns with vinegar water, spray bottles with vinegar water, pepper spray or bear repellent

Hazing

Hazing is an effective method to move an animal out of an area or discourage an undesirable behavior or activity. Hazing can help maintain a coyote's fear of humans so they see backyards, play spaces and golf courses as inhospitable.

Dog-walking tools

There are several tools that you can carry with you while walking your dog that can be used to repel coyotes. These include:

- Homemade noisemakers
- Whistle or small air horn (you can purchase small air horn “necklaces”)

- Squirt guns
- Pepper spray
- Sticks or other objects to throw towards (but not at) the coyote

Important things to remember

- Never run away from a coyote!
- The coyote may not leave at first, but if you approach him closer and/or increase the intensity of your hazing, he will run away.
- If the coyote runs away a short distance and then stops and looks at you, continue hazing until he leaves the area entirely.
- After you have successfully hazed a coyote, he or she may return. Continue to haze the coyote as you did before; it usually takes only one or two times to haze a coyote away for good.

[Check our bulletin boards for two humorous coyote articles from the point of view of resident Jane Gloria Burkhouse. Ed.]

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