

News & Views

Official Publication of Woodburn Estates & Golf



Regular Board Meeting 4th Tuesday of Each Month • All ads and articles are published on a space available basis

VOL XLX NO. 11

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

Friday, June 11, 2021



4 Person Scramble June 19 Mixed Golf Tournament Members Only

Sign up: must pay by check or cash

6/7 thru 6/13 sign ups, entry fee is \$13

Day of tournament, you will check in on Hole #1 if you are on the front 9. If you are on the back 9, you will check in on Hole #10. When finished, 2 signatures required per scorecard and drop off in box in front of the Pro Shop.

Game format: check in 8:30 a.m./shotgun start at 9 a.m.

4 person scramble, minimum 3 drives men and 4 drives ladies. Men play from white tees, ladies play from red tees.

HDCP percentages: 20%, 15%, 10%, 5% of A, B, C, D players



**Remember social distancing
Please pay when signing up
No refunds**

FUNDRAISER!



Help update the Auditorium/Dining Hall kitchen with a DISHWASHER and GARBAGE DISPOSAL.

Own a beautiful limited-edition **BIRCH TREE SOUVENIR COASTER** for just \$5.00 while supplies last. Each coaster sold will enter your name for a chance to win a \$25.00 Gift Certificate for the COUNTRY COTTAGE RESTAURANT.

Remember the Ice Storm in February? Of course you do. Let's make "something good" come out of this event. Our golf course lost many birch trees to the storm. Here is your opportunity to own a **Souvenir Keepsake** from a tree lost in the storm.

From the very start of our 60-year association, our members have participated in creative ways to raise money for necessary projects. Let's continue that tradition and create a safer environment for our members. Additional DONATIONS are encouraged and CHALLENGES between groups and clubs are welcome.

**If you are in a Club or Committee that uses the kitchen,
YOUR SUPPORT IS APPRECIATED.**

**Purchase under the Breezeway 11:30a – 1:30p
Thursday June 17 & Thursday June 24**

Please be a part of this Fundraiser.

Change Happens!

by Sharyn Cornett, President

Hi, everyone. As I write this update, Marion County is still at high risk for Covid-19 transmission.

It seems everything here at Woodburn Estates & Golf (WEG) is changing very rapidly. June will be a big month for turnover of our staff – Association Manager Dawn Cole is retiring from her position. Office Staff: Bookkeeper Charlene Salazar and Accountant Linda Hepburn are leaving by June 30 for one reason or another. Searches are now in progress to fill all these positions. We wish them all well in their new endeavors.

I want to remind you that stress during Covid-19 while working in our office is remarkably high due to the behavior of a few of our members who feel they can come in and yell at the staff. If you are angry at something, yell at the grass or hit a few balls. By all means, do not take it out on the staff! It is simply out of their hands to make changes to Oregon State policies. All the covid restrictions come from the state for your protection and safety. We have no say in this matter. Your guess is as good as mine as to when openings will happen. Continue to be patient.

Hopefully, this will change soon. Please get vaccinated if you have not already done so as that is the key to changing Marion County status and then our ability to open.

The pandemic, the fire and ash and the ice storm have changed or impacted almost everything in 2020 and continues now into 2021. Our quiet lives have been disrupted in a big way and we have no control. The thing we do have control over is our behavior and response to any situation. That behavior is your responsibility. Rudeness and abusive behavior will not be tolerated.

The Board is trying to be proactive rather than reactive.

This will take time and patience from all of us. Rest assured that your Board is in the planning process and will be implementing checks and balances to cover problems as they occur. We will try to update you with notifications on what is happening at WEG.

Dawn has helped to facilitate all this, and I am grateful to her for an excellent job. Read her report in the latest minutes for more detail.

I had no idea that the President position for the Board of Directors would be this hard.

One thing after another to deal with, then I break my arm to make matters worse. Try typing one handed or even simply blowing your nose, not fun. How does one eat an elephant? The answer is: one bite at a time! That is how we will approach this – one step at a time.

Thanks for reading this update, be kind, grateful you live here. This is our community, and your voice does count! However, lower the volume. Do we have problems? Yes, and we are doing our best to formulate the correct and appropriate solutions. Working together, **we have this!**

Manager's Farewell

by Dawn Cole

Iam taking this opportunity to say goodbye as your Association Manager here at Woodburn Estates. My last day will be June 30. In the almost 8 years I have lived here as a resident, I have spent 7 ½ years participating as a committee member, Board member, and for the past 2 ½ years as your manager.

I discovered this community in 2012 when my aunt and uncle moved in, and since that time my sister and mother have also moved here. I want to thank those of you that have supported me through the past years through COVID, fires, ice, and we continue to thrive. You have an exemplary group of employees here dedicated to you – the members – and your enjoyment of our facilities. Thank you for letting me serve you, and now I will fade into the background and just enjoy being a member here.

News & Views Publication Schedule June and July 2021

Copy due by 9:30 a.m.

Thursday, June 17, 2021

Thursday, July 1, 2021

Thursday, July 15, 2021

Publication Date

Friday, June 25, 2021

Friday, July 9, 2021

Friday, July 23, 2021

For the answer key, send an email to nv@WoodburnEstatesGolf.com

Emergency Kit Supplies

by Karen Linton

In the last edition of the N&V, there was a section on what to have on hand and handy for your pets in case of emergency. This article will focus on what you should have for yourself and your family in case of emergency.

According to Marion County Emergency Management, the following are recommended to include in a basic emergency supply kit:

Water and non-perishable food for several days. One gallon of water per person should be stored, two gallons if you have pets. A gallon of water is 128 ounces, so if you have a case of 24/16 ounce bottled water, it would be 3 days’ worth of water for one person. Food can be dried emergency food, such as survivalist-type dried pouches (can be purchased on several websites) or canned food.

- Cell phone and charger and charger pack
- Flashlights and extra batteries (make sure to check size needed)
- Battery-powered radio to keep up with emergency alerts (and extra batteries)
- Whistle to signal for help
- Dust mask or your Covid masks to help filter contaminated air. Plastic sheeting and duct tape to shelter-in-place.
- Moist towelettes, garbage bags and plastic ties for personal sanitation
- Non-sparking wrench or pliers to turn off utilities
- Can opener—the old-fashioned kind
- Local maps
- First Aid Kit

Included in the First Aid Kit should be:

- Adhesive tape
- Bandages of assorted sizes
- Antibiotic ointment or cream
- Antiseptic wipes
- At least 2 pair of disposable gloves
- Instant cold compress
- Non-stick sterile pads
- All needed prescriptions
- Rolled gauze
- Absorbent compress dressing (could use sanitary napkins)
- Scissors
- Safety pins
- SPF 45 sunscreen
- Unbreakable thermometer
- Tweezers
- Hand sanitizer
- Tongue depressors
- Any non-prescription medicines like pain relievers, antacids, laxatives, vitamins,
- bug spray like Off

Your emergency kit should also include:

- Soap
- Liquid detergent
- Shampoo
- Toothpaste and toothbrush
- Aluminum foil/cling wrap
- Household bleach for water purification
- Paper towels/toilet paper/paper plates/plastic utensils/food preparation utensils such as spatula, large spoon, kitchen knife, measuring cup
- Two 5-gallon buckets (one for liquid waste, one for solid waste)
- Any needed feminine hygiene products, diapers, incontinent supplies
- Axe, shovel, hammer, screwdriver
- Rope
- Pocket knife, staple gun
- Pen and paper
- Matches kept in a waterproof, child-resistant container
- Glow sticks
- Garden hose and nozzle
- Tent and tarps
- Fire extinguisher
- Sleeping bag, blanket, pillow
- Complete change of clothes, including warm clothing when indicated, sturdy shoes. More than 1 set if possible.

In addition to all the above, you should have cash and change. All important papers and documents should be in waterproof containers or folders. You should label all the food and water and rotate them before the expiration dates. Store your kit in a dry place. Make sure your medicines are also rotated before expiration dates.

This seems like a lot, but if you are in imminent danger and have to evacuate, you will be happy you went to the trouble.

For more information, you can go to the following websites or google “Emergency Preparedness”

oregon.gov
FEMA.gov
redcross.org
co.Marion.or.us

This&That

from the **WEG Activities Committee**

by Karen Linton, Activities Committee

As you will see on a flyer in another section of this issue, the Activity Committee is selling limited edition coasters made from the birch trees that were downed during our February ice storm. They are \$5 each and proceeds will go to installing a garbage disposer and dishwasher in the kitchen. You can get yours in the breezeway Thursday, June 17 and Thursday, June 24, 11:30 a.m. - 1:30 p.m.

The Activity Committee has decided NOT to host a community-wide garage sale this month as we have each year pre-Covid. Even though most of our community has been vaccinated, the sale would bring many people outside our community who may or may not have been vaccinated. Without a way to ascertain that fact, we have decided to err on the side of caution and forego the garage sale another year. Of course, individual members may opt to have a garage sale on their own at any time.

We had hoped that we would be able to start Coffee Hour and Bingo again in July. However, with the amount of socializing without masks and distancing done over the Memorial Day holiday, we have decided to wait to see if there is an uptick in cases before going ahead with any plans.

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If you have been noticing around town, there is a lot of construction going on and planned. A quick trip to the City of Woodburn website provided these projects approved and construction has already started or soon will.

1. The building going up opposite Denny’s is indeed an urgent care.
2. There are two subdivisions approved on either side of Boones Ferry: Dove Landing, which will be north of Hazelnut, will have 154 houses. Boones Crossing, off Boones Ferry and Brown St., will have 6 sections and will be aimed at first time home buyers. When completed, these two subdivisions will definitely affect traffic on Boones Ferry going toward Mt. Hood Ave. (214). There will probably be a lot of people cutting through on Country Club Road to avoid the congestion at the light and the schools.
3. There is a 300-unit apartment complex and RV storage area planned for Woodland Crossing. This is on Arney Lane NE, near the outlet mall.
4. Woodburn Eastside Apts. will be built on Molalla Road (Hwy.211). It will consist of 220 apartments in 19 buildings. This will be a little past Safeway towards Molalla.
5. Smith Creek is a subdivision on Ben Brown Lane and Settlemier. Two builders have already started building and many homes are already lived in. They are on small lots and sell for \$350,000-\$447,000.

There is yet no permit listed with the city for the lot on the corner of 214 and Oregon Way.



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In Memory of...

Jim Yaws – May 23, 2021 (Former Resident)

Priming the Pump

by the Editor

As we start gathering information for this edition of the N&V, I realized that it is going to take in Father’s Day. Oh, how I wish we could have gathered some of your stories to include! Between your own personal experiences ‘being a father’ or stories about your own father, we could have had some interesting articles. However, we didn’t think of it in time to include the reminder in the last edition.

So, as not to make that mistake again, we want to try to do that now. The N&V of 6/25/21 will cover these themes. If these occasions prompt any stories, pictures, recipes, please send them to the nv@woodburnestatesgolf.com. This is called ‘priming of the pump’ to see if we can generate some interesting responses. As always, any other theme is also welcome.

- 1st day of Summer – 6/21 Longest day of the year.
- 4th of July – Independence Day!

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Pickleball Is More Than A Goofy Name

by Donna Stone

Two Seattle businessmen and a local politician created an unlikely phenomenon 50 years ago; today we call it pickleball! And it’s more than a goofy game judging by its popularity.

Pickleball fever is sweeping the nation with over 3.3 million players, the majority of which are 55 and over. This backyard game created with ping pong paddles and a badminton net has taken over the 55+ crowd like wildfire, spreading from that backyard in Seattle, down the West Coast, over to Florida and back up the East Coast. By 1990 Pickleball was played in all 50 states with over three million players in the U.S.

Currently there are 7000 facilities, 21,000 courts and 118 new places opening every month. Coed teams are very popular. The game is easy to learn and skills advance quickly which accounts for the popularity of the sport. It is especially good for seniors because of the exercise, the hand-eye coordination and memory retention training.

“It’s a fun game for any age and skill level, plus good exercise and camaraderie” said resident Carol Bettendorff. Woodburn Estates & Golf, this largest 55+ community in the state, has no pickleball courts.

“In 2019 before the pandemic, 50 people signed up as advocates of pickleball. I gave free lessons the summer of 2020— seven people showed up for the first lesson and more each week,” said resident advocate Donna Stone. “All this year we play regularly at the City Tennis Courts adjacent to the Aquatic Center. The City Parks Mgr. cooperated with us by adding pickleball boundary lines to the existing tennis courts,” she added.

Resident Mike Hachquet, who plays at City Courts and at Tukwila, says “Pickleball is a great opportunity for exercise and to bring people together.”

In late fall, the National Pickleball Tournament is held at the Tennis Garden in Indian Wells, California. To welcome the 2000 tournament players, the Tennis Garden repainted 12 tennis courts into 45 pickleball courts for five years of national championships. One of pickleball’s professional players summed it up this way: “It is such an addictive game---players, laughing and joking during play, and looking forward to their next opportunity to meet.”

Call Donna Stone 760-851-5902 for more information.

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How Many Flags?



by the Editor

On Memorial Day, once again we did a drive thru the Woodburn Estates and counted the flags that were proudly displayed. Do you want to take a guess how many there were?

The person who guesses the closest wins a prize!

Prize: Certificate for coffee and pie at the County Cottage for two! (\$15 value).

Clue: Check last edition N&V front page fun fact for how many there were on a normal Tuesday morning!

Send your guess along with your name and member number to nv@woodburnestatesgolf.com

You can also drop your guess into the box at the N&V office.

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

April 27, 2021 • 1:30 p.m.
(Approved May 25, 2021)

Sharyn Cornett <i>President</i> <i>Director</i> Activities	Gene Nemish <i>Director</i> Architectural/RV/ Membership/Real Estate
Carol Bolton <i>Vice President</i> <i>Director</i> Rules	Sherman Lackey <i>Director</i> Communications/ Publications/Marketing/Website
Paula Kilgore <i>Secretary</i>	Randy Soelberg <i>Director</i> House
Phil Balogh <i>Treasurer</i>	Allan Lindberg <i>Director</i> New Members
	Larry Jones <i>Director</i> Golf/Greens

This is a scheduled meeting of the Board of Directors. This meeting is open to the members to observe. If you are not a member, please excuse yourself at this time.

Call to order; 1:30 pm
Pledge of Allegiance
Establish a quorum.

Members Present: Board Members Present; President, Sharyn Cornett, Vice-President, Carol Bolton; Secretary; Paula Kilgore, Treasurer, Phil Balogh, Directors, Sherman Lackey, Gene Nemish, Larry Jones, Randy Soelberg, & Allan Lindberg.

President Sharyn Cornett presented to Kathy Hiller a plaque and thanked her for the years of volunteering as Editor of the News & Views.

Presidents Welcome

Good afternoon everyone. I meet with Dawn Cole every Tuesday at 10 am to discuss the state of the Estates and dispel rumors and get answers to questions from the community. I do this to be informed of any problems that have occurred and solutions to fix them. This helps take care of any issues before they become major problems. It is also helpful to know what needs board input and support. I have learned a lot about how the HOA operates. All of the staff is doing a great job for the board and community, especially during all the disasters this year. If you have concerns or questions, please call the office and if necessary, make an appointment to speak to Dawn.

I want to plant a few seeds today concerning future growth of our community. The destruction of many trees on the golf course has caused the noise level of the freeway to increase and widen throughout our property. People that did not hear the noise now do. I think it would be wise to put \$500.00 from every house sale into a fund for building a cement wall. We did this for the cart paths in the past and now that is done. I know it will take research to find out the cost and plan to do this, however we do need to start a plan for money to get it done. NO plan No action. So, let us start a plan. I have talked to our treasurer, and this is a possibility. Please think about this, and we could have a motion next meeting to start.

I also want to push back our 60th anniversary for two years. The budget is tight -some from covid fall out and nothing was budgeted for this event. In order to look our best, we do need to clean up a few areas and this takes money and planning. The kitchen project, the gazebo refurbish, the memorial garden clean up, possibly covering the golf driving range. This all takes time, money, budgeting, and planning. Looking ahead two years we could get some things done. History shows we have many significant dates to celebrate. The first shovel of dirt, the first house, completion of nine-hole golf course then 18 holes. We could have a general longevity celebration. If we do not plan and budget nothing will happen.

The Green thumbs have dissolved the group. I want to thank them for many years of planting and weeding of our grounds. Lots of hard work was done by volunteers for this community. This brings up another point that volunteers’ numbers are dwindling, and we may have to pay for services that have always been done by volunteer groups.

This is a change of times, and we may never return to the of familiar life we are used to.

The Covid-related numbers for Marion County are really high and things may change again for our lives and social activities.

Anything we can do to get thru is our motto for now. The stress is high for all of us so be kind to each other. Everyone has a burden they may be carrying and a story to tell. This is the most stressful time any of us has seen for a long time and we have no control over the virus or social shutdowns forced upon us. The only thing we can do is stay the course and plan for events and projects, be ready for when we can act. Thank you, Sharyn.

Approval of Minutes: I move to approve the March 23, 2021, General Board Meeting Minutes.

Motion approved.

Treasurer’s Report: Phil Balogh

Operating account balance: \$705,695.74 Reserve account balance: \$751,752.65 RV lot fund: \$37,569.23 Cart Path Fund: \$45,945.22 Accounts Receivable total. \$250,730.64

I move to approve the Treasurers report. **Motion approved.**

Adjourn for Speaker Form Comments.

Speaker forms must be filled out completely and turned into the Secretary before the Meeting begins. Secretary will call homeowners forward to speak, but only to the Motions on the agenda for that meeting. There will be No Discussion by Directors.

None

Reconvene Meeting.

Additions or corrections to the agenda

Allan Lindberg adds a motion. Larry Jones adds a motion.

Director Kilgore, I move to approve the agenda as amended. **Motion approved.**

Committee Business motions.

Treasurer/Budget, Director Balogh

Motion to amend the Board minutes of 3/2021; “Linda Hepburn Treasurer I move to approve \$48,000.00 from Operating emergency funds to complete current golf course repair work. Seconded and approved.7 yeas 2 no”. I Move to strike the work “emergency”. There are no emergency funds, just operating funds. **Seconded and approved.**

Motion I move` to add to rules and regulations 9.2-5d. RV lot deposit is non-refundable. [11-24-2020] RV lot annual space fee may only prorate and refunded if it is going to be transferred to a membership, i.e., golf. Seconded and withdrawn.

My reports will include comments to give context to our financial performance: I have reviewed the March financials which marks the first quarter completion of this budget year with the budget committee, General Manager Dawn Cole, and accountant Linda Hepburn. I also assessed how 2021 is projecting out as compared to budget. There are reasons to be concerned since we have seen significant challenges to operating costs due to Covid-19 restrictions, this year’s ice storm, continued pressure on wages and benefits, and escalating utility costs. After one quarter we are tracking short on operating net income. However, we will have a positive bottom line. Revenues will be off due to the effects of Covid-19 closures. Areas most effected are Activity income, Associate memberships, and advertising. Most expenses are tracking at or below budget with the exceptions of labor, benefits, and utility costs. Benefit and utility costs are out of our control since the market costs in these areas are setting price increases. There was concern regarding labor costs after the first two months reporting. We made a detailed review of our staffing and labor costs; I can say that after the first full quarter that labor costs are tracking only slightly higher than budget and well below 2019 and 2020. Staffing hours are 44% of what they were two years ago. These staffing levels match our first quarter financial performance. I want to note special attention to the labor reductions that have been made, though attrition, of 44% of labor hours worked. This is hard to do, and the staff and management of Woodburn Estates should be commended for making it happen. In summary Covid-19 and natural disaster is challenging our financial performance this year. Continued conservative management of spending and costs will enable us to keep a small positive bottom line while we await the time, we can return to full activity operations. This will take time and we are likely to see slow revenue growth for well over a year. I am requesting that the board attend a budget workshop the first week in June so we can prepare to produce a budget for 2022 that will reflect our efforts of a Covid-19 recover.

Activities: Sharyn Cornett No motions

Architectural & RV Lot: Gene Nemish

Motion: I move to Post to add to article 15.9 Storage Units, allowing larger Storage Units on lots as written below.

15.9-5 With Architectural Committee approval, a new storage unit limited to not more than 100 square feet of floor area may be installed on the lot in the back yard.

Non habitable one-story detached accessory structures (storage structures, playhouses, etc.) provided the floor area does not exceed 100 square feet. example: 10X10 foot unit or smaller with a wall height of not more than ten feet measured from the finished floor to the top of the top plate.

- Must be at least 5 feet from rear and side property lines.
- Must be at least 6 feet from all other buildings.
- Must not obscure golf course view if the lot abuts the golf course.
- Must be within the City of Woodburn lot coverage rules.

No Building Permit is required for detached accessory structures of less than 200 square feet floor area.

Seconded and approved.

Motion -- I move to Post to add 13-f & 13-g to Rules & Regs #13:

The RV Space may be used for the following vehicles:

13-a thru e (Listing of currently permitted vehicles)

---Added---

13-f Automobiles and Pick-up Trucks

13-g Personal Storage Trailers

Seconded and approved.

Golf: Larry Jones

I move to postpone the Scheduled Men’s Horse Race on the Approved Tournament Scheduled to a later date (to be determined,) and approve the Mike Wentworth 80th Birthday Event for members. Seconded and approved.

House: Randy Soelberg

Motion: I am requesting that the normal three bid requirement be waived and that \$250.00 be approved from the reserve fund to pay David Garber Construction for the limited demolition work to determine the type and size of the existing footings. Seconded and approved.

New Members: Allan Lindberg

Motion, I move to add Paul and Anna Frankus to the Membership Committee. Seconded and approved.

Publications/Communications: Sherman Lackey

Director Sherman Lackey: I move to **Approve** 2021-0323 R&R #9.4 Referral Rewards

9.4 Referral Rewards.

9.4-1 Must be a current homeowner or associate member in good standing giving a referral to a new paid associate membership.

9.4-2 Member to receive a ten percent (10%) gift certificate to Country Cottage or the Association Golf Pro Shop, based on the total fees paid by the new associate member to the Association.

9.4-3 Current homeowner or associate member is not limited to the number of referrals that become associate members.

Amended during WEG HOA board meeting 4-27-2021.

9.4-4 Program to be reviewed in December each year, as part of the budget process, to keep program active the following year beginning Jan 1 each forward year.

Seconded and approved.

Discussion: As a method of introducing Associates to Woodburn Estates, and all the amenities we offer not just golf. The Referral is for both social (pool, gym, card room, billiard room, library), and associate golf memberships. To either one, the other or both. The reward to the member brining in the new associate membership would be paid is set at 10% of what the new member pays for the **associate** membership. Open to all current members of WEG for the dates listed, no limit on how many new associate memberships a member may refer. As the

...continued on page 8

Lady Putters HOLE IN ONE

by Barb Knox
May 3 was our first day for Lady Putters since we had to cancel last year due to Covid. It was nice to see the members returning. There was a lot of “Hi, nice to see you, glad you are okay.” We had a total of 20 ladies on our first day, with several holes-in-one.
We welcomed 4 new members in May. There was a total of 37 holes-in-one. Awesome job, everyone!
On Memorial Day, 7 members enjoyed the sun. Yes, we do have Lady Putters on holidays.
If you want to see what it is all about, come join us. Monday mornings, between 9:00 a.m. and 9:45 a.m.

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3. Click on **Bugle Blast emails** (under **Bugle Blast Email Signup**)





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Sandy Blaylock poses after sinking a hole in one on Hole #5 in the 2021 Memorial Day Tournament

McCully

R E A L T Y


Memorial Day Mixed Tournament Results

- Flight 1**
1st tie Mike & Connie Hachquet, Connie Cobb, Marty Smith
1st tie Wayne & Sherry Manier, Chuck Stein, Diana Meithof
3rd Dean & Vicki Lambert, Carol Bettendorff, Mike Cranford
4th Mark & Carolyn Forrest, Marilyn Jeli, Ken Johns
- Flight 2**
1st Russ Krussow, Donna Burnside, Sandy Blaylock, Dave Miller
2nd Ken & Gloria Bourne, Bob & Patty Brown
3rd tie Bob & Teri Smith, Karen Halter, Don Gienger
3rd tie Steve & Sue Krieg, Carolyn Meithof, Ray Ewing
- Flight 3**
1st Larry & Karen Jones, Bunny Buckwalter, Dave Rushton
2nd Randy & Pat Soelberg, Nell Crawford, Len Westphal
3rd Chuck & Marlene Johnson, Lon & Nancy Reed
4th Frank Morrison, Mickey Harrison, Marilyn Dykes, Jerry Briles

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N&V Delivery Team

by Kim Farquharson

The latest edition of *News & Views* is printed and ready to go. So, the big question: *now what?* All the work and effort that it takes to put a newspaper together is kind of pointless if it doesn't go anywhere. It is like baking up a huge batch of special cookies, and then not having anyone to eat them! You can eat a few of them especially with a good cup of coffee, but certainly not all! One can read one newspaper, maybe even find a use for two or three more...but what to do with all the rest? That is where the Delivery Team comes in. Jim and Linda Hoover are the coordinators of this 'Dream Team', and I witnessed their efficient process.

It all began with the big table in the N&V office covered with 3x5 index cards with a name and number of a carrier on each of them. Linda started right in, checking the number on the card and then counting out that many newspapers. The table was soon full of different stacks. One by one, the different carriers would arrive to claim their stack. There was a similarity about each one of them: they all were dressed to face the elements with their hats, glasses, gloves; they all had a bag of some kind; and each one came in with a big smile on their face! Here are a few pictures!



Jim and Linda Hoover



Anne Venner with Linda Hoover



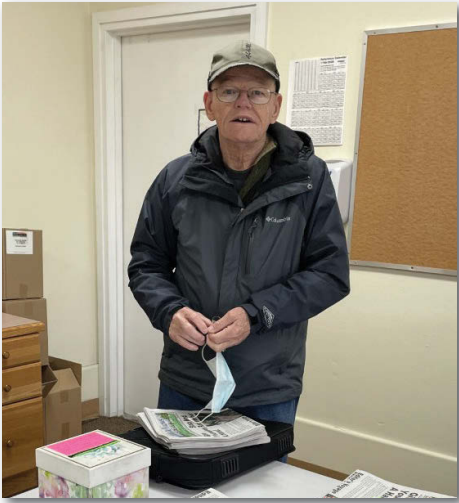
Carol Sundholm



Don Conway, Mike Hartley, Lynda Chester, Darlene Hartley



Cindy Cox



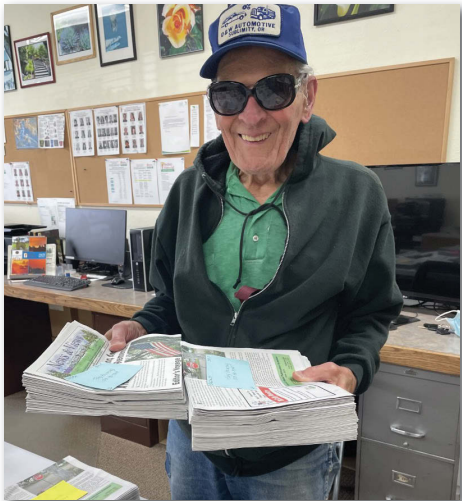
David Weaver



Donna Allowitz



Sally Garner



Tony Polinsky



Jill Jackson with Bailey

Spaletto's
Power
Washing
Frank the
Handyman

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Board Minutes (cont.)

referral payment (10% of what the new member pays) comes out of the new paid associate membership - the cost to the Woodburn Estates should be revenue neutral.

Rules & Regulations: Carol Bolton
4-27-21 Motions by Rules Committee, to Post until next Board Meeting, Carol Bolton. Seconded and approved.

underline and strike through are the changes.
1 Director Carol Bolton: I move to **POST** 2021-0423 **R&R #15.10 moved to 8.4-5.**

15.10 Signs see Declaration article III (K).
No sign including political sign or other advertising device shall be erected on any Lot, Building Site, or Unit, except one (1) sign not larger than 18 x 24 inches advertising that property for sale or rent, or one (1) sign indicating the name of the Owner or occupant not larger than 6 x 24 inches. Signs in the City of Woodburn Vision Clearance Area are limited to 30 inches in height. See Vision Clearance Area diagram. [12/ 13/11]

2 Director Carol Bolton: I move to **POST** 2021-0423 **R&R #15 Property**, to replace all with the following:

15. PROPERTY
Reference for “City” or “see City” in this section means City of Woodburn, Oregon.

15.1 Alterations and Renovations see City Building Division or call 503-982-5246

15.1-1 Must obtain an Association Architectural Request form and submit to the office for prior approval.

15.1-2 Must obtain any necessary building or mechanical permits from the city.

15.1-3 Must obtain any necessary electrical or plumbing permits from Marion County.

15.1-4 Project shall be pursued with reasonable diligence from the time of commencement until fully completed.

15.1-5 Exterior building materials must be consistent with exterior building materials presently within the Association. The City forbids the following for residential roofs: plain concrete, corrugated metal, plywood, and press board shall not be used as exterior finish material.

15.1-6 Exterior building colors must be consistent with exterior building colors presently within the Association.

15.1-7 Exterior building products new to the construction market must be approved by Architectural Committee before installation within the Association.

15.1-8 Add-Ons see City code.
A patio, patio cover, deck roof or additional construction may not be built in a setback area.

15.1-9 PODS (Portable on Demand Storage) for temporary storage of furniture, construction material or Contractor's equipment may be parked in driveway during project with written approval of the Architectural Committee.

15.1-10 A roof other than Hip or Gable design is not permitted.

15.2 Driveways
Lots are limited to 1 (one) driveway. A golf cart or wheelchair access, not to exceed 48 (forty-eight) inches in width with curb cut is allowed on comer lots. [12/13/11]

15.3 Landscape
15.3-1 Owners are responsible to maintain their yards and lawn free of weeds and in a neat and orderly manner. [12/13/2011]

15.3-2 Owners are responsible for care of all sides of their shrubbery and foliage to ensure that it does not invade neighbor’s property.

15.3-3 Clothes lines must be fully screened from the golf course, street and neighbor’s front and side view.

15.4 Hedges, Fences and Walls See City code or call 503-982-5246

15.4-1 No hedge, fence, wall, or similar structure shall be permitted, unless written plans and specifications have been approved in writing, by the Architectural Review committee. Note: City of Woodburn requires review and a fence permit before fence is built.

15.4-2 Hedges, Fences, Walls, and Shrubbery have restriction – see City codes and map.

Also, must not extend beyond the street setback line of the house. “Setback” see definition in the Declarations.

15.4-2 **EXCEPTIONS:** See City Building Division or call 503-982-5246

15.4-2A Barrier Hedges, Fences and Walls defining the perimeter of the Association may be a maximum of 7 (seven) feet above the curb line.

15.4-2B Decorative lattice, rail, or picket fences: see City vision map.

15.4-2C Rear property lines of lots that abut the golf course are limited to a 4 (four) foot high unobstructed, open style fence.

15.4-2D the curb is not the property line. Most property lines are 7 – 15 feet inside the curb line.

15.4-2E Hedges at the house line have a limited height. see City vision map.

15.4-2F Hedge or fence may exceed 7 (seven) feet in height provided that the back of lot borders the RV area but must be maintained and trimmed on all sides. See “Landscape” above.

15.5 Trees
15.5-1 City permission is required to plant, cut, or remove a tree in the city easement portion of a lot. Trees planted in the city easement portion of a lot become the property of the city and the property owner is responsible for the care of the tree.

15.5-2 With the exception of normal tree maintenance, members may not top, intentionally damage, cut, carve, transplant, or remove any private tree, common grounds tree, or street tree, nor attach or place any rope or wire (except to support the tree itself), sign, poster, handbill, or other thing to it, without approval of the Association's Architectural Committee, unless specifically authorized in writing by the City of Woodburn Public Works Director.

15.5-3 All tree stumps shall be removed below the surface of the ground so that the top of the stump shall not project above the surface of the ground.

15.5-4 Trees in rear lots of those member’s properties that abut the golf course (Section No.3, Block 31; Section No.5, Block 44; Section No.6, Block 56,

and Lots 1 through 16 of Block 59 and Section No.7, Blocks 65, 66, 67, 72 and 73) shall be trimmed to offer unobstructed and open view of golf course. [12/13/2011]

15.6 Dwelling
15.6-1 Dwellings. See City Building Division

A dwelling and garage shall not occupy more that 40% of the total area of a lot.

15.6-2 Requirement for the Transfer of Title.

A property that does not fully comply with the Declaration of Restrictions and the Rules and Regulations of the Association must be changed to comply with those documents before a Certificate of Compliance will be issued for the transfer of title.

15.7 Accessory Structures Storage Units
15.7-1 Counts towards total lot coverage, which is the percentage of lot occupied by structures.

15.7-2 A addition of a storage unit is limited to not more than 100 cubic feet, may be installed against the side or rear of the house. (Hight * Width * Length = cubit feet, Example: 7’ * 4’ * 3’5”).

15.7-3 Prior to installation color, materials, and placement must be approved by the Architectural Review Committee.

15.7-4 If you have an existing storage unit and it meets the above criteria it will be approved by submitting an Architectural Request to the Architectural Committee.

15.7-5 For one attached to the house it must meet all the criteria of the City Planning Department and Architectural Committee.

15.8 City of Woodburn fence / wall / tree vision clearance.

This page is a city guide, outlining the development standards and other considerations for constructing a fence or free-standing wall on private property. Fencing and wall zoning regulations are in Woodburn Development Ordinance (WDO) 2.06.02, and a fence or free-standing wall requires a fence permit. Questions? Call City at 503-982-5246.

A website search of “Woodburn vision clearance will show you this same vision map.

15.8-1 Fence & Wall Development Standards:
15.8-1A Must not encroach into Right-of-Way (ROW) or vehicular and pedestrian vision clearance area (also known as "sight triangles").

Note: Where no sidewalk exists, the ROW line is often not at the curb but closer to one's home in what appears to be part of one is front or second street side yard but is not.

Note: (Even where sidewalk exists, the boundary may be 1 (one) foot or more beyond the edge of sidewalk instead of along edge of sidewalk.)

15.8-1B Must be constructed out of wood, stone, rock, brick, or other durable materials.

15.8-1C Chain link fences are acceptable as long as they are coated and include privacy slats.

15.8-1D Can be no taller than 7 (seven) feet. Additional height restrictions may apply:

o In the front yard: Cannot exceed 3½ feet if at the property line. The height may increase 1 (one) foot for each 6 (six) feet of setback from the property line. Fences may increase to the maximum 7 (seven) feet once flush with the house or garage.

o In vision clearance areas: Cannot exceed 3½ feet. Vision clearance areas occur at the corners of street intersections (30-foot legs) and where driveways intersect streets or alleys (10-foot legs).

15.8-1E Fences and walls may be constructed in a Special Setback (WDO 3.03.02) or in public utility easements (PUEs), however the property owner will be responsible for removing it at the time of street improvements or utility work.

15.8-1F Barbed, razor, and electric fences are prohibited within the city.

15.8-2 Helpful Hints:

15.8-2A the applicant, not the City, is responsible for identifying the location of one's property lines and correctly placing fencing or a free-standing wall. Tax Maps showing approximate property lines can be found via the Marion County Assessor's Property Records website.

15.8-2B Many properties have metal pins at the corners delineating property lines. The Public Works Department has a metal detector that can be borrowed for up to 24 hours at no charge. Call city at 503-982-5236.

15.8-2C Homeowners’ Associations (HOAs) may have privately enforced covenants, conditions, and restrictions (CC&Rs). The City does not track or enforce such contracts.

15.8-3 Do I Need a Permit for Everything I Do to My Home?
No, not all items require permits, unless it exceeds the above city codes.

4-27-21 Motions by Rules Committee for Approval 04/27/21, Carol Bolton
This motion was tabled last month as not everyone had received a copy of the Fact Sheet.

1 Director Carol Bolton: I would like to submit this “Fact Sheet” to be used on a **trial basis** to see if it would provide better transparency by the Board to its members. This document was used in the past, and we think it will provide better transparency to the Board, the treasurer, and the membership. This is just a trial as we may want to make some changes as we use it. Seconded and tabled to have Treasurer re-evaluate.

2 Director Carol Bolton: I move to **APPROVE** 2021-0427 **VF Law** for our HOA Rules attorney.

Seconded and Division of the House called by President.
Directors Bolton, Balogh, Lindberg, Soelberg, & Nemish voted Yes, Directors Kilgore, Jones & Cornett voted No. Motion Carried.

The only change was by Larry Jones of changing golf car to golf cart to match city rules.

Motions 3 to 5 are from the rules committee.

Motions 6 to 12 are request by Dawn Cole.

Motions 13 to 41 are request by Director Larry Jones and Manager Mark Jorgenson.

So, will you allow me to approve motions 2 through 40 without reading them?

I move to APPROVE 2021-0323 motions 3 to 41. Seconded and approved as amended for #12 and #28.

Board Minutes (cont.)

3 Director Carol Bolton: I move to APPROVE 2021-0323 **R&R #8.4-2** *The Association reserves the right to publish or not publish at our discretion.*
Articles or Advertisements of any form that are deemed to be in poor taste or offensive in the opinion of the editor of the *News & Views*, the editor of the Phone Directory, or the Board member having oversight of publications will not be accepted for publication.

4 Director Carol Bolton: I move to APPROVE 2021-0323 **R&R #** replace all ~~Woodburn Estates & Golf~~ with the Association in the following rules:
R&R #1.8 No Rent required From the Association Organized Clubs or Groups
R&R #2.2 the Association Organized Clubs & Groups have Priority.
R&R #2.5 Association Shall Resolve Scheduling.
R&R #2.10 the Association has a limited-on-premises alcohol license. (ORS 471.178).
The Association will uphold the rules from OLCC (Oregon Liquor Control Commission) that applies to our license.
R&R #3.5 Security Deposit Refunded. The Association is Sole Judge if security deposit is to be refunded.
R&R #5.2 Members Borrowing the Association Equipment.
R&R #5.6 Members Borrowing the Association Library Books & Puzzles.
R&R #8.4-4 Advertisement by the Association restaurant in the *News & Views*, the Telephone Directory and on the Digital Screens will be free of charge. The restaurant is the Association operating department leased to a manager for the convenience and enjoyment of the residents of the Association and is maintained in keeping with the Articles of Incorporation. [section 8 renumbering and 8.4-6 of 6/27/2017]
R&R #9.2-1 [3rd line sentence] dropped from the Association Club membership.
R&R #10.3 Renters must become Associates to use any of the Association facilities.
5 Director Carol Bolton: I move to APPROVE 2021-0323 **R&R #5.8** Drones. Drones are only allowed on the Association common grounds with prior written approval of the activity chair, activity chairperson for each event and the Association President or the Association Manager.
The Following motions are the request from Dawn Cole, association manager.
6 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #1.4-2** Office hours are posted in a glass case near the front entrance doors, and website.
7 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #10.2** Memorandum of Understanding.
The owner member or his agent shall cause the renter to complete a Memorandum of Understanding for qualifying inherited Rental Properties and submit it for approval by the Board of Directors before granting occupancy rights to the Renter.
8 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #10.4 Room**.
The owner of the properties must also reside in the home where room is rented.
9 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #12.3** - DELETE.
10 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #13-b**. Pickup Camper, personal use and off-road Vehicle and Trailer.
~~#13-d. Personal Use Off-road Vehicle and Trailer~~ – DELETE
#13-e. change to #13-d now replace with the following:
#13-d. DMV Registration - the owner must check for possible DMV registration.
11 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #13-1** Members and Associates May Obtain Space. (1st sentence only).
Members and Associates may obtain space on an annual basis with priority going to Homeowner members.
12 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #13.15-4** No engine work may be done while vehicle is stored in RV Lot space.
Seconded and Tabled for more clarification.
The Following motions are the request from the Golf Committee.
13 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.1** Priority of Golf Times.
The Golf Pro Shop Staff is responsible for directing the priority of play on the golf course and shall maintain a Tee Time Sheet.
14 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.2** Register.
Members and guests must register at the Golf Pro Shop before golfing. Guest(s) must be accompanied by a member in good standing, and guest must obtain a daily bag tag that will be displayed during play.
15 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.3** Annual Green Fee.
Members that elect not to pay annual golf fees may pay daily green fees with no limit on the number of rounds played each year.
16 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.4** New Golf Member's Briefing.
New golf members must receive a briefing on the rules of golf, golf etiquette and our local rules. A first time or beginner golfer will be encouraged to attend a clinic or obtain lessons prior to play.
17 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.10** Invite the Golfers Following to Play Through.
Golfers that fail to keep pace on the golf course and fall behind more than one (1) hole golfers in front must invite the golfers following to play through.
18 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.11** Sand/Seed Mixture When Playing Golf.
Golfer(s) are requested that you carry sand/seed mixture on your golf cart or pull cart when playing golf.
19 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.13** Sand Trap Rakes.
Sand trap rakes are to be replaced in the holders located in the sand trap. Do not place or throw the rakes in the trap. Please make sure they are in a position to cause the least interference to following golfer(s) and the greens mowers.
20 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.14** Golfers Must Start at 1st Tee or 10th Tee.

Member(s) and guest(s) must start at the first tee or the tenth tee. Members may start at other tees only with the permission from the Golf Pro Shop Staff when play of other golfer(s) will not be impacted.

21 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.16** Golfers to Show Proof.
Golfer(s) will show their bag tag or receipt for green fees upon request of the Golf Pro Shop Staff or an authorized Course Marshall. If such proof is not provided the offender will be reported to the Golf Pro Shop Staff.

22 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.17** Limit of Golf Group.
More than four (4) persons are not allowed to play as a group except with explicit permission from the Golf Pro Shop Staff.

23 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.19** Holding A Tournament.
Members may not hold a tournament with guest without first obtaining permission from the Golf Pro Shop Staff in consultation with the Golf Chair of the Board of Directors.

24 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.20** Reciprocal Play.
Reciprocal play with other golf clubs is allowed whereby members of those clubs may play with permission of the from the Golf Pro Shop Staff and payment of green fees consistent with rates established with our Sister Club fees with the Oregon Trail Program.

25 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.21** Golf Carts and House Maintenance Vehicles.
26 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.21-1** A golf cart is identified as a vehicle that is self-propelled. Golf carts must not be driven within 30 (thirty) feet of the putting greens, onto the apron, or into a sand trap.
27 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.21-2** [this sentence only] They will be issued a Red Flag and a pole to attach to their golf cart and guidelines that will be adhered to.
28 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.21-3** Any Golf cart(s) operated on the premises must be registered by owners with the Association and purchase of a decal of the Annual Golf Cart Registration that must be displayed on the windshield of the golf cart. **Seconded as amended.**
29 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.21-4** DMV Licensed, street legal golf carts with the State of Oregon are considered street legal in the City of Woodburn, where speed is posted 35 MPH or less.
30 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.21-7** Golf cart drivers should always use the streets north of Hwy-214. A ticket (by law enforcement) may be issued for using Hwy- 214 without a DMV licensed golf cart.
31 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.22** Hand Golf Cart Restricted Areas on Course.
All push carts whether self-propelled or hand or operated must not be within 15 feet of the putting greens, onto the apron, onto the tee, into a sand trap or across any other designated areas of the golf course.
32 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.23** Men and Ladies' Days. [this sentence only]. The Golf Pro Shop Staff would have the discretion to all other players on the course if the times allocated for the Men's Club and Women's Club are not being used.
33 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.24-1** [this sentence only] However, it is recommended that event organizers for established events request the free practice round approval at the time of the Tournament Schedule by the Board of Directors, usually done in the fall of the year previous to the events but may be updated as needed.
34 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.25-1** - DELETE.
35 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.25-2** - DELETE.
36 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.25-4** Woods may be used only into the net on the west end of the practice area. Exceptions may be made under the supervision of a teaching golf professional in coordination of the Golf Pro Shop Staff.
37 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.25-5** Golfers using the Practice Area should be aware of players on adjacent fairways and be careful of those golfers on the course.
38 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.25-6** Leave the golf shag bag inside the bench by lifting seat cover.
39 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.27** Report Rule Violations or Complaints. Members should report rules violations or complaints to the Golf Pro Shop staff.
40 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.30-7** - DELETE.
41 Director Carol Bolton: I move to APPROVE the 2021-0323 **R&R #14.35** Golf Course Usage Rules. No Trespassing – Golfers Only – No Loitering – No Skateboarding – No Walkers – No Bikers – No Joggers – Violators Will Be prosecuted.
Unfinished Business.
New Business:
Recess to open mike: None.
Reconvene meeting.
Adjourn meeting.
Next General Board Meeting, May 25,2021.

Committee Reports for April 27, 2021 - General Board Meeting
Activities, President/ Director Sharyn Cornett. We continue to meet once a week.
All the prizes have been given out for the scavenger hunt. Thank you to all that participated.
Director Sherman Lacky visited one meeting and was very informative about N/V publishing.

Dog Next Door

Activity Calendar
(June 12-June 25)



Harley waiting for treats

by Kim Farquharson
"A new dog never replaces an old dog; it merely expands the heart."
~ Erica Jong

The key that opened the door to satisfying friendships with two of my neighbors were our dogs. First, my neighbor next door showed so much patience when my older shelter-adopted dog came to live at my house and barked constantly at first. Their old dog would come to the fence line to try to reassure her that life was going to be ok. Gradually she settled down and MeiMei and Harley became ‘over-the-fence’ friends. If the neighbors were in their back yard, she was content to lay in the grass beside the fence just to be near them.

Then, in one of my trips to the dog park, I met ‘Rainie’ and her owner. We often would run into each other at the park and enjoyed a good chat while our dogs ran and played together. Imagine my surprise when I would later see that they lived two doors down from me. We were neighbors as well!

Then the inevitable happened. Someone said once that ‘Dogs are almost perfect. Their only fault might be that they don’t live long enough’. Within in a very short amount of time, all three dogs passed, and tears were shed by each of us. We all said the same thing: that we were not going to get another dog. So, for the next couple of years, our corner of the block was dogless.

Then one gave in: my neighbor went to the Multnomah Shelter and came home with a 1-yr old black lab. And, wouldn’t you know it...his given name was ‘Harley’. When he sees us in the back yard, he comes to the fence to say ‘hi’. He always accepts our treats and he feels it is his duty to challenge the squirrels.

Welcome to the block, Harley. We love you already!



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

SATURDAY, June 12
9:00 a.m. – 10:00 a.m. Green Meeting (Dining Hall)

MONDAY , June 14
8:00 a.m. – 9:00 a.m. Mermaids Water Aerobics (Swimming Pool)
8:30 a.m. – 9:30 a.m. Walking Club (Auditorium)
8:30 a.m. – 2:30 p.m. Quilt Group (Craft Room)
9:30 a.m. – 10:30 a.m. Ladies Chat & Laugh (Blue Room)
10:00 a.m. – 11:00 a.m. Zumba Class (Auditorium)
11:00 a.m. – 1:00 p.m. Women’s Golf Meeting (Auditorium)
1:00 p.m. – Budget Review Workshop (Auditorium)

TUESDAY, June 15
8:00 a.m. – 9:00 a.m. Mermaids Water Aerobics (Swimming Pool)
9:00 a.m. – 10:30 a.m. Ping Pong (Dining Hall)
10:00 a.m. – 11:00 a.m. Budget Committee Meeting (Conference Room)
11:00 a.m. – 2:30 p.m. Ukulele Jam & Lessons (Craft Room)

WEDNESDAY, June 16
8:00 a.m. – 9:00 a.m. Mermaids Water Aerobics (Swimming Pool)
8:30 a.m. – 9:30 a.m. Walking Club (Auditorium)
9:00 a.m. – 10:30 a.m. Ping Pong (Dining Hall)
9:00 a.m. – 12:00 p.m. Wood Carvers (Craft Room)
9:30 a.m. – 10:30 a.m. Ladies Chat & Laugh (Blue Room)
10:00 a.m. – 11:00 a.m. Zumba Class (Auditorium)
11:00 a.m. – 12:00 p.m. Yoga (Auditorium)

THURSDAY, June 17
8:00 a.m. – 9:00 a.m. Mermaids Water Aerobics (Swimming Pool)
8:30 a.m. – 2:30 p.m. Quilt Group (Craft Room)
1:00 p.m. – 2:30 p.m. W. Community Chorus (Country Meadows Activity)

FRIDAY, June 18
8:00 a.m. – 9:00 a.m. Mermaids Water Aerobics (Swimming Pool)
8:30 a.m. – 9:30 a.m. Walking Club (Auditorium)
9:30 a.m. – 10:30 a.m. Ladies Chat & Laugh (Blue Room)
10:00 a.m. – 11:00 a.m. Zumba Class (Auditorium)
11:00 a.m. – 12:00 p.m. Yoga (Auditorium)
12:30 p.m. – 3:30 p.m. Bunco Group (Craft Room)
1:00 p.m. – 5:00 p.m. Friday Bridge (Blue Room)

MONDAY, June 21
8:00 a.m. – 9:00 a.m. Mermaids Water Aerobics (Swimming Pool)
8:30 a.m. – 9:30 a.m. Walking Club (Auditorium)
8:30 a.m. – 2:30 p.m. Quilt Group (Craft Room)
9:30 a.m. – 10:30 a.m. Ladies Chat & Laugh (Blue Room)
10:00 a.m. – 11:00 a.m. Zumba Class (Auditorium)
11:00 a.m. – 12:00 p.m. Tai Chi With Judy (Auditorium)
1:00 p.m. – 2:00 p.m. Tai Chi For Better Balance (Auditorium)

TUESDAY, June 22
8:00 a.m. – 9:00 a.m. Mermaids Water Aerobics (Swimming Pool)
9:00 a.m. – 10:30 a.m. Ping Pong (Dining Hall)
11:00 a.m. – 2:30 p.m. Ukulele Jam & Lessons (Craft Room)
1:30 p.m. – 4:00 p.m. Board Meeting (Auditorium)
2:30 p.m. – 4:00 p.m. Board Executive Session (Conference Room)

WEDNESDAY, June 23
8:00 a.m. – 9:00 a.m. Mermaids Water Aerobics (Swimming Pool)
8:30 a.m. – 9:30 a.m. Walking Club (Auditorium)
9:00 a.m. – 12:00 p.m. Wood Carvers (Craft Room)
9:00 a.m. – 10:30 a.m. Ping Pong (Dining Hall)
9:30 a.m. – 10:30 a.m. Ladies Chat & Laugh (Blue Room)
10:00 a.m. – 11:00 a.m. Zumba Class (Auditorium)
11:00 a.m. – 12:00 p.m. Yoga (Auditorium)

THURSDAY, June 24
8:00 a.m. – 9:00 a.m. Mermaids Water Aerobics (Swimming Pool)
8:30 a.m. – 2:30 p.m. Quilt Group (Craft Room)
11:30 a.m. – 2:00 p.m. Activities Meeting (Dining Hall)
1:00 p.m. – 2:30 p.m. Community Chorus (Country Meadows Activity)
5:30 p.m. – 9:00 p.m. Pinochle Group (Blue Room)

FRIDAY, June 25
8:00 a.m. – 9:00 a.m. Mermaids Water Aerobics (Swimming Pool)
8:30 a.m. – 9:30 a.m. Walking Club (Auditorium)
9:30 a.m. – 10:30 a.m. Ladies Chat & Laugh (Blue Room)
10:00 a.m. – 11:00 a.m. Zumba Class (Auditorium)
11:00 a.m. – 12:00 p.m. Yoga (Auditorium)
1:00 p.m. – 5:00 p.m. Friday Bridge (Blue Room)

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Board Minutes (cont.)

Flyers will be coming out soon for our wood souvenir campaign, this is a fund raiser for the kitchen project.

We are waiting for the numbers to go down, just like everyone else.

Architectural/RV, Director Gene Nemish.

First Report—RV Lot Space inventory was completed on March 26, we hoped that we could report that all is well but that is not the case.

Violations Found

1. Expired license plates on motorhomes, trailers, and autos.
2. Parked too close to the front, rear, and sides of spaces. **(Causes neighbors parking problems)**
3. Small trailers parked sideways in front or rear of RV’s. **(Causes neighbors parking problems)**
4. Personal property sitting beside RV’s, some items should not be stored in the lot at all.
5. Boat trailers loaded with boats have no license plates, many may be over the 1800lb limit and if so, that requires registration with the DMV.
6. Autos, trucks and one semi-truck trailer in spaces. **(Violation of Rules & Regs that should be corrected, rules changed to allow?)**
7. Several spaces that records show as not rented have RVs in them.
8. Several motorhomes and trailers are not moveable.
9. Found a small trailer made out of a truck bed parked in a vacant space, it was moved by the lot maintenance crew to the back of the lot. Owner must get it out of the lot or move it to their rented space.

We decided to first write an article for publication in *News & Views* detailing violations and asking our members/associates to correct those violations. We plan on doing a re-inventory verifying that corrections have been made. If violations are not corrected, we will mail a letter to individual space renters. After the letter is sent time for correction of the violation will be allowed. When we find upon recheck that no correction has been made the Woodburn Estates Board of Directors will have to decide what happens next.

Second Report— we are getting a few requests from members who want to install small storage buildings in their back yard. Our Rules & Regs state that installation of storage units must be this: **“Storage units must be no larger than 100 cubic feet in size and must be against the side or rear of the home.”** This type of storage unit does not have the space to store lawnmowers and larger equipment adequately. I suggest that we review the Rules and Regs article and change it to allow installation of small storage units in the back yard. Proper wording and size restrictions will cover placement and type of units installed.

At this meeting: Presentation of a motion adding corrective wording to the existing Rules & Regs article #13. Many RV spaces currently rented are being used to store automobiles, trucks, and personal storage trailers. None of them are listed in the article for storage. They should be included as permissible storage items.

Communications/Publications/Web, Director Sherman Lackey.

Committee meeting April 16, 2021.

All members in attendance except George.

- The committee discussed the SOP, that was set to post in the last meeting, which will be set to approve the rewards program.
- Discussed the masthead look of the *News & Views* (N&V), the color of the grass in the masthead will change with the seasons.
- Get new member packets for the realtor companies doing business in, and around WEG. Committee suggested a realtor open house to get all of the realtors on the same page regarding WEG.
- Possibly of creating a short, concise style guide that would apply to all N&V content, including the HOA minutes.
- Utilizing the HOA web page to enlist greater membership participation in the governance of WEG, and or the various clubs or committees.
- As clubs restart, or new clubs are created, create a new Calendar for publication in both the N&V and on the WEG website.
- Sorted through ideas about using the member only part of the web page for HOA members to ask questions of staff, this is not a front burner item.

Golf, Director Larry Jones: The Golf Greens Committee was called to order 9:00am in the dining hall. Members present were Sally Carter, Russ Krussow, Ken Bourne, Mark Jorgenson, and Larry Jones. Sharyn Cornett our BOD President was also in attendance.

The Green Committee was updated on the progress of the cleanup of the golf course that resulted from the damage created by the Ice Storm. I am happy to report that we are going to be under the budgeted amount of our original \$88,000.00 cost estimate. Our Golf Maintenance is still hard at work to complete the cleanup. Although we will not be able to remove any of the existing Poplar trees, we are still planning to remove more of the existing Poplar trees next year.

There was discussion regarding the planned rebuilding of the tees on holes #4, #5, & #7 by Bernhardt Golf and looking to complete this job later this fall.

Mark Jorgenson reports that on Saturday, May 22, 2021, we are hosting a member only golf tournament. The golf tournament will begin with a shot gun starting at 8:00am. Mike Wentworth and his family is sponsoring this event. The tournament is complete with prizes in different flights with lunches provided at the end of the tournament in the Gazebo. If you want to play, there is a signup sheet in the Pro Shop. Please sign up on or before May 8, 2021. As always please wear your face masks and keep the 6’ contact distance guidelines.

David Robinson our Assistant Golf Supervisor reported that the golf course is planning to do an irrigation check to make sure that the irrigation system is ready for usage. Routine maintenance work will be starting on the golf greens. This includes aerification and veri-cutting keeping our greens healthy and in fantastic shape. We also have the stump grindings they will be used for filling in other areas on the golf course. We also talked about the replacement of our white “out of bounds” stakes.

Sharyn Cornett addressed the committee asking for any suggestions & help to increase getting more people to use and enjoy our golf course. Efforts will be made to work together to come up with some ideas. Sharyn also showed us the Logo her activities committee designed to celebrate our upcoming 60-year anniversary of our founding. Mark Jorgenson was given a copy of the logo to find out costs to have merchandise that can be made for our members. The Golf Greens Committee and Activities Committee will work together to create a sales program for our members.

House, Director Randy Soelberg: Meeting Place: Virtual

The collecting of bids for the kitchen work at the auditorium has begun. Phil and Randy are contacting sub-contractors.

The gazebo work needs to have an exploration of the current footing size.

Discussion was held about having Frank saw cut the however the estates does not own a concrete saw. The purpose is to determine the current footing size so that we can develop a plan and obtain accurate bids for the work that need so be done for the structural repairs.

I contacted David Garber construction and got a quote for \$250.00 to saw cut and remove the concrete for the footing exploration.

New Member/ Real Estate; Director Allan Lindberg.

Sharyn Cornett and the Activity committee compiled a list of new home purchases from March 2020 through April 12, 2021. The total was 114 homes.

These homes were divided into 5 groups ranging from 21 to 25 homes each. Teams of two activity committee members went to each home and welcomed new members into the community with a Welcome Packet updated and created for this current year including contact, Bugle Blast signups and club and committee information.

Diana and I helped with one route, and I found it rewarding and was glad that I was a part of the project. I want to thank the committee and President Sharyn for taking on and completing this project. Currently no “in house” New Member meetings are planned due to health restrictions.

If you were a New Member during this time and missed our list, or have additional questions, please call me.

The homes sold year-to-date are 16 through March 2021. Homes sold by January through March 2020 were 9.

Rules and Regulations &CC&R’s, Director Carol Bolton.

Rules committee met April 6, 2021, and April 20, 2021.

This month we met to discuss Rules & Regulations and to finalize report for the SOP documents. Larry Jones attended our meeting on April 6 to make changes to the R&R rules “golf” section.

We also received input from Randy Soelberg and Steve Krieg in regard to the “house” section of Rules & Regulations.

Modifications have been made and will be presented at the April board meeting.

Treasurer, Director Phil Balogh:

My reports will include comments to give context to our financial performance: I have reviewed the March financials which marks the first quarter completion of this budget year with the budget committee, General Manager Dawn Cole, and accountant Linda Hepburn. I also assessed how 2021 is projecting out as compared to budget. There are reasons to be concerned since we have seen significant challenges to operating costs due to Covid-19 restrictions, this year’s ice storm, continued pressure on wages and benefits, and escalating utility costs. After one quarter we are tracking short on operating net income. However, we will have a positive bottom line. Revenues will be off due to the effects of Covid-19 closures. Areas most effected are Activity income, Associate memberships, and advertising. Most expenses are tracking at or below budget with the exceptions of labor, benefits, and utility costs. Benefit and utility costs are out of our control since the market costs in these areas are setting price increases. There was concern regarding labor costs after the first two months reporting. We made a detailed review of our staffing and labor costs; I can say that after the first full quarter that labor costs are tracking only slightly higher than budget and well below 2019 and 2020. Staffing hours are 44% of what they were two years ago. These staffing levels match our first quarter financial performance. I want to note special attention to the labor reductions that have been made, though attrition, of 44% of labor hours worked. This is hard to do, and the staff and management of Woodburn Estates should be commended for making it happen. In summary Covid-19 and natural disaster is challenging our financial performance this year. Continued conservative management of spending and costs will enable us to keep a small positive bottom line while we await the time, we can return to full activity operations. This will take time and we are likely to see slow revenue growth for well over a year. I am requesting that the board attend a budget workshop the first week in June so we can prepare to produce a budget for 2022 that will reflect our efforts of a Covid-19 recover.

WOODBURN ESTATES & GOLF SPECIAL BOARD MEETING

**May 18, 2021 • 1:30 p.m.
(Approved May 25, 2021)**

This is a scheduled meeting of the Board of Directors.

Call to order; 1:30 pm

Pledge of Allegiance

Establish a quorum.

Members Present: Board Members Present; President, Sharyn Cornett, on conference call; Vice-President, Carol Bolton (absent with notice).

Secretary; Paula Kilgore, Treasurer, Phil Balogh, Directors, Sherman Lackey, Gene Nemish, Larry Jones, Allan Lindberg, and Randy Soelberg (absent without notice).

Agenda, HOA Insurance Proposal review.

Adjourned to Executive Session

Reconvened meeting.

The Directors listened to a Review of the Proposed 2021-2022 HOA Site Insurance.

Directors have determined to give copies to the missing Directors to review, with the consensus, the attending Directors approve of the proposal, with the addition of another 5-million-dollar umbrella being added. The Treasurer, Phil Balogh will present a motion at the General Board on May 25, 2021.

Meeting adjourned.

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