

Town Hall Summary



Compiled by emails to the N&V

The town hall meeting was held Saturday afternoon, February 26, in the auditorium. The HOA President and all the Board members were present to be asked questions or receive comments/suggestions. There were over 100 members attending with approximately 25 of them going to the microphone to ask questions or state concerns.

One member wrote in to express that it was the first time for her to ever attend a meeting as she is now retired and feels she has the time to get involved. She wrote “I was pleased to see a full house in the auditorium and the BOD and GM were on the stage. A PA system was set up so people could voice their concerns. Board members had access to a microphone that was passed among them according to their expertise. A man from the crowd offered to take a microphone to any member who had a question. This new town hall format of the board listening and the members coming to be heard is an example of change. That’s a good thing.”

Some of the topics mentioned:

- Repairs to the pool building
 - Status of the spa
 - The new logo
 - The budget and the reasons for the increase in dues
 - Rules and Regulations
 - Some suggestions were:
 - The need for more transparency and communication especially regarding repairs and expenditures
 - The need to listen to other people’s opinions with respect
 - Give more details of the marketing campaign with a chance for input
- The Board is planning another town hall later in the year.

OFFICE CLOSED ON WEDNESDAYS

News & Views Publication Schedule	
March and April 2022	
Copy due by 9:30 a.m.	Publication Date
Thursday, Mar 17, 2022	Friday, Mar 25, 2022
Thursday, April 7, 2022	Friday, April 15, 2022
Thursday, April 21, 2022	Friday, April 29, 2022



MEET THE ARTIST

FEATURED ARTIST

Colleen Vancil

March 20th @ 4pm

in our Living Room Gallery



New Member Welcome

Join members of our board, our general manager and other members to learn about your great new neighborhood!



Saturday, April 16th @ 10am
in the WEG Auditorium

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Volunteers are always needed to help with preparation of copy, proofing, and delivery. Please email, if possible, all photos, articles, free ads, or reports. If email is not an option, please submit your information to the N&V office. Use the mail slot in our door. All submissions must include name and member number. Thank you.

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CLASSIFIEDS

Next Publication of NEWS & VIEWS
March 25, 2022
Deadline for Articles, Thursday, Mar 17, 9:30 a.m.

We LOVE to have your free ads and articles.
The BEST way to get your information in *News & Views* is to send us this information by e-mail to nv@WoodburnEstatesGolf.com.
When submitting free ads be sure to include your MEMBERSHIP NUMBER.

FOR SALE: \$50 - Brother portable sewing machine self-threading with attachments, Operation Manual, Runs well. 503-982-5272.

BIG GARAGE SALE - March 11, 12 & 13, 9 a.m. to 4 p.m., 1524 Umpqua Rd. Hand tools, yard tools, camping equipment, hobby & craft supplies, patio table & chairs, sewing supplies & fabrics, home décor items, Christmas items, multiple kitchenware & small appliances, crystal. For more information, call 503-982-3622 or 360-731-5515.

Dear Friends of Edna Hobbs,



You may be aware that Edna had a stroke on New Year's Day. After 18 days in the hospital, during which time she caught COVID-19 and as it raged through her floor there, the family moved her out and she's been at daughter Patti's home. Bristol Hospice stepped in and did such a wonderful job helping with this difficult process.

Sunday, March 6, Patty posted: Mom is no longer suffering and is with Jesus and Dad. As she took her final breath this morning, the words of a song on the radio were "It is well with my soul." It is well with mom. Edna was a "Giver", loved everyone, was a strong volunteer at Coffee Hour and the Garden Club.

We will have a memorial service for Mom on Saturday, March 12 at 1 p.m. It will be held at Mom's church, the Hoodview Church of God, 1530 Mt Hood Avenue, Woodburn, OR.

Thank you all for your prayers.
Patti & Bob, Sandi, Larry & Betsy, and families

Sounds Delicious!

by N&V Staff

Solve each clue to find a word and its food-related homophone. For example: Number constant equal to 3.14 = PI (PIE).

1. Plumbing problem
2. Daisy or daffodil
3. Make the acquaintance of
4. Large member of the deer family
5. Lacking warmth
6. Horseshoes target
7. Part for an actor to play
8. Old 15-part movie
9. Unit of weight for precious stones
10. Gathered together, as troops

Answers on page 4!

This&That

from the WEG Activities Committee

by Karen Linton, Activities Committee

Hurray! Our long activities drought is almost over! We will be starting Coffee Hour and Bingo once again next month! Keep watching the *News & Views* next issue for dates and information.

In addition, we will be planning our other usual activities—breakfasts, wine tasting, Family Golf Fun Day, car show, garage sale, picnic, concerts, and possible dinners! We are looking forward to having a lot of fun finally!

Don't forget the toiletries drive going on through March. There is a plastic container outside the office where you can leave your travel or full-size toiletries for those teenagers aging out of the foster system.

We still have the barrel for the AWARE Food Bank also outside the office. AWARE takes all non-perishable foods like canned goods, rice, beans, cereal, pasta, etc. Thanks for your continued support!

15 Years Of Service



by Linda Hoover

Tony Polinski recently called me to say that according to his records he has been delivering the *News & Views* for 15 years! He has outlasted 4 distribution coordinators. He moved to the Estates 24 years ago from Marquam, Oregon, and was a firefighter before his retirement. He met his first wife Connie at square dancing, which he still actively participates in. They were married 47 years and have 4 children who all live in southern California. He also met his second wife Tammy at square dancing. Tony is a great walker averaging at least 5 miles a day. He said he kept track of his first pair of Nikes, and they lasted him 5,000 miles. Since then, he's gone through 4 more pairs. I figure he's delivered more than 40,000 newspapers during his 15 years. When asked how many more years he plans to deliver papers, he said, "15 more." Then I asked him how old he is, and the answer was 93! We appreciate his long years of service, and his willingness to deliver to his 2 routes plus any others that need substitutes. Well done, Tony!

CERT Award



Crystal Williams, Malena Turner, and Uli Reich

by Karen Linton

CERT (Community Emergency Response Team) had its annual awards dinner on February 26, at the Woodburn Fire Department. Malena Turner, pictured above, received a Certificate of Appreciation for her volunteer work. A number of other Woodburn Estates & Golf members, including Judy Nanson, also received certificates. Another WEG member, not pictured, received not only a certificate but the Marion County Citizens Corp Volunteer Peer Award.

CERT is a volunteer organization that assists emergency personnel in natural and man-made disasters as well as provides assistance throughout the year. If you would be interested in joining CERT, there will be a CERT volunteer class in September at the Woodburn Fire Department. For information, contact Uli Reich at uli@woodburnfire.com.

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2. Flower (Flour)
3. Meat (Meat)
4. Moose (Mousse)
5. Chilly (Chili)

6. Stake (Steak)
7. Role (Roll)
8. Serial (Cereal)
9. Carat (Carrot)
10. Mustered (Mustard)

ANSWERS TO SOUNDS DELICIOUS!

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Men's Golf Membership Meeting Minutes

Woodburn Estates & Golf
Men's Golf Membership Meeting
March 2, 2022

President Westphal called the meeting to order at 10:00 am in the dining hall, followed by the Pledge of Allegiance.

ROLL CALL: All officers, committee chairman/representatives were present unless otherwise noted in this report. There were 20 members in attendance.

NEW MEMBERS: none

PRESIDENTS REPORT: Welcome everyone/will be playing the ball down weather permitting

VICE PRESIDENTS REPORT: Mike Archer will be updating the plaques

TREASURES REPORT: Russ Krussow--men's club balance \$8677.00 pending OGA dues, voucher fund-\$4535.00, 50/50-\$275.00

SECRETARY REPORT: Fred Bourne no report

COMMITTEE REPORTS: GREENS: Ken Bourne--had a meeting in Feb. There were more questions than answers. Hopefully more info next month

HANDICAP: Russ Krussow-119 members paid. Mar. 1st posting begins and when posting a score go hole by hole, gross score.

MIXED TOURNAMENT: no report

SUNSHINE: Chuck Johnson--sent a card to Walt Eklund, and our thoughts go out for the passing of Duke Kobs, and Butler Stephens

MEMBERSHIP: Stan Hiller/absent

UNFINISHED BUSINESS, & NEW BUSINESS: considering having a 2-day super senior champion for men 80 and over, held the same time as the club championship--bring comments next meeting. Allan Lindberg volunteered to be men's club treasurer for 2023.

CLOSING COMMENTS: Heavy interest in going back to Senior Estates Golf & Country Club and overwhelming response to the proposed logo (thumbs down). 50/50-- winning ticket Ron Aiken (\$25.00)

President Westphal asked for a motion to adjourn, motion seconded and approved @11:15

NOTE: next meeting April 6, 2022 @10:00 am

2022 Golf Tournament Schedule

by Men's & Women's Golf Club

May 21, Sat	Men's Horse Race
May 30, Mon	Mixed 4-person Tournament Memorial Day
June 3 & 4	Rose-A-Rama Invitational Tournament
June 11, Sat	Mixed 4-person Tournament Spring Scramble/ Computer pick
June 16 & 17	Men's Handicap Tournament
June 18 & 19	Family Golf
June 25, Sat	Women's Horse Race
June 27, Mon	Mixed Tournament 80 & Over
July 4, Mon	Mixed 4-person Tournament Independence Day
July 7-9	Men's Match Play Tournament
July 23, Sat	Mixed 4-person Tournament Summer Scramble/ Computer pick
July 30, Sat	Mixed Horse Race
August 5, Fri	Women's Summer Fun Tournament
Aug. 8, 9 & 10	Women's 18-Hole Club Championship
August 13, Sat	Mixed 4-person Tournament Fall Scramble
Aug. 20, 21 & 22	Snowbird Tournament
Aug. 26, 27, 28	Men's Harvest Tournament
Sept. 1 & 2	Men's 18-Hole Club Championship
Sept. 5, Mon	Mixed 4-person Tournament Labor Day
Sept. 9, Fri	Women's Fall 9-Hole Scramble
Sept. 10, Sat	Do-It Best Golf Tournament
Oct. 1, Sat	Glo Ball Tournament
Oct. 1 & 2	Hammond Alternate Shot Tournament

Check *News & Views* for revised changes.
All events are subject to change without notice.



Ask an Expert

by Country Meadows

Dear Shanna,

I have been finding myself isolating since the onset of Covid. I have read articles encouraging socialization in older age because it can help prevent dementia. I cannot get motivated to go to the store anymore because of having to wear a face mask. It just seems like one more chore, and I find it hard to breathe when I am wearing the mask.

Can you suggest anything that will enable me to socialize and feel less isolated without wearing a mask?

Betsy, Gervais, OR

Betsy, you are certainly not alone with these feelings, and I am right there with you when it comes to visiting a store; for me, it is a need-must situation anymore!

As for socialization, I encourage you to make an effort as this is crucial to a healthy mental state in older age. I suggest that if you have a computer, cell phone, or tablet, you try out some of the Zoom groups that began because of Covid.

Many seniors are starting to discover Zoom meetings and realizing this may be the safest way to connect with people during these times of uncertainty. Zoom meetings are virtual video meetings on the computer. You can join one to chat or engage in an activity; you can even talk with someone in a different country without any cost.

Don't Like Sayings? Better Get While the Gettin's Good!

by Jeanne Schneider

Webster's Dictionary defines the word "saying" as a "verbal utterance, a spoken or written expression of thought, a proverbial expression or adage." Sayings have been a part of my life for as long as I can remember. My siblings and I were raised on sayings by our folks, served up right alongside the extra helpings of corned beef and cabbage: "My lands, you don't eat enough to keep a bird alive."

My mother had an especially large repertoire of sayings in her vocabulary. A child might be told to clean her messy room because it looked like "the Wreck of the Hesperus." And don't be getting "too big for your britches" or she would "fix your little red wagon." If someone was perceived as too picky, she would be called "Miss Priss" and maybe act as if "she thinks she's something on the end of a stick!" If she saw someone homely, they would "have a face only a mother could love." It comes as no surprise that one of her all-time favorite songs was "Mairzey-Doats."

Dad's sayings also covered a variety of topics. If he wanted to set the record straight, he would tell you "How the cow ate the cabbage" and when it was time to leave, you'd "better get while the gettin's good." If he deemed someone foolish, they did not "have enough sense to come in out of the rain," "don't have the brains God gave a goose," or, his favorite (and more biting), "not smart enough to pour pee out of a boot!"

It must be in the genes as my paternal grandmother also had a way with words, once telling a nosy neighbor named Wanda to "Wanda on home!" She was only too happy to figure out and broadcast someone's schemes with, "I know HER tricks!"

Some sayings bring back sweet memories, such as when a dear friend told me of her upbringing in a dirt-poor but blissfully happy family. She fondly recalled living in a tarpaper shack for a short time in the 1940s, summing it up with, "We were so poor we didn't have a pot to pee in or a window to pour it out of." I got the picture.

Meeting people from other regions has been a real eye-opener. Our Southern-born son-in-law told of being "slapped like a red-headed stepchild!" Once, I overheard him talking to his mother on the phone, describing my little grandson's behavior as "showing his butt," which my daughter quickly translated into "showing off." Interesting way to put it!

I thought everyone talked like my folks, until I left home. I had a rude awakening years ago while at work. I had just repeated my mother's oft-expressed opinion about someone thinking they were something on the end of a stick and a coworker exclaimed, "Whatever THAT means!" It was my first inkling that my family and I were different. I spent the next several years trying my best not to be like "them" but, being unable to completely stop saying these ingrained things, I would try to preface each saying with, "As my mother/grandma/dad would say..." However, I guess I have reached the age where I can admit I have turned into my mother (which is confirmed every time I pass a mirror and catch a glimpse of her) and I am no longer upset by it.

One distinct difference remains between us though, because I do not seem to be passing any of these sayings on to my own three kids. However, some years ago, my youngest son, then aged three and unable to pronounce the word "cool," announced to me that "Batman has a foo car." While technically not a saying, it was so cute that my husband and have been saying it ever since. When my grandson was little, I told him that "Batman has a foo car," which he promptly repeated to his mother. Her response? "Mom, don't teach him that."

Humpf. Miss Priss. She thinks she's something on the end of a stick! I'll fix her little red wagon! Well, nuf said...

MINUTES OF THE WOODBURN ESTATES & GOLF BOARD OF DIRECTORS MEETING

February 22, 2022 • Via Zoom Only
(Approved February 22, 2022)

Sharyn Cornett *President*
Director Activities

Carol Bolton *Vice President*
Director New Members
Secretary

Phil Balogh *Treasurer*

Gene Nemish
Director Architectural/RV/
Real Estate

Sherman Lackey
Director Marketing PC

Dennis Griffiths
Director House

Jaime Rodriguez
Director Rules & Regulations

Ken Bourne
Director Golf/Greens

1:36 pm p.m. **Call to Order**
Establish a quorum: Sharyn Cornett, Carol Bolton, Phil Balogh, Gene Nemish, Sherman Lackey, Dennis Griffiths, Jaime Rodriguez, and Ken Bourne
Vacant with notice: Secretary
Additions or corrections to the agenda: Two motions added
Motions:
President Sharyn Cornett:

- Motion to approve Karen Linton as Woodburn Estates & Golf representative to the City of Woodburn.
- Motion to approve Karen Linton as ODOT Committee Chair.
- Motion to approve Marilyn Sbardellati as a member of the ODOT Ad Hoc Committee.
- Motion to approve Woodburn Estates & Golf Employees vacation policy as agreed in executive session. Seconded and passed unanimously

Treasurer Phil Balogh:

- Move to approve up to an additional \$30,000 for electrical work needed in the clubhouse. Seconded and approved unanimously
- Motion to approve Project Initial funding of the spa and pool repairs in the amount of \$50,000. Seconded and approved unanimously
- Motion to approve the treasurer's report as submitted. Seconded and approved unanimously

Director Sherman Lackey:

- Move to approve \$35.00 per month to update Mail Chimp as needed for the Bugle Blast notification to members as we have exceeded the limit for our previous plan. Results: Seconded and approved unanimously

Director Jaime Rodriguez:

- I move to approve Suzanne Lucas as a member of the Rules Committee. Seconded and approved unanimously

Open Mic:
Member #1138: Concerns regarding:

- Town Hall – Freedom of Voice
- Committee reports included in meeting minutes
- Holiday staffing versus volunteer staffing

Member #283: New logo design
Member #514:

- New logo design marketing
- Deferred maintenance

Member #1379:

- Food and Beverage Manager
- Restaurant rent based on gross receipts

Member #858: New logo design should have received three bids for a vote
Meeting minutes were seconded and approved.
New Business:
Town Hall Meeting Auditorium February 26th, 2022, 1:00 pm to 3:00 pm
Meeting adjourned 2:35 PM
Respectfully submitted
Carol Bolton
Vice President
Woodburn Estates & Golf

Kirk A. Schmidtman,
Attorney at Law

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Woodburn Estates & Golf Board

President Address

by Sharyn Cornett, BOD President

Good afternoon. Hope everyone is doing well. Today's remarks are very serious for the welfare of this community and association. WEG was founded over 60 years ago by incredibly wise people who used lots of volunteers to plan out rules and regulations to run and protect this community.

The HOA is run by a nine-member volunteer board. They are charged to make policy and procedures for this small city. They hire a GM to run the business and oversees the employees. He works at the pleasure of the board and works in conjunction with the board. He has the authority and obligation to research the best contracts and costs for the HOA business.

The community here votes for the board members to represent them. Each board member oversees certain areas. If you have a concern you go to that board member and express your concern. Have some ideas how things could change and be better, volunteer time to make that change happen, or run for the board. You also have speaking time at the board meeting.

The board is taking a refresher course for meetings following Roberts Rules of Order. The last two meetings have been less than stellar in this area. The motions presented have been all over the map, not thought out, not prepared well, and not presented well. This must change. The membership cannot comment if they have not seen the motion. Motions are coming from board members out of their lane. I am probably the worst offender. If the board member has a motion or concern, they must consult with the person in charge of that area and get them to present the well thought out motion in a timely manner. If the motion is not given to the secretary in time for the Bugle Blast, it may not be presented unless it is an emergency motion. The board is your representative and votes in your behalf. You must go to the proper person and let your feelings known about the motion.

Now for your part!! Please come to your BOARD meeting or read the minutes in the N&V. BE INFORMED about your community, this prevents rumors and misinformation. Rumors here are famous and usually wrong. Everyone has an opinion on how things are done or should be done here. Every opinion is the correct opinion.

We are adults, granted older but experienced adults. Certain behaviors are not acceptable and will not be tolerated by members. Examples are yelling at the office staff and being rude to the office about things they cannot change. The office cannot make or change rules even for you. Rules are made here for the safety and cohesiveness of the community. We have a large population in this community and things can go off the rails quite quickly if we do not have order.

Do not confront someone in our parking lot or a stranger on the golf course by yourself. This has happened twice, and it is dangerous. Call 911 and wait for police to respond and tell the story. You cannot defend yourself like you did at 20 years of age. Hopefully, you are smarter and wiser now.

Recent events in our golf lounge by members have put our whole community in jeopardy. Someone reported our community to OLCC. This puts us at risk of losing our license or a large fine. Who will pay this fine? We all have ownership of this property.

The next thing members have done recently is defile one of our men's bathrooms with excrement. Why would people act this way? You paid for the cleaning and sanitizing of that area, housekeeping had to stop what they were doing and take time to clean.

I understand Covid, shut down, loss of activities, loss of lives, frustration, masks, and anger. We all feel this, the entire world feels this. I have exposed some dirty laundry today. Let's clean this up!!! Kindness does more than you know. We are all hurting in many ways. My experience with this community, you are very generous, caring fun people, let's get back to that.

Tell the people who volunteer and those that work here, thank you for all your efforts to make this a great place. Even the best laid plans sometimes do not work out like you wanted. We have 4 very competent, experienced managers working for this membership. Let them do their jobs and get our broken areas fixed. We need a safe, financially secure, growing place to call home and enjoy our retirement.

TREASURER REPORT

Treasurer Report: Phil Balogh
Treasurer and Budget Committee Report February, 2022
Operating Fund: \$723,238
Reserve Fund: \$1,005,238
Working Capital Fund: 0
The Budget Committee met January 16, 2022, reviewed January operating statement and Balance Sheet results, as well as Reserve Fund. Discussed amending Reserve Budget.
January is too early to tell annual trends but so far expenses look on track. We had high expenses in labor due to employee retirement payout, and a payment of the balance of 2022 property taxes. These expenses will even out on the budget as the year goes on. Other expenses look on target for the season. We will be watching revenues closely, but it is too early to tell how we are tracking.
Reserve Fund remains strong. We will be submitting an amended budget as soon as all pool and spa repair costs are in. It looks like we should be able to accomplish the Reserve Study items and the pool costs, with the exception of the gazebo. We will have to budget additional funds for electrical work, and some cart path repair since we no longer have a designated cart path fund.
More information: Treasurer@Woodburnestatesgolf.com

ACTIVITIES COMMITTEE

Activity Committee: Sharyn Cornett
We met beginning of this month. Discussed opening coffee hour. We will discuss again at March meeting. Covid rules seem to change every 2 weeks. The mask mandate may change, and things will be different again.
The puzzles are now in the puzzle room in the dining hall.
We will be starting to collect hygiene products to give out to people in need. Aware food bank or kids leaving McClaren facility. The box will be at the office entry.
Please continue to read N&V for updates.
More information: President@woodburnestatesgolf.com

NEW MEMBERS/REAL ESTATE

New Members/Real Estate: Director Carol Bolton
The Membership Committee had one meeting this past month and are planning a fun new member meeting in April. Thank you to Nancy Dale for your suggestions and insight for this event!
As of February 17, 2022 we have:
6 Active listings – Prices range from \$299,000 to \$362,900
3 Pending Sales – Prices range from \$297,000 to \$319,900
6 Homes Sold – Prices range from \$279,500 to \$299,900
The total homes sold are in the month of February.
I would like to thank Carol Wellington from McCully Realty for providing this information.
More Information: VP-membership@woodburnestatesgolf.com

GOLF

Golf Committee: Director Ken Bourne
No report
More information: Golf@woodburnestatesgolf.com

ARCHITECTURAL/RV

Architectural/RV: Director Gene Nemish
RV Lot
Item A - Alarm system requires correction of signal strength as the current setting is low and causes false alarms.
Item B - Several spaces have RV's in them that cannot be moved, correction information has been sent to the WEG office for action on these spaces.
Item C - Camera system failure
Architectural Requests
Item A - Utility building motion was withdrawn due to Rules & Regs with the concurrence of an HOA review expert stating Article 3 G does not overrule Article 3 F.
Item B - I wrote an article for the *News & Views* stating the reasons I withdrew the utility building motion from consideration. The committee voted to approve the publication.
Item C - The only way forward is that it must be taken to the members. An AD-HOC committee could be set up to present this option to the association members.
The option is this: change wording or add declaration changes to wording in those two articles.
More information: Arch-rv@woodburnestatesgolf.com

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RULES AND REGULATIONS

Rules and Regulations: Director Jaime Rodriguez

For discussion:

Electronic payments: Bylaw 9.3-2 Fees shall be paid on an annual (January 31) or semi-annual basis (half January 31 and half July 31) but may be revised by the Board of Directors. Electronic payments shall have options for: monthly, quarterly, semi-annual, or annual. Homeowners must be given thirty (30) days written notice of any change in due dates.

Complaints

- Phone call regarding reduced facilities hours w/o enough time for members to adjust or have input. Replied that not enough members were using 5 a.m. - 7 a.m. hours to justify costs.
- Wandering cats pooping in neighbor's yard. Hoarding of cat's accusation in a garage.
- The written complaint that was hard to read was forwarded to me by front office. I will large print and hope to address the matter.

More Information: Rules@woodburnstatesgolf.com

HOUSE COMMITTEE

House Committee: Director Dennis Griffiths

The highest priority of the House Committee at this time are the structural issues in the area of the Spa including those areas immediately adjacent to the Spa including the swimming pool. It appears that the issues are from the foundation (in some matters, even below the foundation) up to and including the roof – in one area, three roofs. Several machinery items are in such bad condition that they will likely need replacement other than repair. Corrosion is rampant on much of the equipment.

During a recent inspection, acrid chemical odors were so strong as to cause coughing. Foundation areas were seen to have substantial deterioration. Some foundation concrete appeared to have considerable amounts of gravel mixed in while other areas none appeared. What used to be an exterior wall is now within a wall and the old exterior wall material is substantially rotted. An overhead beam appears to be too weak and too long to support the roof area it is currently supporting.

A wall and foundation that was originally meant to support one roof now supports three roofs – not three sets of shingles, three complete roofs. Some of those added roofs appear to have been built with smaller beams than standard and in one case a portion of one was pulled out merely by hand.

In the area of the spa itself, it was recently discovered that there is a void under the concrete. How the void came to be is unknown as the concrete had to have originally been poured upon a solid surface – that subsurface no longer exists.

The above is only a partial list of the serious issues in the spa and pool area. Until the full extent of the issues is known, the engineers will not be able to give us a reliable proposal as to how to affect repairs or if the best solution is to raze or convert the current structures to new uses and build new facilities. These issues also hold up financial planning as we are looking at very large expenditures.

There are, of course, other issues in other buildings which have been addressed such as the work that was recently done in the restaurant kitchen, sprinkler system repair, roof leaks, and determination of mold inside some wall areas. We are looking at installing a Golf Simulator in the golf lounge which would allow a person to play up to 93 of the top golf courses in the world. One of the WEG members would pay all costs of the initial installation and be repaid by the fees from the use of the simulator. This project is still in the planning stage and more information will be given as the plan progresses.

The House Committee finds it has many projects awaiting its attention. It is in the process of prioritizing these projects with the safety of members as the number one consideration. We are working closely with WEG Maintenance and the General Manager on all these matters. We also are hand-in-glove with the Treasurer as all these matters have a substantial financial impact to WEG.

More information: House@woodburnstatesgolf.com

Website and Bugle Blast

by Allan Lindberg

Bugle Blast was being delivered from a Free Mail Chimp account set up several years ago. Over those years, the number of people signed up for Bugle Blasts exceeded the limits we had with a free Mail Chip account. That is both good and bad. Good that more people are wanting information delivered to them electronically, and not as good because that growth meant going to a paid subscription.

A new Bugle Blast sign up form was created and is now available on the Website WoodburnEstatesgolf.com. If you have signed up in the past and are not receiving Bugle Blasts, go to the website and complete the form. When done hit the submit button and it will either update existing information or generate a new.

In addition, the members only section of the website has a separate signup form. If you have signed up in the past for website members only section and it does not work, please complete a new registration. When signing up use your real first and last name and include your membership number and house street address number only. The street address in this case does not need the street name.

If you encounter problems, please email either BugleBlast@WoodburnEstatesGolf.com or Webteam@WoodburnEstatesGolf.com. We will work through each problem one at a time.

So Where Did the Money Go?

from Phil Balogh, Board of Directors, Treasurer

As a follow up to the most recent Open Forum, I continue to get questions about how we came to need such a large increase in dues and what happened to our Operating Funds? Following is an explanation of our Profit/Loss and Cash Flow since year ending 2016.

We have an annual operations budget, starting every January 1. While we are a non-profit, we still need an annual positive margin or “profit” to maintain operations without interruption and have sufficient reserves to endure any extraordinary events, like pandemics. If we have a negative annual bottom line, it must be made up by available cash savings.

We also must monitor our cash flow. Cash flow is the available cash we have on hand to fund payments of expenses and payroll. There are expenses, like depreciation, which are an expense in operations but do not affect cash flow. Cash flow is not a problem if you have sufficient savings or reserves in your operating fund. When you do not, that is a big issue. It affects your ability to pay bills and payroll.

So, what have been our cash balances (savings) at the end of each year since 2016?

When reporting year-end cash balances, the years 2016 through 2020 included HOA dues pre-paid by members for the following year. For example, in 2020 there was over \$300,000 pre-paid dues for 2021. Most years we receive between \$250,000 and \$300,000 in prepaid dues in November and December. These pre-paid dues are best not reported as part of the existing year’s operating cash, and in 2021 we did not report them in our year end operating funds.

Reported, audited, Year-end operating fund cash balances:

2016-	\$545,559
2017-	\$369,937
2018-	\$275,474
2019-	\$383,746
2020-	\$310,768
2021 (awaiting audit)—	\$87,475 (did not include 2022 prepaid HOA dues)

After you take away the pre-paid dues, you can see years 2017 through 2020 left us with cash reserves under \$100,000 at year-end. An organization our size should have at least \$250,000 and \$500,000 would be ideal at year’s end without including the next year’s prepaid dues.

Profit/Loss margins for 2017-2021. There are two numbers here. As noted above, in years 2017-2019 depreciation was an applied expense, perfectly correct. But this expense does not affect cash. So, I am reporting two results in this part of the report, the audited operating fund loss for each year and what the loss to our cash flow was:

Margin (audited).....	Cash Flow loss
2017 (-221,306).....	(-31,340)
2018 (-331,107).....	(-83,305)
2019 (-546,725).....	(-274,740)
2020 (-242,097).....	(-242,097)
2021 (-87,952) (awaiting audit).....	(-87,952)

When I refer to audited results, we have an annual review of our finances by an outside CPA firm (Perkins Co.) This firm reviews our annual financial reports and gives an opinion that we have followed proper accounting procedures and the reports are accurate.

If you take the \$545,559 in operating cash in 2016, then subtract these annual losses by the year 2020 we would be out of funds, and we would be using 2021 HOA pre-paid dues to pay 2020 bills, which is exactly what happened. In 2021 we barely covered expenses by paying with our cash on hand, after transferring funds from other non-reserve fund accounts and (ie: cart path fund) and with good expense control. If we would not have done this, we would have run out of operating funds in October or November of 2021. It is not acceptable practice to use the next year dues to pay for current year expenses. It is not a sustainable business practice. We must now make sure our HOA dues and ancillary incomes cover our current year operating budget expenses.

The reason for the loses in year 2017 through 2019 was a considerable increase in expenses, primarily labor, maintenance expense, increasing utilities and benefit costs, without increasing HOA dues proportionately. Years 2020 and 2021 losses were largely due to covid-19 impact, and no increase in dues to cover rising expenses. That meant in 2022, we needed to get back on track where our HOA dues and ancillary incomes covered our expenses, as well as start to build back our cash reserves. To get back on track where our HOA dues and ancillary incomes covered our expenses, as well as start to build back our cash reserves.

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Needed Maintenance

by Dennis Griffiths, Director House Committee

They say that a “picture is worth a thousand words”. We have the House committee’s report that tells of the issues that are being discovered and all the challenges involved. Some things are hard to put into words. Here are some pictures:

Water level under the ramp.

Picture is taken from inside hole we dug under ramp. Demonstrates:

1. Wall without footing
2. Poor concrete quality
3. Pea gravel instead of crushed stone
4. Footing on soil not gravel
5. Entry to void extending under pump room, locker room and ramp, maybe further
6. Water migration under slab

This is a photo of some of the damage in the chair storage room roof adjacent to the Auditorium.



Photo of load over 2 x 3, 2 x 4 truss, and emergency repair we had to make to failed section in truss.



This is a photo of the exterior wall outside the spa. The wall does not have a vapor barrier. The first course is not properly flashed. The adjacent walls outside the pool vacuum hose room have areas of rot as well.



Photo of load over 2 x 3, 2 x 4 truss, and emergency repair we had to make to failed section in truss.



Compare this photo taken December 21, 2022 with the photo below



Picture shows section of the roof- over roof - over roof above pump room, spa, locker room, and exercise area.
Including in part:

1. Complex load path
2. Nailed construction
3. General absence of metal connectors, blocking, or gusseting
4. 32" rafter spacing
5. 2 x 3, 2 x 4 truss construction
6. Supporting columns installed over shingles
7. Unsupported wiring
8. No fire suppression



March 2, 2022



Artist of the Month Colleen Vancil

Artist of the Month

Colleen Vancil



by Steve Veltman

Our featured artist for the month of March is Woodburn’s own Colleen Vancil. Colleen spent thirty years teaching K-8 in this very community before switching her focus to watercolor painting. Today she donates her instruction time to the Woodburn Art Center/Glatt Gallery, teaching “Watercolor Wednesdays” on the first and third Wednesday of each month. Attending her class are beginners and established pros like last month’s showcased artist, Priscilla Giammalva.

“We’re all born with an artistic side,” Colleen insists, and she knows how to provide tutelage with a velvet touch (and a wry sense of humor). She recognizes that watercolors are a challenging medium, one that took her personally seven years of study and another three years of practice, to master. Not all artists can teach, Colleen thanks to decades of instructing others, is a rare exception.

Having earned the respect of her peers, Colleen was elected president of the Woodburn Art Center last year – She is the official leader of the WAC (Pack). When you visit the “Living Room” this month (in the lobby outside the Country Cottage restaurant) and take in Colleen’s amazing work, you will understand why.

MEET THE ARTIST - Colleen will be on hand in the Living Room to introduce her show on Sunday, March 20, at 4 p.m. Please stop by and say “hello!”

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Calendar

(Mar 12-Mar 25)

***Any Change Of Date, Time, Activity, Or Place Must Be Made With The Office 503-982-1776.**

SATURDAY, MARCH 12, 2022

3:00 p.m. - 5:00 p.m. Water Volleyball (Swimming Pool)
4:00 p.m. - 9:00 p.m. Hand & Foot Card Game (Blue Room)
4:00 p.m. - 6:00 p.m. Baked Potato Bash (Auditorium/Dining Room)

SUNDAY, MARCH 13, 2022

1:00 p.m. - 4:00 p.m. Music Jammers 2nd Sun (Auditorium)

MONDAY, MARCH 14, 2022

8:00 a.m. - 9:00 a.m. Mermaid Aerobics (Swimming Pool)
8:30 a.m. - 2:30 p.m. Sr. Estates Quilters (Craft Room)
8:30 a.m. - 9:15 a.m. Walking Club (Auditorium)
9:15 a.m. - 10:15 a.m. Yoga (Auditorium)
9:30 a.m. - 10:30 a.m. Ladies Laugh & Chat (Blue Room)
10:00 a.m. - 12:00 p.m. Pickleball Club (Courtyard)
10:15 a.m. - 11:15 a.m. Zumba (Auditorium)
11:00 a.m. - 1:00 p.m. Tai Chi (11a Advance, 12p Beginners) (Auditorium)
2:00 p.m. - 3:00 p.m. Water Aerobics (Swimming Pool)
6:00 p.m. - 8:00 p.m. Water Volleyball Mon (Swimming Pool)

TUESDAY, MARCH 15, 2022

8:00 a.m. - 9:00 a.m. Mermaid Aerobics (Swimming Pool)
9:00 a.m. - 10:30 a.m. Ping Pong (Dining Room)
10:00 a.m. - 10:45 a.m. Fitness Club (Auditorium)
11:00 a.m. - 2:30 p.m. Uke-de-dos (Craft Room)
3:00 p.m. - 5:00 p.m. Water Volleyball Tues (Swimming Pool)
5:00 p.m. - 9:00 p.m. Poker Games Tuesday (Card Room)

WEDNESDAY, MARCH 16, 2022

8:00 a.m. - 9:00 a.m. Mermaid Aerobics (Swimming Pool)
8:30 a.m. - 9:15 a.m. Walking Club (Auditorium)
9:00 a.m. - 10:30 a.m. Ping Pong (Dining Room)
9:15 a.m. - 10:15 a.m. Yoga (Auditorium)
9:30 a.m. - 10:30 a.m. Ladies Laugh & Chat (Blue Room)
10:00 a.m. - 12:00 p.m. Pickleball Club (Courtyard)
10:15 a.m. - 11:15 a.m. Zumba (Auditorium)
12:00 p.m. - 1:00 p.m. Friends of Bill W. (Craft Room)
1:30 p.m. - 4:30 p.m. Wii Bowling (verify) (Auditorium)
1:45 p.m. - 3:30 p.m. Home-Style Hymn Sing 3rd Wed (Blue Room)
2:00 p.m. - 3:00 p.m. Water Aerobics (Swimming Pool)
6:00 p.m. – 9:00 p.m. Pinochle Group (Blue Room)

THURSDAY, MARCH 17, 2022

8:00 a.m. - 9:00 a.m. Mermaid Aerobics (Swimming Pool)
8:30 a.m. - 2:30 p.m. Sr. Estates Quilters (Craft Room)
5:00 p.m. - 9:00 p.m. Poker Thursday Night (Card Room)
6:00 p.m. - 9:00 p.m. Pinochle Group (Blue Room)
6:00 p.m. - 8:00 p.m. Water Volleyball Thur (Swimming Pool)

FRIDAY, MARCH 18, 2022

8:00 a.m. - 9:00 a.m. Mermaid Aerobics (Swimming Pool)
8:30 a.m. - 9:15 a.m. Walking Club (Auditorium)
9:15 a.m. - 10:15 a.m. Yoga (Auditorium)
9:30 a.m. - 10:30 a.m. Ladies Laugh & Chat (Blue Room)
10:00 a.m. - 12:00 p.m. Pickleball Club (Courtyard)
10:15 a.m. - 11:15 a.m. Zumba (Auditorium)
10:30 a.m. - 12:00 p.m. Bible Study (Craft Room)
12:30 p.m. - 3:30 p.m. Bunco (Craft Room)
12:30 p.m. - 4:00 p.m. Bridge (Blue Room)
2:00 p.m. - 3:00 p.m. Water Aerobics (Swimming Pool)

SATURDAY, MARCH 19, 2022

3:00 p.m. - 5:00 p.m. Water Volleyball Sat (Swimming Pool)
4:00 p.m. - 9:00 p.m. Hand & Foot Card Game (Blue Room)

SUNDAY, MARCH 20, 2022

4:00 p.m. Meet the Artist Event (Living Room)

MONDAY, MARCH 21, 2022

8:00 a.m. - 9:00 a.m. Mermaid Aerobics (Swimming Pool)
8:30 a.m. - 9:15 a.m. Walking Club (Auditorium)
8:30 a.m. - 2:30 p.m. Sr. Estates Quilters (Craft Room)
9:15 a.m. - 10:15 a.m. Yoga (Auditorium)
9:30 a.m. - 10:30 a.m. Ladies Laugh & Chat (Blue Room)
10:00 a.m. - 1:30 p.m. WEG Ladies Club Monthly Meeting (Dining Room)
10:00 a.m. - 12:00 p.m. Pickleball Club (Courtyard)
10:15 a.m. - 11:15 a.m. Zumba (Auditorium)
11:00 a.m. - 1:00 p.m. Tai Chi (11a Advance, 12p Beginners) (Auditorium)
2:00 p.m. - 3:00 p.m. Water Aerobics (Swimming Pool)
6:00 p.m. - 8:00 p.m. Water Volleyball Mon (Swimming Pool)
7:00 p.m. - 10:00 p.m. Golden Squares 3rd Mon

TUESDAY, MARCH 22, 2022

8:00 a.m. - 9:00 a.m. Mermaid Aerobics (Swimming Pool)
9:00 a.m. - 10:30 a.m. Ping Pong (Dining Room)
10:00 a.m. - 10:45 a.m. Fitness Club (Auditorium)
11:00 a.m. - 2:30 p.m. Uke-de-dos (Craft Room)
12:00 p.m. - 4:00 p.m. Progressive Hand & Foot 4th Tues (Blue Room)

1:30 p.m. - 4:30 p.m. BOD Board Meeting (Auditorium)
3:00 p.m. - 5:00 p.m. Water Volleyball Tues (Swimming Pool)
5:00 p.m. - 9:00 p.m. Poker Games Tuesday (Card Room)

WEDNESDAY, MARCH 23, 2022

8:00 a.m. - 9:00 a.m. Mermaid Aerobics (Swimming Pool)
8:30 a.m. - 9:15 a.m. Walking Club (Auditorium)
9:00 a.m. - 10:30 a.m. Ping Pong (Dining Room)
9:15 a.m. - 10:15 a.m. Yoga (Auditorium)
9:30 a.m. - 10:30 a.m. Ladies Laugh & Chat (Blue Room)
10:00 a.m. - 12:00 p.m. Pickleball Club (Courtyard)
10:15 a.m. - 11:15 a.m. Zumba (Auditorium)
12:00 p.m. - 1:00 p.m. Friends of Bill W. (Craft Room)
1:30 p.m. - 4:30 p.m. Wii Bowling (verify) (Auditorium)
2:00 p.m. - 3:00 p.m. Water Aerobics (Swimming Pool)
6:00 p.m. - 9:00 p.m. Pinochle Group (Blue Room)

THURSDAY, MARCH 24, 2022

8:00 a.m. - 9:00 a.m. Mermaid Aerobics (Swimming Pool)
8:30 a.m. - 2:30 p.m. Sr. Estates Quilters (Craft Room)
12:00 p.m. - 3:30 p.m. Pinochle Afternoon (Blue Room)
5:00 p.m. - 9:00 p.m. Poker Thursday Night (Card Room)
6:00 p.m. - 8:00 p.m. Water Volleyball Thur (Swimming Pool)
6:00 p.m. - 9:00 p.m. Pinochle Group (Blue Room)

FRIDAY, MARCH 25, 2022

8:00 a.m. - 9:00 a.m. Mermaid Aerobics (Swimming Pool)
8:30 a.m. - 9:15 a.m. Walking Club (Auditorium)
9:15 a.m. - 10:15 a.m. Yoga (Auditorium)
9:30 a.m. - 10:30 a.m. Ladies Laugh & Chat (Blue Room)
10:00 a.m. - 12:00 p.m. Pickleball Club (Courtyard)
10:15 a.m. - 11:15 a.m. Zumba (Auditorium)
10:30 a.m. - 12:00 p.m. Bible Study (Craft Room)
12:30 p.m. - 3:30 p.m. Bunco (Craft Room)
12:30 p.m. - 4:00 p.m. Bridge (Blue Room)
2:00 p.m. - 3:00 p.m. Water Aerobics (Swimming Pool)

Bingo...Save the Date

by Alice Weaver

We played our last carefree games of Bingo in March of 2020. Yes, that was long ago!! We are ready to start up again and it looks like it will be Wednesday, April 6th. There's lots to do to get ready including equipment checkout and refresher training of team members.

Watch the N&V for details!

Free Fitness Class

by Allan Carter

Fitness classes are back. They will be held in the auditorium and continuing every Tuesday. This is a fitness class using specific training for seniors using music and is FUN!

If there is enough interest, a Sit and Fit class will be added at 9 a.m., clubhouse schedule permitting. In the meantime, those not able to do the senior fitness class standing can do most of the exercises sitting.

I am also available to do individual training and specific training for pre-and post-surgical patients.

My certifications include: Certified Fitness Trainer, Certified Senior Fitness Trainer, Certified Nutritionist, Certified Exercise Therapist. All information can be found on my website, BoomersGym.com.

My experience includes being a personal trainer at LA Fitness.

Come to the class, become more active while having fun!

Free Covid Tests

by Sharyn Cornett, HOA President

Due to our increased visibility with the City of Woodburn and Marion County, we have received hundreds of Covid test kits. Each kit or box has two tests in it. These were first made available at the Town Hall meeting on Feb. 26.

They will be available in the office for any member wanting them. Just go into the office during office hours and pick them up. Remember to store them in your home, not your garage, as they need to be kept at a temperature between 36- and 86-degrees Fahrenheit.

After a few weeks, the number of tests we have left over will be donated to an appropriate charity because the expiration date is in July, 2022.

Woodburn Estates & Golf Board Officers 2022		
Office Held	Name	Corporate Email Address
President	Sharyn Cornett	president@woodburnestatesgolf.com
VP/Membership	Carol Bolton	vp-membership@ woodburnestatesgolf.com
Treasurer	Phil Balogh	treasurer@woodburnestatesgolf.com
Secretary	Kim Farquharson	secretary@woodburnestatesgolf.com
House	Dennis Griffiths	house@woodburnestatesgolf.com
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