



Budget 2023 Report & Options

By Treasurer Phil Balogh

Please note: In the interest of keeping the community updated as quickly as possible, this report is being published in this week's News & Views Plus. It will be repeated in the printed News & Views 10/14/2022 as to reach all households.

Regarding the Budget for 2023. This is the time of year we prepare next year's budget for board and membership approval in November. This year is unique in that we are asking for your opinion on budget options that can give us a more stable financial operation for WEG. In my two years as Treasurer, it has become obvious that our current method of budgeting operations, utilizing HOA dues and other incomes from Golf, publishing, storage fees, room rentals, etc. to fund our annual operations is not sustainable (as opposed to the Reserve Fund, which is in good shape). We have had years of declining revenues in primarily Golf but also rental, publishing, and storage fees that has put more pressure to raise HOA dues and will continue to do so. Our ability to maintain facilities and amenities is also being compromised. The budget committee with the help of Debbie Brown, our Financial Manager, looked at options that would give us long term financial predictability and stability, as well as creating a budget that is status quo. They have their pros and cons in that it is hard to come up with a system that fits everyone perfectly. There are compromises to be made. Besides our status quo budget, which would be a 10.7% increase (\$80.00) this year, we considered these most frequently suggested options:

1. Closing some or all of the Golf course. This is really a non-starter. The course provides great value to our

homes. Should we close, we would be open to litigation and settlement for diminished value of all homes to varying amounts. This would run in the millions of dollars.

2. Make golf Semi-Private; opening to daily fee public pay for golfers of all ages, while still maintaining primary tee times for members. We would see more use of the golf course, which is good. This may give us more golf income to soften the effects on HOA dues. While it would help considerably, it will not make golf self-sustaining. There is the issue of how much to project in income making it a bit of a guess. There would be more expense needed to realize the income for maintenance. We would no longer be a private club (which may or may not be important to you). We would still maintain our non-profit status in that we would not be anywhere near the income thresholds to change that.

3. HOA dues would include golf membership to all members. We would close the course to golf and open it until 8:00 am for member walkers and also maintenance. Then, 2 hours before sunset, 9 holes would be closed for member walkers, giving access to the course to all members at least for some period of time each day. This would provide us the most predictable and stable budgeting. It would add value to our community and homes. Amenities are the most cost effective when bundled. No amenity here, whether it is the pool, any clubhouse events, billiards, restaurant or even

golf can stand alone financially without HOA dues support. When pooled together, the cost would still be a significant value to our members as compared to similar communities. Cost would be about \$120 more per year (\$10/month) than status quo. On page 2, is a chart of the costs and pros and cons of each budget plan. We are polling members for the next month to get your opinion and comments. This is not a vote, just a poll, so the board can bring the best option to the membership for approval in November. Thank you for your time and input.

Please take time to answer the poll found on the WEG website homepage. There is a place for you to express your questions, concerns and opinions. Thank you for your input.

House Report

By House Director,
Marilyn Sbardellati
House Report - September

At our August meeting the Committee discussed the structural integrity of the West end of the swimming pool complex. We embraced a plan consisting of an interior support structure, intended to support the multiple roofs and reduce stress on the building's foundation. The Committee felt this was a sound and cost-effective plan. Our next step was to seek the advice of a structural engineer. After inspecting the attic space of the pool annex building and hearing a description of our solution, the engineer said he would not sign off on this type of plan. His advice was to completely remove and replace the existing roof. We are moving forward at this time and have provided any pertinent drawings, we were able to locate, in order to assist in the drawing up of plans, enabling the bidding process to begin. In the time I have been on the House Committee and stepping into the position as a Board (House Report continues on page 4)

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Side-by-Side Comparison of Different Options

	Status Quo OPTION ONE	Semi-Private Golf OPTION TWO	All-in-One OPTION THREE
HOA	\$830.24	\$799.00	\$950.00
(cost /month)	\$69.18	\$66.50	\$79.10
GOLF	\$830.25	\$813.75	--
ASSOCIATES Fee	\$1,076.25	\$1,076.25	\$1,076.25
Golf Car Storage	\$315.00	\$315.00	\$315.00
RV SPACE sm	\$404.25	\$404.25	\$404.25
RV SPACE med	\$519.75	\$519.75	\$519.75
RV SPACE lrg	\$630.00	\$630.00	\$630.00
How it will work	Our current model	Most private clubs have had to go to this model.	This is a compromise solution
		Opens play to all ages	All members of good standing have all amenities
		Tee times will still be reserved for Members, including associates	Golf Course closed until 8 am to allow for maintenance & membership walking
			9 holes closed 2 hours before sunset for walkers
	PROS	PROS	PROS
	Maintains current operations	Reduces impact on HOA dues	Increase value to Homes
		Increase use and income to golf operations.	Predictable, stable budgeting
		Potential to increase associate members	More usage of golf course
		First year revenues conservatively estimated at \$87,000 increase in revenues	Amenities have the most value at the least overall cost when bundled
		Following 2 years projected at \$117,000	Neutral
			This is a compromise solution
	CONS	CONS	CONS
	This model is not sustainable	Income is less predictable	Higher HOA (but still a bargain)
	HOA dues will continue to rise at faster pace without any additional benefits	Loss of private club	Managing walking & golf use
		It will not make Golf self sustaining	Language changes to by-laws
		Need to vet WEG documents	
		Additional expenses for Marketing	
	No increases in budgeted staffing levels.	More Staffing Hours required	No increases in budgeted staffing levels



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WEG Real Estate Report

By Jacqueline Benham

Hybrid REAL ESTATE



PROPERTIES CURRENTLY FOR SALE

List Price	Location	Bdrms	Baths	Size
\$274,500	2245 Umpqua Rd	2	1	1112
\$285,000	1615 Ecola Wy	2	1	845
\$289,900	1080 Stanfield Rd	2	1	898
\$290,000	1323 Thompson Rd	2	1	812
\$295,000	1650 Vanderbeck Ln	2	1	812
\$299,000	1549 Thompson Rd	2	1	814
\$299,900	245 S Columbia Dr	2	1	856
\$307,000	2273 Umpqua Rd	2	2	945
\$309,000	978 Cahill Wy	2	1 ½	900
\$312,900	1545 Rainier Rd	2	1	1028
\$329,900	763 Oregon Wy	2	1 ½	1241
\$329,900	1215 Stanfield Rd	2	1	1132
\$339,900	876 Oregon Wy	2	1	1146
\$365,000	1841 Umpqua Rd	2	2	1516
\$395,000	2097 Heather Wy	2	2	1304
\$425,000	1200 Stanfield Rd	2	2	1086

PROPERTIES CURRENTLY PENDING

List Price	Location	Bdrms/Baths	Size	DOM*
\$275,000	1140 Stanfield Rd	3 1	925	13
\$284,999	1565 Thompson RD	2 1	870	3
\$285,000	1717 Umpqua Rd	2 1	814	6
\$314,900	1318 Garden Wy	2 2	892	12
\$330,000	1567 Sallal Ct	2 2	932	1
\$353,500	672 S Cascade Dr	2 1	896	28

PROPERTIES SOLD & CLOSED (1 MONTH)

List Price / Sale Price	Location	Beds/Baths	Size	Sale Date
\$275,000/\$272,500	1476 Umpqua Rd	2/1	880	09/19
\$295,000/\$282,500	1723 Princeton Rd	2/1 ½	840	08/24
\$294,900/\$305,000	1661 Umpqua Rd	2/1	840	08/22
\$335,000/\$333,000	1740 Jansen Wy	2/1	853	08/24
\$359,000/\$359,000	1681 King Wy	2/1 ½	1148	08/22
\$370,000/\$366,000	1440 Sallal Rd	2/2 ½	1384	09/01

All Statistics courtesy of RMLS & WVMLS. Status is subject to change. Information deemed to be reliable however not guaranteed.

* Days On Market 9/23/22

Hearing Aids: What you should Know

By N&V Staff

If you have hearing aids, you probably remember the price tag. At an average of \$4,000 to \$6,000 a pair (and no Medicare coverage), who could forget? But at least some adults with hearing loss might be able to access hearing aids at a much lower price, thanks to a new Food and Drug administration (FDA) rule that allows manufacturers to sell certain types of hearing aids without a prescription.

The rule, which was finalized in August, establishes a new category of over-the-counter air conduction (acoustic) hearing aids to treat perceived mild to moderate hearing loss in adults only, according to National Public Radio. Like prescription air conduction hearing aids, the new over-the-counter devices will be worn inside or over the ear with components that reach into the ear to amplify sound. The new rule also limits the maximum volume of the device and insertion depth into the ear.

Alongside the new hearing aid rule, the FDA published guidance on personal sound amplification products (PSAPs) to delineate when these devices will be considered hearing aids and subject to FDA oversight. While many PSAPs look like hearing aids and function similarly, the FDA notes that PSAPs are intended to help individuals with normal hearing amplify sound in certain situations and not to treat hearing loss.

The new class of devices aren't appropriate for everyone - children and individuals with severe hearing loss will still need prescription hearing aids. But for adults with mild to moderate loss, the new rule will likely make hearing aids significantly more accessible and encourage more competitors to enter the market. According to CNN, just five companies control 90 percent of the global hearing aid market.

Take hypertension drugs at night

Duke University Medical Center reports that people with high blood pressure may benefit more by taking their medications at bedtime.

Ambulatory blood pressure monitoring (ABPM) tracks a person's blood pressure 24 hours a day. It shows that 62 percent of those taking at least one medication at night were able to control their blood pressure over a 24-hour period, compared with 53 percent of those who took them in the morning.

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(Updated House Report...continued from page 1)

member and Chair, much was told to me regarding how the pool complex came to be. The most perplexing explanation was that it was built entirely by volunteers and without permits. I'm happy to say this is entirely untrue.

While our own building records are sketchy, the city of Woodburn's is not. We have requested and received copies of all building permits ever issued to 1776 Country Club Road. We now have a complete set of building permit records and inspection reports going forward. We plan to also ask for any building plans and reports the city has retained. Unfortunately, the city only keeps any drawings and plans we supplied for ten years. Our intention is to build a more complete building record archive for future use.

The pool and accessory building, while partially built by volunteers, was done so with proper permits and inspections. Our current pool is the second pool to be built at Woodburn Estates. The original pool was located in the space between the clubhouse and the current pool. It was a much smaller pool, without a cover and was open only during late Spring and Summer. By 1981 the pool had deteriorated to the point of requiring replacement. The original pool had settled and began to crack and break apart in some areas. It leaked, at times, at the rate of 2,000 gallons a week. At that time a committee was formed to develop a plan and secure funding for a new pool, spa, dressing rooms and exercise facility. When all was said and done the total cost for the entire facility was less than \$250,000. No money from the general fund was used.

Built first, the pool, spa and pumping facility was completed by



Ron Nelson from Maintenance

1982. Then the dressing rooms and exercise facility were built the following year. It took several more years to fully enclose the pool and auxiliary buildings, allowing for a year-round pool. Considering the new pool and facilities has so far lasted twice as long as the original, we can thank the last generation for doing a better job than the original developer.

We have been concentrating on the structural integrity of the

building adjacent to the pool and not on the pool itself. The pool still leaks about 1,200 gallons of water a week, we are certain the leaking is not from the bottom of the pool and is at the surface plumbing, possibly the skimmers. The pump equipment needs updating along with the need to increase the water circulation capacity. We will begin to address these issues next. It is our plan and hope to do all repairs, to the building and the pool, at the same time.

If you have been around the clubhouse recently, you may have noticed some markings in white paint on the sidewalk, lawn and pavement. We have just completed the scoping and cleaning of our downspout and stormwater drainage. We will next document the drainage lines for future reference, repair when necessary or circumvent any broken pipes we discover.. The stormwater drains in the parking lot are next to be cleaned. We are doing this because, no one knows when it was last or if ever done, we want to avoid the surface flooding around the clubhouse and pro shop experienced last year and storm water cannot be allowed to saturate the soils adjacent to our structures.

This ends the House Committee Report for September



DoneRite Plumbing doing Invaluable Work

WEG member, Jeff Kosten works for DoneRite. His work has been invaluable and saved WEG a lot of money. Jeff has a strong work ethic as well as a personal interest in helping WEG. We are very fortunate to have Jeff as a Member of its community; and he is a pretty fair golfer as well.



Nominating Committee Approved

By President Sharyn Cornett

The Nominating Committee was approved in the Special Board meeting on Tuesday, September 20th. The following members are tasked with finding candidates for this upcoming election.

- Mary Boehme • Vivian Cameron • Linda Chatfield
- Tim Cupps • Walt VanRheen

If there are any others who wish to be considered as a candidate for Director, a group of twenty-five (25) or more members in good standing may nominate any individual Property Owner members in good standing for election as Director as noted in ByLaws 5.3-1C.

A list of names and addresses of all candidates, regardless of how they are nominated, must be delivered to the Secretary by September 29, 2022. ByLaws 5.3-1D

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Women's Golf Club Honors Past Presidents



L to R: Barbara Lucas, Paula Kilgore, Janice Aiken, Lynda Chester Mickey, Kathy Holland, Donna Wood

By N&V Staff

The Women's Golf club had their monthly meeting and luncheon on Monday. Once a year, they dedicate a meeting to recognize and honor any past presidents who would like to attend. This month was the month!

Current president is Barb Lucas. New officers will be installed in December.

Thank you, ladies for your hard work to keep the Women's Golf Club on track!

PAST PRESIDENTS	
Kathy Holland	2004
Lynda Chester	2005
Grayce Higgins	2006
Marjorie Epling	2007
Donna Wood	2008
Diana Lindberg	2009-10-11
Shirley Johnson	2012-13
Sandy Blaylock	2014
Janice Aiken	2015-16
Paula Kilgore	2017



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Free Internet? It's More Accessible than Ever

By Karen Linton

In the past few years, the United States has made significant progress in expanding access to high-speed internet. During the COVID-19 crisis, emergency relief rolled out for Americans who needed to stay connected from home. In the last two years, through the Bipartisan Infrastructure Investment and Jobs Act (IIJA) and the American Rescue Plan Act (ARPA), the federal government has invested an unprecedented amount of money towards connectivity, including the launch of the Affordable Connectivity Program (ACP), which provides a \$30 monthly subsidy for home internet to qualifying households. While the resources are there, getting families online remains part of the challenge — millions of Americans still remain unconnected at home, according to the Federal Communications Commission (FCC).

“As a society, it is imperative that we work together to help people connect to the transformative power of the internet at home,” says Rebecca Brown, Senior Director of Community Impact for Comcast Oregon/SW Washington.

“The Affordable Connectivity Program (ACP) is a once-in-a-lifetime opportunity for millions of Americans to get online for little to no cost, but connectivity is just the beginning. It’s critical for service providers like Comcast to continue to partner with nonprofit organizations across the country to deliver digital literacy skills training so more people can learn how to take full advantage of everything the internet has to offer.”

What is the ACP?

The ACP is a benefit program that helps ensure every household can afford broadband connection.

Who qualifies for the ACP?

You are eligible to use ACP benefits if your income is 200 percent or less than the Federal Poverty Guidelines. When you apply, you may have to show proof of income. You are also eligible if you or someone in your household participates in any of these programs:

- Supplemental Nutrition Assistance Program
 - Medicaid
 - Special Supplemental Nutrition Program for Women, Infants, and Children (WIC)
 - Supplemental Security Income (SSI)
 - Federal Public Housing Assistance (FPHA)
 - Veterans Pension and Survivors Benefit
 - Received a Federal Pell Grant in the current award year
- You can learn more about the qualifications at [Xfinity.com/ACP](https://www.xfinity.com/ACP).

Two easy ways to use your benefits

Internet service providers like Comcast make it easy to use your ACP credit and can essentially make high-speed internet free for qualified households. Here are two smart ways to use your \$30 benefit through Comcast’s Xfinity services:

High-speed internet: At a cost of \$29.95 a month — which is completely covered by ACP — the Internet Essentials Plus package offers fast speeds to support the performance of

video and music streaming, video calls and gaming, and comes with a free cable modem and WiFi router.

Internet plus one line of unlimited mobile: Qualified individuals can also stretch their credit to cover the cost of high-speed internet (\$9.95) plus one line of unlimited data on Xfinity Mobile (\$45) for less than \$25 per month. This ensures you’ll stay connected at home and everywhere you go.

Comcast also allows customers to choose any tier of internet service, so if you are already a customer, then you can enroll in the program and start getting the \$30 off your bill soon after.

“Connection to high-speed Internet is no longer a luxury,” says Brown. “It is a daily necessity, and we are doing our part to make it accessible to everyone across the country.”

First House to Install Xfinity in Woodburn

WEG member, Karen Linton, knew she wanted to change internet providers from one that shall be unnamed to Xfinity as soon as she saw it was possible. So, she kept calling and stopping Xfinity employees at various events to see when it would be available. Finally, probably “to stop me from bugging them”, she said, she was the first house to install Xfinity in WEG. In addition, she was the first to apply for and receive the \$30 monthly credit from the Affordable Connectivity Program with Xfinity.

WOODBURN INDEPENDENT, our local weekly newspaper, heard of this and will have an article about Linton and the ACP program in its September 28 issue.

The ACP is a program that saves you up to \$30 a month on your internet invoice if you meet income guidelines (see article about the program in this edition). That amount is paid directly to your provider, no matter what provider you use. You can apply online with proof of income and then will be given an access number which will be given to your provider. Linton said she received assistance from Xfinity on filing for the money although it’s a fairly easy process online.



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REMINDER

Volunteers are needed for CRAFT FAIR on October 22.

There will be a meeting of Volunteers on Sept. 24 in Blue Room at 11:30 am. If you can help on that day, please come and sign up. If you need a table, they are still available at \$15 a table.

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- 4:00 pm Hand & Foot Card Game (Blue Rm)

Sunday, September 25, 2022

- 1:00 pm Music Jammers (Auditorium)

Monday, September 26, 2022

- 8:00 am Mermaid Aerobics (Pool)
- 8:30 am Sr. Estates Quilters (Craft Room)
- 8:30 am Walking Club (Auditorium)
- 9:15 am Yoga (Auditorium)
- 9:30 am Ladies Laugh & Chat (Blue Rm)
- 10:00 am Pickleball Club (Dining Hall)
- 10:15 am Zumba (Auditorium)
- 11:15 am Tai Chi (No Beginner Class)
- 12:30 pm Bridge (Blue Room)
- 2:00 pm Water Aerobics (Pool)
- 5:00 pm Pickleball Club (Dining Hall)
- 5:45 pm Water Volleyball (Pool)

Tuesday, September 27, 2022

- 8:00 am Mermaid Aerobics (Pool)
- 9:00 am Ping Pong (Dining Hall)
- 10:00 am Fitness Club (Auditorium)
- 10:00 am Needlecraft (Card Room)
- 11:00 am Uke-de-dos (Craft Room)
- 11:30 am Kiwanis Lunch (Blue Room)
- 12:00 pm Progressive Hand & Foot (Blue Rm)
- 2:45 pm Water Volleyball (Pool)
- 5:00 pm Poker Games (Card Room)
- 6:00 pm Pickleball Club (Dining Hall)
- 6:00 pm BOD Board Meeting (Auditorium)

Wednesday, September 28, 2022

- 8:00 am Mermaid Aerobics (Pool)
- 8:30 am Walking Club (Auditorium)
- 9:00 am Ping Pong (Dining Hall)
- 9:15 am Yoga (Auditorium)
- 9:30 am Ladies Laugh & Chat (Blue Room)
- 10:00 am Pickleball Club (Dining Hall)
- 10:15 am Zumba (Auditorium)
- 12:00 pm Friends of Bill W. (Craft Room)
- 12:00 pm Double Deck Pinochle (Card Rm)
- 1:30 pm Wii Bowling (Auditorium)
- 2:00 pm Water Aerobics (Pool)
- 6:00 pm Bingo (Dining Hall)
- 6:00 pm Pinochle Group (Blue Room)

Thursday, September 29, 2022

- 8:00 am Mermaid Aerobics (Pool)
- 8:30 am Sr. Estates Quilters (Craft Rm)
- 9:30 am Coffee Hour (Auditorium)
- 5:00 pm Poker (Card Room)
- 5:45 pm Water Volleyball (Pool)
- 6:00 pm Pinochle Group (Blue Room)

Friday, September 30, 2022

- 8:00 am Mermaid Aerobics (Pool)
- 8:30 am Walking Club (Auditorium)
- 9:15 am Yoga (Auditorium)
- 9:30 am Ladies Laugh & Chat (Blue Rm)
- 10:00 am Pickleball Club (Dining Hall)
- 10:15 am Zumba (Auditorium)
- 12:30 pm Bridge (Blue Room)
- 12:30 pm Bunco (Craft Room)
- 2:00 pm Water Aerobics (Pool)

Saturday, October 1, 2022

- 12:00 pm Pickleball Club (Dining Hall)
- 2:45 pm Water Volleyball (Pool)
- 4:00 pm Hand & Foot Card Game (Blue Rm)



"Talk about depressing...I went to my school reunion and even the elephants didn't remember me."

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coffee hour

Sep 1 NEIGHBOR SING ALONG

Sep 8 Music by KEN BREWER

Sep 15 STORMS of the GREAT PLAINS

Sep 22 Music by JIMI HARDIN

Sep 29 Music by JOEY C. & SPECIAL GUESTS

Thursdays at 9:30 in the Auditorium

Weekly Drawings and featured Entertainers

Performers listed are subject to change without notice