



Official Publication of Woodburn Estates & Golf, an Active 55+ Community

**Notice: Important Information to Know in This Edition**

This edition of the News & Views contains all the minutes from the last two BOD meetings as well as information regarding the Annual HOA Meeting that is coming up on November 8th. This includes any agenda or issues that are being considered. This is also the time when we elect new BOD members. The candidates bios and pictures are being published for you to consider. Also, Budget options are being presented that will affect each homeowner. There is a comparison chart, FAQ article, and a poll where you can express your thoughts or questions. The News & Views staff is committed to informing the whole community to the best of our abilities. **THIS IS THE ONLY PRINTED EDITION BEFORE ALL THESE ISSUES ARE DECIDED.** There will be weekly digital editions with updated information available via Bugle Blast & on the WEG Communication Wall at the clubhouse.

**SPECIAL MEETING ANNOUNCEMENT**

Tuesday, October 18, 2022 at 1:30 pm

Location: WEG Auditorium and Zoom

Purpose: Working Meeting to Discuss Budget

Agenda

Call to Order

Flag Salute

Motion to approve New Board Member

Motion to approve Election Committee

Adjourn Meeting

Open Mic for Members for 1 hour.

*There is a form online if you know what subject you want to speak about before the meeting. You can speak without filling out this form but it does help the flow of the meeting and gives the secretary a record to refer to. (Website: Contact Us: \*\*Open Mic Topic Form)*

**Reconvene BOD Business Meeting**

*In this workshop meeting, the BOD is going to go over the questions and comments from the poll, from members topics, and discuss the budgets options. This is a time for the BOD to discuss things among themselves. The community members are welcome to stay or leave as they choose. There will be no motions made or voted on.*

Executive Session Prior to the Special Meeting at 12:30 pm

Conference Room - Purpose: Personnel & Legal Issues

**Moving Next Door**



By Karen Linton

**Vicki & Will Spencer**, long time members of Woodburn Estates and Golf, have decided to move to Cascade Park. The couple moved here in 1999 and immediately started getting involved in the community. They volunteered at Meals on Wheels for 22 years and still do the monthly menus for that organization. Vicki has been the financial secretary at her church for the last 15 years and will continue to do so. She was a tax aide for the free tax service offered each year for 22 years and continues to do so each year.

For WEG, the Spencer's were chairmen of distribution of the News& Views for 20 years assuring that the newspaper was delivered to each house.

There will be many residents of WEG who will miss their presence in our community, including me and their other neighbors on Umpqua Road, where they were friendly and helpful neighbors. Everyone who works at the Country Cottage or eats there frequently, will miss seeing them as they were very frequent diners there.

Hopefully, they will visit regularly!! When you see them, be sure to say "Hi!" and thank them for their many years of service to our community!

Woodburn Estates & Golf

coffee hour

Oct 6

Music by FIDDLER ON THE ROAD

Oct 13

GameShow SECRET IDENTITY

Oct 20

Music by MARK SEYMOUR

Oct 27

MEET THE CANDIDATES

Thursdays at 9:30 in the Auditorium

Weekly Drawings and featured Entertainers

Performers listed are subject to change without notice.



# Board of Directors Candidates

## Carol Bolton

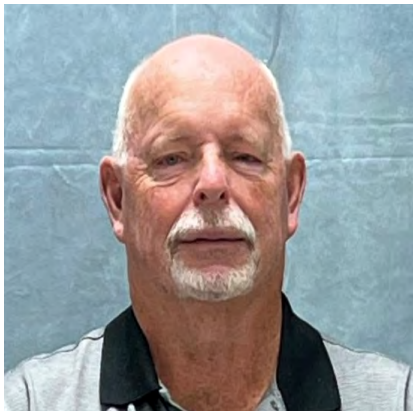


WEG Golf Vice President 2022, WEG Rules Committee Chair 2020-2022, WEG New Member Committee Chair 2022, Rockaway Shores Condominiums HOA President 2014-current, CPO4K Executive Board - Secretary 1999-2000, Portland Ice Skating Club Foundation Board - Treasurer – 2022.

Born and raised in Oregon, my husband Dave & I moved to this community in 2016, looking for our perfect retirement home. This community is like a cruise ship on dry land with everything we have to offer.

I have been in the insurance business for over 49 years, starting as a file clerk and working my way up to a business account executive. I am also the owner of Senior Health Insurance Associates that specializes in Medicare Insurance coverages. I was honored to be elected to the Board of Directors in 2020 and would ask again that you please vote so that together, we can continue to make this community the best place to call home!

## Ken Bourne



I graduated from Mt. Hood Community College in 1974 with an Associate of Science Degree. I worked for 36 years for the Oregon Department of Fish & Wildlife throughout the State of Oregon. The last 23 years of my career, I served as Manager at Sandy Fish Hatchery. My main job responsibility was to meet production goals while supervising 4-6 employees, preparing an annual budget of \$500,000 to \$600,000, monitoring expenses, and developing a maintenance plan for a multi-million dollar facility.

My wife Gloria and I bought a home here in 2006, some 16 years ago, planning for our retirement. I have served on the Board of Directors here in 2012-2014, the last 2 years as president of the board. I served as Men's Golf Club President in 2015 and 2016. I am serving presently on the Board of Directors as Golf Chair from 2021 to present. I think I have the experience and desire to be a good candidate for the board.

## Carl Conser



Wife and I have been married since 1968. We moved here two and a half years ago because we wanted an active community and we love it here. I play water volleyball, pinochle, and walk my dog, Teddy.

## Steve Garner



I have always felt the desire to make a difference in the betterment of those around me. I focused on teaching more to be a guide on the side rather than the sage on the stage. It is rewarding to have people visit me and tell me how our association changed their lives. I strive to make data based recommendations, then support whatever decisions are made by the group.

**Woodburn Estates & Golf HOA Certified**

**Jacqueline Benham**

*Principal Broker*

**541-913-7822**

**JacquelineBenham0@gmail.com**

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**Shelly Egli, AAMS®**  
Financial Advisor  
1749 Mt Jefferson Ave  
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503-980-1371

**Brent T Glogau, CFP®, AAMS®**  
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# Board of Directors Candidates

## Marilyn Sbardellati



I am currently serving on the WEG Board of Directors. I was asked to step into the position of Director in mid July, after the prior board member resigned. Currently, my responsibilities include the ‘House’, roughly all our infrastructure.

When I moved here in 2018 I was taken aback by the outdated and rough shape of our clubhouse facilities. After getting settled and adjusted to retirement, I decided to get involved in our HOA, then Covid shut our facilities down. This year I decided to volunteer for our HOA and joined the House committee in March, leading to my step up as Director in July. At the present time we have an excellent and well qualified Facilities staff overseeing and performing the multitude of needed repairs. As Director, I believe my role is to help prioritize and plan for immediate repairs, long term updates and assist our staff to achieve excellence. Most of all, it is my responsibility to keep my fellow HOA members informed about the work that is being done.

Prior to retiring in 2018, I worked for the facilities department at Lewis & Clark College in Portland, managing their transportation and parking program. Throughout my 50 year career I have worked in various industries, both as a paid employee and as a volunteer. I have a bachelor's degree in Urban/Economic Geography. Some of my other past experiences have been in my family's construction business, I have owned a small typesetting business, and worked in a manuscript archive.

I hope everyone takes the time to learn about the candidates running in this year’s election and votes. If I should earn your vote, my promise is to keep my ears open to members’ needs and wants and keep all informed in a timely and transparent manner. Thank you.

## Marilyn Plowman



I am originally from Brooklyn, NY. I have also lived in the Bronx, Manhattan, New Jersey, Connecticut, Portland OR, and on the coast of Maine. I studied science in college and most of my working career was in laboratory research and teaching. After I retired I started a small farm in Maine raising pigs for meat, alpaca for fiber and chickens for eggs, which I sold at several local farmers markets. My hobbies are sewing, quilting, gardening and reading. I moved here from Maine in August one year ago. I have four children, (two in Oregon, one in Idaho and one in Maine) and one grandson. I would like to be more involved in my community. I believe that the residents of Woodburn Senior Estates should have a voice in its governance. That is why I want to serve a member of the HOA board. .

## Jaki Pinkston



After spending 32 years teaching for the Coquille School District, and 4 years teaching Internationally, we moved to Woodburn to be near our children. I have served with Kiwanis for 31 years as a member and President and Lt. Governor for 3 terms. I am currently a member of the French Prairie Kiwanis Club and was the SMARTReading Coordinator for 10 years.

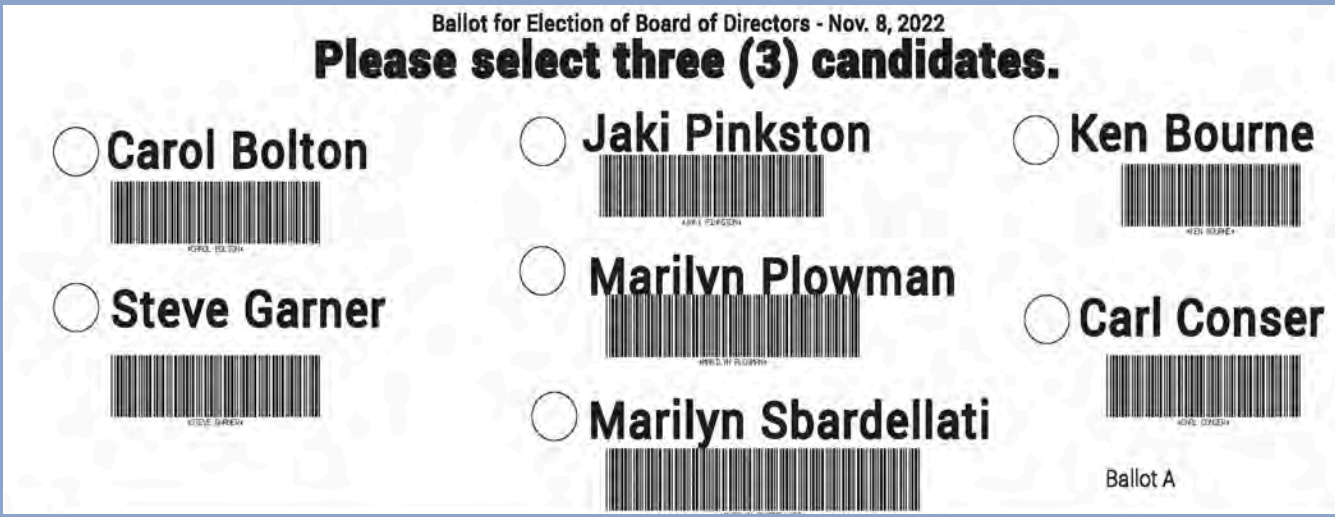
I have enjoyed becoming part of the Woodburn Estates neighborhood. I have met some amazing people with incredible life stories. These have been difficult times (COVID) and we need to share hope and create new memories. I want to be part of such a TEAM. I am a positive person and enjoy learning new skills. I like to encourage people and create times of joy. Coffee Hour has been full of enthusiasm with music and programs. I would like to organize more small groups with interest in areas like cooking and more.

## Ballots will Have Bar Codes

### By Secretary

When you open your election packet and look at the ballot, one of the things that you will notice is that we have added bar codes to each name. This will facilitate the counting of the votes. The process will be as follows:

- The mailing envelopes are removed from ballot box.
- Each envelope is validated: It must have a signature. Comparing name, member#, and address gives a 3-point validation.
- The number of signed proxy will then be tallied.
- Only then is the envelope opened and ballot removed.
- First, it will be counted with the bar code scanner.
- Then, it will be passed to a group who will manually count the votes. This will give us two counts. One by



the bar code; the 2nd by the hand tabulation. The goal is accuracy without slowing down the process.

Another thing you might be curious about is the little words in the lower right hand corner. There are actually 8 different ballots, with the names in a different order. The purpose is to compensate the tendency of people that just select the first names on the list without really paying attention to the names.

Along with your ballot, you will receive the quorum and proxy statement, a secrecy sleeve and a return envelope. The front of the return envelope should have your name and address. The back side of it is where you need to sign.

A special thanks ahead of time for everyone taking the time and effort to vote. Together we make this community great!



# ANNUAL MEETING NOTICE

## Tuesday, November 8, 2022 at 10:00 am

### Location: WEG Auditorium

## Agenda

**Call to Order**

**Secretary – Establish a Quorum of the Membership by Proxy and in attendance.**

(Twenty percent or 302 by Proxy plus present).

IF THERE IS A QUORUM OF THE MEMBERSHIP, SKIP TO FLAG SALUTE.

If there is no quorum, then apply ORS 94-655 (2) and (4) (b). ORS 94-655 was distributed as part of the Meeting Notice mailed to property owners.

The Meeting Notice specified that the meeting would be adjourned and then reconvened with one-half of the quorum required in the Declarations or 10 percent. **Adjourn, and then Reconvene.**

Is there a Quorum, in person or by Proxy?  
(151 by Proxy plus present).  
Continue Meeting.

**Flag Salute**

**Additions or corrections to the agenda.**

- Motion to approve agenda by the Members.**
- Motion to Dispense with the reading of the Minutes from November 9, 2021.**

**President’s Welcome**

**Treasurer’s Report and Presentation of the Budget** to be posted for 2023. (No Motion)

**Other Board Reports, limit 3 minutes or less.**

**Members at Open Microphone** - *Members may speak one at a time for 3 minutes. Please remember no personal attacks or aggressive behavior. A member may speak a second time for 2 minutes after everyone else has spoken.*

**New Business - Submitted by Members**

- Discussion on budget summary mailed to all members within 30 days of vote. (Sherry Stoneback, #40)
- Discussion on yearly audit. (Ray Lane, #327)

**Announcements:**

**Introduction of Nominees:**

**Adjourn Meeting**

The next regular General Board Meeting will be November 22, 2022 at 1:30 pm in the Auditorium.

## Avoid the Errors that Can Invalidate Your Vote

By Karen Linton  
2021 Election Committee Chair

Another year has gone by quickly and it is time for our annual meeting and election of Board of Directors. For those who are new to the community or as a reminder to others, there are nine board members, three positions of which are up for election each year. Any member in good standing can choose start the process to run for a board position. Ballots are mailed to every owner and ONLY OWNERS CAN VOTE. No renters or caregivers can vote. Also, there is ONLY ONE VOTE PER HOUSEHOLD. Everyone’s vote is so important. Here are a few things to doublecheck to make sure that your vote is valid:

1. You must put your member number on the outside of the ballot envelope. This is used to verify the member’s eligibility to vote.
2. Member’s name and member number has to match. The ballot may end up with renter or some other person who is not eligible to vote. This is another validation point.
3. The ballot envelope MUST BE SIGNED. Just like in Oregon elections, you MUST SIGN THE BALLOT ENVELOPE. There are two signature lines. The top one is for the proxy if you are not going to the meeting in person. The bottom signature line is the important one as it is for the actual vote. Please, if you are not going to attend the meeting, please sign the proxy to help establish the quorum. If you are going to be in the meeting, you only need to sign the ballot signature.
4. Only one vote per household. If there is a second vote per address/member number, only the first counted will qualify. The second vote will not be eligible.
5. **You can vote for only three people on the ballot.** There are seven people running. The people receiving the most votes, second most and third most votes win. The winners will be posted on the HOA Board bulletin board as soon as all qualified votes are counted.

Please take the time to learn about the people running and vote! If you want to have input into your community, vote! In previous elections, less than 40% of eligible members voted. Make sure your vote is counted!

Thank you for your participation!

### Annual Meeting of Members 10:00 AM Tuesday, November 8, 2022

Proxy

Our By-Laws require 20% of our Voting Property Owner/ Member (s) must be present at the Annual Meeting or be represented by Proxy. If you are unable to be present, sign and date Proxy. It must be received no later than 3:00 PM on Monday, Nov. 7, 2022 by hand or US Postal Service Member# \_\_\_\_\_

Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Proxy Signature 

Sign Here for PROXY

 Print \_\_\_\_\_

Proxy

RETURN ENVELOPE

BALLOT

I attest that I have authority to vote on behalf of any or all owner(s). Member # 

#

Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Ballot Signature 

Sign Here

 Print 

Print Name Here

BALLOT

### The Signature here is for your vote.

- Select 3 candidates on the ballot
- Put your ballot in the envelope (use privacy envelope if you choose to)
- SIGN the back of envelope
- Please print your name
- Please add member number
- Hand-deliver it to the ballot box or mail it to the office.
- If your vote arrives to the ballot box, is signed, and your name & member number match, then

**YOUR VOTE WILL COUNT whether you are present or not!!!**

### So, what is Proxy?

The proxy part of this envelope has nothing to do with your vote. It has to do with the number of people who attend. If you are unable to physically attend the meeting yourself, you can sign the Proxy which allows another person to be ‘counted for you’ or become your ‘proxy’. They cannot vote for you. The total number of people who attend, plus the number of signed proxy forms, must come to 20% to count as a quorum. Please, if you do not plan to attend, sign the proxy and return the envelope to the office.

If you plan to attend the meeting, there is no need to sign the proxy.



# Budget 2023

# Budget Options Presented

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.

Status Quo OPTION 1	Semi-Private Golf OPTION 2	All-in-One OPTION 3
HOA fee \$830.24 Cost per month \$69.18 Golf \$ 830.25	HOA fee \$799.00 Cost per month \$66.50 Golf \$ 813.75	HOA fee \$950.00 Cost per month \$79.10 Golf included in HOA
ASSOCIATES Fee \$1076.25	ASSOCIATES Fee \$1076.25	ASSOCIATES Fee \$1076.25
Golf Car Storage \$315.00	Golf Car Storage \$315.00	Golf Car Storage \$315.00
RV SPACE sm \$404.24	RV SPACE sm \$404.24	RV SPACE sm \$404.24
RV SPACE med \$519.75	RV SPACE med \$519.75	RV SPACE med \$519.75
RV SPACE lrg \$630.00	RV SPACE lrg \$630.00	RV SPACE lrg \$630.00
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
	Increased 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

We are polling members for the next month to get your opinion and comments. This is not a vote, just a poll, to help the board to make the best budget decision for our membership for 2023 and the future. Thank you for your time and input.

## Your Thoughts Matter

The following poll has been online. You can find it by going to the WEG webpage. The results are also published online. If you prefer, you can fill it in by hand and take it into the office. Thank you for your participation.

### Which Budget Option do you prefer?

\_\_\_Option 1 - Status Quo

\_\_\_Option 2 - Semi-Private Golf

\_\_\_Option 3 - All-in-One

Your thoughts, questions, suggestions:\_\_\_\_\_

Member # \_\_\_\_\_

Name: \_\_\_\_\_



# Frequently Asked Questions Regarding Budget Options

The online poll generated a lot of response. The poll is still open and there is still opportunity for you to add your thoughts and suggestions. However, there are lots of questions being asked. Here is an attempt to answer some of them:

**Which of the three options provide the most stability and lowest possibility of future increases?**

Option #3 gives us the most stability and predictability. Option #2 would have the possibility of keeping future increases lower. We are not likely to attract enough golfers that the HOA will still have to support golf course to some degree. This is not as predictable as #3.

**What would be in the cost of combining options 2 and 3?**

This would be hard to predict. If more members were using the course, then there would be less opportunity for daily fee golfers. Also, I would hate to open golf to all members, then not have enough tee times for them to be able to play. If we go to #3 and do not see a significant gain in golfers, then this might be a viable option.

**In option 2, If the HOA fees are lowered on the assumption that sufficient golfers will come in to make up the difference; if this assumption does NOT prove to be true, would that cause a big loss and burden on the HOA ?**

Yes it would. I budgeted for 10 daily fee golfers per day, 200 days per year (100 days a year the weather would keep most golfers away). While this may seem conservative, and I hope it is, we cannot be certain. If we come up short then the HOA would have to make up the difference to budget.

**The idea and premise behind a ‘Social Club’ is to allow people to join together to pay for something that they could not pay for individually. That is the premise of any city park, library, or community center which is paid for by the taxes on each homeowner within the city.**

**Is it even possible for any one amenity within WEG to be paid for by the members who use it?**

Yes, the RV lot storage, and maybe the golf cart storage. Otherwise, NO. The restaurant probably gets the most member usage, and we still need to subsidize those operations with free maintenance and very low lease payment. Based on sign up sheets, Golf gets the next most usage, then the pool, then fitness, member services (office), then farther behind is events and activities, pickleball, and billiards. Not one of those could come close to surviving on usage fees alone. Like any club, dues go to pay for all the amenities, so that members can make use of the ones they want. Members who use more, get more value. The success of the HOA is members come together to create a package of amenities they could not afford otherwise.

**When Golf prices significantly increase, how does that affect the number of golfers who join? If you charge higher prices (for golf), and less people choose to join, isn’t the end result less money for the HOA?**

We lose golfers. This year we raised dues \$100 and lost about 20 golfers. Based on the Status Quo budget, we are raising them \$55 this year. Based on the number of golfers we have now, if we lose net 14 golfers then we will lose more than the extra charge would bring in. There is a break even point.

**When people do not use anything, why should they pay? Why should single people pay the same as two people households?**

WEG was established as an active senior community with amenities to meet that mission. By pooling the cost of amenities, and insure all members support it with dues, then you can have many nice amenities at a reasonable cost, which we do. When a member buys and moves here they enter into an agreement to participate financially in the HOA through Working Capital Fee charged at purchase and to pay annual HOA dues. WEG established, through its Articles of Incorporation, a one vote per unit. Some HOAs do it by member, some by unit.

I need to point out, that our home values benefit greatly from the amenities we provide here. Without them, our values would be greatly diminished.

**Is closing everything down really an option? Closing golf? Closing the pool?** Not really. If you close golf, then members who's home values are diminished (that's all homes, while homes on the course benefit more, and they paid more, all homes receive some value by having the course as an amenity). Members affected would litigate and probably win compensation for Diminished Value. Just the litigation costs alone would be extraordinary, and the HOA members would have to pay it.

Closing the pool may not have as much of an impact but it would some. The value of the HOA is its amenities, and all-together they add more value than if they stood alone.

**Going Semi- Private – allowing outside people to come in to use facilities. We already allow people to buy Associate memberships. We rent the auditorium to outside groups. Instead of buying an Associate membership for the year, can they not buy it ‘for the day’ or ‘a week’ or for ‘an event’ as in a golf tournament?’**

This would deteriorate the value of the Associate membership and cost the HOA significant loss. We want Associate Members as committed to WEG as members.

**How does going Semi-private affect the pool/spa and exercise rooms? Would we allow people to come in and ‘pay to swim’?**

Daily fee was just for golf.

**How does this added income affect the ‘nonprofit’ status of the HOA??**

We will not make enough revenue to change our non-profit status.

**What does the Capital Expense pay for when you buy your home?**

They go to the future capital repair and replacement of HOA facilities and grounds, as well as building any future amenities. We have a 30-year plan of capital repair and replacement that is funded by these fees. When we repair the pool/spa/locker rooms, it will come out of these funds.

**When you say "open the golf course to walkers, do you mean only the pathway?**

Walking would be restricted to pathway and grounds on the opposite side of the pathway from the fairways; not on greens. All members need to be committed to maintaining the high quality of the condition of our golf course.

**Could we make the rule that says ‘No Dogs allowed’ on the pathway?**

I don't think option 3 would be of value to enough members to support it, if we did not allow dogs. We would at least have to try with rules of on leash only, stay off of fairways and greens areas, and most importantly pick up after their dogs. Members would have to be committed to following and enforcing these rules (and unfortunately a fine and suspension system for non-compliance that some people need to have to be compliant), or we may have to back off allowing dogs. We need to give it try, as this is important to many members. We would have to work out more details with the grounds crew.

**Doesn't Pro Shop determine when Golfers could start? Same information would be used to notify walkers that they have to be off the course.**

Yes. And again, for this to work we need Members committed to make it work.

**Can't maintenance workers work at the same time as walkers if walkers show a little respect and carefulness to stay out of their way?**

That's the plan.

**Which 9-hole would be closed before sunset?**

To be determined. I would support some kind of rotation, weekly?

**If we go with option 3, how will that impact current golf paying members with regards to the Oregon Trail Sister Club Program? Will they still be members? Will we all be members? Will only Associates have this benefit?**

It will not affect it. Since we are all members, we should all have access to OT. Associates have this benefit now.

**What about closing part of the course: Specifically: opening a part of the course to the “public” during certain hours while preserving another part for “members Only”. Seems to me the physical separation of the (front nine) vs the (back nine) lends itself to such a division.**

As for closing part of the course, to attract daily fee users and keep members happy, both need access to all 18.

**When does the BOD have to vote on these options?**

October or November/December meeting.

**Can we pay monthly if that makes it more affordable for us?** We do provide monthly payments for some who have true financial need. We are working on opening monthly auto pay for all members. At this point it is a work in progress and we hope to have some update by the end of the year.

# Woodburn Estates & Golf Board of Directors Meeting

<b>Board of Director Meeting Minutes</b> <b>September 27, 2022</b> <b>6:30 pm</b> <b>Auditorium &amp; Zoom</b> <b>Approved - September 27, 2022</b>	<b>Sharyn Cornett, President</b>	<b>Carol Bolton, Vice President</b>	<b>Phil Balogh, Treasurer</b>
	<i>Director: Activities</i>	<i>Director: New Members</i>	
	<b>Gene Nemish</b>	<b>Ken Bourne</b>	<b>Kim Farquharson, Secretary</b>
	<i>Director: Architectural/RV</i>	<i>Director: Golf/Greens</i>	
	<b>Marilyn Sbardellati</b>	<b>Sherman Lackey</b>	
	<i>Director: House</i>	<i>Director: Marketing PC</i>	<i>Director: Rules &amp; Regulations</i>

Call to Order: 6:35 pm

Establish a quorum: Sharyn Cornett, Carol Bolton, Phil Balogh, Kim Farquharson, Sherman Lackey, Gene Nemish, Marilyn Sbardellati, and Ken Bourne.

Pledge of Allegiance

Secretary: Reading of the Minutes of BOD Special Meeting September 20, 2022. Motion to approve the minutes of the Special BOD Meeting of September 20, 2022. Seconded and passed

First Order of Business:

BOD has accepted the resignation of Jaime Rodriguez as Rules Director. Carol Bolton accepted the assignment of Rules Director.

Motion to approve Carol Bolton as Rules Director. Seconded and passed

Motion that these four motions be tabled to be considered later.

MOTION posted 2022-0823 - Director Jaime Rodriguez, 2022-0823 Rules & Regs housekeeping. Delete Section 12.2-3 and the Exception, following 12.2-3 as it is now 15.7. Renumber 15.7 to 15.8, Accessory storage units/cabinet. Renumber 15.8 to 15.9, City of Woodburn clearance section. Discussion: none on a post. Seconded and passed.

MOTION posted 2022-0823 - Director Jaime Rodriguez, 2022-0823 Rules & Regs new 15.7. 15.7 Recyclable items or perishable garbage or yard debris shall be removed before it becomes offensive and shall not accumulate on or about the residence.

15.7-1 When not being emptied or filled, containers shall be closed.

15.7-2 The containers shall have no overflow issues.

15.7-3 After container pick-up, all containers must be out of the city right-of-way within 24 hours of the collection and placed to the side or back of the dwelling. 15.7-4 Exception to 15.7-3. Members who have specially marked disabled containers from the local collector may store those containers in front of the garage. 15.7-4 Exception may be denied by the Association if the member stops collection or has overflow issues.

MOTION posted 2022-0823 - Director Jaime Rodriguez, 2022-0823 Rules & Regs revising 14.21-5. 14.21-5 Golf Devices. For the purposes of this policy the term Golf Device (hereinafter referred to as Device) means a powered or non-powered approved vehicle designed to transport golfers around the golf course (e.g., golf cars, golf scooters, Segways, golf boards, e-bikes, Finn Cycles, or any other types of devices like wheelchair handicap golf carts). This does not include push carts or motorized push carts that require the golfer to walk.

MOTION posted 2022-0823 - Director Jaime Rodriguez, 2022-0823 Rules & Regs add 14.21-9. 14.21-9 Privatel Owned Device Specifications and Maintenance.

1. Golf Device scooters, boards, and other devices designed to carry one golfer may be gas powered, electric powered or manual powered.

2. Scooters, golf boards, and golf bikes shall be configured for no more than one (1) rider.

3. Devices shall be maintained in a clean and in presentable condition.

4. The owner shall be responsible for all maintenance of their device.

5. All devices must have non-aggressive tire treads.

Seconded and passed.

Motion to approve Connie Watt to the Nominating Committee

Seconded and passed.

Treasurer/Budget Committee Report - Treasurer Phil Balogh

TREASURER AND BUDGET COMMITTEE REPORT SEPTEMBER 27, 2022

As of August 31, 2022

Operations Fund= \$457,823.40

Reserves Fund= \$815,503.00

Working Capital Fund= \$349,547.00

RV Lot Funds = \$16,817.54

Activity Fund = \$20,500.00

We had a negative operating budget cost of (\$84,508) against a budget of (\$107,907) in August.

Our loss for August will be adjusted down to (\$41,486).

This will mean our year-to-date operating budget deficit is (\$52,981) which was an improvement as of July 31 of (\$96,000).

We are still saving about \$17k on payroll, because we have not filled all of the open positions and I'm not sure that they all will be before the end of the year.

Groundskeeping costs were about \$11k over, but that was due to high fuel & fertilizer costs.

Maintenance costs were also high, but \$29k is being requested to transfer from Reserves for appropriate expenses.

Utilities were high, as expected

With our current cash, if we continue at the rate of about \$85k per month, plus an installment on the taxes in November, I expect we could squeak by into January with about \$12-15k, not touching the pre-paid dues.

Budget Committee scheduled a meeting on Friday, September 16, but did not have Quorum.

I encourage everyone to answer our survey regarding next year's budget.

Motion to Approve the Financial Report Seconded and passed

Adjourn to Open Mic - Members Comments for Motions only

Reconvene Meeting

New Business

Motion #1: President Sharyn Cornett: I move to approve Mary Christiansen to the Activity Committee Seconded and passed

Motion #2: Treasurer Phil Balogh: I move we transfer from Reserve funds

Electrical Repairs (R-2201)

Additional issues found

Chair Room Repairs (R-2207)

Roof

Expenses over \$1k

\$ 8,692.46

\$ 6,448.00

\$13,907.32

Convection Oven for Restaurant, HVAC repair in locker room, Toyota repairs, Misc. equip repairs

Discussion:

Technically these repairs and equipment should have been requested before ordering service. I have advocated for the last 2 years the management needs to have limited access to Reserve funds for such urgent needs. This board has said they did want to grant that, and we would provide executive sessions for approval when funds are needed. This would have meant we would have had to have 5 or 6 executive meetings in August. This is not practical. I move we approve these funds and next month I will make proposal for limited management access next month. In the meantime, I expect management to ask for an executive session when funds are needed. Seconded and passed

Motion #3: Secretary Kim Farquharson: I move to approve online, and printed office request forms. Seconded and passed

Adjourn to Open mic for Members Comments

Reconvene meeting

Reading and approval of the Minutes of this meeting

Motion to Approve Minutes of this BOD Meeting as corrected

Announcement for Next Meeting – Oct 25, 2022, at 1:30 pm in the Auditorium

Meeting Adjourned 7:53 pm



COMMITTEE REPORTS of Sept 27, 2022

ACTIVITIES COMMITTEE REPORT

Activities Committee report – President Sharyn Cornett  
Activity Committee September 27th, 2022  
Last weekend was very busy. Walt and Mary shopped on Thursday for biscuits. Friday, we set up the room, and returned Sat at 6am to get started on gravy. It was a very busy day; the team works like a very well-oiled machine. A big thank you to volunteers Allan Lindberg for helping to set up and to Tom and Barb King and Anne Reslock for their help. A thank you note was sent to our sponsors, McCully and Boone Ridge. Everything else was done by the Activity Committee.  
We did not meet our projected number, however, everyone that came stayed awhile, visited, and had a great time. The leftovers were taken to the fire station, and the CERT classes. The unopened biscuits were given to County Cottage. The Roasters can be used by everyone, but please sign them out in the office. We found burned on bread wrappers on the lids that had to be cleaned off. This is valuable expensive kitchen equipment.  
Remember the Craft Fair is coming October 24th. Mark your calendars. Thank you

ARCHITECTURAL / RV COMMITTEE REPORT

Architectural/RV/ Real Estate Committee Report – Director Gene Nemish  
ARCH-RV Committee Report for September 2022  
Item 1 - Marty, the Integrated Solution Sales Manager, provided detailed information of the new order to install 4 more security cameras in the RV lot. Order has been placed.  
Item 2 – Committee completed the yearly inventory of RV lot spaces. All documentation was provided to the office for verification of existing RV lot space usage records.  
Item 3 – Budgeted for repair of the small RV lot shed, we may increase the size of that building to provide space for storage and lot maintenance tools. The new budget includes RV lot road repair by adding new gravel to the roadways and adding gravel to flooding spaces. Hopefully, we can get that project completed before the rain season starts. We have decided to hire outside help to cut weeds in the RV lot, that problem has gotten out of hand due to short staffing of the maintenance crew.  
Item 4 – Architectural Requests are going strong again this year, we are making site visits and calls to verify that all home changes and work is done properly following our HOA guidelines.  
Item 5 – All completed Architectural Request forms and added paperwork are filed in each home lot records. That is to provide information to members and buyers as to what and when projects were completed. Our HOA office people are doing a good job in completion of that duty. Thanks should be given to them.  
Gene Nemish – Director – ARCH-RV Committee

GOLF COMMITTEE REPORT

Golf Committee Report - Director Ken Bourne  
Golf Report September 27, 2022  
As we enter the end of September, golf activities are slowing down. The weather is changing as fall is approaching. Soon many of the golfers that are snowbirds will be heading south and pressure on the golf course will lessen. The upcoming events to be held in the next couple of weeks are:  
The 2-day Alternate Shot Tournament will be held October 1 and 2.  
The Glow Ball Tournament will be held October 7.  
The golf highlight of the past month has been crowning the new Men's Club Champion- Marty Smith. Congratulations.  
Dave Robinson was going to give a golf maintenance report later in this meeting, but he is absent  
End of Report

2022 Board of Directors for Woodburn Estates & Golf		
Office Held	Name	Corporate Email Address
President	Sharyn Cornett	president@woodburnestatesgolf.com
VP/Rules & Reg	Carol Bolton	vp@woodburnestatesgolf.com
Treasurer	Phil Balogh	treasurer@woodburnestatesgolf.com
Secretary	Kim Farquharson	secretary@woodburnestatesgolf.com
House	Marilyn Sbardellati	house@woodburnestatesgolf.com
Marketing PC	Sherman Lackey	publications@woodburnestatesgolf.com
Golf	Ken Bourne	golf@woodburnestatesgolf.com
Archituectural/RV	Gene Nemish	arch-rv@woodburnestatesgolf.com
New Member		membership@woodburnestates.com

HOUSE COMMITTEE REPORT from Sept 20, 2022

House Report – September – September 20, 2022  
Director Marilyn Sbardellati  
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 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 day. 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 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 have 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 discovered. 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

RULES & REGULATIONS COMMITTEE

No report at this meeting



COMMITTEE REPORTS of Sept 27, 2022

PUBLICATION/MARKETING COMMITTEE REPORT

Marketing/PC Committee Report - Director Sherman Lackey  
Marketing PC Committee Report for September 2022  
The Marketing PC Committee met September 12, 2022. For the most part we discussed the inner workings of Mail Chimp in regard to hard and soft email bounces, the increase seen in bots trying to gain membership access to the Woodburn Estates & Golf website, and traffic to both platforms overall.  
The committee doesn't believe that now is the time to set a floor for the "must-have number" of how many view the electronic edition of the News & Views in order to continue beyond the test period of December 21, 2022.  
However, data gathering regarding Bugle Blast sendings, and opening percentages, began the last week of August and continues currently. We also had a brief look at the stats available from WordPress in regard to page usage, and traffic.  
Kim provided an overview to the next (at that time) electronic edition preview. Other than proceeding with our testing of the electronic editions, and gathering data to validate the effort, no decisions were made. Kudos to Kim on the Communications wall; this seems to be well received.  
In other issues, the web team continues to monitor webpage logs, and page hits from outside the USA, validate plugins that make our webpage function, remove plugins that are no longer compatible with the current version of WordPress, and continue document and image cleanup that we began last year. (We don't need Coffee Hour notices from 2014). Respectfully submitted, Sherman Lackey HOA Director

NEW MEMBERS COMMITTEE REPORT

New Membership Committee Report – Vice President Carol Bolton.  
Woodburn Estates and Golf  
September 2022  
Membership Report  
We have received a report from the office that there are thirteen new members registered in the month of September.  
We have made contact and members have picked up new member packets from the office or have delivered these to their home.  
As of September 25, 2022, we have:  
13 Active listings – Prices range from \$285,000 to \$425,000  
5 Pending Sales – Prices range from \$249,900 to \$365,000  
6 Homes Sold – Prices range from \$282,500 to \$366,000  
I would like to thank, Carol Wellington from McCully Realty and Alisha of WEG for providing this information.  
Happy Fall! Carol Bolton

SPECIAL BOD MEETING Minutes of Sept 20, 2022

Woodburn Estates & Golf  
Board of Directors Special Meeting  
Auditorium (& Zoom)  
September 20, 2022 – 1:30 pm  
Call to Order: 1:35pm  
Establish a quorum: Sharyn Cornett, Carol Bolton, Phil Balogh, Kim Farquharson, Sherman Lackey, Gene Nemish, Marilyn Sbardellati and Ken Bourne. Not present with notice – Jaime Rodriguez  
Pledge of Allegiance  
**Motion was made by President Sharyn Cornett** to approve the appointment of Interim Director. This motion was seconded and approved. A point of order was called on this: President Cornett said it would be investigated later. It was found that it was incorrect to grant a 'leave of absence' to a director and therefore, no 'Interim Director' can be appointed.  
**Motion by President Sharyn Cornett** to approve the appointment of the Nominating Committee. This was seconded and approved.  
**House Director, Marilyn Sbardellati read an updated House Report.**  
**Treasurer Phil Balogh presented a slideshow** of 3 different Budget Options for 2023. These options were published to the community and an online poll was started for community member to express their opinions. (see page 3 of this News & Views)  
Adjourn to Open mic for Members Comments  
Reconvene meeting  
Announcement for Next Meeting – Sept 27, 2022, at 6:30 pm in the Auditorium  
Meeting Adjourn

EXECUTIVE BOD MEETING Minutes of Sept 27, 2022

Woodburn Estates & Golf  
Board of Directors Executive Session  
Conference Room 1  
September 27, 2022 – 5:30 pm  
Call to Order: 5:30 pm  
Establish a quorum: Sharyn Cornett, Carol Bolton, Phil Balogh, Kim Farquharson, Sherman Lackey, Gene Nemish, Marilyn Sbardellati and Ken Bourne.  
  
Agenda: Personnel  
Meeting adjourned at 6:20 pm

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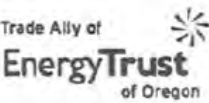
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## From Golf Course Superintendent

Hello Woodburn Estates,

Well, here we are almost done with 2022, and it has been another very trying year. In my first year as the new head Golf Course Superintendent, my objective has been to gain an informed understanding of my playing field and the dynamics of it. I've completed my assessment of the different areas of improvement to be made on the golf course conditions along with membership concerns to solve these different issues by priority. I will be presenting this 1-to-3-year plan at the next Greens Committee meeting on Monday the 17th of October.

I'd like to say thank you to the community for your understanding of our situation with the different restraints we've been under and your willingness to help us out however you can. I have put together a list of volunteer work by request to help out on the golf course maintenance duties.

- Repairing ball marks on greens.

- Sand and seed mix on tees from divots.

- Weed and rake landscape beds at (#'s 12, 14, and 15 tees).

-Weed and rake Arborvitae hedge beds at (#'s 4,8,9,11 tees, and by 18 green).

- Weed and rake rose garden beds by the clubhouse.

- Paint White lines at the approaches.

-Paint lines on cart paths across from fairway yardage markers (yellow, red, white, and blue).

At the end of the day the plan is to get the golf course back to good consistent playing conditions with great greens again, and it is going to take good communication, commitment to a plan, and cooperation. I believe in every business or personnel relationship in order to be successful, it is a must to be a give and take situation. I look forward to 2023 and moving forward to a well thought out solution. This will be based on the ability of myself, manpower, budget, and a reliable fleet of equipment. I have after being in the golf course industry since 1996, seen that good communication and committing to good 101 fundamental practices always produces a good consistent product.

Thank you,

David Robinson GC Superintendent

## Woodburn Estates & Golf

## The Sign of Excellence




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**Owner & Principal Broker**  
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**Erica Haworth**  
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# Open Enrollment begins October 15th

# Medicare Seminar

By Carol Bolton

AEP - The Annual Enrollment Period is now here. Every year from **October 15th until December 7th**, you have the opportunity to review your benefits and look at other plans that may be available in your area. If you are turning 65 this year, this event could provide you with information needed to make a choice when the time comes.

There will be informative Medicare seminars in the conference room here at Woodburn Estates & Golf.

### Informative Medicare Seminars

- October 15, 2022 - 1:30 pm \*\*
- November 5, 2022 - 1:30 pm
- November 14, 2022 - 1:30 pm
- December 3, 2022 - 1:30 pm

If you unable to attend a meeting but would like to meet to discuss your options, please reach out to Carol Bolton, who is available for one-on-one appointments. She can be reached by talk or text at 503-639-6200.



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# The Writing Group



By Diana Lindberg & Carol Wellington

The Writing Group is an important activity for members and associate members of WEG. This creative group has met regularly for several years.

During the past year, Covid and its offspring stepped in and altered the way many people live; also, some members have relocated. These factors have created spaces for new members.

Since the New Member Meeting could not be scheduled during the quarantine, new residents may not be aware of this great activity.

This group meets on the 1st Tuesday of each month. You are welcome to come as a visitor or a participant.


### Quotable

\*Sometimes our light goes out but is blown into flame by another human being. Each of us owes deepest thanks to those who have rekindled this light. Albert Schweitzer


\*There is nothing like returning to a place that remains unchanged to find ways in which you yourself have altered. Nelson Mandela

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# Pumpkin Pancakes

Season Favorite: It's Time for All Things Pumpkin



By N&V Staff

October means pumpkins and way too much pumpkin-spiced everything, but for many it also means pumpkin pancakes. You might have your favorite recipe for the seasonal breakfast feast, but there are lots of cooks with new ideas out there. Blogger Taylor Stinson recommends a five-ingredient protein pancake using vanilla protein powder, rather than flour. She tops her creation with shredded coconut, almond butter, pumpkin seeds, chopped nuts, and, of course, maple syrup. See her recipe at [thegirlonbloor.com](http://thegirlonbloor.com).

- For traditional recipes, here are some tips to make your favorite recipe fluffy and yummy:
- \* Most cooks recommend using real buttermilk and not milk for pancakes.
  - \* You could use your pumpkin as a fresh ingredient, but it might be too watery. Canned pumpkin is usually more consistent.
  - \* Avoid canned pumpkin pie mix, since it has added water, sugar and spices. It can throw the recipe off, especially with the spice mixture.

Here is a typical pumpkin pancake recipe, from Martha Stewart:

Ingredients:

- 1 1/4 cups unbleached all-purpose flour
- 2 teaspoons baking powder
- 1/2 teaspoon cinnamon
- 1/8 teaspoon nutmeg, preferably freshly grated
- 2 tablespoons sugar
- 1/2 teaspoon kosher salt
- 1/2 teaspoon ground ginger
- Pinch of ground cloves
- 1 cup milk
- 1 egg
- 2 tablespoons melted butter
- 6 tablespoons pumpkin puree

1. Whisk flour, sugar, baking powder, salt, and spices in a bowl.
2. In a separate bowl, stir together milk, pumpkin puree, butter, and egg. Fold mixture into dry ingredients.
3. Melt some butter in a skillet over medium heat; pour in 1/4 cup batter for each pancake. Cook pancakes about 3 minutes per side; serve with butter and syrup.



# Study: Ice Cream is Healthier than a Bagel

By N&V Staff

A new study suggests that ice cream might be healthier than a multigrain bagel, according to Yahoo. Researchers at Tufts University developed a "Food Compass" to assign scores from 1 to 100 to any food based on its nutritional value. A chocolate ice cream cone with nuts received a 37, while a multigrain bagel with raisins scored a 19. Saltine crackers, in comparison, scored a measly 7.



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<b>WANTED:</b> Used Car in good condition to buy. 971-285-7163	<b>FOR SALE:</b> 2016 Harley-Davidson XL1200V Seventy-Two. 15,500 miles. All the goodies. \$9500. See it at 1553 Walton Way.	<b>FREE:</b> Queen bed frame (too big for small bedroom) FREE. Uhaul. Call 503-981-2313 and leave message
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<b>WANTED:</b> Refrigerator with freezer on top for my garage. Excellent to very good condition. Will pick it up myself. Phone 503 984 7520 ask for Ron.	<b>FOR SALE:</b> Office chair with arms, no tears. \$15 503-475-9689	

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## 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.

## Return of the flip phone: Are They Worth the Premium?

By N&V Staff

For many years, foldable flip mobile phones were common. Then came the iPhone, and flat tablet-style phones have been all the rage ever since.

Flip phones offered some advantages, however. While folded up, they kept the screen protected and the footprint compact. Now, folding phones are making a bit of a comeback. But make no mistake, modern flip phones are far from retro.

The typical smartphone screen is manufactured from multiple layers of inflexible glass. If you tried to fold such a phone, you'd shatter the screen. Early foldable phones got around the inflexibility of glass by using polymers, or plastics. Plastic can be very flexible, but it's also prone to scratches -- say, from the keys in your pocket. Hence why smartphones typically use glass screens.

In 2020, Samsung debuted the Galaxy Z Flip, which uses a very thin glass screen. Scientists figured out that the right types of glass actually could be bent, and thus folded, without shattering. However, for this to work, the glass layer must be very thin.

Further, old LCD screens use backlighting, meaning bulbs are behind the screen. These bulbs can't be folded. However, many smartphones now use organic LED (OLED) screens, which aren't backlit. Instead, the organic materials themselves light up once electricity passes through.

If you want a modern folding phone, however, expect to pay a premium. Folding phones typically cost at least a few hundred more than tablet phones with similar specs. That said, folding phones offer more screen space while still maintaining a smaller footprint. While folded up, the screen remains protected from coins, keys, and other hazards. So is a folding phone worth it? Ultimately, that's up to the consumer, but these phones do offer considerable advantages.



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# WEG Calendar October 15 - 29th

## Saturday, October 15, 2022

11:00 am Craft Fair Mtg (Blue Rm)  
12:00 pm Pickleball Club (Dining Hall)  
**1:15 pm United HealthCare Medicare (Conference Rm 1)**  
2:45 pm Water Volleyball (Pool)  
4:00 pm Hand & Foot (Blue Rm)



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## Sunday, October 16

No events scheduled

## Monday, October 17

8:00am Mermaid Aerobics (Pool)  
8:30am Sr. Estates Quilters (Craft Rm)  
8:30am Walking Club (Auditorium)  
9:15am Yoga (Auditorium)  
9:30am Ladies Laugh & Chat (Blue Rm)  
10:00am Pickleball Club (Dining Hall)  
10:15am Senior Cardio/Zumba (Auditorium)  
11:00am WEG Women's Club Mtg (Dining)  
11:15am Tai Chi Advanced (Auditorium)  
12:30pm Bridge (Blue Rm)  
2:00pm Water Aerobics (Pool)  
5:00pm Pickleball Club (Dining Hall)  
5:45pm Water Volleyball (Pool)

## Tuesday, October 18

8:00am Mermaid Aerobics (Pool)  
9:00am Ping Pong (Dining Hall)  
10:00am Needlecraft (Card Rm)  
10:00am Fitness Club (Auditorium)  
11:00am Uke-de-dos (Craft Rm)  
11:30am Kiwanis Lunch (Blue Rm)  
1:00pm Bible Study (Conference 1)  
**1:30pm Special BOD Workshop (Aud)**  
2:45pm Water Volleyball (Pool)  
5:00pm Poker (Card Rm)  
6:00pm Pickleball Club (Dining Hall)

## Wednesday, October 19

8:00am Mermaid Aerobics (Pool)  
8:30am Walking Club (Auditorium)  
9:00am Ping Pong (Dining Hall)  
9:15am Yoga (Auditorium)  
9:30am Ladies Laugh & Chat (Blue Rm)  
10:00am Pickleball Club (Dining Hall)  
10:15am Senior Cardio/Zumba (Auditorium)  
12:00pm Friends of Bill W. (Craft Rm)  
12:00pm Double Deck Pinochle (Card Rm)  
1:30pm Wii Bowling (Auditorium)  
1:45pm Hymn Sing (Blue Room)  
2:00pm Water Aerobics (Pool)  
6:00pm Bingo (Dining Hall)  
6:00pm Pinochle Group (Blue Rm)

## Thursday, October 20

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

## Friday, October 21

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

## Saturday, October 22

**9:00 am Craft Fair (Dining/auditorium)**  
2:45pm Water Volleyball (Pool)  
4:00pm Hand & Foot Card (Blue Rm)

## Sunday, October 23

1:00pm Music Jammers (Auditorium)

## Monday, October 24

8:00am Mermaid Aerobics (Pool)  
8:30am Sr. Estates Quilters (Craft Rm)  
8:30am Walking Club (Auditorium)  
9:15am Yoga (Auditorium)  
9:30am Ladies Laugh & Chat (Blue Rm)  
10:00am Pickleball (Dining Hall)  
10:15am Senior Cardio/Zumba (Auditorium)  
11:15am Tai Chi Advanced (Auditorium)  
12:30pm Bridge (Blue Rm)  
2:00pm Water Aerobics (Pool)  
5:00pm Pickleball Club (Dining Hall)  
5:45pm Water Volleyball (Pool)

## Tuesday, October 25

8:00am Mermaid Aerobics (Pool)  
9:00am Ping Pong (Dining Hall)  
10:00am Fitness Club (Auditorium)  
10:00am Needlecraft (Card Rm)  
11:00am Uke-de-dos (Craft Rm)  
11:00am Uke-de-dos (Craft Rm)  
11:15am Progressive Hand&Foot (Blue Rm)  
1:00pm Bible Study (Conference 1)  
**1:30pm BOD Board Meeting (Aud)**  
2:45pm Water Volleyball (Pool)  
5:00pm Poker (Card Rm)  
6:00pm Pickleball Club (Dining Hall)

## Wednesday, October 26

8:00am Mermaid Aerobics (Pool)  
8:30am Walking Club (Auditorium)  
9:00am Ping Pong (Dining Hall)  
9:15am Yoga (Auditorium)  
9:30am Ladies Laugh & Chat (Blue Rm)  
10:00am Pickleball Club (Dining Hall)  
10:15am Senior Cardio/Zumba (Auditorium)  
**11:00am Realtor Educational Seminar(Blue)**  
12:00pm Friends of Bill W. (Craft Rm)  
12:00pm Double Deck Pinochle (Card Rm)  
1:30pm Wii Bowling (Auditorium)  
2:00pm Water Aerobics (Pool)  
6:00pm Bingo (Dining Hall)  
6:00pm Pinochle Group (Blue Rm)

## Thursday, October 27

8:00am Mermaid Aerobics (Pool)  
8:30am Sr. Estates Quilters (Craft Rm)  
**9:30am Coffee Hour (Auditorium)**  
12:00pm Pinochle (Blue Rm)  
5:00pm Poker (Card Rm)  
5:45pm Water Volleyball (Pool)  
6:00pm Pinochle Group (Blue Rm)

## Friday, October 28

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

## Saturday, October 29

12:00pm Pickleball Club (Dining Hall)  
2:45pm Water Volleyball (Pool)  
4:00pm Hand & Foot (Blue Rm)  
**6:00pm Halloween Party(Auditorium)**

OFFICE IS CLOSED ON WEDNESDAYS



# Special Events in WEG

## Craft Fair & Book Sale 10/22

By N&V Staff

One thing for sure, you do not decide to have a Craft Fair at a moments notice. For many weeks now, there have been 'crafters' working away at their crafts, getting ready for this big day. It would be impossible to calculate the hours spent by everyone doing their thing. All for the chance to come together and display it.

And then the hours spent by the Craft Fair Committee. They have worked endlessly to get **DOOR PRIZES** and **RAFFLES** together to make this a fun time. Now it is your part. Come on down and enjoy the sights. Find a 'one-of-a-kind' Christmas gift. Check out the dessert/baked good table.

**THIS IS OPEN TO THE PUBLIC**



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**8:00am – 4:00pm**

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Get all your Christmas shopping done in one location!



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## Word Game: Add Two More

Add the same two letters to the end of the words in each pair to form two common 6-letter words. For example: PARE/LAME + NT = PARENT/LAMENT

1. WREN/SWAT
2. RACK/BALL
3. COVE/EXPO
4. TART/CELL
5. COUP/DRA
6. BRAN/COME
7. DING/TOOT
8. MODE/CAVE
9. CHAR/FLED
10. PREP/SASH

ANSWERS:

1. CH, 2. ET, 3. RT, 4. AR, 5. ON, 6. DY, 7. HY, 8. RN, 9. GE, 10. AY

## Halloween Party Time

By N&V Editor

Living abroad for over 25 years, I can testify of one of the things that people all over the world marvel at about our country. And just about every English language School imitates. That is the festivities of Halloween. It brings out the kid in all of us. This party is a **DANCE**. There is a **BEST COSTUME CONTEST**. And there is even **PUMPKIN CARVING CONTEST**. Not to mention **DOOR PRIZES** and **50/50 Raffle**. I have no idea what all this is about but it sounds fun!

Announcing ...

**Billy & the Rockets'**  
*Rockabilly, Do-Wop, Country*

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**Sat., Oct. 29 - 7:00**

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