



Big Decisions - Annual Homeowners Meeting - Budget Options

The News & Views is committed to informing our community to the best of our ability. These are difficult times and difficult decisions. Our responsibility is to be as transparent as possible. Here is a summary of things that are happening and the most up-to-date information that we have as of time of printing:

2023 Budget

According to the governing documents, bylaws 6.1-3A *"Annual Meeting: The proposed budget shall be presented at the Annual meeting and posted on the corporation bulletin board"*. It is now that time. For weeks, different options have been published and a poll was started to give opportunity to everyone to express their thoughts and opinions. The poll was never intended to be a 'vote'; it was intended to give a voice to the community. Each BOD member could read your thoughts and reasonings before making a decision that would affect us all. There was not a clear favorite. As our community is very diverse, so are our opinions. Proposed budgets are posted on WEG website under 'Members'.

What do our Dues pay for?

Each year, each household pays one HOA fee. This is an approximate breakdown of what that fee pays for in the community: This Chart #1 is what we paid in January 2022.

This year 2022, each household paid \$750.00 (non-golfer or golfer alike)		2022 HOA Fee	
		yearly	monthly
Breakdown of how it is divided up:		\$750.00	\$62.50
Admin/Member Services	40%	\$300.00	\$25.00
Golf/Green Spaces	30%	\$225.00	\$18.75
Clubhouse/Pool/Spa/Fitness	20%	\$150.00	\$12.50
Restaurant	10%	\$75.00	\$6.25

Chart #2 : Status Quo for 2023, there has to be a new budget proposed. The following chart shows the current system, adding an 8% increase for inflation. No other change is made.

Same System - 8% increase for inflation \$810.00 per household		Status Quo in 2023	
		yearly	monthly
Breakdown of how it is divided up:		\$810.00	\$67.50
Admin/Member Services	40%	\$324.00	\$27.00
Golf/Green Spaces	30%	\$243.00	\$20.75
Clubhouse/Pool/Spa/Fitness	20%	\$162.00	\$13.50
Restaurant	10%	\$81.00	\$6.75

We were challenged to come up with a model that would bring more predictability and stability moving forward? The 'status quo' is what we have been doing and we see increases constantly. This 'All-Inclusive' model was proposed as a way to increase the value of the Country Club community, to attract new homeowners that are looking for this type of environment, and to give stability for a future WEG. This is how it breaks down in Chart #3.

All-in-One System \$897.00 per household		All inclusive 2023	
		yearly	monthly
Breakdown of how it is divided up:		\$897.00	\$74.75
Admin/Member Services	40%	\$359.20	\$29.93
Golf/Green Spaces	30%	\$269.40	\$22.45
Clubhouse/Pool/Spa/Fitness	20%	\$179.60	\$14.96
Restaurant	10%	\$89.80	\$7.48



Annual Homeowners Meeting
Tuesday, November 8, 2022 at 10:00 am
Location: WEG Auditorium

November 2022

Presidents Comments

Hi everyone. The orange and black caterpillars are out everywhere. I've been told that that means a cold winter!

The annual meeting is this Tuesday at 10 am. Come and speak your piece! Tell us what you like, what you do not like, and what you are willing to help change. It takes members and time to change anything here. The annual meeting is your meeting. It is the time to state your view. It is also when you will vote for who you want on the board. The Board is the governing body of the Association. Please be sure to vote and to sign your ballot.

The BOD meeting on November 22 is when we will have to make the final decision on the budget. This will determine the HOA dues for next year and what is the best plan for WEG. It is also at this regular board meeting that the new officers will be voted in.

Pool & Spa Area

We had a meeting with Vince and Marilyn (House Director) regarding a plan to move forward with the pool and spa areas. These are very complicated areas to repair; however, we are moving forward.

The first concern is everyone's safety in the pool building. Second is the repair of the spa area, the walls, and the foundation. As we work with each area, it might uncover more issues-- so we will take one step at a time and deal with things as they come to light. The pool will remain open unless we encounter a problem and closure is necessary. Just like our old bodies, each section is dependent and affects the other. We will have a spa again and heat in the dressing rooms. Yeah!!!

Year 2023 looks hopeful and bright for WEG. Activities at the clubhouse are getting busier each day. I am great today. I hope you are too! Sharyn

Woodburn Estates & Golf
Board of Directors Meeting Minutes
October 25, 2022 – 1:30 pm Auditorium – Zoom
Approved November 3, 2022

- Call to Order: 1:34 pm
- Establish a quorum:** Sharyn Cornett, Carol Bolton, Phil Balogh, Kim Farquharson, Sherman Lackey, Gene Nemish, Marilyn Sbardellati, Ken Bourne and Steve Garner
- Pledge of Allegiance**
- Secretary:**
- **Emergency Executive Session October 7th, 2022, 10:00 am**
 - **Minutes of Executive Session October 18, 2022, 12:30 pm**
 - **Minutes of Executive Session October 25, 2022, 12:30 pm**
 - Reading of the Minutes of BOD Special Meeting October 18, 2022**
 - **Secretary:** I move to approve the Minutes of the Special Budget Meeting of October 18, 2022, Seconded and Approved

President’s Address:

Introduction of the Candidates for BOD

Carol Bolton - Ken Bourne - Carl Conser - Jaci Pinkston - Marilyn Plowman - Marilyn Sbardellati

Reports of Officers, Boards and Standing Committees:

Treasurer/Budget Committee Report - Treasurer Phil Balogh

Woodburn Estates and Golf
Treasurer’s Report
October 2022
Submitted by Phil Balogh, Treasurer
As of September 30, 2022
Operating Funds: \$393,531
Reserve Fund: \$772,369
Working Capital Fund: \$383,540
RV Lot Fund: \$8,952
Account Receivable: \$53,009.83
Year-to-Date we are \$29,818 short on Operating budget, which is a continuing improvement. We are projecting about breakeven on operations, or \$24,000 short on annual budget. Cash Flow, while tight will be positive at year end.
From Debbie Brown, Financial Manager
Due to short staffing, we have saved \$\$ every month, except this month, we had 3 payrolls, so went a little over budget.
Groundskeeping was about \$3k over budget, due to high fuel costs & some equip repairs
Maintenance caught up with transfers from Reserves & RV Lot Funds, but also had some additional costs related to the plumbing in the pool & general facilities/parking lot
We paid for Annual Office 365 licenses & our Annual Music license in September, so Office Expense & Business Expenses were a little higher than usual.
The timing of our billings for News & Views production was such that we paid 3 invoices in September

As of 9/30/22 – we have 10 FT EE, 6 PT EE and 2 Seasonal EE.

Move to Approve the Financial Report

Adjourn to Open Mic - Members Comments for Motions only

Reconvene Meeting

New Business

MOTION #1:

Phil Balogh, Treasurer: I move to have the management team allowed to approve to use up to \$50,000 from the Reserve Fund for qualifying repairs and replacements. A monthly expenditure report to the board will be required of the Financial Manager. Seconded

Motion made to amend Motion #1 to read \$20,000. Seconded and approved.

Motion #1 (amended): Phil Balogh, Treasurer: I move to have the management team allowed to approve to use up to \$20,000 from the Reserve Fund for qualifying repairs and replacements. A monthly expenditure report to the board will be required of the Financial Manager. Seconded and approved.



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MOTION #2: Budget Motions

Phil Balogh, Treasurer: I move to post the HOA dues all-inclusive plan, adding golf as an amenity all members receive, and having open times on the golf course for walkers.

Point of Order was called on this: This cannot be a ‘motion’. Bylaws were consulted to see the correct steps.

6.1-3 Proposed budget: The board members should, at the end of the special budget meetings, agree on the budget for the succeeding year; with recommendations made after completion to the Board of Directors

Survey: Do you agree with presenting the budget with HOA dues all-inclusive plan, adding golf as an amenity all members receive, and having open times on the golf course for walkers? HOA dues would be \$897 per year (74.75 per month). This provides the most predictable and stable financial system for the HOA. Maintains private community status. Some access for all on golf course.

Sherman Lackey – Yes
Marilyn Sbardellati – No
Phil Balogh – Yes
Kim Farquharson – Yes
Sharyn Cornett – No
Carol Bolton – Yes
Steve Garner – Yes
Gene Nemish – Yes
Ken Bourne – Yes

As the majority has agreed to this budget, the remaining two options were removed from consideration.

MOTION #3

Phil Balogh, Treasurer: I move to post the Semi-Private budget plan, opening the golf course for play to the public for daily fee.

MOTION #4

Phil Balogh, Treasurer: I move to post the Status Quo budget for 2023. HOA dues \$810.00, (\$67.50 per month)

6.1-3A Annual Meeting: The proposed budget shall be presented at the Annual meeting and posted on the corporation bulletin board.

6.1-4 Approval of Budget: The Treasurer presents all three (3) budgets (Operating, Working Capital Fund, and Reserve budgets) for normal approval by the Board of Directors at the regular November meeting on the November 22, 2022.

Added budget proposals:

Proposal #1

Phil Balogh, Treasurer: I propose budgeting to open a Lounge/Bar in the golf lounge. This would include startup capital costs of about \$35,000 (Working Capital Fund) and additional Labor, supply, and insurance expense. First year profit if started by April 1, \$40,000 (HOA benefit \$26.25 per person), second full year \$90,000.

Sherman Lackey – Yes
Marilyn Sbardellati – No
Phil Balogh – Yes
Kim Farquharson – Yes
Sharyn Cornett – Yes
Carol Bolton – Yes
Steve Garner – Yes
Gene Nemish – No
Ken Bourne – No

Proposal #2

Phil Balogh, Treasurer: I propose budgeting to allow our Maintenance department to offer Handyman service to member homes at a fee. Projected income of \$35,000 (\$23.20 per year benefit to HOA costs. the first year if started by April 1.

Sherman Lackey – Yes
Marilyn Sbardellati – No
Phil Balogh – Yes
Kim Farquharson – Yes
Sharyn Cornett – Yes
Carol Bolton – Yes
Steve Garner – No
Gene Nemish – No
Ken Bourne – No

MOTION #7 Seconded and Approved

Director Carol Bolton, I move to approve the following rules committee members: Stan Hiller, Dianne Matta, Marie McHone, Suzann Lucas, and Ron Allowitz.

MOTION #8 Seconded and Approved

Director Carol Bolton, I move to approve 2022-1025 SOP 1.4.4 Volunteer Background Policy. The policy is a separate document titled Senior Estates Golf and Country Club Volunteer Background Screening Policy. That policy outlines the full policy about background checks, as established under the Fair Credit Reporting Act (FCRA) at Senior Estates Golf and Country Club. The company chosen as the approved provider to conduct the background checks is Good Hire, which will meet FCRA criteria and certification.

MOTION #9 - Seconded and Approved

Director Carol Bolton, I move to approve 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 #10 - Seconded and Approved
Director Carol Bolton, I move to approve 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.

MOTION #11 - Seconded and Approved
Director Carol Bolton, I move to post 2022-1025 Rules & Regs #14.32-2 Riders are limited to manufacturer specifications two (2) riders per golf cart.

MOTION #12 - Seconded and Approved
Director Carol Bolton, I move to post 2022-1025 Rules & Regs add 15.5-5 Dead trees shall be removed from the property, including the stump.

MOTION #13 - Seconded and Approved
Director Carol Bolton, I move to post 2022-1025 Rules & Regs add 8.3-3 No sign(s) shall be posted which violates on the basis of: race, color, creed, religion, sex, age, and national origin, source of income, political affiliation, disability, sexual orientation, or marital status. (Woodburn City ordinance 1.38)

MOTION #14 - Seconded and Approved
Director Carol Bolton, I move to post 2022-1025 Rules & Regs #15.7-1 Storage units/cabinets no larger than ~~one~~ two hundred (~~100~~ 200) cubic feet with Architectural Committee approval may be installed against the side or rear of the house.
(Example: 7' wide x 7' high x 4' deep)

MOTION #15 - Seconded and Approved
Director Carol Bolton, I move to post 2022-1025 Rules & Regs a revision to:

15.4 Hedges, Fences and Walls.

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

15.4-2 Hedges (barrier) are restricted to a maximum of seven (7) feet.

15.4-3 Shrubbery is restricted to a maximum of six (6) feet.

15.4-4 Fences and Walls are restricted to a maximum of six (6) feet behind the setback lines of the property; all measurements are to be made from curb height.

15.4-5 Hedges (barrier), Fences, and Walls must not extend beyond the street setback line of the house.

15.4-6 The curb is not the property line. Most property lines are 7 – 15 feet inside the curb line.

15.4-7 Fences and/or Walls on the Property line, (see city diagram) starting at the curb will not exceed:

15.4-7A 3.5 feet in height for the first six (6) feet.

15.4-7B 4.5 feet in height for the next six (6) feet.

15.4-7C 5.5 feet in height for the next six (6) feet.

15.4-7D 6.5 feet in height for the next six (6) feet.

15.4-7E then not to exceed seven (7) feet to back property line.

15.4-8 EXCEPTIONS to Hedges, Fences, and Walls:

(a) Hedges (barrier), Fences and Walls defining the perimeter of the Association may be a maximum of seven (7) feet above the curb line.

(b) Hedges (barrier), Fences, and Walls are permitted on lots that abut side streets to the vision clearance area to the front setback line.

(c) Hedges (barrier) at the house line are not to exceed six (6) feet (72 inches).

(d) Decorative lattice, rail, or picket fences:

(d1) Defining a landscape feature not to exceed 24 inches in height.

(d2) In front and side yards within the Vision clearance area not to exceed 42 inches in height.

(d3) In front yard outside the Vision clearance area not to exceed 42 inches in height.

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

MOTION #16 - Seconded and Approved
Director Carol Bolton, I move to post 2022-1025 Enforcement Resolution to replace the existing Enforcement Resolution dated September 25, 2018.

Adjourn to Open mic for Members Comments
Reconvene meeting
Announcement for Next Meeting –

- Annual Homeowners Meeting – November 8, 2022, at 10:00 am in the Auditorium
- Next BOD Meeting – November 22, 2022, at 1:30 pm in the Auditorium

Meeting Adjourn at 4:15 pm

Woodburn Estates & Golf


Board of Directors Meeting Minutes

November 3, 2022 – 9:30 am Dining Rm

Approved November 3, 2022

Call to Order: 9:30am
Establish a quorum: Sharyn Cornett, Kim Farquharson, Sherman Lackey, Gene Nemish, Marilyn Sbardellati,
➤ Secretary: I move to approve the Minutes of the Special Budget Meeting of November 3, 2022,
Seconded and Approved Meeting was adjourned at 9:50 am

Craft Fair 2022



This year’s Craft Fair was a huge success thanks to all of you. The volunteers, the vendors and all the people who donated to the door prizes and raffle prizes. I want to congratulate our raffle winners. They are:

Theresa Lewis – Car Wash Kit donated by Rick Irish
Sandy A – 4-wheel alignment donated by Les Schwab in Woodburn
Theresa Paxton – Quilt donated by our quilting club
Vivian Cameron – 120-piece socket set donated by O’Reilly Auto Parts
Nancy Dale – Circular saw donated by GW Hardware
Rich Irish – Beach Charis donated by the Woodburn Liquor Store
Michelle Shepherd - Wet/dry vacuum

Thank you to the following local merchants who donated our great door prizes:

Country Cottage, WEG Golf, Safeway, Elmer’s Restaurant, Country Meadows, Cascade Park, Al’s Garden Center, Les Schwab Tires, K’Bella Salon, Renew Beauty Salon, Pizza Hut, Abby’s Pizza, Rick Irish, McCully Realty, Red Robin, and all of our crafters who donated door prizes.

Thank you to our volunteers: Jim and Linda Hoover, Mary McGrath, Mary Christiansen, Roger and Ginna Neufeld, Joe Knotts, Marilyn Plowman, Betty Reynolds, Tammie Hyslip, Elaine Bloom, Jaci Kingston, Karen Puller, Marie Haggard, Linda Mason, Kjirsten Reid, Vivian Cameron, Carol Paradis, Sandy Leary, Diana Allowitz, Sharyn Cornett, Walt VanRheen, Kim, Farquharson, Rick Irish, Malena Turner. I apologize if I forgot anyone. Just know that you are all greatly appreciated! I hope to see you all next year.

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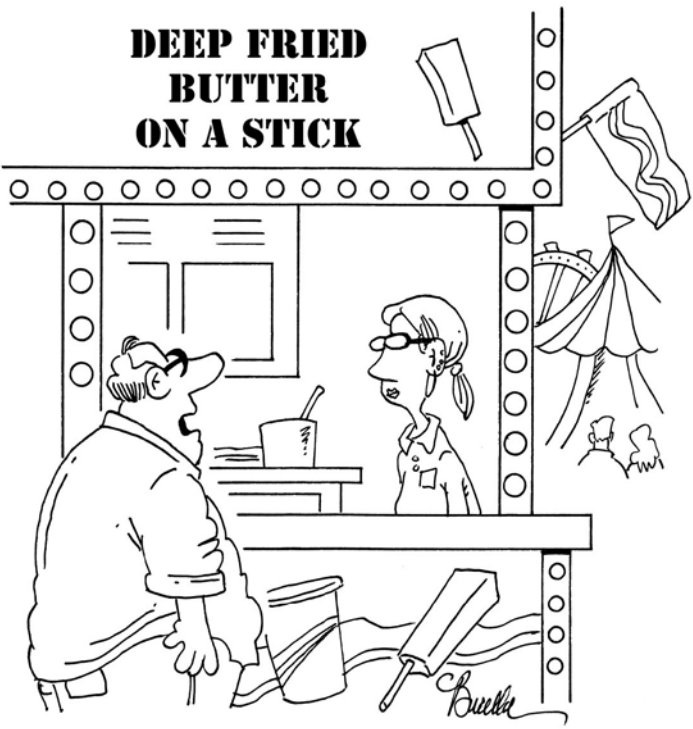


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Halloween Fun

A great night of Halloween fun. Billy & the Rockets provided the music enticing people to get up on the floor and dance. The Line Dancers hardly took a break the whole night and seem to gather up energy and people as the night went on. Individual dancers joined them keeping the dance floor busy. The song of "Pretty Woman" got almost the whole place on their feet!!

The food table was complete with two types of pizza, pinwheel sandwiches, turkey croissant sandwiches, pigs in a blanket, sugar cookies, mini cupcakes, veggies & dip. The winner of the 50/50 raffle took home \$104 and the other half was donated to the Activities Committee. it was very nice to see WEG community respond and come out to enjoy themselves. Lots of serious business in the community but tonight, it was all about fun! It was a success due to the organization and work of the hosts, Dave & Carol Bolton.



Line Dancing Classes Starting in January

by Editor
A Line Dancing Instruction class is going to begin the beginning of the year. More details to follow as they are available. The classes will be taught by Gloria Bourne.

New Year's Eve Dance

Watch for details for the next dance that is being planned!!!
Mark your calendars for New Year's Eve!



CLASSIFIEDS

Please send listings to NV@WoodburnEstatesGolf.com

Ads will be placed in next edition after receipt and repeated in printed issue. It is your responsibility to advise if item is no longer available. Small photos are now accepted. They may be removed from printed edition. When submitting content, please include your member number.

WANTED: Looking for someone to make me a Unique Walking Stick. Please call 503-899-9174



Good blood pressure equals good brain function

Controlling blood pressure is one of the most straightforward ways of preventing one form of cognitive decline.

According to Duke Medicine Health News, high blood pressure can lead to tiny strokes in the brain, a condition called vascular dementia.

These little strokes take a toll on memory, reasoning, judgment and a general decline in thought processes.

Controlling blood pressure also reduces the risk of major cardiovascular problems. So, it seems, what is good for the heart is good for the brain.



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Music Jammers

By Dena Hollod

If you were at Coffee Hour on Thursday, October 6th, you heard 3 of our musicians playing musical instruments and singing. They are part of our group of musicians that entertain us twice a month at Music Jammers. We have about 10-12 musicians at each Jam session. We have a gentleman that plays the mandolin, a drummer, and of course, our guitar players and our fiddler. They play a variety of music. We also have some very good singers! They play from 1pm to 4pm on the second and fourth Sunday of each month. At half time, we break for coffee and snacks. Come on out to hear us at the Estates auditorium. I think you'll enjoy the music.

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CALENDAR

Nov 5 - 12

Please contact the office for any changes in the calendar for date, time or location.

Saturday, November 5, 2022
11:00am Texas Hold'em Poker
12:00pm Pickleball Club (Dining)
1:15pm United HealthCare Medicare (conf)
2:45pm Water Volleyball (Pool)
4:00pm Hand & Foot Card Game (Blue Rm)

Sunday, November 6, 2022

Monday, November 7, 2022
8:00am Mermaid Aerobics (Pool)
8:30am Veteran's Services (Conf Rm 2)
8:30am Sr. Estates Quilters (Craft Rm)
8:30am Walking Club (AUD)
9:15am Yoga (AUD)
9:30am Ladies Laugh & Chat (Blue Rm)
10:00am Pickleball Club (Dining)
10:15am Senior Cardio/Zumba (AUD)
11:15am Tai Chi -Advanced
12:30pm Bridge (Blue Rm)
2:00pm Water Aerobics (Pool)
5:00pm Pickleball Club (Dining)
5:45pm Water Volleyball (Pool)

Tuesday, November 8, 2022
8:00am Mermaid Aerobics (Pool)
10:00am WEG Annual Mtg (AUD)
11:00am Uke-de-dos (Craft Rm)
2:45pm Water Volleyball (Pool)
5:00pm Poker Games (Card Rm)
6:00pm Pickleball Club (Dining)

Wednesday, November 9, 2022
8:00am Mermaid Aerobics (Pool)
8:30am Walking Club (AUD)
9:00am Ping Pong (Dining)
9:15am Yoga (AUD)
9:30am Ladies Laugh & Chat (Blue Rm)
10:00am Pickleball Club (Dining)
10:15am Senior Cardio/ Zumba (AUD)
10:30am Crafts for Fun (Blue Rm)
12:00pm Friends of Bill W. (Craft Rm)
12:00pm Double Deck Pinochle (Card Rm)
1:30pm Wii Bowling (AUD)
2:00pm Water Aerobics (Pool)
6:00pm Bingo (Dining)
6:00pm Pinochle Group (Blue Rm)

Thursday, November 10, 2022
8:00am Mermaid Aerobics (Pool)
8:30am Sr. Estates Quilters (Craft Rm)
9:30am Coffee Hour (AUD)
1:30pm Genealogy (Blue Rm)
5:00pm Poker (Card Rm)
5:45pm Water Volleyball (Pool)
6:00pm Pinochle Group (Blue Rm)

Friday, November 11, 2022
8:00am Mermaid Aerobics (Pool)
8:30am Walking Club (AUD)
9:15am Yoga (AUD)
9:30am Ladies Laugh & Chat (Blue Rm)
10:00am Pickleball Club (Dining)
10:15am Senior Cardio/Zumba (AUD)
12:30pm Bridge (Blue Rm)
12:30pm Bunco (Craft Rm)
2:00pm Water Aerobics (Pool)

Saturday, November 12, 2022
12:00pm Pickleball Club (Dining)
2:45pm Water Volleyball (Pool)
4:00pm Hand & Foot Card Game (Blue Rm)

**CONCRETE
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**Bunco Group
Welcomes
Newcomers**

Friday at 12:30 pm in the
Craft Room

Come join a fun group!!!




Woodburn Estates & Golf

coffee hour

Nov 3

Music by DAVID ASTON




Nov 10

Music by ROGER & NANCY WILHITE

Veterans Day Celebration

Nov 17

GameShow TRIVIA




Nov 24

Thanksgiving - No Coffee Hour

Thursdays at 9:30 in the Auditorium

Weekly Drawings and featured Entertainers



Performers listed are subject to change without notice.

Country Meadows Village

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- All Day Dining
- Organic Produce
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- Transportation
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great food!

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