



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

2022 Annual Homeowners Meeting

Large Homeowners Crowd

Results of the 2022 Election

Vote Count Tally

A full house for the Annual Meeting and there was time for all to speak who wanted to. Special thanks to you all for coming, for participating and for helping to maintain the time orderly and respectful. It was a good meeting!



Marilyn Sbardellati

Marilyn Sbardellati	68.65%
Ken Bourne	67%
Marilyn Plowman	45.1%
Carol Bolton	41.9%
Jaci Pinkston	35.2%
Carl Conser	25.3%

(total votes 536)
We would like to thank each one for their participation.



Ken Bourne



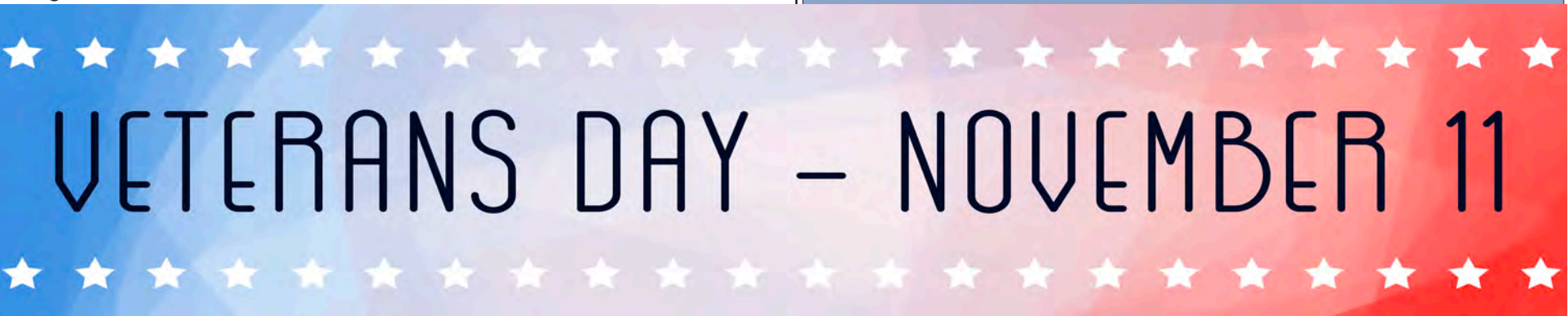
Marilyn Plowman

'Listen In' - Test of Change
After a frustrating attempt to have the Board Meeting available by Zoom, there was a new process put in place to try out. The Annual Homeowners meeting was put on a 'listen in' conference call. There are some real advantages in that you do not have to be at a computer; you can listen while driving in the car, shopping, or enjoying the warm weather of Arizona! (Yes, that's a shout out to our Snow Birds!). The annual meeting was our first attempt and we had 46 people call in.
If you were one that called in, would you please send some feedback about how it sounded? Was it easy to log in? Did you feel satisfied with it? It is a test of change as we need your input to figure it out.

**Woodburn Estates & Golf BOD
Special Budget Meeting**

November 15, 2022 at 1:30 pm
Location: Auditorium
'Listen In' Number (425) 666-4290

Purpose:
BOD Budget Workshop
This meeting is open to the public to listen in; No motions will be made



Art Wall Gets an Update

featuring **Artist Chuck Weseman**



President's Address

Annual Meeting 2022

This year has been a roller coaster ride. We are coming back from COVID. It is still among us; however, the numbers are low and safer, continue to be careful.

I want to thank you for the allowing me to be your president this year. Some of it has been very challenging, but it has been a privilege to work in such a supportive community.

Many changes have happened here at WEG for the better. Here are just a few:

The office was cleaned and painted- new furniture -more efficient – many volunteers helped to organize and move files. New forms and copies of all our documents are readily available. The office has current records of renters, non-owner occupancy, and getting more statistics and information about our community every day. We put together a management team to conduct the business of WEG. Looking at all our expenses and needs here, reviewing all procedures, and making everything more proficient. The blue room was completely revamped with the efforts of Maryann from maintenance and Kim and donations from garage sales.

We are beginning again at WEG after the covid crisis. Things are not the same as before and we must adjust to keep up with the world. We are an older community, yes, however we need to function in a faster world. We need to communicate better; use computers to save staff time. We are experimenting with new communication styles like Zoom, the telephone listening that is being done for this meeting. The Web pages have more advanced information. This is all being done by the talented volunteers of this community to try to get a wider base of active and informed residents. Getting to know what is happening at this HOA, being a part of our growth. This is our new reopening and time to grow.

I see a bright future here for WEG. Changes being suggested are just the beginning. This next year will be hard work and planning to make our association successful, sustainable and thriving.

Thank you Sharyn



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Lots of smiles and laughter as the group gets setup to begin to play!!! Next game day: December 10th, 2022



WEG Real Estate Report
By Jacqueline BenhamHybrid REAL ESTATE

PROPERTIES CURRENTLY FOR SALE

List Price	Location	Bdrms	Baths	Size
\$260,000	1333 Rainier Rd	1	1	960
\$265,000	1610 Sallal Rd	2	1	864
\$269,900	1379 Hampton Wy	2	1	1008
\$269,900	1080 Stanfield Rd	2	1	898
\$274,000	2273 Umpqua Rd	2	2	945
\$275,000	280 S Cascade Dr	2	1½	1120
\$280,000	1550 Rainier Rd	2	1	812
\$285,000	1655 Rainier Rd	2	1	870
\$299,900	900 Astor Wy	2	1	950
\$309,999	2389 Umpqua Rd	2	1	880
\$310,000	2216 Umpqua Rd	2	1	960
\$319,000	1345 Randolph Rd	2	1	1157
\$319,000	876 Oregon Wy	2	1	1146
\$344,900	445 W Clackamas CIR	2	2	1312
\$347,000	2236 Umpqua Rd	2	2	1178
\$369,900	1453 Umpqua Rd	2	2	1006
\$375,000	1565 Princeton Rd	2	2	1314
\$425,000	1200 Stanfield Rd	2	2	1086

PROPERTIES CURRENTLY PENDING

List Price	Location	Bdrms/Baths	Size	DOM
\$250,000	2057 Sallal Rd	1 1	725	1
\$274,500	2245 Umpqua Rd	2 1	1112	70
\$277,500	1373 Rainier Rd	2 1	812	9
\$279,000	1615 Ecola Wy	2 1	845	114
\$279,900	1323 Thompson Rd	2 1	812	63
\$280,000	1650 Vanderbeck Ln	2 1	812	51
\$297,500	1649 Umpqua Rd	2 1	868	3
\$284,999	1565 Thompson Rd	2 1	870	3
\$299,000	1549 Thompson Rd	2 1	814	113
\$299,900	245 S Columbia Dr	2 1	856	46
\$312,900	1545 Rainier Rd	2 1	1028	18
\$314,900	763 Oregon Wy	2 1½	1241	52
\$328,900	1865 Thompson Rd	2 1	812	19
\$344,900	1992 Santiam Dr	2 2	1270	5
\$345,000	1174 Dellmoor Wy	2 1½	864	8
\$359,900	1986 Heather Wy	2 2	1355	21
\$395,000	2097 Heather Wy	2 2	1304	32
\$415,000	2160 Country Club Ter	3 2½	1608	19
\$425,000	517 W Clackamas CIR	2 2	1271	33

PROPERTIES SOLD & CLOSED (1 MONTH)

List Price / Sale Price	Location	Beds/Baths	Size	Sale Date
\$275,000/\$275,000	1140 Stanfield Rd	3/1	925	10/20

All Statistics courtesy of RMLS & WVMLS. Status is subject to change.
Information deemed to be reliable however not guaranteed.
* Days On Market Updated 11/7/22

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Woodburn Estates & Golf

Men's Golf Club Minutes - November 2, 2022



COMMITTEE REPORTS:

GREENS: Ken Bourne--reported on a meeting held with Dave Robinson and reminded everyone to show up at the Nov. 8 meeting to have their voice heard. At least 30 minutes of discussion followed.

HANDICAP: Russ Krussow--reminder that posting ends Nov. 30

RULES: Dave Schuur--due to time issues his report moved to Dec.7

MIXED TOURNAMENT: New checks have been ordered and corrected.

SUNSHINE: Chuck Johnson-absent with notice but relayed to the secretary that a card was sent to Mike Mahaffey.

OGA: Dave Rushton--reported on annual meeting and dues will not go up for 2023. Recommended a Senior and Super Senior champion for the Men's Club. Senior 50-74 Super Senior 75 and up. This item was tabled until Jan 2023.

UNFINISHED BUSINESS & NEW BUSINESS: none

GOOD OF THE ORDER: Reminder that if you want your voice heard to attend the Nov. 8 meeting at 10:00 am

50/50 raffle won by Jim Prickett (\$23.00)

Motion to adjourn & seconded @ 11:20 by Len Westphal

NOTE: Next meeting Dec. 7, 2022, at 10:00 am

Submitted by Fred Bourne, approved by Len Westphal

Men's Golf Club November 2, 2022 - Addendum #1

Officers for 2023

President: Fred Bourne

Vice President: Mike Archer

Treasurer: Dean Cullison

Secretary: Steve Kufeldt

Handicap Chair: Stephen Krieg

Co-Chairs: Marty Smith and Phil Balogh

Assistants: Jerry Haugen and Chip Sullivan

2022 Handicap Chair – Russ Krussow (resignation)

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

All officers, committee chairman/representatives were present unless otherwise noted in the report. There were 20 members in attendance.

NEW MEMBERS: None

PRESIDENT REPORT: Welcome to everyone

VP REPORT: No report

TREASURER REPORT: Allan Lindberg--checking balance \$2933.72 --voucher \$8944.51 and 50/50 \$517.00 (129 men's club members)

If you have 2021 voucher money, go to the pro shop and have them run a tape. It must be spent asap. If you pay men's club dues by check, make it out to Men's Golf Club of Senior Estates.

SECRETARY REPORT: Fred Bourne--A nomination was made for Treasurer. Dean Cullison accepted the nomination; a discussion followed with a unanimous vote in favor. Thanks Dean

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<div>Woodburn Estates & Golf</div> <div>Emergency Executive Session</div> <div>October 07, 2022 – 10:00 am - Conference Room #1</div> <div>Approved: October 25, 2022, 12:30 pm</div> <div>Call to Order: 12:30 pm</div> <div>Establish a quorum: Sharyn Cornett, Phil Balogh, Kim Farquharson, Sherman Lackey, Gene Nemish, Marilyn Sbardellati, Ken Bourne.</div> <div>Purpose: Restaurant Equipment Failure</div> <div>Meeting Adjourned: 1:15 pm</div>	<div>Reserve Fund: \$772,369</div> <div>Working Capital Fund: \$383,540</div> <div>RV Lot Fund: \$8,952</div> <div>Accounts Receivable: \$53,009.83</div> <div>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.</div> <div>From Debbie Brown, Financial Manager</div> <div>Due to short staffing, we have saved \$\$ every month, except this month, we had 3 payrolls, so went a little over budget.</div> <div>Groundskeeping was about \$3k over budget, due to high fuel costs & some equipment repairs.</div> <div>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.</div> <div>We paid for Annual Office 365 licenses & our Annual Music license in September, so Office Expense & Business Expenses were a little higher than usual.</div> <div>The timing of our billings for News & Views production was such that we paid 3 invoices in September.</div> <div>As of 9/30/22 – we have 10 FT EE, 6 PT EE and 2 Seasonal EE.</div> <div>With our current cash, if we continue at the rate of about \$85k per month, plus an installment on the taxes in November, I project we could squeak into 2023 with about \$33,500, without touching any pre-paid dues.</div> <div>Even with the issues Debbie talked about above, for the month of September our budget was to the good \$35, 983.</div> <div>Budget Committee met on Friday, October 14. We discussed monthly financials and budgets for next year.</div> <div>Vince and other committee members challenged us to find other sources to reduce HOA dues. We came up with combining a Maintenance and a Grounds position into one position, adding a Bar in the Golf Lounge, and developing a Maintenance service for member homes. The results will be posted based on today’s board vote on budget options. Restaurant options were discussed.</div> <div>Move to Approve the Financial Report</div> <div>Adjourn to Open Mic - Members Comments for Motions only</div> <div>Reconvene Meeting</div> <div>New Business</div> <div>MOTION #1:</div> <div>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</div> <div>Motion made to amend Motion #1 to read \$20,000. Seconded and approved.</div> <div>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.</div> <div>MOTION #2: Budget Motions</div> <div>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.</div> <div>Point of Order was called on this: This cannot be a ‘motion’. Bylaws were consulted to see the correct steps.</div> <div>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.</div> <div>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.</div> <div>Sherman Lackey – Yes</div> <div>Marilyn Sbardellati – No</div> <div>Phil Balogh – Yes</div> <div>Kim Farquharson – Yes</div> <div>Sharyn Cornett – No</div> <div>Carol Bolton – Yes</div> <div>Steve Garner - Yes</div> <div>Gene Nemish – Yes</div> <div>Ken Bourne – Yes</div> <div>As the majority has agreed to this budget, the remaining two options were removed from consideration.</div> <div>MOTION #3</div> <div>Phil Balogh, Treasurer. I move to post the Semi-Private budget plan, opening the golf course for play to the public for daily fee.</div> <div>MOTION #4</div> <div>Phil Balogh, Treasurer. I move to post the Status Quo budget for 2023. HOA dues \$810.00, (\$67.50 per month)</div> <div>6.1-3A Annual Meeting: The proposed budget shall be presented at the Annual meeting and posted on the corporation bulletin board.</div>
<div>Woodburn Estates & Golf</div> <div>Executive Session</div> <div>October 18, 2022 – 12:30 pm - Conference Room #1</div> <div>Approved: October 25, 2022, 12:30 pm</div> <div>Call to Order: 12:30 pm</div> <div>Establish a quorum: Sharyn Cornett, Phil Balogh, Kim Farquharson, Sherman Lackey, Gene Nemish, Marilyn Sbardellati, Ken Bourne.</div> <div>Purpose: Discussion of Legal Issues</div> <div>Meeting Adjourned: 1:15 pm</div>	
<div>Woodburn Estates & Golf</div> <div>Board of Directors Meeting Minutes</div> <div>October 18, 2022 – 1:30 pm Auditorium – Zoom</div> <div>Approved October 25, 2022</div> <div>Call to Order: 1:34 pm</div> <div>Establish a quorum: Sharyn Cornett, Carol Bolton, Phil Balogh, Kim Farquharson, Sherman Lackey, Gene Nemish, Marilyn Sbardellati, Ken Bourne.</div> <div>Pledge of Allegiance</div> <div>President Sharyn Cornett: I move to appoint Steve Garner to the Board position that was vacated by Jaime Rodriguez. He will assume the oversight of New Member Committee.</div> <div>Motion was seconded and approved</div> <div>President Sharyn Cornett: I move to appoint the following people to the Election Committee for the Election of November 8, 2022.</div> <div>Vivian Cameron</div> <div>Sharon Archer</div> <div>Malena Turner</div> <div>Jill Jackson</div> <div>Pam Culpepper</div> <div>Conne Doyon</div> <div>Karen Linton</div> <div>Motion was seconded and approved</div> <div>Round Table discussion of the Board regarding the Budget Options</div> <div>Adjourn to Open Mic - Members Comments</div> <div>Reconvene Meeting</div> <div>Announcement for Next Meeting –</div> <div>Next BOD Meeting – Oct 25, 2022, at 1:30 pm in the Auditorium</div> <div>Meeting Adjourned: 3:15 pm</div>	
<div>Woodburn Estates & Golf</div> <div>Executive Session</div> <div>October 25, 2022 – 12:30 pm - Conference Room #1</div> <div>Approved: October 25, 2022, 12:30 pm</div> <div>Call to Order: 12:30 pm</div> <div>Establish a quorum: Sharyn Cornett, Carol Bolton, Phil Balogh, Kim Farquharson, Sherman Lackey, Gene Nemish, Marilyn Sbardellati, Ken Bourne.</div> <div>Purpose: Personnel – 90-day assessment of Management Company</div> <div>Meeting Adjourned: 1:15 pm</div>	
<div>Woodburn Estates & Golf</div> <div>Board of Directors Meeting Minutes</div> <div>October 25, 2022 – 1:30 pm Auditorium – Zoom</div> <div>Approved November 3, 2022</div> <div>Call to Order: 1:34 pm</div> <div>Establish a quorum: Sharyn Cornett, Carol Bolton, Phil Balogh, Kim Farquharson, Sherman Lackey, Gene Nemish, Marilyn Sbardellati, Ken Bourne and Steve Garner</div> <div>Pledge of Allegiance</div> <div>Secretary:</div> <div>Emergency Executive Session October 7th, 2022, 10:00 am</div> <div>Minutes of Executive Session October 18, 2022, 12:30 pm</div> <div>Minutes of Executive Session October 25, 2022, 12:30 pm</div> <div>Reading of the Minutes of BOD Special Meeting October 18, 2022</div> <div>Secretary: I move to approve the Minutes of the Special Budget Meeting of October 18, 2022, Seconded and Approved</div> <div>President’s Address:</div> <div>Introduction of the Candidates for BOD</div> <div>Carol Bolton - Ken Bourne - Carl Conser - Jaci Pinkston - Marilyn Plowman - Marilyn Sbardellati</div> <div>Reports of Officers, Boards and Standing Committees:</div> <div>Treasurer/Budget Committee Report - Treasurer Phil Balogh</div> <div>Woodburn Estates & Golf</div> <div>Treasurer’s Report</div> <div>October 2022</div> <div>Submitted by Phil Balogh, Treasurer</div> <div>As of September 30, 2022</div> <div>Operating Funds: \$393,531</div>	

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:

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

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

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

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.

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

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

Purpose of this Meeting: To approve the Minutes of the BOD Meeting of October 25, 2022.

Secretary: I move to approve the Minutes of the BOD Meeting of October 25, 2022, Seconded and Approved

Secretary: I move to approve the Minutes of the Special BOD Meeting of November 3, 2022, Seconded and Approved Meeting was adjourned at 9:50 am

Meeting Adjourned: 4:15 pm

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2. Scroll to the bottom of the home page

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

Activities Committee report for October 2022

President Sharyn Cornett

Activity report Oct 25, 2022

Hi just a note to tell you about the Craft Fair this last Saturday.

It takes a village to make this happen. I want to thank Jone Drury for taking on this large task. Thank you to Jim and Linda Hoover for putting up all the signs and banners. The ground is very hard, and it is a very difficult job. Anyone that was asked to help, took on the task very willingly. Lots of smiles, laughter and visiting was noted everywhere.

This year we had 452 people come thru the doors to look and buy lovely handmade items. The WEG community is abundant with talented people.

The library sold books and did very well. They will continue to have books for sale in the foyer of the living room.

The restaurant was very busy. They took the time to make 28 box lunches for all the vendors.

Thank you to Country Cottage. McCully Realty donated 3 large pies for the raffle and Rick Irish acquired many donations from Woodburn businesses. Thank you again everyone for all the efforts to make this a success.

This event took 2 days to set up and less than one hour to tear down and clean. That always amazes me. Thank goodness that is over, on to more things and conditions. The list never ends!!!!!!

ARCH-RV Committee Report for October 2022

Director Gene Nemish

Item 1 – The committee met October 19th to discuss condition of the RV lot. After discussion with WEG maintenance, action to re-mark spaces, and cut weeds will be prioritized. We (the committee) decided together with maintenance personnel that spaces will be marked with white PVC posts installed at the front of each space. After that, spaces will have lines painted on the ground to define the space. Since the existing space number marker is in good shape, they will be reinstalled in the back of each RV space on the driver side.

Item 2 – We have budgeted to have the roadways resurfaced with gravel to fill in ruts that are forming on the roads. Gravel will be added to spaces that have low spots that fill with water during the winter rains.

Item 3 – Architectural Requests and Home Sale HOA Rule Compliance requests are matching last year’s numbers. In other words, we are busy bees.

Golf Committee Report for October 2022

Director Ken Bourne

Golf activities during this report period have been steady as the weather has allowed most or all for the Men's and Women's Golf club events to proceed as planned. The usage of the course has declined during this period as many snowbirds start to head south.

The main golf events that were held this month were The Two Person Alternate Shot Tournament held on October 1 and 2, which was received well with a fairly large field. There were many happy winners.

The Glowball Tournament was held on October 7. It also was a success due to the work of Russ Krussow and his helpers. There were many prizes given out, both raffle prizes and golf winnings. It is a very fun event played after dark with the minimum amount of lighting.

The Greens Meeting was held on October 17, to discuss areas of concern and what can be done better next year.

House Committee Report for October 2022 -

Director Marilyn Sbardellati

The House Committee did not meet during October.

As many of you may know, the restaurant was closed for a week this month. During that time necessary repairs were made to plumbing and the natural gas lines were reconfigured in order to operate the new convection ovens. Contractors also repositioned the emergency gas shut off valve. During the time the restaurant was closed, an inventory of restaurant equipment and supplies was conducted. We also had the carpet professionally cleaned.

In my last report I mistakenly stated the storm water drain cleaning and scoping project was completed, it was not. We still have a little way to go before completing this project. Jeff Kosten, Estates resident and Done Right Plumbing employee has done a stellar job for us. At this date, there are 4 or 5 broken pipes that will either be repaired or rerouted. The broken storm water pipes are near the gazebo, auditorium, in front of the club house and pro shop. Some digging will be required for necessary repairs. We will do all we can to keep pedestrian and golf cart disruptions to a minimum. Areas in the pool

annex building near the spa and in the pump room previously saturated with water are beginning to dry out and show no signs of re-saturation after the recent rains. Facilities Manager Vince Cantwell believes this is due to storm drains being flushed and cleaned.

The pool annex building, that is where the pump room, spa and locker rooms are located, continues to cause me some sleepless nights. It is safe to say, I have come full circle with the challenge this section of the pool building presents to us and want to turn our attention to the pool and spa. Before making any recommendations, I want to meet with the House Committee. We do, however, need to ensure any foundation voids do not extend to the men’s and women’s locker rooms and the front portion of the exercise room. Expect some minor interruptions in the use of these areas as I have asked our Facilities Department to continue that investigative work that had previously been stopped some months ago.

Marketing/PC Committee Report for October 2022-

Director Sherman Lackey

The Marketing PC Committee met on October 10, 2022, with only Kim and Sherman in attendance. The only decision made was in regard to dates on the page posts that make up the website. Dates henceforth will not be numbers separated by dots, but rather the name of the month, the date, a comma, and 4 numerals for the year.

Other items discussed:

-Housekeeping issues in maintaining the website, removal of outdated images, the reason for the last web page outages.

-State of one of the computers in the News & Views Office.

-Article pending for printing in News & Views.

-Web Traffic listed in the security report provided by GoDaddy.

New Members Committee Report for October 25, 2022

Director Steve Garner

Our current New Members packet contains a map of our community, a map of our facilities, a list of our annual events, golf tournaments, and a description of activities we offer on a weekly/monthly basis. In addition, there are forms for emergency contacts and an application for key fob application, a directory of current members, and a business card with numbers for the office, pro shop, and office fax.

I am suggesting we add a welcome letter explaining the benefits of being a member of our community and a directory form for our new members to register their information for inclusion in the next directory. An online directory app would be a nice consideration for the future as our incoming members in the future are already used to using that type of platform. An app linking people to our website would be a strong recommendation as well.

I would like to suggest that members to the New Members Committee be recruited from the membership to ensure transparency in selection by opening the recruitment process asking those who would like to be a part of the committee to contact me, StevenGarner, at my personal email address, stevengarner47@yahoo.com, or at my official board email listed in the minutes, or send me a note via snail mail to 1447 Quinn Rd. Woodburn, Oregon 97071.

Your communication should include your name, address, phone, email address and a note telling why you want to be a part of the committee and what experience you will bring to the committee.

I am looking to have a committee of 5 to 7 people who can help meet and greet new members when they move into our community and work as hosts in our New Members Meet and Greet which will be held quarterly, either December, March, June, September, and December; however, January, April, July, October, January may be an option as well.

I am looking forward to hearing from those of you who would like to be a part of this vital community service.

Respectfully submitted, Steven Garner

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	Steve Garner	newmembers@woodburnestatesgolf.com

Woodburn Estates & Golf - 2022 Rules Committee Report

Total complaints filed in 2022 is 114, as of 11/1/2022.

The results by street are:

Astor Way	3	Jansen Way	2
Cascade Dr	1	King Way	4
Cahill Rd	1	Lilac Way	1
Country Club Ct	1	Oregon Court	2
Country Club Rd	14	Oregon Way	3
Country Club Terr	6	Princeton Rd	10
Delmoor	1	Quinn	6
Dogwood	1	Rainer Rd	4
E Clackamas Cir	1	Sallal	11
W Clackamas Cir	3	Santiam Dr	1
Ecola Way	1	Thompson Rd	11
Finzer	1	Umpqua Rd	9
Garden Way	2	Vanderbeck	6
Heather Way	6	Walton Way	2
Total		114	
Respectfully, Carol Bolton			

House Committee Report - Director Marilyn Sbardellati

This past year has been a mixed one for the House. We began the year with a broken spa and a myriad of problems slowly being revealed by our new Facilities Manager. It may not appear on the surface much progress has been made but we have been moving forward one step at a time. Many repairs have been made. Some of them are; a new roof over and repairs to the chair room. Electrical and fire suppression systems have been upgraded. We have a complete soils and ground water report that will serve us now and in the future with any repair/rebuilding, pool and spa repairs. We know approximately how much life is left in the structure surrounding the spa and dressing rooms and we can buy ourselves some time in order to make sound and reasonable decisions going forward. We are also more confident in knowing where the pool is NOT leaking. This was a huge concern. We know the structure over the pool itself is sound and is not in need of any repair at this time. Except for a few minor closures, we have kept the pool operational throughout the year. Moving forward into the coming year, we now have a plan in place to repair/replace the spa in the current location. We will need to form a task force/committee of interested members and begin the process of developing long term plans for reconstruction of the pool annex along with repurposing or redefining some of our clubhouse spaces in order to meet the needs of the current and new generation of members.

Treasurer Report, Members Meeting November 8,

Treasurer Report, Members Meeting November 8, 2022.

Proposed 2023 Budget

In analyzing our budgets of the last few years, it became evident that we are continuing to see issues in other revenue sources, particularly golf, rental, and storage incomes. Overall revenues were up only because of pro shop sales and significant price increases. This is not sustainable. 2022 looks like it may have a positive operating margin, something that hasn’t happened since 2016. But just barely, and we had shortages of labor, which helped the budget but not maintaining our facilities and assets. In short, we do not have any kind of a preventative maintenance program and the golf course condition has suffered. On top of that we have seen unprecedented inflation and it looks like it will continue. Our 50+ year old buildings are needing considerable maintenance. We are behind on the implementation of our Reserve Study repairs and replacement. We have the funds in our reserve fund, but not the manpower or time to get them done given the labor challenges and the time the Pool/Spa/Fitness project has presented. With these challenges in mind, we felt that we needed to look at other opportunities to create revenues. There all some small things, like room rentals, restaurant rent increases, storage fee increases, golf dues increase, that could and are being addressed but they do not come close to the kind of revenue we need in the future. And we need more golfers, both monetarily and for the function of the golf club. A couple of plans that have been discussed for years surfaced as the most likely to help.

- Go Semi-Private, Open the Golf Course for Public daily fee pay. It has the potential to reduce fee increases but is less predictable, and the community loses the privacy of a private club.
- All Inclusive Open golf membership to all members in good standing, provide some time periods for members to walk the golf course, which increase dues about \$87 per year/\$7.25 per month over the increases of a Status Quo budget. More predictable and stable, but slightly higher HOA dues.
- The option of a Status Quo budget was also presented. It had an increase of 8% or \$60 over last year. We would see larger increases in the coming years with no added benefits.

There was much consideration, a poll put out to members, and ultimately the board voted at the last meeting to move forward with the All-Inclusive, golf membership for all. We have many things to consider and maintaining our assets and thusly the value of our homes, and the safety of our community was much a consideration for this option. While it is a slightly higher cost it makes the amenities offered within our HOA, at \$75 a month, a significant value.

Our process for assembling the budget:

Analyze expenses, line by line; Analyze outside revenues; Calculate the remaining balance the HOA dues would have to cover; Go over expenses and possible revenue sources one more time. We reduced another 1.5 staff from the budget and added the option of starting a bar/lounge, and maintenance services for a fee to our member homes at this stage.

Over the last two years we have reduced costs in Management and Labor hours (wages are way up to keep up with the market), and insurance along with other smaller savings as they are presented to us. Unfortunately, inflation in labor wages, fuel, chemicals, our maintenance needs, and utilities negated those savings. Without those efforts our budget would have looked much higher.

We are working on a plan to credit those members that have a true need for HOA relief and trying hard to get a monthly auto-pay system in place by the new year.

Budget Summary	2023 Proposed	2022(projected)	2021(Actual)
HOA Revenues-	\$1,352,676	\$1,117,774	\$937,074
Other Revenues	\$543,312*	\$479,341	\$450,286
Labor Expenses	\$779,248*	\$730,579	\$703,453
Supply and other Expenses	\$1,046,645*	\$816,746	\$771,779
Net Margin	\$43,295*	\$49,790	(\$87,952)

* Includes start up expenses and revenues for new lounge, and is budget neutral for 2023 HOA dues for 2023, \$897.00 per year.

Reserve Budget	
Begining Balance	\$770,027
Transfers	\$550,000
Expenses	\$805,365
Ending Balance	\$514,662

Working Capital Budget	
Begining Balance	\$419,540
Transfers	\$550,000
Expenses	\$50,000
Ending Balance	\$197,540

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Sweet Corn Custard Pie: A Surprising Twist on a Traditional Food

Adapted from The Four and Twenty Blackbirds Pie Book by Emily Elsen and Melissa Elsen, Sweet Corn Custard Pie combines the sunny flavor of sweet corn with the silky texture of egg - no stove-top tempering required. Try fresh kernels if you can find them, but if not, frozen sweet corn, thawed and drained, will also work. Use your favorite pie crust recipe for the pie shell or save time and pre-bake a store-bought frozen pie shell. For a gluten-free option, prepare the filling as written with a gluten-free pie shell.

Sweet Corn Custard Pie

1 pre-baked pie shell

Filling:

3 cups sweet corn kernels from 5 to 6 ears of corn (thaw and drain frozen if fresh is unavailable)

2 tablespoons neutral vegetable oil

1 cup heavy cream

1 ¼ cups whole milk

6 tablespoons unsalted butter, melted

½ cup granulated sugar

2 tablespoons cornmeal

½ teaspoon kosher salt

½ cup light corn syrup

3 large eggs

1 yolk

1 tablespoon fresh lime juice



Preheat the oven to 425 degrees Fahrenheit and line a rimmed baking sheet with foil. Stir vegetable oil into fresh or thawed corn and spread onto the baking sheet in a single layer. Roast the corn until caramelized, about 12 to 15 minutes. Stir periodically and watch carefully to prevent burning. Combine hot caramelized corn with heavy cream and whole milk. Puree in a blender or with an immersion blender and allow the mixture to steep for at least 15 minutes. Meanwhile, reduce the oven temperature to 350 degrees Fahrenheit.

While the corn mixture steeps, combine the melted butter with the sugar, cornmeal, salt and corn syrup. Stir in the eggs and yolk one at a time, mixing thoroughly after each addition. Add lime juice.

Strain corn mixture through a fine mesh sieve over a large bowl. Using a flexible spatula, press mixture against the sieve to remove as much liquid as possible. Stir and press until all liquid is removed. You will have around one cup of liquid and a few bits of corn. Add the strained liquid to the egg mixture and discard the leftover corn solids.

Pour the liquid into the pre-baked pie shell and set on the middle rack of the oven. Bake for 40 to 45 minutes. Check the pie at 30 to 35 minutes and rotate if the edges have started to set. The pie is done when the edges are slightly puffed and the center is wobbly, but not liquid. Be careful not to overbake; the pie will continue to cook and set after coming out of the oven.

Cool the pie completely on a wire rack. Cut in eight to 12 small slices.

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CALENDAR - November 11-19

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

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

Sunday, November 13, 2022
1:00pm Music Jammers (AUD)

Monday, November 14, 2022
8:00am Mermaid Aerobics (Pool)
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)
1:15pm United HealthCare Medicare (conf)
2:00pm Water Aerobics (Pool)
5:00pm Pickleball Club (Dining)
5:45pm Water Volleyball (Pool)

Tuesday, November 15, 2022
8:00am Mermaid Aerobics (Pool)
10:00am Needlecraft (Card Rm)
10:00am Ping Pong (Dining)
10:00am Fitness Club (AUD)
11:00am Uke-de-dos (Craft Rm)
1:00 pm Bible Study (Conference 1)
2:45pm Water Volleyball (Pool)
5:00pm Poker Games (Card Rm)
6:00pm Pickleball Club (Dining)

Wednesday, November 16, 2022
8:00am Mermaid Aerobics (Pool)
8:30am Walking Club (AUD)
9:15am Yoga (AUD)
9:30am Ladies Laugh & Chat (Blue Rm)
10:00am Ping Pong (Dining)
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)
1:45pm Home-Style Hymn Sing (Blue Rm)
2:00pm Water Aerobics (Pool)
6:00pm Bingo (Dining)
6:00pm Pinochle Group (Blue Rm)

Thursday, November 17, 2022
8:00am Mermaid Aerobics (Pool)
8:30am Sr. Estates Quilters (Craft Rm)
9:30am Coffee Hour (AUD)
5:00pm Poker (Card Rm)
5:45pm Water Volleyball (Pool)
6:00pm Pinochle Group (Blue Rm)

Friday, November 18, 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 19, 2022
12:00pm Pickleball Club (Dining)
2:45pm Water Volleyball (Pool)
4:00pm Hand & Foot Card Game(BlueRm)

News & Views Editor Resigns

Effective immediately, the Editor of the News & Views has decided to step aside and let the Marketing & Communication Committee proceed as they feel best.

It has been a privilege to be the editor, and I have loved this paper and tried to give it my whole heart. I am very proud of the changes that we have made. Special thanks to the dedicated team that work so hard to make the paper what it is. It has been an incredible journey.

I will continue in my position as Secretary of the Board of Director. We shall see what the new year brings!

Thank you very much. Kim Farquharson

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