

Coffee Hour Sing-Along

By N&V Staff

On March 2, Chuck Smith and Keith Green delivered some great music that we all could sing along with. Classics by a few great-known artists such as Dean Martin, Marty Robbins, Ricky Nelson, The Browns, Gene Autry, and Neil Diamond just to name a few, were easy to sing along with.



Keith Green and Chuck Smith

Flag Dedication

By Jeanne Schneider

Under the direction of Greg Delzer, we dedicated this flag, gifting it to the Blue room in remembrance of Gene Nemish. This came about after somebody recently requested to sing The Battle Hymn of the Republic.



Homestyle Hymn Sing in the Blue Room

MARK YOUR CALENDAR

Woodburn Estates & Golf®

New Member Welcome

Saturday, March 25 at 2:00 p.m.

CLUBS and COMMITTEES

Contact New Member Chair to arrange a table for your group and introduce yourself to our new members.

Membership@woodburnestatesgolf.com

Climate Change, Golf, or Cross-Country Skiing

By Carol Wellington

Could the future hold the possibility of cross-country skiing on Oregon golf courses during

some of the winter months? Nature will assist humans in determining when and if this occurs.



N&V Team

I just celebrated my first year here in our estates community and this last version of N/V is the best issue I have seen. The "History of Woodburn" article was educational even though I have been local since 1974 growing up in Canby and living in Woodburn since 1985. Anytime we don't have to print BOD minutes I am sure allows for better items to be posted.

Looking forward to continued issues.

Thank you,
Mary Christensen

Demographic Survey Update

By Marilyn Sbardellati

There is a slight change in how the Demographic/WEG Community Survey will be conducted. Instead of several small surveys, everyone will receive a single survey inserted in an upcoming News & Views issue. The committee will follow up with much encouragement and relentless pleading and prodding, until you complete and return your survey.

McCully

REALTY

Experience in Trust, Probate, & Inheritance Sales

Local & Knowledgeable... Since 1974 • Competitive Rates • Full Service... Offered in 2 MLS systems



Jaime White
Assoc Principal Broker
503-910-0701



Pauline Podawiltz
Broker
503-989-5555



Carol Wellington
Broker
971-983-9911



Tim Kelly
Broker
503-522-7270



Linda Cully
Broker
503-806-1555



Resi Hind
Assoc Principal Broker
503-730-1873



Jeanie White
Principal Broker
503-569-7210



Jim White
Owner
503-569-4965



Local Brokers—
We know this market

Certified Brokers—
Woodburn Estates Brokers

Members WVMLS & RMLS

FREE Market Analysis

503-981-6000 **www.mccullyrealty.com**
255 Country Club Road • Woodburn, OR 97071

Edward Jones

> edwardjones.com | Member SIPC

Compare our CD Rates

Bank-issued, FDIC-insured

3-month	6-month	1-year
4.65 % APY*	4.90 % APY*	5.00 % APY*

Call or visit your local financial advisor today.



Brent T Glogau, CFP®, AAMS™
Financial Advisor
965 N Cascade Dr Suite B
Woodburn, OR 97071
503-981-1798



Shawn M Moyer-DeMarre, AAMS™
Financial Advisor
1389 Meridian Drive
Woodburn, OR 97071
503-981-7040



Shelly Egli, AAMS™
Financial Advisor
1749 Mount Jefferson Ave
Woodburn, OR 97071
503-980-1371

* Annual Percentage Yield (APY) effective 03/02/2023. CDs offered by Edward Jones are bank-issued and FDIC-insured up to \$250,000 (principal and interest accrued but not yet paid) per depositor, per insured depository institution, for each account ownership category. Please visit www.fdic.gov or contact your financial advisor for additional information. Subject to availability and price change. CD values are subject to interest rate risk such that when interest rates rise, the prices of CDs can decrease. If CDs are sold prior to maturity, the investor can lose principal value. FDIC insurance does not cover losses in market value. Early withdrawal may not be permitted. Yields quoted are net of all commissions. CDs require the distribution of interest and do not allow interest to compound. CDs offered through Edward Jones are issued by banks and thrifts nationwide. All CDs sold by Edward Jones are registered with the Depository Trust Corp. (DTC).

FDI-1867L-A © 2022 EDWARD D. JONES & CO., L.P. ALL RIGHTS RESERVED. AECSPAD



FOR SALE

Vintage Duncan Phyfe Dining Room Table and 4 Chairs. Both sides can be put down to make a smaller table and with two 18" leaves to make it even larger. Dimensions available on request. One chair needs repair.

\$300 OBO **830-708-7983**

FREE:

HP LaserJet toner cartridge C4092A for Models 1100–3200–3220. 1st person to come to the News & Views office can have it.

March Pro Shop Specials



Dozen Srixon Soft Feel Golf Balls and a Srixon All-Weather Glove
Only **\$29⁹⁹**

Dozen Srixon Soft Feel Golf Balls and a Srixon Cabretta Leather Glove
Only **\$33⁹⁹**

A Little Blarney Featuring ...

Billy & the Rockets
Rockabilly, Do-Wop, Country

Rock & Roll

St. Patrick's Party

Saturday

March 11 - 7:00

Woodburn Estates Auditorium
1776 Country Club Rd.

\$10 Tasty Finger Food 'n' Treats

AT THE DOOR! 50/50 Raffle



Happy 102nd Birthday!

Roy Biehn is a man of many talents and lots of stories. He has accomplished so much in his lifetime and is so interesting to just sit and listen to what he has to say about it.

Roy lived in Klamath Falls until he was 18 and then decided to enlist in the Army. Roy served from 1939-1945.

After leaving the service, Roy became a general contractor and built hundreds of homes, restaurants, and several breweries with the help of his son.

Roy furthered his work at Stanford University where he became head of the carpentry department and worked there until he retired.

Roy settled into WEG and has lived here for many years. He has become an awesome neighbor and dear friend.

I love to see him putting around in warm weather on his bright red three-wheeler.

We all wish you a "Happy 102nd Birthday".

Visit our sponsors and thank them for their support.

Want information quickly and efficiently? Sign up for Bugle Blasts.

Bugle Blast is easy to get.

1. Visit WoodburnEstatesGolf.com

2. Scroll to the bottom of the home page

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





TASTE&TOUR

Third Sunday of the Month, 11 A.M. – 2 P.M.

Cascade Park Retirement Community



CASCADE PARK

A CENTURY PARK COMMUNITY



950 North Cascade Drive
Woodburn, OR 97071
CascadeParkRetirement.com



DRIVE IN

HUBBARD

0000

CAR WASH

OPEN 24 HOURS

For detailed info

call or text Colt at:

971-338-8164



HWY 99E in Hubbard | www.thedriveincarwash.com

EXPRESS DETAILS | SELF SERVE | DOG WASH | BUY GIFT CARDS

FREE LOANER CAR with DETAIL RESERVATION

Why Choose Estates Realty?

History • Integrity • Commitment

The Very Best Service . . . ALWAYS!

• Internet Listing Service

• Residential Property Management

• Portland Area Multiple Listing Service





Serving Woodburn Estates & Golf Since 1971

503-982-8301

1290 Young St. • Woodburn, OR 97071

www.nwclassic.com/estates.html





News&Views

N&V Office: 503-981-3313 • Main Office: 503-982-1776

Email: nv@WoodburnEstatesGolf.com • Website: woodburnestatesgolf.com

News & Views is published the 2nd and 4th Fridays of each month. Mailed subscriptions are \$2 per issue to cover postage and handling. The Association reserves the right to publish or not publish any articles or any advertisement at our discretion.

Editor and Advertising: Karen Linton • Advertising Sales: Stan Hiller

Distribution: Jim & Linda Hoover – 503-380-8422

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

Disclaimer

Woodburn Estates & Golf greatly appreciates the advertisers in this newspaper. However, we would like our homeowners to know that these advertisers are independent businesses and Woodburn Estates & Golf cannot assume any responsibility for their goods or services rendered. Every effort has been made to ensure the accuracy and dependability of all materials; it is, however, limited by and subject to omissions and changes. Rules Committee 12/12/2016

All articles are published on a space available basis

Woodburn Estates & Golf

coffee hour

Mar 2 Music by CHUCK SMITH 

Mar 9 Music by WHS JAZZ BAND

Mar 16 TRIVIA

Mar 23 MAJORITY RULES

Mar 30 BINGO FOR FUN 

Thursdays @ 9:30 \$2 Cover Charge

Weekly Drawings and featured Entertainment

Entertainment listed is subject to change without notice.



THE KILLERS

PEST CONTROL





Serving The Estates Since 1993

503-981-2270



Licensed-Bonded-Insured

Guaranteed Services

CCB#161152

Woodburn Estates & Golf Board of Directors Meeting

February 28, 2023 – 1:30 pm

Summary of Reports President’s Address:

Good afternoon, everyone. Thank you for coming. Could you please silence your phones. I'm sorry that I will not be there today as I am having day surgery.

I have spent the last month attending several of the Board Committee meetings to meet the members of those committees as well as listen in on the issues they are dealing with.

I went on a tour of the pool and spa area with our Facilities Manager and House Chair, and later set up a tour with other Board members to see firsthand the issues of both areas. The decision was due to safety concerns and while construction repairs are done the pool and spa will be closed until future notice.

Our VP and I meet with The Management Staff on a weekly basis to talk about what has been done and what will be done. We, as a group, develop a plan to bring forward to the rest of the board for input to achieve community goals.

Vice President Statement Feb 28th, 2023

Since I have to run this meeting, I have a statement to make. This is a meeting for the Board of Directors who represent the WEG association. These 9-volunteer members of the board are here to represent the 1508 homes in the association. They are here to consider, uphold, and change policy and procedures for the good of the whole community. The Association is invited to observe this process and has two opportunities to speak: 1) to the motions and 2) at open mic. If a question is asked at open mic, board members will try to answer; if a statement is made, you will be thanked for your point of view, and it will be taken under advisement. Everyone has a viewpoint on any given subject. Many times, we all agree to disagree. The documents have many interpretations.

Each Board member is appointed to oversee a committee which is approved by the board and that serves at the pleasure of the board. The Board member is the chair of said committee. The committee meets and discusses any things in their area and makes recommendations. The Board chair has the final word over the committee. Some of the recommendations need to have total Board approval.

Remember, the BOD is a three-year commitment by ordinary volunteers, voted or elected by you in our community. Your vote is very important! These nine people bring life experience and dedication to this job. It IS a job! However, no pay and many times disrespect, harassment, and rumors. You demand to be heard and demand respect. The board that serves you is entitled to the same courtesy. Thank you is not a word of appreciation that is used frequently. We have a minimum of 12 meeting a year, plus committee meetings and duties each month. Surprise unscheduled executive meetings seem to be frequent. It is the job of your board to do what is best for the good of all the members. Many opinions boil down to one decision that will serve in the best interest for as many members as possible.

The Association is managed day-by-day by a team of three people in different areas that answer to the board. Together, we are trying to move forward and trying new solutions and new ideas. If we don't change and try new things, our future is grim. We are the largest HOA in Oregon. We are in the black financially. Let's stay that way! Thank you.

Management Team Report – Operations Manager, Chip Sullivan

FYI – We have pulled the first ACH recurring payments with US Bank.

Once again, I want to let you know that we have walking lanyards available in the Golf Shop for all golfing members that choose Plan 2. There is no charge for the lanyard, but they are required and must be visible when walking on the Golf Course.

If you have not purchased your golf cart tag this year, please do so ASAP. The fine for not having a 2023 tag on your windshield is \$100.

Look out for my golf clinic schedule coming out soon for anyone looking to sharpen their game for the upcoming season or is new to the game and wants to start out with good fundamentals. You will see it posted in the Pro Shop and in the News & Views. Also, I will be running Rules & Etiquette classes to help new golfers feel comfortable on the golf course. The class lasts close to 2 hours, and you will learn everything from keeping the proper score to pace of play tips.

And finally, if you're looking for something fun and different this weekend, check out the Portland Golf Show at the Portland Expo Center. It's a great time to see all the new golf products that are on the market. In addition, they have all sorts of games and contests. You can get a free 10-minute lesson and fittings are free. Tickets are \$15 for seniors 60 and over. You can go to portlandgolfshow.com to learn more.

That is the end of my report, Mr. President.
Chip Sullivan, PGA

Superintendents Report – Dave Robinson

Operations Manager Chip Sullivan reporting on behalf of Dave Robinson.
Superintendents monthly report

Hello everyone. February has been a productive month despite freezing temperatures and some snow. We're one man down on our winter crew, but I've got that spot to be possibly filled next month. Our new mechanic has been doing a great job getting our fleet of equipment and tools back to good running order again. Here's what has happened over the month of February.

- Projects:**
- Cutting around all sprinkler heads in fairways has been completed.
 - Removal of leaf pile at our shop has been removed.
 - Raising the front nine greens sprinkler heads is almost complete, and a couple of greens on back 9 are complete. We were hoping to have them completed by the end of February, but it looks like the middle of March.
 - In between frozen weather conditions, we have made an early start on cutting tree limbs up for better playability, and a healthier growing golf course. We're about halfway done with the front nine trees, and I expect that project will be completed by the end of March.
- Here is our spring aerification dates.

March 20th through the 4th we will be slicing open the fairways.
March 27th and 28th Pacific Sports Turf will be topdressing the fairways.

Greens aerification date is Monday April 3rd. Backup date is April the 10th.
Tees and approaches on the front 9 will be done April 4th and the back 9 on the 5th.

We should get the bunker project done by the end of March. I feel like we are in a much better position going into this season than we were last year, and we're looking forward to having a great one! Thank you for your support, and the positive comments.

Treasurer/Budget Committee – Treasurer Phil Balogh

Budget Committee met on Thursday February 23, 2023. Connie Watt, Allan Lindberg, Mike Hepburn, Phil Balogh, Debbie Brown, Chip Sullivan, and Vince Cantwell were in attendance.

- Discussed 2022 year-end results.
- Discussed January 2023 monthly results
- It is too early to draw any conclusions; HOA dues are coming in at a higher rate than last year; other revenues like Associate Memberships, RV rentals, and Publication revenue are a little slower. Expenses are running under budget. We are \$14,590 positive to budget.
- Discussed Reserve Budget modifications needed to fund future Pool/Spa repairs.
- We discussed possible Reserve Study items that can be postponed until all pool costs are known. We will be working with House Committee to finalize our recommendations.

Reports of Officers, Boards and Standing Committees – Motions Regarding Committees

Activities Committee – VP Sharyn Cornett, February 2023

We celebrated the Super Bowl in the Auditorium and Dining Hall. The people that came had a good time. We meet this Thursday. We need to talk about a process for presold tickets for events on the Activity 2023 Agenda. We cannot waste time, energy, effort, and food without knowing how many people will attend. We must have a certain number before we can host an event. The committee puts a lot of time, thought, and hard work into these projects. The same committee has been doing these events for this association for almost 6 years, a lot has changed during that period of time in this world. We want everything we do to be successful, profitable, plus fun for this association. Our purpose is to make money for improvements and equipment where we can help without spending HOA funds. The funds come from you, members of this association. I hope we can get closer to the level we were before changes and fear entered our lives.
Thank you, Sharyn Cornett

Architecture/RV Committee – Director Connie Johnson, February 2023

Members: Jack Cranford, Jone Drury, Connie Johnson, Gary Johnson, Larry Osterhoudt, Jack Rea, and Marty Shallenberger.

The committee meets weekly to go over current and outstanding architectural requests and take action as needed.

Our committee has been working on standardizing the colors that are acceptable for painting of homes within the Estates. Rule 15.1-6 states “Exterior building colors must be consistent with exterior building colors presently within the Association.” We are working on a color reference sheet for our committee to follow as well as future committees. This keeps a fair and consistent standard for everyone to follow.

The RV lot has been a focus of attention in the following areas:

1. Poor drainage continues to be a problem as standing water makes approximately 65-70% of the units difficult to get to without waterproof boots. We are working to create a plan that will address this issue.
2. There are lot regulation issues that we are dealing with. Such as, Rules 13.5 “Neat and orderly appearance”

Rules #13.1 “Must be moveable, Current registration, proof of insurance”. Letters have been sent to members who are not in compliance.

3. Storage containers at the RV lot are being looked in to.
Security system update: The recently installed system seems to be working well.

Respectfully submitted,
Connie Johnson, Architectural and RV Lot Committee Chair

Golf Committee – Co-Chair Ken Bourne, Co-Chair Phil Balogh, February 2023

Due to the weather, this last report period the golf activities have been slow.

House Committee – Director Marilyn Sbardellati, February 2023

The House Committee met twice in the month of February.

Following up on the reserve study replacement items discussed last month, we determined the furniture in the auditorium and dining hall foyer, as well as the member's kitchen appliances are in reasonably good condition and replacement can be pushed forward. We are also not recommending any reserve repairs in the billiard room at this time, except for a few pockets on several pool tables that need attention. Also, possible repurposing of some of the space in the billiard room is ongoing and any extensive repairs should be pending that decision.

Some of the storm water repair work was completed, including cleaning the drain vaults in the parking lot. There are still some broken sections in the area of the auditorium and rose garden. These repairs will be re-evaluated by our plumbing contractor and maintenance department. The parking lot storm drain vaults will need additional attention, especially the one in the SW section of the parking lot.

Electrical repairs and upgrades are ongoing. The repairs to the electrical panel in the Pro Shop were completed, the panel in the restaurant also needs attention, this work will begin shortly. PNW Fire Protection was onsite to gather information to form a quote for repairs to our fire suppression system.

The HVAC unit outside of the auditorium was installed with the repair door against the wall, making it unserviceable unless fully removed from the present location. This unit services the administrative offices. Maintenance is exploring options for repurposing this unit for use in the pool dressing rooms and using the dining room HVAC capacity to service the administrative offices.

This month Ken Bourne, Board President, was given a tour of our facilities, mainly the pool's pump room, west end of the pool building, spa, and pool. Vince provided a thorough narrative as to the problems in this area. Ken invited other board members to attend a similar tour. Phil, Kim, Marilyn P, and I along with Finance Manager, Debbie Brown took the tour. Among the issues discussed were the foundation, other structural issues (especially the roof over roof over roof construction) and the inability to get a sign off for structural repairs by either of the two engineers we consulted. We also discussed the need for a new electrical power source for facility upgrades, and various issues with the pool's plumbing. We looked at the fire suppression system and the need to continue with repairs and replacements, where necessary.

We received a bid for repairing the current spa, it came in at \$100,000. We have only \$500,000 budgeted for repairs and replacement of all that is needed for the proper functioning of the pool, pumping system, and spa. We know the current location of the spa will require costly repairs of the structure surrounding it, leaving considerably less money to devote to the pool's rehabilitation. We know the pool's plumbing leaks about 1,200 to 1,500 gallons of water a week and needs a complete upgrade, several skimmers need repair, we have rusted rebar in the pool's structure and the decking will need replacing once the plumbing work is complete. The pool's pump room should be relocated and upgraded. The House Committee believes the pool is the most valuable asset and it is required in our Articles of Incorporation. We feel adding a spa as part of the scope of work for the pool project, makes more sense financially than continued efforts to utilize the current spa space. Therefore, we are making the recommendation to abandon the current spa location.

The pool is currently shut down. A major valve in the pump room broke, necessitating an extensive repair. We needed the services of both our electrical and plumbing contractors but much of the work is being done in-house. We are able to use plumbing supplies and equipment we have on-hand, for some of the work. I do not have a firm date for reopening the pool, we are hoping within a week or two.

During the last House Committee meeting we discussed equipment replacement for the restaurant. We did not recommend replacing the refrigerator that was recently purchased, I made this known to management. It was decided to abide by the now expired lease agreement and purchase it anyway. The purchase of the refrigerator is in contrast to plans to eventually install a walk-in refrigerator/freezer and further adds to the subsidy WEG provides the restaurant. The restaurant lease expired in November 2021, the lease extension was not exercised by either party and a new lease has yet to be signed.

Therefore, we feel it is imperative to have at least a month-to-month agreement of some sort, put in place while a new lease can be negotiated. This is for the protection of both parties and especially WEG’s physical assets.
End of report
Marketing/PC Committee – Director Sherman Lackey, February 2023
The Marketing PC Committee discussed, and made decisions, on the following items:

- A display stand for realtor WEG properties For Sale flyers – to be placed in the clubhouse living room. Display stand must be portable, realtors must advertise in the News & Views and/or the WEG Directory, no more than 10 “buckets” for the stand and 1 realtor per bucket. We will work with the House Director for placement. No holes to be drilled anywhere.
- Kept the insert policy in place, as well as the price.
- Formulated an updated obituary policy for the News &

Views (very spirited discussion)
• Accepted the new pricing structure, Stan to contact all advertisers currently using Black and White advertising to convert to Color.
• Presented an idea Kim approached me with a way to have News & Views searchable for an entire year. Example: search all of the 2014 editions for motions at once as opposed to searching each individual edition of 2014. We are proceeding with the idea.
Briefly discussed, but made no decisions, on pending changes in how the Marketing PC Committee interfaces with the Management team.
Sherman Lackey, Director Marketing PC Committee
New Members Committee – Director Marilyn Plowman, February 2023
The New Members Committee met on February 15th at 2 pm in the conference room.
We continued planning for the New Member Welcome

Event which will be held in the clubhouse at 2 PM on Saturday March 25th. Tables will be arranged in the auditorium for club and committee representatives to greet members and supply information. In the dining room, the Foodies Club will provide empanadas, cookies, coffee, and water. Wine, donated by David Rushton, will also be available.
Welcome packets are being prepared with information about the HOA governance and the available amenities. Coupons for Coffee Hour, the Country Cottage, and golf will be included to encourage new member participation. The packets will be distributed to new members and members who arrived in 2022 who were not yet welcomed.
Our next meeting will be on March 1st in the conference room at 1 PM.
Rules & Regulations Committee – Director Steve Garner, February 2023 – none.

Woodburn Estates & Golf Board of Directors Meeting Minutes

February 28, 2023 – 1:30 pm | Approved February 28, 2023

Call to Order 1:31 pm
Establish a quorum –Sharyn Cornett, Kim Farquharson, Phil Balogh, Connie Johnson, Marilyn Sbardellati, Sherman Lackey, Marilyn Plowman, Steve Garner; Absent with notification: Ken Bourne
Pledge of Allegiance
Changes to the Published Agenda:
Motion: Secretary Kim Farquharson – I move to make the following correction to the approved minutes of the January 24, 2023, BOD Meeting – Motion was seconded and approved.
Architecture/RV Committee – Director Connie Johnson Jan 18, 2023, Meeting: Members present: Connie Johnson, Larry Osterhoudt, Gary Johnson. Ex-officio member; Also present, Operations Manager, Chip Sullivan.
Rules & Regulations Committee – Director Steve Garner January 24, 2023
Rules Committee met Monday, January 9, 2:30 pm in News & Views office. Members present: Steve Garner, chair; Stan Hiller, Suzann Lucas, Dianne Matta, Marie McHone, Ron Allowitz, Sherry Stoneback, by phone. Ex officio members: Ken Bourne, President; Also present, Operations Manager, Chip Sullivan. Management team member.
Executive session – February 24, 2023, in conference room. Personnel issues were discussed.
Treasurer/Budget Committee – Treasurer Phil Balogh Budget Committee met on Thursday, February 23, 2023. Connie Watt, Allan Lindberg, Mike Hepburn, Phil Balogh, Debbie Brown, Chip Sullivan, and Vince Cantwell were in attendance.
• Discussed 2022 year-end results.
• Discussed January 2023 monthly results
• It is too early to draw any conclusions; HOA dues are coming in at a higher rate than last year; other revenues like Associate Memberships, RV rentals, and Publication revenue are a little slower. Expenses are running under budget. We are \$14,590 positive to budget.
• Discussed Reserve Budget modifications needed to fund future Pool/Spa repairs.
• We discussed possible Reserve Study items that can be postponed until all pool costs are known. We will be working with House Committee to finalize our recommendations.
Woodburn Estates &Golf
Treasurer and Budget Committee Report
Year-end 2022
2022 Year-End Financial Report
Fund Balances
Operations Fund- \$150,115
Reserve Fund-\$725,224
Working Capital Fund-\$488,152
RV Lot Fund-\$2,480
Ending Operations fund cash after prepaid Accounts Receivable- \$84,112
Operation Fund lost (\$6,258) and short \$30,707 or 2% of budget.
Loss of Gross Profit (Revenues -Cost of Goods Sold) was the main contributor to the Loss.
Total revenues were down (\$72,229) of budget.
Major budget variances were Member Golf memberships (\$31,610), RV storage fees (\$7,779), Publications income (\$7,727), and HOA dues (\$8,808) with \$30,000 past due Accounts.
Expenses were \$41,522 less than budgeted.
Major variances were:
Labor costs \$66,485 less than budget, mostly due to short staffing.

Benefits were \$4,048 less than budget.
Groundskeeping was (\$27,939) over budget mostly due to inflationary fuel costs and extraordinary tree maintenance.
Maintenance expense was (\$18,747) or 20% over budget. Many issues in almost every account in maintenance. Given the age of our buildings, I expect this trend to continue.
Professional Services were \$22,657 or 18% less than budget. Less needed computer support, office supply costs, and reduced bank fees were the major contributors to this. All other accounts were near budget.
Reserve Fund
Beginning Balance \$1,042,076
Revenues \$4,692
Expenses (\$299,514)
Investment Gain/loss (\$22,030)
Ending Balance\$725,224
Working Capital Fund
Beginning Balance0
Income\$488,152
Ending Balance\$488,152
Move to approve Treasurer report was seconded and approved.
Good of the Order
Discussion brought up by Director Marilyn Sbardellati – To address the domestic partner issue that was brought up in previous meetings. This was referred to the Rules Committee to look at how to add it to the correct governing documents.
MOTIONS:
Motion #1: Treasurer Phil Balogh- I move we approve up to \$100,000 of Reserve Funds to continue repair of the Fire suppression system. Motion seconded and approved.
Motion #2: Treasurer Phil Balogh – I move we approve transferring \$8632.25 from Reserve Fund to Operating fund for qualified Reserve Fund expenditures paid from Operations Fund. Motion seconded and approved.

nv Date	Vendor	Inv#	Inv Amt	Description
01/01/23	CJ Hansen Co Inc	WO-0016633	\$1,128.54	HVAC repairs in locker rooms
01/01/23	CoolSys	1512025	\$1,188.90	refrigerator repair #G1418149
01/12/23	Northside Electric	98986	\$2,914.00	repair/replace tunnel lights w/LED lights
01/12/23	Northside Electric	98987	\$3,400.81	electrical repairs in kitchen - convection oven & lighting
			\$8,632.25	

Motion #3: Secretary Kim Farquharson – I move to approve the following changes on SOP 1.2.4A, SOP 1.2.4A1, and SOP 1.2.4A2
1.2.4-A An agenda will be prepared for each regular and special meeting. The President is responsible for determining the content of each agenda, based on his or her knowledge of matters to be discussed, and after consultation with other Board members and the Manager Management Team. No later than two (2) working three (3) days prior to the Board meeting, the agenda will be posted on the corporate bulletin board and will be placed in each Director's office correspondence tray or emailed.
1.2.4-A1 All Board Reports and Motions must be in the Secretary's electronic inbox by 4 pm Thursday Saturday morning before the Tuesday Board Meeting for inclusion in the agenda via Bugle Blast. [6-30-2020]
1.2.4-A2 Motions Committee Reports must be in the Secretary's electronic inbox by Monday morning in order

to be printed and given to each Board Member prior to the meeting.
Motion seconded and approved.
Motion #4: Secretary Kim Farquharson –I move to approve the creation of an ad-hoc committee to review the entire election process; make any suggestions for changes; redesign the envelope; review and update the election book and present a complete package to the BOD for approval. I would like to ask Director Marilyn Sbardellati to co-chair this committee, to ask Director Steve Garner to work as advisor, and to This committee will work with Chip Sullivan, Operations Manager. Motion as amended was seconded and approved.
Motion #5: House Director Marilyn Sbardellati – I move to begin the process of obtaining a new electrical power drop from the power pole east of the auditorium. The estimated cost, \$40,000. Motion seconded and approved.
Motion #6: House Director Marilyn Sbardellati – I move to abandon any plans to refurbish, rebuild, or insert a new spa at or in the existing spa location. Motion seconded and approved.
Motion #7: House Director Marilyn Sbardellati – I move to create a House sub-committee who's only focus will be refurbishing, rehabbing, and/or replacing our pool, spa, and related infrastructure. Motion seconded and approved.
Motion #8: House Director Marilyn Sbardellati – I move to direct WEG management to secure an MOA, MOU, or other form of month-to-month agreement, between WEG and Country Cottage Restaurant until such time a new contract between both parties is signed. Motion seconded and approved.
Motion #9: Marketing PC Director Sherman Lackey: I move to approve 2023-0124 SOP 2.10.1 last sentence only: Articles will be printed as submitted, although spelling or grammatical errors may be corrected with the approval of the author by the N&V editor or Marketing PC chair. Motion seconded and approved.
Motion #10: New Member Director Marilyn Plowman
I move to add the following members in good standing to the New Members Committee – Cheryl Fox and Jone Drury. Motion seconded and approved.
Motion #11: Rules & Regulations Director Steve Garner – I move to approve the creation of a supplementary publication whose purpose is to promote and report the activities of all groups and clubs operating under the umbrella of Woodburn Estates & Golf. The official name, responsibilities, and oversight of this publication shall be determined by the Golf, Activities, and Marketing Directors. This Publication shall not use the News & Views facilities, or materials, nor shall it follow any formatting used by News & Views to avoid any confusion with our primary publication. Motion was withdrawn.
Motion #12: Rules & Regulations Director Steve Garner – I move to approve the creation of a wall display of this supplemental publication in the hallway between the Library and the Golf Lounge Its primary distribution shall be through a link on Activities & Clubs page on the WEG website and sent out via Bugle Blast. Motion was withdrawn.
Adjourn to Open Mic – Any Members Comments Reconvene Meeting
Secretary: Make a motion to approve these minutes as amended. Motion seconded and approved.
Announcement for Next Meeting – March 28, 2023, at 1:30 pm
Adjourn meeting at 4:05 pm

BOD CORPORATE EMAIL ADDRESSES

Ken Bourne	president@woodburnestatesgolf.com	Ken Bourne/Phil Balogh.....	golf@woodburnestatesgolf.com
Sharyn Cornett	vp@woodburnestatesgolf.com	Marilyn Sbardellati	house@woodburnestatesgolf.com
Kim Farquharson.....	secretary@woodburnestatesgolf.com	Sherman Lackey	publications@woodburnestatesgolf.com
Phil Balogh	treasurer@woodburnestatesgolf.com	Marilyn Plowman	newmembers@woodburnestatesgolf.com
Sharyn Cornett, <i>Activities</i>	vp@woodburnestatesgolf.com	Steve Garner	rules@woodburnestatesgolf.com
Connie Johnson	arch-rv@woodburnestatesgolf.com		

“Who’s on Third?” Community Concert

by Trudy Fowlks, Concert Coordinator

March’s “Who’s on Third?” community concert will feature The Feely Family. At one time Don Feely was one of the contract organists for The Organ Grinder restaurant and Oaks Park Roller Rink. Don & his very talented adult children will be presenting a concert that will include some classical organ pieces, some Broadway show tunes, some Christian praise songs, and much more. He will also be including a Harold Lloyd classic silent movie (complete with organ effects).

The concert will be held from 3:00-4:00 PM on Saturday March 18th at Woodburn United Methodist Church, located at 700 N. Cascade

Dr. (just south of the Cascade Park Retirement complex) in Woodburn. All the “Who’s on Third?” concerts are open to the public. Admission is by free-will offering (taken at the doors) to support this community concert series. We recommend that you consider wearing a mask if you are concerned about sitting close to other people.

Mark your calendars for March 18th. Invite a friend or neighbor to join you & brighten up their weekend. We hope to have another great turn out for this popular community event. We look forward to seeing you there.

Concrete Work

Driveways • Sidewalks • Shop Floors • Garage Floors
Tear Out & Replace • Patios • Add Ons
Exposed Concrete • Concrete Stamping



DANSKEY CONSTRUCTION
CCB# 168267

Family-Owned Business

WE DO THE WORK — No Sub-Contractors!

503-982-1702 OR 503-871-4544 (CELL)

DanskeyConstruction@gmail.com

Engle & Schmidtman Law

Wills • Trusts • Probate
Estate Planning • Real Property

KIRK A. SCHMIDTMAN
Attorney at Law
Of Counsel to Sussman Shank LLP



503-981-0155
kschmidtman@woodburnlaw.net

Fax: 503-981-0158 www.engeschmidtmanlaw.com
610 Glatt Circle, Woodburn, OR 97071



Robert Cornett
Certified Arborist #PN-6032A

Office: (503) 540-9038 | Mobile: (503) 569-3751

Email: sales@rrtreeservice.com | Web: rrtreeservice.com

COME PLAY WITH US

SOCIAL DUPLICATE BRIDGE

Salem/Keizer Senior Center
930 Plymouth DR N • Keizer, OR

Wednesday • Thursday • Friday

Call: Don (503) 551-6210
Jeff (559) 679-8950

EMERALD GARDENS
ASSISTED & MEMORY CARE



BENEFITS OF HOSPICE

Wednesday
March 22, 2023
3:30 PM

at Emerald Gardens
1890 Newberg Hwy,
Woodburn, OR 97071

Enjoy light refreshments during
this free educational presentation.

Learn about Hospice care :

- Nursing and CNA visits
- Social workers and Chaplains
- Medical equipment provided
- Massage and Music Therapy
- Insurance

Presentation by Kaytlan Garcher, LPN
with Serenity Hospice



Let us know you are coming!
info@egseniorliving.com | 503-982-4000



Good Response to
TECH TIME
Help with Technology



By Kim Farquharson

In the last month, we have realized that there is a need for some technical help here in our community. We have met three Mondays and each time there have been 3-5 different people who come with different tech questions looking for help. The two hours fly by as we try to figure out how to help. Most questions have to be first researched to find the steps needed to solve the issue, and then to try to follow those steps. This isn't someone "teaching a computer class," but rather a moment to try and figure it out together.

If there is anyone who has some tech experience and wants to use their knowledge and expertise to help a neighbor, please come on down. Your help will be greatly appreciated.

For the month of March, it will be every Monday from 9:00 am to 11:00 am. There is a good possibility that we will have to change the time in April. We will let you know.

A reminder if you are coming for assistance. Many times, you will need to remember your login and password information. So, do not forget to look that up before you come.

Thanks for your patience as we try to figure things out together. This is "Neighbors helping Neighbors" and that is what we want in our WEG Community.

If you have any questions, please reach out to 541-325-6320 or by email: techtime.weg@gmail.com



The Foodies' Club invites you to:

Easter Saturday
Brunch & Tea

Lunch is a meal, but brunch is a culture.
Brunch is always a good idea.
Live, love, brunch.

Saturday, April 8th
11:00 am
WEG Dining Room

Cost: Donation to Foodies Club
all proceeds go towards next Foodies Event

For Reservations: email: weg.foodies@gmail.com or text: 541-325-6320

Country Cottage
RESTAURANT



Weekdays 8am - 8pm Sat 8am - 8pm Sun 8am - 3pm

Call ahead for Reservations OR Takeout 503-982-3883

 Call us or check our Facebook for Daily Specials

Menu items and prices are subject to change without notice!

CALENDAR

(March 10 – 24, 2023)

*Any change of date, time, activity, or place must be made with the Office at 503-982-1776.

Regular Board Meetings are held the 4th Tuesday of Each Month at 1:30 in the Auditorium

FRIDAY, MARCH 10

8:00am - 9:00am	Mermaid Water Aerobics(Pool)
8:00am - 9:00am	Walking Club (Aud)
9:15am - 10:00am	Senior Yoga (Aud)
9:30am - 10:30am	Ladies Laugh & Chat (Blue Rm)
10:00am - 12:00pm	Pickleball (Dining Rm)
10:15am - 11:15am	Senior Cardio/Zumba (Aud)
12:30pm - 4:30pm	Friday Bridge Group (Blue Rm)
12:30pm - 3:30pm	Bunco (Craft Rm)
2:00pm - 3:00pm	Women's Water Aerobics (Pool)

SATURDAY, MARCH 11

10:00am - 12:00pm	Pickleball (Aud)
11:00am - 5:00pm	Private Rental (Blue Rm)
12:00pm - 4:00pm	Texas Holdem (Dining Rm)
2:45pm - 5:00pm	Water Volleyball (Pool)
5:00pm - 9:00pm	Hand & Foot Group (Blue Rm)
7:00pm - 10:00pm	Spring Fling Dance (Aud & Kitchen)

SUNDAY, MARCH 12

1:00pm - 4:00pm	Music Jammers (Aud & Kitchen)
-----------------	-------------------------------

MONDAY, MARCH 13

8:00am - 9:00am	Mermaid Water Aerobics(Pool)
8:00am - 9:00am	Walking Club (Aud)
9:00am - 11:00am	Tech Time (Card Room)
8:30am - 2:30pm	Sr. Estates Quilters (Craft Rm)
9:15am - 10:00am	Senior Yoga (Aud)
9:30am - 10:30am	Ladies Laugh & Chat (Blue Rm)
10:00am - 12:00pm	Pickleball (Dining Rm)
10:15am - 11:15am	Senior Cardio/Zumba Class (Aud)
11:15pm - 12:15pm	Tai Chi Class (Aud)
12:00pm - 4:00pm	Monday Bridge (Dining Rm)
12:30pm - 4:30pm	Fabric Quilting Arts (Aud)
2:00pm - 3:00pm	Women's Water Aerobics (Pool)
5:00pm - 8:00pm	Pickleball (Aud)
5:45pm - 8:00pm	Water Volleyball (Pool)

TUESDAY, MARCH 14

8:00am - 9:00am	Mermaid Water Aerobics(Pool)
10:00am - 11:00am	Senior Fitness (Aud)
10:00am - 12:00pm	Needlcraft (Card Rm)
10:00m - 12:00pm	Ping Pong (Dining Rm)
11:00am - 2:45pm	Ukulele Uke-de-dos (Craft Rm)
11:30am - 1:15pm	Kiwanis Club Of Woodburn (Blue Rm)
1:30pm - 2:30pm	Bible Study (Conf. Rm 1)
2:45pm - 5:00pm	Water Volleyball (Pool)
5:00pm - 9:00pm	Tuesday Night Poker (Card Rm)
6:00pm - 7:00pm	Beginner Line Dance Class (Aud)
6:00pm - 8:00pm	Pickleball (Dining Rm)

News & Views

Article

Deadline

All articles, advertising, and pictures are to be submitted to N&V on Thursday by 9:30am, the week before the Thursday delivery distribution. No exceptions.

WEDNESDAY, MARCH 15

8:00am - 9:00am	Mermaid Water Aerobics(Pool)
8:00am - 9:00am	Walking Club (Aud)
9:00am - 10:00am	Ping Pong (Dining Rm)
9:15am - 10:00am	Senior Yoga (Aud)
9:30am - 10:30am	Laugh & Chat (Blue Rm)
10:00am - 12:00pm	Pickleball (Dining Rm)
10:15am - 11:15am	Senior Cardio/Zumba Class (Aud)
12:00pm - 4:00pm	Double Deck Pinochle (Card Rm)
1:00pm - 3:45pm	Wii Bowling (Aud)
1:30pm - 3:30pm	Homestyle Hymn Sing (Blue Rm)
2:00pm - 3:00pm	Women's Water Aerobics (Pool)
5:30pm - 7:30pm	Wrinkle City Players (Aud)
6:00pm - 9:00pm	Bingo (Dining Rm)
6:00pm - 9:00pm	Pinochle (Blue Rm)

THURSDAY, MARCH 16

8:00am - 9:00am	Mermaid Water Aerobics(Pool)
8:30am - 2:30pm	Sr. Estates Quilters (Craft Rm)
9:30am - 11:00am	Coffee Hour (Aud)
11:30pm - 3:00pm	Foodies Club Meeting (Kitchen)
5:00pm - 9:00pm	Thursday Night Poker (Card Rm)
5:45pm - 8:00pm	Water Volleyball (Pool)
6:00pm - 7:30pm	Intermediate/Adv Line Dancing (Aud)
6:00pm - 9:00pm	Pinochle (Blue Rm)

FRIDAY, MARCH 17

8:00am - 9:00am	Mermaid Water Aerobics(Pool)
8:00am - 9:00am	Walking Club (Aud)
9:15am - 10:00am	Senior Yoga (Aud)
9:30am - 10:30am	Ladies Laugh & Chat (Blue Rm)
10:00am - 12:00pm	Pickleball (Dining Rm)
10:15am - 11:15am	Senior Cardio/Zumba (Aud)
12:00pm - 4:30pm	Friday Bridge Group (Blue)
12:30pm - 3:30pm	Bunco (Craft Rm)
2:00pm - 3:00pm	Women's Water Aerobics (Pool)
5:30pm - 7:30pm	Wrinkle City Players (Aud)

SATURDAY, MARCH 18

10:00am - 12:00pm	Pickleball (Aud)
2:45pm - 5:00pm	Water Volleyball (Pool)
5:00pm - 9:00pm	Hand & Foot Group (Blue Rm)

MONDAY, MARCH 20

8:00am - 9:00am	Mermaid Water Aerobics (Pool)
8:00am - 9:00am	Walking Club (Aud)
8:30am - 2:30pm	Sr. Estates Quilters (Craft Rm)
9:00am - 11:00am	Tech Time (Card Room)
9:15am - 10:00am	Senior Yoga (Aud)
9:30am - 10:30am	Ladies Laugh & Chat (Blue Rm)
10:15am - 11:15am	Senior Cardio/Zumba Class (Aud)
10:30am - 2:00pm	Women's Golf Club Mtg (Dining Rm)
11:15am - 12:15pm	Tai Chi Class (Aud)
12:00pm - 4:00pm	Monday Bridge (Blue Rm)
12:30pm - 4:30pm	Fabric Quilting Arts (Aud)
2:00pm - 3:00pm	Women's Water Aerobics (Pool)
5:00pm - 8:00pm	Pickleball (Aud)
5:45pm - 8:00pm	Water Volleyball (Pool)

OFFICE

IS CLOSED

ON WEDNESDAY

TUESDAY, MARCH 21

8:00am - 9:00am	Mermaid Water Aerobics(Pool)
10:00am - 11:00am	Senior Fitness (Aud)
10:00am - 12:00pm	Needlecraft (Card Rm)
10:00am - 12:00pm	Ping Pong (Dining Rm)
11:00am - 4:00pm	Progressive Hand & Foot (Blue Rm)
11:00am - 2:45pm	Ukulele Uke-de-dos (Craft Rm)
1:30pm - 2:30pm	Bible Study (Conf. Rm 1)
2:45pm - 5:00pm	Water Volleyball (Pool)
5:00pm - 9:00pm	Tuesday Night Poker (Card Rm)
6:00pm - 7:00pm	Beginner Line Dance Class (Aud)
6:00pm - 8:00pm	Pickleball (Dining Rm)

WEDNESDAY, MARCH 22

8:00am - 9:00am	Mermaid Water Aerobics(Pool)
8:00am - 9:00am	Walking Club (Aud)
9:00am - 10:00am	Ping Pong (Dining Rm)
9:15am - 10:00am	Senior Yoga (Aud)
9:30am - 10:30am	Laugh & Chat (Blue Rm)
10:00am - 12:00pm	Pickleball (Dining Rm)
10:15am - 11:15am	Senior Cardio/Zumba Class (Aud)
12:00pm - 4:00pm	Double Deck Pinochle (Card Rm)
1:00pm - 3:45pm	Wii Bowling (Aud)
2:00pm - 3:00pm	Women's Water Aerobics (Pool)
6:00pm - 9:00pm	Bingo (Dining Rm)
6:00pm - 9:00pm	Pinochle (Blue Rm)
5:30pm - 7:30pm	Wrinkle City Players (Aud)

THURSDAY, MARCH 23

8:00am - 9:00am	Mermaid Water Aerobics(Pool)
8:30am - 2:30pm	Sr. Estates Quilters (Craft Rm)
9:30am - 11:00am	Coffee Hour (Aud)
11:30am - 2:30pm	Foodies Club Meeting (Kitchen)
12:00pm - 3:00pm	Ladies Single Deck Pinochle (Blue Rm)
5:00pm - 9:00pm	Thursday Night Poker (Card Rm)
5:45pm - 8:00pm	Water Volleyball (Pool)
6:00pm - 7:30pm	Intermediate/Ad. Line Dancing (Aud)
6:00pm - 9:00pm	Pinochle (Blue Rm)

FRIDAY, MARCH 24

8:00am - 9:00am	Mermaid Water Aerobics(Pool)
8:00am - 9:00am	Walking Club (Aud)
9:15am - 10:00am	Senior Yoga (Aud)
9:30am - 10:30am	Ladies Laugh & Chat (Blue Rm)
10:00am - 12:00pm	Pickleball (Dining Rm)
10:15am - 11:15am	Senior Cardio/Zumba (Aud)
12:30pm - 4:30pm	Friday Bridge Group (Blue Rm)
12:30pm - 3:30pm	Bunco (Craft Rm)
2:00pm - 3:00pm	Women's Water Aerobics (Pool)
5:30pm - 7:30pm	Wrinkle City Players (Aud)

MANAGEMENT TEAM

WEG STAFF

Vincent Caldwell, Facilities Manager maint@woodburnestatesgolf.com	Alisha Bishop, Front Desk. info@woodburnestatesgolf.com
Debbie Brown, Financial Manager .accounting@woodburnestatesgolf.com	Dave Robinson, Greens Superintendent . super@woodburnestatesgolf.com
Chip Sullivan, Operations Manager. gm@woodburnestatesgolf.com	Chip Sullivan, Pro Shop. proshop@woodburnestatesgolf.com



Ways You Can Support

Your support makes a difference!

- **Vehicle donations** • **Cash donations**
- **Sponsorships** • **Volunteer**

Canby: **503.266.5100**

Day Respite and Support Groups

www.thelmasplace.net

The Sign of Excellence





Dave Christoff, CRS, GRI
Owner & Principal Broker
503-989-1676



Christina Williamson
503-989-9875



Erica Haworth
503-984-1345





Gina Audritsh
503-951-2344



Bill Leder
503-951-2221





Steve Babcock
503-510-3047



James Audritsh
503-951-2366



Annie Kirsch
503-989-1124



Mikhail (Mike) Gladkiy
503-602-2288



Shelly Stultz
503-710-4028

503-981-0621 • hpihomes.com

Members of both Portland & Salem Multiple Listing Services

735 Glatt Circle, Woodburn (off Hwy 214 at Meridian)

CHRIS WASSINGER

CCB#212884



WASSINGER CONSTRUCTION

503-826-2422 • CHRIS@WASSINGERPAINTING.COM

- **Construction**
- **Handyman Services**
- **Painting**
- **Roofing**
- **Siding & Repairs**



JUSTIN STEARNS AGENT

1585 N Pacific Highway
Woodburn, OR 97071

503-981-7378

www.justinstearns.com



Providing Insurance & Financial Services

Proudly Serving **Woodburn Estates** Since 1990!



Senior Discount
20% OFF*
Service Call Only
*Cannot be used or combined with other specials

(971) 236-7425 • www.BensHeating.com

WEG HOA CERTIFIED





LORRIE "JOSEPHINE" COX
Principal Broker, GRI, SRES,
CPRES, Probate RE Specialist

503.989.1986
LorrieCox.Realtor@gmail.com

YOUR VOICE IN REAL ESTATE

RoofRite Services

Roof installations,
Repairs & Maintenance

503-984-0924



ROOF RITE SERVICES INC. It's our service that counts

CCB#231153

Country Meadows Village

Independent ~ Assisted Living ~ Cottages



Features:

- Three Meals a Day
- All Day Dining
- Organic Produce
- Weekly Housekeeping
- Daily Activities
- Trips & Tours
- Transportation
- Recreational Activities
- Monthly Concerts
- Happy Hour
- Wellness Programs
- Emergency Response
- No long-term Commitment
- Privately Owned
- **Best Value Around!**



Fall is here.
The season of
colorful
leaves, cozy
fireplaces, and
great food!

Call to
Find out
More

(503) 982-2221

155 S. Evergreen Rd.
Woodburn, Or.

www.CountryMeadowsVillage.com

Because You Deserve the Best!