

# News & Views

The Official Woodburn Estates & Golf Publication Since 1962 ▪ A 501(c)7 Social Club ▪ Friday, April 14, 2023

## New Members

On Saturday, March 25, 2023, a New Members' Meeting was held in the auditorium for all members who bought homes here in Woodburn Estates & Golf in the last two years. Each new homeowner was contacted with a personal invitation, and 26 attended. Also attending were some members who weren't "new" but had never attended such a meeting. Each attendee was given a booklet

with governing documents, information about the different clubs and activities, and other pertinent information.

The Foodies Club provided refreshments in the dining room where people could eat and visit.

Almost 75 people representing the activities and clubs within WEG participated, being

available to answer questions. Most board members attended as well. It was a great turnout to show new members how they can get involved in their new community.

Everyone who attended thought it was a great success for the New Members' Committee under Director Marilyn Plowman. Congratulations on a job well done!!



"New Members" Jan and Lee Ramsdell Chris and Mike Alexander



Stan Hiller, Directory; Linda Hoover, Distribution; Karen Linton, Editor N&V; Sherman Lackey, Director



Anne Reslock & Linda Chatfield



Micki Harrison & Barbara Knox with Lady Putters and Betty Yaws & Georgette Rehfeld, Ladies Golf Club

## Pancake Breakfast

The Pancake Breakfast has been postponed until May 13. This year, tickets will be sold a little differently. Since they don't want a lot of waste, the Activities Committee is asking that people purchase their tickets before the event so that they can prepare efficiently. If enough tickets are not sold prior to end of day, May 4, the event might be cancelled.

This may be the wave of the future for all events as the number of attendees at any event has not returned to pre-Covid numbers.

So, beginning on April 13, tickets can be purchased at the Pro Shop (8 a.m.-4 p.m., all days, weather permitting), Coffee Hour (Thursday mornings) and at Bingo (Wednesday nights).

Please note that tickets WILL NOT be sold in the office. As an incentive, pre-sold tickets will be only \$6. Tickets at the door will be \$8 if tickets are still available.

The menu includes pancakes, eggs, sausage, orange juice and coffee. Keep watching N&V for updates and reminders.

Woodburn Estates & Golf

# coffee hour

Apr 20 THE FEUD; POLICE vs FIRE

Apr 27 Music by FRENCH PRAIRIE BAND & CHOIR

Thursdays @ 9:30 \$2 Cover Charge

Weekly Drawings and featured Entertainment

*Entertainment listed is subject to change without notice.*





Easter hat & dress made by new member Chris Alexander.  
Chris was the winner of the Easter Hat Contest at Coffee Hour.



# Lady Putters ~ 2023

By Barbara Knox

Get your putters out and dusted off, our season is getting close.

Putters will start on May 1, 2023, first Monday of May. We will meet between 9:00 am and 9:45 am in the golf lounge. If the weather is bad, we will still meet. We can take dues and welcome the new members and have a short meeting. Please plan on attending.

Membership dues remain the same, \$15.00 for returning members, plus \$3.00 for that days' play, a total of \$18.00.

For new members the dues will be \$25.00, which covers the cost of a shirt with our logo, an apron to hold your score card, ball, pencil etc. \$3.00 will be collected also for that days' play for a total of \$28.00. We do take checks for your dues. However, during regular Mondays, we need \$1.00 bills, if possible. Please do not bring \$20.00 bills, as we do not have enough cash to make change and have the ability to pay for the holes-in-one at the end of that days' play.

Looking forward to seeing everyone again.

## In Memory of...

Dale Bradley – March 24, 2023

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Fraudsters are calling members claiming to be from fraud prevention department.

**NEVER SHARE YOUR CARD NUMBERS, PASSWORDS, OR VERIFICATION CODES**

# To Prevent Fraud and Theft

By Karen Linton

Never give your account numbers, passwords, social security number, verification codes, etc. to anyone, especially over the phone. Social Security and the IRS NEVER call you; they always send letters. Never send anyone cash EVER or a cashier's check without verifying that person/company is legitimate.

If someone calls collecting a debt you owe, contact the company involved before sending money. All legitimate companies accept your personal check or the checks your bank sends if you bank online. Be suspicious of anything sounding "off" or strange or if something sounds too good to be true.

If someone comes door-to-door attempting to sell something, ask if they have a City of Woodburn license to do so. Most do not and will go away because you have asked to see it and they can't produce it. Then call the non-

emergency number for the police, 503-982-2345. Unless you have called the person or company to come to your house, NEVER let anyone into your property.

Also, if you are going to be away for awhile, never advertise that on Facebook or anywhere else. Make sure you stop your mail and/or newspaper so that they don't pile up, making it appear no one is home. Get timers for two or three lights/lamps and set them to go on and off at different times of day or night. Have your neighbor check on your property and if they can, park a vehicle in your driveway a few times while you are gone. Make sure your yard is mowed.

Unfortunately, there are crooks who prey on the older population, so we need to protect ourselves and our loved ones from them. Better to be safe than sorry is not just a platitude, it's how we need to live our lives safely.

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Woodburn Estates Real Estate Round-Up

Quarter 1, January 1 – March 31, 2023

Real Estate Round-Up is a quarterly article provided as community information by the four real estate companies advertising in both the N&V and the directory

The Real Estate market in quarter 1 of 2023 has declined slightly from last year. Prices are down, with the selling price often falling below the asking price. Determining a listing price is very important to a successful sale. Homes are on the market for an average of about 25 days before going into contract. Within Woodburn Estates the number of homes for sale is moving closer to pre-pandemic numbers.

Active Listings	MLS #	Address	Beds	Bath	Cars	SF	Original Price	Current Price	DOM *
	23216106	1529 Newport Way	2	1	1	812	\$259,000	\$249,000	68
	23191478	1937 Thompson Rd	2	1	1	840	\$249,900	\$249,900	9
	803079	1456 Country Club Cir	1	1	1	625	\$250,000	\$250,000	4
	23689099	1328 Garden Way	2	1.1	1	812	\$259,500	\$255,500	51
	23359293	978 Cahill Way	2	1.1	1	900	\$299,900	\$289,900	71
	23659151	1362 Princeton Rd	2	1	1	896	\$297,532	\$297,532	8
	23243871	1614 Quinn Rd	2	1	1	812	\$315,000	\$315,000	3
	22523794	876 Oregon Way	2	1	2	1146	\$339,900	\$319,000	221
	23090368	654 Oregon Way	2	1.1	1	1272	\$349,000	\$320,000	57
	23439941	1377 Garden Way	2	2	1	881	\$329,950	\$324,950	67
	23185962	421 W Clackamas Cr	2	2	2	1187	\$369,000	\$369,000	17
	23564887	844 Oregon Way	2	1.1	1	1246	\$369,000	\$369,000	41
	799758	520 S Cascade	2	2	2	1191	\$375,000	\$375,000	106
	23343544	403 E Clackamas Cir	2	2	2	1195	\$389,900	\$379,900	22
Pending	22048329	691 N Cascade Dr	2	2	2	1644	\$395,000	\$395,000	1
	23122214	1349 Vanderbeck Ln	2	2	2	1368	\$399,000	\$399,000	57
	MLS#	Address	Beds	Baths	Cars	SF	Original Price	Current Price	DOM *
	22531421	1347 Hampton Way	2	1	1	840	\$269,900	\$229,900	125
	23293015	1680 Rainier Rd	2	2	2	1612	\$275,000	\$275,000	8
	23214072	1650 Vanderbeck Ln	2	1	1	812	\$279,000	\$279,000	29
	23236755	1369 Thompson Rd	2	1	2	858	\$284,000	\$284,000	78
	23637156	1427 Quinn Rd	2	1	1	812	\$289,000	\$289,000	20
	23678478	796 S Cascade Dr	2	2	1	1167	\$300,000	\$300,000	3
	22164660	1345 Randolph Rd	2	1	2	1157	\$319,000	\$314,900	162
Sold: Closing from January 1 to March 31, 2023	23416758	1410 Princeton Rd	2	1.1	2	925	\$340,000	\$340,000	22
	MLS #	Address	Beds	Baths	Cars	SF	Original Price	Sold Price	DOM *
	22161092	1379 Hampton	2	1	1	1008	\$269,900	\$230,000	90
	23377454	1850 Thompson	1	1	1	675	\$225,000	\$230,000	20
	22455516	1587 Rainier Rd	2	1	1	812	\$280,000	\$232,000	24
	22119396	2287 Country Cl T	2	1	1	1257	\$245,000	\$240,000	27
	22264186	1610 Sallal Rd	2	1	2	864	\$300,000	\$241,000	109
	22641746	1889 Umpqua Rd	2	1	1	812	\$288,000	\$259,350	63
	22310757	280 S Cascade Dr	2	1.1	2	1120	\$275,000	\$259,900	47
	22449656	1333 Rainier Rd	1	1	1	960	\$260,000	\$265,000	72
	23543291	1381 Astor Ct	2	1.1	1	812	\$249,900	\$275,000	9
	22014046	1080 Stanfield Rd	2	1	2	898	\$299,900	\$287,000	126
	22442814	1137 Randolph Rd	2	2	1	1086	\$325,000	\$287,500	43
	22070732	2389 Umpqua Rd	2	1	2	880	\$309,999	\$293,500	61
	23518981	2020 Umpqua Rd	2	2	1	1092	\$349,900	\$340,000	6
	22092732	1841 Umpqua Rd	2	2	1	1516	\$355,000	\$348,000	33
	23025963	1407 Quinn Rd	3	2	1	1749	\$360,000	\$360,000	7
	22533087	2101 W Hayes St	2	2	1	1094	\$365,000	\$365,000	42
	22219933	1565 Princeton	2	2	2	1314	\$375,000	\$370,000	85
	23527081	325 S Cascade Dr	2	2	1	1460	\$399,000	\$380,000	41
	22141984	1200 Stanfield Rd	2	2	1	1086	\$425,000	\$387,500	105
	22578438	517 W Clackamas	2	2	2	1271	\$425,000	\$403,000	102

\*DOM: Days on the Market.

Data Source: RMLS / WVMLS

This Round Up was created by Jeanie White, Principal Broker of McCully Realty

classifieds

classifieds

FOR SALE -

Electric lawn mower (works well) \$25; yard pond – new.

**\$20**

Call 503-981-5241

Six new 6-volt golf cart batteries (bought wrong ones!)

**\$765**

Call Karen 830-708-7983

For Sale: Outerbox protection cover for iPhone 10 XR with belt clip

**\$5.00**

Call 503-710-4665

This&That

Mayor gives State of the City Address

The Mayor of Woodburn, Frank Lonergan, gave his State of the City Address on March 31 to an assembly of Chamber of Commerce greeters. It touched on the lack of housing, the bond issue for the new community center, economic development, and the transportation system among other topics.

For the complete article, check out the WOODBURN INDEPENDENT issue of April 5 or go to 2023 Woodburn State of the City Address online or look at the City of Woodburn special E-Blast of March 31.

Line-Up Change for the April “Who’s on Third?” Community Concert

Our original group for April had to cancel. It is my great pleasure to announce that local Western music legend Joni Harms had agreed to come and perform for our April 15th “Who’s on Third?” Community Concert. Joni is the recipient of multiple awards from both the Western Music Assoc. and the Academy of Western Artists.

The concert will be held at

Woodburn United Methodist Church, which is located at 700 N. Cascade Dr. in Woodburn. The concert will be on Saturday Apr. 15th from 3:00 to 4:00 PM. The concerts are open to the public. A free-will offering will be taken at the doors to support this community concert series.

Save the Date Show & Shine Car Show

Sunday, July 9th, 2023

10:00 am to 2:00 pm

If you live in the Estates and have a classic or specialty car, this is the time to show it off. More details to follow.

Contact:

Jim Hoover 503-258-7257 or

Lowell King 503-550-1557

for more information.

Music Jammers

April jam sessions will be held on April 16 and April 30. This is due to our Easter Holiday. We’ll meet at 1:00 pm as usual in the Estates Auditorium. Our snowbirds are starting to come back, which means more musicians and more variety in the music. We’ve got some great singers and musicians. Come on out to hear them and join us in our 2:30 break for coffee and goodies.

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# Woodburn Estates & Golf, Board of Directors Meeting

## March 28, 2023 – 1:30 pm • Auditorium – Listen In (425) 666-4290

Call to Order at 1:33 pm

Establish a quorum – Ken Bourne, Sharyn Cornett, Kim Farquharson, Phil Balogh, Connie Johnson, Marilyn Sbardellati, Sherman Lackey, Marilyn Plowman, Steve Garner

Pledge of Allegiance

Executive session – March 28, 2023, in conference room. Personnel issues were discussed.

President’s Address:

Good afternoon, everyone, Thanks for coming. Could you please silence your phone. I would like to start this meeting a little different from the ones before. I'm asking that “we” (that means all attending) show respect for each other. We don't have to agree with each other, but please express your thoughts in a thoughtful, respectful way. Maybe we can have a productive meeting.

The month of March has been full of meetings for me. It seems that I have had 3-4 meetings a week this month. I meet with The Management Staff on a weekly basis to discuss updates on items completed, issues pending and future projects. I also attended several committee meetings when asked.

I was asked to attend Coffee Hour and introduce myself and answer any questions. I also attended the New Members Meeting held on March 25. I won't say much about it because I know Marilyn will be giving a report. I do want to say thank you to Marilyn and her committee for a job well done. I want to thank Dave Rushton and Bunny for the wine. But the event wouldn't have been the success it was without the food prepared by Kim and The Foodies Club. Everybody did a great job. President Ken Bourne

Treasurer/Budget Committee - Treasurer Phil Balogh March 28, 2023.

Balances: Operation Fund \$921,387; Reserve Fund \$714,088, and Working Capital Fund \$546,531.

Budget Committee met on Tuesday March 21, 2023

Reviewed Operations Budget results. We were about \$49,052 to the positive net income. We will continue to monitor revenues and expenses monthly, but it is way too early to make any forecast or assumptions about future financial performance.

Reviewed Balance Sheet- no issues.

Motion to approve Treasurer Report Seconded and approved.

Good of the Order

Discussion of the BOD of topics

- Discussion of the existing condition of the Gazebo regarding some possible cleanup to make it look better and cleaner.
- Discussion regarding a monthly report showing costs and sales of the News & Views.
- Discussion of the policy regarding the publishing of obituaries.
- Discussion of pamphlet holder – currently on hold until there are some written guidelines.
- Discussion of the New Member Event being very successful.
- Discussion of the sand situation being resolved.

### Motions

Motion #1: Treasurer Phil Balogh – I move we approve a transfer of \$24,331.29 from the Reserve Fund to Operations Fund for Reserve Fund Qualified expenses paid out of Operations Fund. This motion was seconded and approved.

FEBRUARY	01/24/23	DoneRight	40339807	\$ 7,380.21	drainage repairs by ProShop
				\$ 7,380.21	approved expense from 2023 Reserve Budget paid directly from Reserves
	02/02/23	DoneRight	41029991	\$ 5,080.00	storm drain vacuuming
	02/24/23	Prier Pipe	P031522	\$ 1,668.91	plumbing supplies for pool/pump room repairs
	02/25/23	Ernst Irrigation	P06609	\$ 1,074.33	plumbing supplies for pool/pump room repairs
	02/27/23	Prier Pipe	P031551	\$ 1,377.86	plumbing supplies for pool/pump room repairs
				\$ 9,201.10	approved expenses from 2023 Reserve Budget
	01/18/23	CJ Hansen Co Inc	WO-0016090	\$ 1,126.19	HVAC Repairs
	02/10/23	Northiside Electric	100439	\$ 3,151.42	electrical repairs in Restaurant
	02/15/23	Mac's Radiator & Repair Inc	10159757	\$ 1,703.47	radiator repair on Orange Cushman
	02/15/23	KaTom Restaurant Supply Inc	I4384710	\$ 1,769.00	replaced broken Freezer in Restaurant
				\$ 7,750.08	all emergent repairs approved by Mgmt Team
				\$24,331.39	

Motion #2: House Director Marilyn Sbardellati - I move to appoint the following members in good standing to the Pool Subcommittee: Loretta Wolf, Carl Conser, Mike Alexander, and Lynda LePoidevin. This motion was seconded and approved.

Motion #3: Director Steve Garner: I move to approve 2023-0328 SOP replace, when appropriate, occurrence of “Woodburn Estates & Golf” with “Association” as defined in the Bylaws. This motion was seconded and approved as amended.

Motion #4: Director Steve Garner: I move to approve 2023-0328 to delete the following:

SOP #1.2.4B and 4C as it is already defined in the Bylaws 5.5-2.

SOP #1.2.5 as it is already defined in the Bylaws 12.3.

SOP 1.3, 13.1, 1.3.2, 13.3, 1.3.4 as it is already defined in the Bylaws section 7. This motion was tabled.

Motion #5: Director Steve Garner: I move to approve 2023-0328 SOP (new) 1.3 Board Email Policy. Are for announcement only. Emails by Board members, which include more than four (4) Board member, including sender, are in violation of the Open Meetings Statutes and must not be part of the way we do business. This may jeopardize the coverage of the Board member insurance policy. This motion was seconded and approved.

Motion #6: Director Steve Garner: I move to approve 2023-0328 SOP #1.4.2 (last sentence) The following documents are recommended required to be signed each year by all Board members.

1.4.2-A .....Background Checks

1.4.2-B..... Confidentiality and Non-Disclosure Agreement

1.4.2-C ..... Conflict of Interest

1.4.2-D .....Annual Affirmation Statement

This motion was seconded and approved.

Motion #7: Director Steve Garner: I move to approve 2023-0328 SOP 2.7.3-B Enforcement Resolution dated 9-29-2018 11-22-2022 explains the violation procedures to be followed and the method of fines. This motion was seconded and approved as corrected.

Motion #8: Director Steve Garner: I move to approve 2023-0328 Fee Schedule for 2023.

HOMEOWNER MEMBERSHIP. This motion was tabled.

4-1010 Homeowner Annual Association Fee .....\$ 825.00 \*

4-1025 Homeowner Annual Association Fee + Golf .....\$ 1,300.00 \*

\* Effective January 1, 2023 – All homes that close after December 31, 2022, will be \$1,300.00, Golf included.

ADD \* Closed home purchase prior to January 1, 2023, may select either 4-1010 or 4-1025 by January 31 of each year.

ADD \* 4-1025 is limited to two (2) persons per household: the co-owners of the property, spouse, partners in a civil union or a domestic partnership, or other owner designee who lives in the property.

Motion #9: Architectural/RV Director Connie Johnson – I move to approve a refundable deposit of \$300 for Associates if rules and regulations are followed. This motion was seconded and approved.

Adjourned to Open Mic –

Reconvened Meeting

Announcement for Next Meeting – April 25, 2023, at 1:30 pm

Adjourned meeting at 3:25 pm.

# News & Views

**N&V Office:** 503-981-3313 • **Main Office:** 503-982-1776  
**Email:** nv@WoodburnEstatesGolf.com **Website:** woodburnestatesgolf.com

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**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, and ads. 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. The Association reserves the right to publish or not publish any articles or any advertisement at our discretion. All articles are published on a space available basis

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# Woodburn Estates & Golf Reports of Officers, Boards and Standing Committees

March 28, 2023

**Activities Committee** VP Sharyn Cornett  
Activity Report March 28th, 2023

April 14th at 7pm Kari Sullivan, the drama teacher from Sprague High School, will be bringing excerpts from their play Frozen to you at 7pm in the Auditorium. There is no charge for the performance, however a tip jar will be in place to donate to the theater program at Sprague. We really appreciate the effort to present this to you. It involves about 20 students and lots of equipment to present this. We are really looking forward to this special treat.

Because of scheduling problems, the Pancake Breakfast date has been changed to May 13 in the Auditorium. We are going to experiment with doing a pre-sale of tickets for the Pancake Breakfast. Golf started this pre-sale idea a while ago and it worked great. So, we are stealing the idea. Tickets for the Breakfast will be available in the Pro Shop, at Coffee Hour and at Bingo. Where they will not be available is in the Office. Please do not go to the office for tickets. The pre-sell of tickets will start on April 14th and will be cash or checks only...no credit cards. Pre-sold cost is \$6.00, and it will be \$8.00 at the door. We hope people take advantage of the pricing. It is important that we have an idea of the numbers because of the cost of supplies and work put into this event. Flyers will be coming soon. This is the wave of the future for most food events here at WEG. Covid and fear have changed many things in our world today.

It is very important that all events or activities here at WEG be responsible for setup and take-down of all equipment used for such event. Using our staff is expensive and sometimes, it even creates overtime. We want to avoid this as much as possible. With this in mind, we want to put together a list of volunteers who are willing to be called when there is a need for some extra help. We collected some names & numbers at The New Member Meeting and our current volunteers' name will be added to the list. If there is anyone who is willing to lend a helping hand and be added to the list, please let me know. Our thought is to give this list to all the clubs. Setup and Cleanup of any event can be a hardship. But with volunteers and by communicating with the 'next group coming in to use the same space', we can make this work for all of our 60+ groups of active retired members. This is just a reminder that we all need to work together to make it all a success. As we get older in the years, sometimes more help is needed to do the things we use to do with ease. The goal is to keep this community active, out of the chair, having fun, companionship, laughter and your calendar full.

**Architecture/RV Committee** Director Connie Johnson.

**Golf Committee** Co-Chair Ken Bourne/Phil Balogh March 2023.

The wet weather during the month has directly affected golf play as well as Golf Course Maintenance. Many daily events were canceled or hampered by the weather with low participation. Preparation and scheduling for plugging and sanding of the fairways and greens for the upcoming busy season has also been delayed by the wet weather. On a positive note, the walkers on the golf course and the Golfers have got along well and to this date no complaints.

**House Committee** Director Marilyn Sbardellati.

The House Committee met twice during the month of March. The pool's pump rebuild project is complete and the pool is now open. We now have two pumps and four sand filters filtering the pool, providing improved filtration. There is now all new plumbing from approximately 2 feet below the floor's surface on up. I want to thank Ron Nelson, James Taylor, Charlie Brown, Carl Conser, and Shawntae Lonergan, for their hard work and extra hours put in towards completing the project. I also want to thank Jeff Kosten of Done Right Plumbing, Northside Electric and CJ Hanson for their professional assistance.

The pool sub-committee is coming together. We are beginning with four members; their first meeting will be this Thursday the 30th. We can still use a few more members, anyone interested in joining can email house@woodburnestatesgolf.com.

A month-to-month lease agreement with Country Cottage, voted on by the board at last month's meeting, was not secured. A long-term

lease will still take some time and the month-to-month agreement is still a necessity. An inventory of WEG assets in the restaurant is needed, as it is part of any long-term agreement. The only time an inventory can take place is on Sundays after 3 pm, unless we are to work late into the night. We, I and two House Committee members, will begin the inventory process this Sunday, April 2nd. If not completed, we will continue on the 16th.

There are three projects pending, fire suppression work, roof repair/replacement, and an HVAC project. Details, pricing, and scheduling to be determined.

End of House Report

Marketing/PC Committee - Director Sherman Lackey. We met at the N&V office on March 9th, and March 14th, 2023.

- We are still looking for a better solution for the electronic display boards.

- The News & Views opt-out is progressing, and we have 20 members that have opted out of the paper edition in favor of the digital edition. We will print 1,600 paper editions for March 24, which is down 150 copies from last year.

- The newly acquired display rack will contain informational brochures for the community. Like reminders to have smoke detector batteries checked or information from CERT, plus new advertising guidelines.

- We are developing new advertising guidelines.
- We ran only 120.00 dollars short of breaking even on the first edition in March. We still need more paid advertising.

- Decided that all free, and in-house ads, will be 5" wide by 4" high or 3" wide by 5" high.

We also looked at the number of ads that we publish that are free. Looking at the financial bottom line for Publications of News & Views for Woodburn Estates & Golf clubs and activities, we know that we have recognized, but not reported the revenue value for any group for this service. This practice will continue, with no charge to any Woodburn Estates & Golf recognized clubs or events. Going forward that service amount will be reported as the potential income if the space used was charged at normal rates. News & Views is a much-needed service for Woodburn Estates & Golf that focuses on service and not profit. Sherman Lackey, HOA Director Marketing Publication Committee

**New Members Committee** – Director Marilyn Plowman. A New Member Welcome Event was held Saturday March 25th at 2:00 pm in the Auditorium. Twenty-six new members attended, and more than 70 members were there to greet the new members and represent the activities, clubs and committees that are happening in our association. Each new member household was given a Welcome Packet containing: a directory of all clubs and activities with dates, times, locations and contact info, highlights of the governing documents, coupons for golf, Coffee Hour and the Country Cottage, various forms to fill out for the office, and several other pages of helpful information. New members who were not able to attend will receive a Welcome Packet delivered to their home.

Thank you to all who participated, representing the many groups and clubs we have here. A special thanks goes to Kim and the Foodies Club for the lovely spread of food and beverages, to David Rushton for wine, to Vince Cantwell and his crew and members of the Pickle Ball Club for help setting up the tables and, of course, to the members of my committee.

The next committee meeting will be held on April 12th in the Conference room.

**Rules & Regulations Committee** Director Steve Garner.

**Greens Report** Dave Robinson GC Superintendent March 2023.

Hello everyone,

March has been a productive month despite the rainy and frosty conditions we've had. Our two big projects for the winter have been to raise greenside irrigation heads, and limbing up trees.

The greenside sprinkler heads on the front 9 have been raised, and two holes on the back 9 are finished. There are not as many on the back 9 to be raised because many of them are already up to grade. We should finish in the next few weeks,

We still need to finish liming up trees on #'s

7,8,9 on the front 9, and the back 9 to complete. I don't know if we will be able to complete the back 9 before we get busy with the seasonal maintenance routine.

We have 4 greens that have damming issues holding water in the front of the greens. These greens need to have the sod removed on the approach side and then grade down the fronts of these approaches so the water will dissipate out onto the approach rather than holding water on the greens causing damage.

The irrigation system is getting a long overdue tune up. I have scheduled to have the green irrigation boxes cleaned out thoroughly of spider webs, insects, and bug nests that have created connectivity issues in the wiring in these boxes.

The irrigation computer is being tuned also. Right now, an average night watering program in June or July runs from a start time of 9:30pm until 8am. That's terribly inefficient. The water to irrigate with isn't a big cost. The electricity that runs the pumps is what adds up to the cost. When the computer has had the nightly watering programs balanced out to a much more efficient flow it will be done watering the golf course around 4or 4:30am. That will add up to about a 20% savings on that electric bill to run those pumps.

We'll be applying fertilizers and broad leaf weed applications in April. Last spring, we had a record setting rain fall in the months of April, May, and June. That had a big impact on the Crabgrass problem we had last year. The chemical treatment for Crabgrass must be applied in the spring which was too wet to apply those chemicals.

We got back on the seasonal topdressing program of sanding the fairways this week. That went very well thanks to Pacific Sports Turf. Under very wet conditions they did a great job avoiding our wet areas leaving a minimal footprint after they left. They were done in a day and a half. Money well spent. Being short staffed it would have taken me better than a week to complete. When we are done with all the aerifying of greens, tees, and approaches we will spread the remaining sand to problem wet areas on the course. Areas like the rough at the beginning of #3 fairway, left side rough of #3 rough, and exit area of #18 rough up on the right side near the green.

I have a requested bid for cart path repairs on 11/17 near 11 ladies' tee where the cart path is being pushed up from tree roots underneath. From our maintenance area going north towards 17 green where it connects with 17 cart path, #8 cart path where the tree fell during ice storm and widening the corner by the enclosed patio next to the Cottage restaurant. That bid came to \$28,790 dollars. I have also reached out to Bernhards construction to get a bid for rebuilding number 5, 7, and 17 tees.

Last golf season we were half of the staff from in the previous seasons, and with no mechanic which are all needed to properly maintain the golf course at Woodburn Estates. A full staff is what Tim ran the golf course on to keep it maintained up to the clubs' standards. A full staff for a season should be myself, a mechanic, 4 year-round employees, and two seasonal workers. Currently it's myself, my mechanic and two year-round employees. On that note we have a great new mechanic named Mike Kessler. I am at less staff than that going into the upcoming season. This is going to be, I expect, another similar situation as that we had last season. Outside of the regular mowing schedule is going to be very difficult to maintain the details. Maintaining weeds in tree wells, landscape beds, and applying chemicals is going to be difficult. The entire country is facing a big problem with getting the work force to return after the stimulus checks, and the shutdowns from Covid. Places like McDonalds and Burger King are offering a starting wage of \$15.50 to \$16 dollars an hour with benefits to start. Amazon will be opening soon offering 18 dollars an hour to start with benefits. A competitive wage offered I believe is the only thing that is going to solve this situation on our property. My department has had the highest turnover of employees on the property for probably the last 2 years. I will train someone with a skill set, and after 3 to 6 months after that they move onto another property making more money. We do and will always put our best foot forward to offer the best playing conditions collectively inside of our abilities. Thank you very much. Dave Robinson Golf Course Superintendent



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Woodburn Senior Center Re-opens as North Marion Adult Center (NMAC)

The grand re-opening of the North Marion Adult Center was held on March 17, 2023 at Immanuel Lutheran Church located at 1036 E. Lincoln in Woodburn, although not a church program.

The Woodburn Senior Center operated at the Woodburn United Methodist church from Fall 2015, and closed due to Covid. That program had over 200 members and ran for over 5 years.

Beginning on April 3rd the hours are Monday and Wednesday from 10:30 am to 3:00 pm. Days and hours will expand as we continue to develop programs based on the needs of our community.

Over 25 volunteers provide planning, support, and help to run the day-to-day activities of the Center.

Activities include a Boost Your Memory class to learn how to maximize memory on the 1st & 3rd Monday from 10:30 am to 11:30 am. Bingo will be held on the 1st and 3rd Monday from 1-3 pm beginning on April 3rd. Wednesday will be two exercise classes beginning at 10:30 am, and lunch will be served every Wednesday at noon hosted by various Care Communities in Woodburn. There will be a sewing/quilting group at 11:30.

For more information, stop by the center during its open hours. Coffee and cookies will always be on! We are looking for more volunteers who want to help sustain and expand the Center. Contact Mary Reitan at 503-502-4509 for more information on how to get involved.

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Talking House



CALENDAR

(April 15, 2023 – April 28, 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

SATURDAY, APRIL 15

9:00am - 8:00pm Private Event (Dining Rm & Kitchen)  
10:00am - 12:00pm Pickleball (Aud)  
2:45pm - 5:00pm Water Volleyball (Pool)  
5:00pm - 9:00pm Hand & Foot Group (Blue Rm)

SUNDAY, APRIL 16

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

MONDAY, APRIL 17

8:00am - 9:00am Mermaid Water Aerobics (Pool)  
8:00am - 9:00am Walking Club (Aud)  
8:30am - 2:30pm Sr. Estates Quilters (Craft Rm)  
9:15am - 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)  
10:30am - 2:00pm Women's Golf Club Meeting (Dining Rm)  
11:15am - 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, APRIL 18

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 - 2:45pm Ukulele Uke-de-dos (Craft Rm)  
11:30am - 4:00pm Progressive Hand & Foot (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)  
7:00pm - 8:00pm Intermediate Line Dancing (Aud)  
6:00pm - 8:00pm Pickleball (Dining Rm)

WEDNESDAY, APRIL 19

8:00am - 9:00am Mermaid Water Aerobics (Pool)  
8:00am - 9:00am Walking Club (Aud)  
9:00am - 10:00am Ping Pong (Dining Rm)  
9:00am - 11:00am Tech Time (Card 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 - 1:00pm Friends of Bill W. (Craft Rm)  
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, APRIL 20

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 - 3:00pm 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 - 9:00pm Pinochle (Blue Rm)  
6:00pm - 7:30pm Advanced Line Dancing (Aud)

FRIDAY, APRIL 21

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 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)

SATURDAY, APRIL 22

10:00am - 12:00pm Pickleball (Aud)  
12:00pm - 4:00pm Texas Hold'm (Dining Hall)  
2:45pm - 5:00pm Water Volleyball (Pool)  
5:00pm - 9:00pm Hand & Foot Group (Blue Rm)

MONDAY, APRIL 24

8:00am - 9:00am Mermaid Water Aerobics (Pool)  
8:00am - 9:00am Walking Club (Aud)  
8:30am - 2:30pm Sr. Estates Quilters (Craft Rm)  
9:15am - 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)  
11:15am - 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)

TUESDAY, APRIL 25

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 - 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)  
1:30pm - 2:30pm Board Meeting (Aud)  
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)  
7:00pm - 8:00pm Intermediate Line Dancing (Aud)  
6:00pm - 8:00pm Pickleball (Dining Rm)

WEDNESDAY, APRIL 26

8:00am - 9:00am Mermaid Water Aerobics (Pool)  
8:00am - 9:00am Walking Club (Aud)  
9:00am - 11:00am Tech Time (Card Rm)  
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 - 1:00pm Friends of Bill W. (Craft Rm)  
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, APRIL 27

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 - 3:00pm Foodies Club Meeting (Kitchen)  
5:00pm - 9:00pm Thursday Night Poker (Card Rm)  
5:45pm - 8:00pm Water Volleyball (Pool)  
6:00pm - 9:00pm Pinochle (Blue Rm)  
6:00pm - 7:30pm Advanced Line Dancing (Aud)

FRIDAY, APRIL 28

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)

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Debbie Brown, Financial Manager ..... accounting@woodburnestatesgolf.com

WEG STAFF

Alisha Bishop, Front Desk ..... info@woodburnestatesgolf.com  
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