

# News & Views

The Official Woodburn Estates & Golf Publication Since 1962 • A 501(c)7 Social Club • Friday, August 11, 2023

## National Night Out

Three homes hosted National Night Out events on Tuesday, August 1. Many neighbors brought lawn chairs to visit with neighbors and to visit with Woodburn Police and Fire Department personnel. WPD put on a demonstration of their police dog, Axel. At one of the hosts, Lorrie Cox on Rainier, Billy and the Rockets performed.

Do you know that Woodburn has two K-9 trained dogs? Do you know that they work without a protective vest? The police are asking for donations on their website at [www.woodburn-or.gov/police/page/k-9-unit](http://www.woodburn-or.gov/police/page/k-9-unit) for protection of their service dogs. Each vest is around \$2,500.00. The police dogs are used mainly at night for the officers' protection.

Next year, let's have more than three hosts for our 1508 homes!



Dog Handler and Axel, Police Dog

## Covid Outbreak in Woodburn Estates & Golf

A Covid outbreak happened last week in our community. Although impossible to ascertain exactly where it started, it appears to have affected the participants in the golf tournament held Saturday, July 22 and at Lady Putters the following Monday. Although both of these events were held outside, there were luncheons held afterwards where there was close contact. From there, those people unknowingly exposed others at events and meetings held during the week both on our grounds and at other functions in the area, as well as spouses and neighbors. It has apparently slowed down now due to the people infected quarantining and a Bugle Blast going out to alert people to the danger.

But this outbreak is a reminder — Covid is still with us and probably will always be, like the flu. Protect yourselves with the most up-to-date information about Covid and any variations. Keep your immune system strong with good nutrition, adequate sleep, taking all necessary medications, including vitamins should you need them. Get the Covid

immunizations. It will probably be just like the flu vaccinations that are recommended each year. Be vigilant about being around others who are experiencing Covid symptoms, especially if you choose for whatever reason to not receive the Covid vaccine.

If you have symptoms, don't assume it's just a cold or allergies. Take a Covid test. If it is negative and you still have symptoms 48 hours later, take another test. If you test positive, immediately quarantine for at least 5 days and then either continue to quarantine or limit your activities to primarily outdoor activities and wear a mask for another 5 days. Please call the office asap to alert them so that they can tell if it's an isolated case or if they have many calls, to warn our community. Also, since contact tracing is no longer required, as a courtesy, call everyone you know you had close contact with in the previous week.

We live in an older community with many medically fragile residents. By following the above guidelines, we can hope to keep all of our members well!

## Annual Meeting: New Business on the Agenda

By Secretary Kim Farquharson

Do you have items that you want to be placed on the agenda at the Annual meeting? Now is the time to start thinking about that. Bylaw 4.4-10 explains the rules of how to do this. It must be a motion 'concisely stated', addressing only one subject, and not in conflict with Oregon laws or our own governing documents. It must be delivered to the Secretary in time for 'notice and publication at least 60 days prior to the meeting. This means meeting the deadline of August 31 to be published in the September 8th edition of the News & Views.

Woodburn Estates & Golf

coffee hour

Aug 3

Cancelled

CITY RULES

Aug 10

Cancelled

THAT TUNE

Aug 17

Music by

KEN BREWER

Aug 24

GameShow

TRIVIA

Aug 31

Music by

MARK SEYMOUR

Thursdays @ 9:30

\$2 Cover Charge

Weekly Drawings and featured Entertainment

Program listed is subject to change without notice.

Woodburn Estates & Golf

SUMMER CONCERT SERIES 2023

at the Gazebo

Shows start @ 4pm / weather permitting

Aug 4

Studio 99 Band

Aug 18

Ellen Whyte & Sonny Hess

Sept 1

Richard Arnold

Bring your own blanket or chair and snacks!

Schedule subject to change without notice.

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If a tree falls in the forest  
and no ones there to see it

A Chihuahua 500 miles  
away will bark at it





# TASTE&TOUR

Third Sunday of the Month, 11 A.M. – 2 P.M.  
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# North Marion Activity Center News

**Mondays** – Coffee, Cookies and Conversation is an important part of the daily activities at the Center. We’ll always have the coffee (or tea!) on and a cookie to go with it. Come in just for a visit or to have a chat with us before or after your activity at the Center.

**BINGO** – Lots of great prizes donated by area businesses... new ones each week. Cards are only \$1.00 each, which goes towards the operations of the Center.

**10:30 Exercise class** led by Lydia. Lydia wants to help people stay active and she knows how important exercising, proper breathing, and having good posture is to overall wellness and maintaining balance. Gentle stretches will help open your airways and increase flexibility.

**11:30 Exercise** In addition to exercising and stretching, Lydia will help you discover the brain and body connection to good health using simple tools you already have in your home! You’ll be amazed to learn that a rolling pin, a bumpy ball, such as a dryer ball, or a bumpy dog toy can help you “wake up” your circulation! Flex and Stretch with Lydia on Mondays.

**Sew N Glow**—Sew N Glow on Mondays is a continuation of a group that started in 2016 and has made many hundreds of items to bless our neighbors in need. If you have a love for a little advanced sewing, consider joining Sew N Glow on Mondays. Quilts are the passion!

**Wednesdays** – Don’t forget to start the day with Coffee, Cookies and Conversation!

**Chair Exercise and Full Body Movement Exercise classes** lead by Ann Dryden. Ann is a long time community member and was a leader of Dance, Dance Dance, a youth dance program for over 20 years. No matter what your expertise level is for exercising...these classes are for you. They are fun and make you feel energized!

**The Center Lunch** will take place at 12:00 each Wednesday.

**Sew Happy**---Sew Happy on Wednesdays with Amaryllis (Am) provides a quick sewing project for anyone with a heart to try something new. Sewing experience is handy but not required. Just come, watch, grab some fabric and tools (provided) and try it for yourself. Each project is repeated over several weeks, so you can work at your own pace with help close by to answer any questions you have. Make a pillowcase, burrito style, in August!

For more information about the Center (NMAC) or specific classes call Mary Reitan at 503.502.4509. We love our Volunteers. Call to find out how to become one! Call Nancy at 503.308.0413.

**Join us at**  
**1560 E. Lincoln, Woodburn**

## Woodburn Concerts

The City of Woodburn hosts an outdoor concert every Tuesday evening at the Woodburn Library. More than half of the audience are members of Woodburn Estates & Golf. Here are some pictures of just some of the audience.

Our own Woodburn Estates & Golf concerts started August 4 at the gazebo. Check out the information elsewhere in this issue.



Connie Watt, Kathy Zimmerman and Kathleen Krahmer at Music at the Park



Fred and Toni Perry and Judy and John Massaia enjoying the concert



Judy Bowen and Pam Culpepper enjoying Music in the Park

### FIESTA MEXICANA

**DATES & TIMES**

Friday, August 18th..... 12:00pm-11:00pm

Saturday, August 19th .....10:00am-11:00pm

Sunday, August 20th.....10:00am-10:00pm

**COST**

Friday .....FREE all day

Saturday and Sunday ..... FREE until 5:00 p.m.

There will be a \$5 entry fee after 5:00 p.m. for those 10 and older.

**EVENT FEATURES**

60+ Vendors, Live Music & Performances,

Lucha Libre, Soccer Tournament, Lotteria,

Parade, Carnival and more!

We are excited to welcome back the Fiesta Mexicana Soccer Tournament and start new traditions with the addition of a Pickleball Tournament in 2023.

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# Woodburn Estates & Golf Board of Directors Meeting

July 25, 2023 – 1:30 pm • Auditorium – Listen In (425) 666-4290 • Approved July 25, 2023

Call to Order 1:35 pm  
Establish a quorum – Ken Bourne, Sharyn Cornett, Kim Farquharson, Phil Balogh, Connie Johnson, Marilyn Sbardellati, Sherman Lackey, Marilyn Plowman. **Absent with notice: Steve Garner.**  
Pledge of Allegiance  
Changes to the Published Agenda:  
Executive session – Tues, July 25 – 1:00 pm BOD President Ken Bourne opened a meeting of the BOD, and a motion was made to go into Executive session. This motion was approved, and the Executive session was called to order. **All BOD members were present except Director of Rules, Steve Garner.** The meeting was held in the conference room. Topic of discussion: Legal Matters (Bylaw 5.5-10B, C, E). The meeting was adjourned at 1:35 pm. Secretary Kim Farquharson – Motion to reveal the content of the Executive session. Seconded and passed. This will be discussed in the Treasurer report.  
Secretary Kim Farquharson – Motion to approve the minute of the June 27, 2023, meeting. Seconded and approved.  
Treasurer/Budget Committee Report – Treasurer Phil Balogh  
JULY 25, 2023  
Fund Balances as of June 30,2023

|                        |             |
|------------------------|-------------|
| Operating              | \$647,620   |
| Working Capital        | 745,446     |
| Reserve Fund           | \$656,930.  |
| Total of Capital Funds | \$1,402,377 |

Budget Committee meet July 18, 2023  
Reviewed June Financial results:  
Our Net ordinary income was \$4,408 positive to budget. Year to date Net Ordinary income is \$151,608 over budget. Year to date we are \$334,885 on Net Other Income (Reserve and Capital Fund related income)  
• We do expect higher, but on budget labor costs, in the last half of this year as we fill employee positions that have been vacant for some time. We are projecting a very positive year of our financial results.  
• Capital funds continue to grow as 17 homes were sold last month.  
• The 2021 Accounting Review has been completed and will be presented to the board this week. It will also be published on the member website.  
• 2022 Accounting Review is scheduled for completion in August.  
• The 2024 budget schedule was established.  
• We are waiting for Country Cottage to sign the new Restaurant contract.  
The independent accountant’s Review Report was read. It is posted on the website.  
President Ken Bourne asked how the ‘All-Inclusive’ Plan was going.  
Treasurer Phil Balogh reported that it was going well. As of this time there were close to 250 members signed up for that plan and we have the rest of the year to go. Last year, we took in \$123,000 golf fees from members. This year, with the \$475 extra that golf pays, we are projecting to bring in over \$142,000 dollars.  
This plan actually provides us with more funds from golfers than the previous fee structure did.  
**Motion to approve Treasurer Report.** Seconded and approved.  
Secretary Kim Farquharson – I move to approve all five of these Petition for Exemption requests.  
1) Petition for Exemption Request # WCFE-2023-05-2 Seconded and failed.

**Results:** Yes: 3 votes No: 4 votes - Did not receive majority of yes votes. Arch/RV – Connie: No; New Member – Marilyn P: No; House – Marilyn S: No; VP – Sharyn: Yes; Secretary – Kim: Yes; Treasurer – Phil: Yes; Marketing – Sherman: No; President – Ken: Yes *\*Chair’s vote only counts to break a tie.*  
2) Petition for Exemption Request # # WCFE-2023-05-3 Seconded and failed.  
**Results:** Yes: 3 votes No: 4 votes - Did not receive majority of yes votes. Arch/RV – Connie: No; New Member – Marilyn P: No; House – Marilyn S: No; VP – Sharyn: Yes; Secretary – Kim: Yes; Treasurer – Phil: Yes; Marketing – Sherman: No; President – Ken: Yes *\*Chair’s vote only counts to break a tie.*  
3) Petition for Exemption Request # WCFE-2023-05-4 Seconded and approved.  
4) Petition for Exemption Request# WCFE-2023-05-1 Seconded and failed.  
**Results:** Yes: 3 votes No: 4 votes – Did not receive majority of yes votes. Arch/RV – Connie: No; New Member – Marilyn P: No; House – Marilyn S: No; VP – Sharyn: Yes; Secretary – Kim: Yes; Treasurer – Phil: Yes; Marketing – Sherman: No ; President – Ken: Yes *\*Chair’s vote only counts to break a tie.*  
5) Petition for Exemption Request# WCFE-2023-07-01 Seconded and approved.  
**Good of the Order:** Kim - Proposed process for ‘Good of the Order’ to make it more productive.  
**Motions to APPROVE**  
**MOTION A** Treasurer, Phil Balogh - Motion to transfer \$8,375.25 from the Reserve Fund to the Operations Fund for emergent expenses that are Reserve Fund qualified. Seconded and approved.  
**MOTION B** Treasurer, Phil Balogh - Motion we approve \$3,750.00 from the Reserve Fund for the completion of a Level II On-Site Reserve Study update. Seconded and approved.  
**MOTION #1** Treasurer, Phil Balogh - Motion to approve Stan Maier as a member of the Budget Committee. Seconded and approved.  
**MOTION #2** Secretary Kim Farquharson- Motion to approve the designation of the first Saturday in November as the day for the Annual Meeting of Property Owners for 2023 only. Seconded and failed.  
**MOTION #3** - Secretary Kim Farquharson- Motion to approve the re-design of the election envelope. Motion tabled.  
**MOTION #4** - Director Connie Johnson - Motion to approve Sally Carter to the ARCH/RV Committee. Seconded and approved.  
**MOTION #5** - Director Steve Garner - Motion to approve Ginny Heidi to the Rules Committee. Seconded and approved.  
**MOTION #6** - Director Steve Garner - Motion to approve 2023-0627 Bylaws #9.3.3 (add from the Fee Schedule).  
**9.3.3A** Effective January 1, 2023 – All homes that close after December 31, 2022, will be \$1,300.00, Golf included.  
**9.3.3B** Closed home purchase or signed purchase agreement prior to January 1, 2023, may select either account 4-1010 or 4-1025 by January 31 of each year and both are limited to two (2) persons per household.  
**#6A Motion to amend:** Bylaws #9.3.3A to:  
**9.3.3A** Effective January 1, 2023 – All homes that close after December 31, 2022, will be account 4-1025. Seconded and approved as amended.  
**WITHDRAWN:**  
Motion 2023-0627 Bylaws #8 “MANAGER OR MANAGING AGENT”  
Motion 2023-0627 Bylaws #5.9.2 “Request for Exemption for the Working Capital Fee  
**REQUEST TO REMOVE FROM TABLE** (Reopen) - Secretary Kim Farquharson - Motion to remove from the table Motion 2023-0523 Bylaws #12.3 and open it for discussion: Seconded and approved.  
Director Steve Garner: I move to approve 2023-0523 Bylaws #12.3 (change).  
**12.3** Rule Changes: The Rules (CC&R) Director is the principal Board member in when revising the various Association CC&R documents. All changes or additions should must be reviewed by the rules committee for consulting consultation to being before it is brought to the Board of Directors by the Rules (CC&R) Director for a vote. Seconded and failed. Results: Yes: 3 votes No: 2 votes Abstain: 2 votes - did not receive majority of yes votes. Arch/RV – Connie: Yes; New Member – Marilyn P: Yes; House – Marilyn S: abstain; VP – Sharyn: abstain; Secretary – Kim: No; Treasurer – Phil: No; Marketing – Sherman: Yes; President – Ken: Yes *\*Chair’s vote only counts to break a tie.*  
**Motions to POST**  
**MOTION #8** - Secretary Kim Farquharson: I move to post Bylaws #4.4.2 (change).  
**4.4-2** Annual Meeting. The Annual Meeting of Property Owner Members shall be held on the second first Saturday in November, if not a legal holiday, and if a legal holiday, then on the next succeeding day, not a holiday or such other days a day as designated by the Board of Directors.  
**MOTION #9** - Secretary Kim Farquharson: I move to Post Bylaws #5.3-5 (change).  
**5.3-5** Ballot Counting. The ballot counting will be completed on the first business day after the election and only during business hours. If there is a difference of fifteen (15) votes or less between candidates #3 and #4 then an automatic recount shall be done within three

(3) days. The recount will be conducted by the approved election board. ~~No current Board member nor candidate will be involved else automatic suspension.~~ [6-27-2023]  
**MOTION #10** -Secretary Kim Farquharson: I move to Post Bylaws #5.5-11A (change).  
**5.5-11A** Organizational Meeting Location, Date and Time. Unless otherwise agreed by the Board, within ~~fourteen~~ (14) twenty-five (25) days following the annual meeting of the Association, the Board of Directors shall hold an organization meeting with the newly constituted Board of Directors, on such date and at such time and place as is determined by the current Board.  
**Reason:** By not counting the votes until the following Monday...and then if there is a recount, it makes the 14 days window very tight. By extending it to 25 days, it would include the date of the monthly BOD meeting. This organizational meeting has to be separate as the only business to be conducted is the election of officers. But it could be (if desired) a meeting before the regular Board meeting. Important point: The date and time of this meeting should be announced at the annual meeting to comply with Bylaws 5.5-11B  
**MOTION #11** - Secretary Kim Farquharson – I move to Post changes to the Exemption from the Working Capital Fund Fee 5.9-2D1 to 5.9-2D6 (change/add)  
**5.9.2D** Exemption from the Working Capital Fund Fee may be granted by the Board of Directors only under the following circumstances:  
**5.9.2D1** Any Person acquiring title or an ownership interest in a Lot, Unit or Building Site by inheritance, gift, tenancy by the entirety, living trust or other means without the payment of value or giving of other consideration, may apply for an exemption by making written request to the Board of Directors, within 30 days three (3) months after acquiring such title or ownership interest.  
**5.9.2D2** Property Owner ~~after residing in the home for a minimum of six (6) months after closing;~~ may be allowed an exemption for 50 percent (50%) of the Working Capital Fund fee if purchasing a second home in the Association. The second may be invoiced for the remaining 50 percent (50%) allowed, if the member does not remain in good standing while owning both homes. [8-23-2016]  
**5.9.2D3** The Property Owner must request the exemption in writing ~~before~~ within three (3) months of the closing date of the purchase of the second home.  
**5.9.2D4** Neither home can be rented.  
**5.9.2D5** True copies of all documentation evidencing the acquisition of the title of ownership interest shall be submitted along with the form Petition for Exemption.  
**5.0.2D6** Any previous WEG Property Owner, having maintained a record of being in good standing, upon purchasing a home once again in Woodburn Estates & Golf, may be allowed an exemption for 50 percent (50%) of the Working Capital Fund fee. The Property Owner must request the exemption in writing within three (3) months of the closing date of the purchase of the new home.  
**MOTION #11a** - Secretary Kim Farquharson – I move to Post the changes to the Form “Petition for Exemption from Working Capital Fund Fee” ~~\*\*See attached form~~  
**Reason:** This request form cannot be approved until **Motion 11** is approved. It is attached here to give visibility to the changes on this form. Again, this is in response to the request of the Financial Manager and Front Office.  
**MOTION #12** Director Steve Garner: I move to post 2023-0627 Rules & Regs #3.3 (change).  
**3.3** Security Deposit: the members shall submit a \$100.00 security deposit with the application form. See Fee Schedule for this security Deposit.  
**MOTION #13** Director Steve Garner: I move to post 2023-0627 Rules & Regs #8.1-1 (change last sentence).  
Larger ads and signs, and those from non-members must be approved by the Activities Marketing Publications Communication Chair of the Board of Directors before posting.  
**MOTION #14** Director Steve Garner: I move to post 2023-0627 Rules & Regs #12.2-1 (change).  
**12.2-1** A unit, with or without motor power, which is designated for recreational purposes and/or human occupancy and is used temporarily for recreational or emergency purposes. This includes but is not limited to a converted van, camping trailer, motor home, travel trailer, utility trailer, and truck camper, tow dollies, and watercraft. The Recreational Vehicle unit may not be parked or stored in the driveway, or anywhere on a member’s lot, exclusive of the garage, longer than 72 hours.  
**MOTION #15** Director Steve Garner: I move to post 2023-0627 Rules & Regs #13-G (add).  
**13-G** Auxiliary towing dollies.  
**MOTION #16** Director Steve Garner: I move to post 2023-0627 Rules & Regs #14.36 (add).  
**14.36-9** Bikes are not allowed. (From form used in golf shop).  
**14.36-10** This tag may not be shared. (From form used in golf shop).  
**Adjourn to Open Mic** – Any Members Comments Reconvene Meeting  
**Secretary:** Make a motion to approve these minutes as amended. Seconded and passed.  
**Announcement for Next Meetings** – BOD Meeting Tuesday, Aug 22, 2023, at 1:30 pm  
**Adjourn meeting.**



## News & Views

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# Woodburn Estates & Golf Committee Reports

## July 25, 2023

### President’s Address:

President Report  
I want to thank everyone for coming and remind the audience that this is a Board Meeting and only members of WEG should be here. So, if you are not a member of WEG, I'm asking you to leave. I also want to gain a little more control of the meeting. The audience is here to listen, not be heard unless you wish to speak in the open mic period. Since there are several members here today that may want to speak during the open mic period, I have made a couple of changes.

If you want to speak, you may ask one question or voice your opinion for a maximum of 5 minutes. We will make every effort to answer your question but will not respond to your opinion. I will tightly enforce this procedure.

July has been a very busy month with many issues that need to be discussed and decisions to be made. The Vice President and I meet every week with The Management Staff to discuss these issues and develop a plan of correction. There have been many maintenance issues, equipment failure issues and employee issues that have been discussed and how to solve all of them.

I also met with the Rules Committee, and the Budget Committee, to familiarize myself with their workload and see how I can help.

President Ken Bourne  
**Secretary’s Report** – Secretary Kim Farquharson

It is getting nearer to the ‘very busy’ time of year when we have to prepare for the annual meeting. I have put together a timeline that will server as a guide...and outlines basic tasks and dates that we have to abide by in the planning of our election and annual meeting. A copy of that timeline has been included in your run books.

In April of 2022, we put together sign-in books for each of the areas and asked that the members who use those areas sign in. The purpose of this was to get a better understanding of how the facilities are being utilized. Here is the summary of activity for approximately the month of June. The percentage is what percent of the total WEG members actually participated in that area.

|       |  |
|-------|--|
| 15%   | Golf   |
| 6.3%  | Activities – Pancake breakfast, coffee hour, 2 Foodies event, garage sale, clothing exchange |
| 5.9 % | Card Players – Pinocle, Hand & Foot, Poker, Bunco, Bridge                                    |
| 3.9%  | Bingo  |
| 1.8%  | Swimming Pool  |
| 0.6%  | Exercise room  |
|       | Pickleball   |

End of report  
Reports of Officers, Boards and Standing Committees  
**Activities Committee** - VP Sharyn Cornett  
JULY 25, 2023

Activity report July 25, 2023  
Unfortunately, the summer picnic was cancelled as only 4 tickets were presold for this event. The Bingo group has a new display board, and it is working very well. We received a very nice thank you note from the players. That is really appreciated. Twelve American flags have been purchased for display during events and tournaments or just on nice sunny days. We just need to assemble them with pvc pipe, and they will be ready to use.

Woodie was the name chosen for our scavenger hunt statue. The name was summited by Lori Winterberger. She received a Restaurant gift certificate. Woodie has been hidden and waiting to be found. We will be doing this all summer long.

August first is the national Nite Out celebration this year. I was contacted by the K-9 officer Jason Stout to do a dog demonstration on that night. This will be done on Rainer Rd behind hole number 10 on the golf course. I did ask the Golf community for an ‘ok’ for this. Flyers are on the resource table at coffee hour and here today. Please come, bring a chair, watch, bring snacks to share, visit and listen to music by Billy the Rockets - Police and Fire will be there to answer any questions you have.

The WEG Pickle Ball group has been asked to participate in a Men's and Women pickleball tournament. This will happen during the “Woodburn Fiesta Mexicana” We are very excited and proud to have 6 players from our community playing in this tournament. The Activities committee is sponsoring them with shirts saying Woodburn Estates & Golf Pickleball. Very good marketing tool for WEG.

The members playing are: John & Nancy Hill # 397, Tim & Cindy Harrison # 1340, and Rick & Miki Irish # 1211  
We wish you good luck!!!!

We have one bid for painting in the living room and working on a second bid. When we have that information, a meeting will be planned with House to come to an agreeable solution to this project.

Coming on August 4th, August 18th, and Sept 1 at the gazebo at 4 pm will be the Summer Concert series, sponsored by Boone Ridge Retirement community in Salem. Hope to see you there!

The Activities committee is open for new community members. If interested, please call me. We have more to do before the end of the year.

Sharyn Cornett Activity Chair  
**Architecture/RV Committee** – Director Connie Johnson  
JULY 25, 2023

The committee moved to add Sally Carter to this committee and her name will go to the board for approval. A discussion was held with Vince addressing some issues we have been having with the RV lot.

The hours of the gate for the lot have been set to 7AM to 9PM year-round to match the hours for all Estates facilities.

The Alarm system has been updated and an upgraded card reader and key switch will be added. It was moved by Larry and seconded by Jone to spend up to \$4000 for this update, motion carried.

The lot is being sprayed for weeds and tall grass is being knocked down where access is available. Blackberries have been sprayed and should not be eaten. A sign has been posted and Bugle blast sent out.

Architectural requests continue to come in at a high rate as people are upgrading all around us. We meet every Tuesday to go through requests and make phone calls.

Respectfully submitted, Connie Johnson  
**Golf Committee** – Co-Chair Ken Bourne/ Co-Chair Phil Balogh  
JULY 25, 2023

July has been a very busy month for golf at The Estates. We have had many events during the month which included: 4th of July Mixed Tournament with over 120 golfers playing, The Men's Match Play Golf Championship, played over 5 days with Marty Smith the 2023 Champion, The Women's Horserace with Ruth Desantis and Betty Yaws the champions, The Mixed Tournament on July 22nd with over 105 players. We have also had several golfers from Santiam Golf Course, Gresham Golf Course, Arrowhead Golf Course and many others that are members of The Trails Program play on our course and gave nothing but good reviews. This does not include the weekly play by The Sundowner's Golf group, The Womens Golf Club, The Men's Golf Club and many other members playing throughout the day. I want to Thank Vincent and the Golf Maintenance crew for your work keeping the course looking so good.

Lastly, I want to report on The Survey located in The Pro Shop on what direction we might move forward in hiring needs for either a Golf Pro, a Pro Shop Manager, some type of combination of both or No hiring at all.

We received 178 Survey/ NOT A VOTE responses and here are the results

|   |        |
|---|--------|
| Hire A Pro . . . . .                    | 33 19% |
| Pro Shop Manager . . . . .              | 83 47% |
| Hire A Manager and Parttime Pro . . . . | 29 16% |
| Other Don't Hire Anyone . . . . .       | 19%    |

The Budget Committee will use this information in planning employee needs for 2024. Thank You to everyone that took the time to fill out the Survey.

End Of Report  
**House Committee** – Director Marilyn Sbardellati  
JULY 25, 2023

I'd like to thank our employees and volunteers for their hard work and dedication to keeping our infrastructure functioning as it should.

The House Committee met once and the Pool sub-Committee will meet a second time at the end of this week.

Pacific NW Fire Protection is scheduled to complete the current project on the 27th and 28th. CJ Hansen will be on site on August 3rd and 4th to replace an AC unit in the West Wing.

The House Committee reviewed the committee's responsibilities which are detailed in the Standard Operating Procedures. I suggest everyone review their own committee assignment duties and descriptions provided in the Standard Operating Procedures, as it is so easy to stray from our original intent.

The Committee listed and prioritized outstanding projects. They include finishing electrical and fire protection upgrades to current code. Roof repairs, over office, auditorium and irrigation building. Drainage on the north side of clubhouse structures still needs to be addressed along with repair of most stormwater vaults. When storm vaults are repaired the parking lot needs patching, seal coating and re-stripping. The front office glass doors need to be replaced; this is an immediate need. Carpets in most areas need to be professionally cleaned and the restaurant flooring requires replacement.

The front office submitted a detailed work order for painting along with some minor upgrades to the front office foyer. We would like to move forward with this low budget but impactful project as soon as possible.

Another freezer is down. This is the 3rd strike for this particular unit. Currently no replacement is planned. The restaurant scheduled the grill hood to be cleaned this coming Sunday after they close. We need to ask that a restaurant employee be present for the cleaning.

Members of the Committee asked about staffing levels and if adding any necessary maintenance staff was a possibility. I could not answer this question as no board level discussions that I know of, took place.

The pool committee has made progress towards defining the project scope and expect to have the project defined prior to our next Board meeting. We have asked DoneRite Plumbing to do leak detection scoping of the pool's plumbing. The committee also began making contact with pool renovation companies. Aside from renovating the pool we need to dramatically improve the air circulation in the building, apply a new deck finishing and include a new spa option. We expect this to be a multi-year project. In the meantime, the pool is fully operational, and we expect it to remain so until work commences, enjoy your swim and please do not forget to sign in when using either the pool or exercise facility. Thank you.

End of Report  
**Marketing/PC Committee** - Director Sherman Lackey  
JULY 25, 2023

The Marketing PC Committee met July 11, 2023, and the topic most under discussion is the forum on the woodburnstatesgolf.com web page. In this regard the Committee made the following decisions for the following questions

- Do the WEG board of Directors get to interface directly with the questions posed by members in the forum? No – the reason: conflict with the confidentiality form the board members sign each year.
- Can a board member be a forum monitor? No – the reason: conflict of interest and possible issues with bullying.
- If our community standards for the forum are repeatedly violated by the same members what punitive action should the forum moderator take? Members in violation are banned from the forum.
- Should we have a list of off-topic subjects? No – the reason: people just need to be respectful of each other. Members can be banned from the forum if the topic that they create violates our community standards.
- If our members violate Oregon Law in the forum, do we contact authorities? No, the reason: we aren't the police, but the offending member will be banned from the forum.
- Should we have a maximum number of topics that WEG members can create? No - the reason seems a bit much as topics that are not responded to can be deleted after 12 months.
- We will proceed with testing the forum which is found in the member area Bulletin Board > Extra > forum.

### Other Marketing PC news:

- We are making progress in updating the digital screens and to that end Sharon, Kim Walt, Alan and Sherman held a meeting to lay out a plan of running the screens remotely using remotely accessible small format computers, a web connection, and software available as WordPress plugins. Free is better but there will be some cost. Currently we are in the testing phase.
- We are replacing one of the computers in the News & Views office as it is beginning to fail and is getting past its useful life.
- Bench Craft currently supplies our golf scorecards, course rule books, and signage (with advertising) on the 18 holes. They sell advertising on these, we receive the booklets, score cards and signage for the 18 holes. We receive no money for the advertising, Bench Craft receives all. This represents a loss in potential income of Eleven Thousand dollars a year. It is all but impossible to get out of this contract.
- We are hoping to get more advertisers in News & Views, and annual phone directory.  
New Members - Director Marilyn Plowman  
JULY 25, 2023

The New Member Committee met earlier in July. A new member Welcome is being planned for September 19th at 2 Pm in the dining room. Welcome packets for 17 new members are ready and will be delivered by committee members this week. Our next meeting will be on August 9th at 3 pm.

**Rules & Regulations Committee** – Director Steve Garner -  
Read by Secretary  
JULY 25, 2023

The Rules Committee is continuing the work of keeping our governing documents current with the decisions of the Official Board. The posting of changes and motions seems to be unending but is necessary as situations arise that must be addressed.

Our process of entering complaints in the database, reviewing the complaints as a committee, investigating the complaints to ensure validity, determining the proper response, notifying the complainant of actions, and notifying the member named in the complaint our findings and recommendations for resolution is still a work in progress. We ask for continued patience on the part of our members as the committee address complaints. It would be helpful for complainants to include an email address so we can keep you informed of the outcome of your complaint without having to use snail-mail and stamps.

We are finding that some complaints are based on inaccurate information and assumptions on the part of the complainant. Again, I would like to say that a neighborly contact to find out the “who, what, why, and where” of the situation will probably help solve many of these issues. Thank you to those of you who have been neighborly in working to make our community a helpful, friendly place.

Respectfully submitted, Steve Garner  
**Adjourn to Open Mic** – Comments on Motions as published.

- # – comment regarding election date; ballot redesign
- #1120 – please reopen Motion #8
- #1388 – Redesigning the envelope is a big improvement. Make things run in a fair and balanced way.
- #441 – Motion B – will this help to identify and prioritize work that needs to be done? Answer: Yes
- Adjourn to Open Mic – Any Members Comments
- #1120 – thanks for today; Exemptions – do we still need this rule?
- #634 – Increase the number of Board Members, more grounds and maintenance people.
- #910 – respect the committees; Veterans Day, respect the day.
- #961 – Just because we are here does not mean we are retired.
- #441 –
- #1174 – do the activities audit on a different month.
- #496 – Benchmark maintains the signage at no cost.
- #858 – Advertising inhouse – Benchmark; 2019 review of Perkins
- #1138 – You either are a member or not.
- #302 – Census put out. What is the update on this? Talk to your neighbor.
- #417 – written letter read.



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—W.C. Fields

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- # of people in your party
- # in your party who would enjoy a glass of wine with dinner

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scavenger hunt



List of Winners of \$10 Gift Certificate to the Country Cottage.

➤ Lori Winterberger - for naming "Woodie"

Clue: 'It is rather puzzling that Woodies stays so well hidden'

➤ Found: Georgette Rehfeld – in PUZZLE ROOM

Clue: Paul Mauriat's hit: 'Love is .....'

➤ Found: Carl Consur – in the BLUE ROOM

Clue: 'A bird in the hand is worth two in the bush'.

➤ Found: Shirley Halbrook – under the BIRD IN HAND STATUE BENCH in rose garden.

Clue: 'Good things come to those who sweat.'

➤ Found: Grace Bacon – in the EXERCISE ROOM

Woodie moves around a lot. Check the bulletin boards for new clues to assist in the search.

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CALENDAR

(August 12, 2023 – August 25, 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, AUGUST 12

8:00am - 5:00pmMixed 4 Person Scramble  
(Aud, Dining Rm, Kitchen)

2:45pm - 5:00pmWater Volleyball (Pool)

5:00pm - 9:00pmHand & Foot Group (Craft Rm)

SUNDAY, AUGUST 13

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

MONDAY, AUGUST 14

8:00am - 9:00amMermaid Water Aerobics (Pool)

8:00am - 9:00amWalking Club (Aud)

8:30am - 2:30pmSr. Estates Quilters (Craft Rm)

9:15am - 10:00amSenior Yoga (Aud)

9:30am - 10:30amLadies Laugh & Chat (Blue Rm)

10:00am - 12:00pmPickleball (Dining Rm)

10:15am - 11:15amSenior Cardio/Zumba (Aud)

11:15am - 12:15pmTai Chi Class (Aud)

12:00pm - 4:00pmMonday Bridge (Blue Rm)

2:00pm - 3:00pmWomen's Water Aerobics (Pool)

5:00pm - 8:00pmPickleball (Aud)

5:45pm - 8:00pmWater Volleyball (Pool)

TUESDAY, AUGUST 15

8:00am - 9:00amMermaid Water Aerobics (Pool)

10:00am - 11:00amSenior Fitness (Aud)

10:00am - 12:00pmNeedlecraft (Conf. Rm 1)

10:00am - 12:00pmPing Pong (Dining Rm)

11:00am - 4:00pmProgressive Hand & Foot (Blue Rm)

11:00am - 2:45pmUkulele Uke-de-dos (Craft Rm)

1:30pm - 2:30pmBible Study (Conf. Rm 1)

2:45pm - 5:00pmWater Volleyball (Pool)

5:00pm - 9:00pmTuesday Night Poker (Card Rm)

6:00pm - 7:00pmBeginner Line Dancing (Aud)

7:00pm - 8:00pmIntermediate Line Dancing (Aud)

WEDNESDAY, AUGUST 16

8:00am - 9:00amMermaid Water Aerobics (Pool)

8:00am - 9:00amWalking Club (Aud)

9:00am - 11:00amTech Time (Card Rm)

9:00am - 10:00amPing Pong (Dining Rm)

9:15am - 10:00amSenior Yoga (Aud)

9:30am - 10:30amLaugh & Chat (Blue Rm)

10:00am - 12:00pmPickleball (Dining Rm)

10:15am - 11:15amSenior Cardio/Zumba (Aud)

12:00pm - 1:00pmFriends of Bill W. (Craft Rm)

12:00pm - 4:00pmDouble Deck Pinochle (Card Rm)

12:30pm - 4:30pmFabric Quilting Arts (Aud)

1:00pm - 3:30pmWii Bowling (Aud)

1:30pm - 3:30pmHomestyle Hymn Sing (Blue Rm)

2:00pm - 3:00pmWomen's Water Aerobics (Pool)

6:00pm - 9:00pmBingo (Dining Rm)

6:00pm - 9:00pmPinochle (Blue Rm)

THURSDAY, AUGUST 17

8:00am - 9:00amMermaid Water Aerobics (Pool)

8:30am - 2:30pmSr. Estates Quilters (Craft Rm)

9:30am - 11:00amCoffee Hour (Aud & Kitchen)

11:30am - 3:00pmFoodies Club (Kitchen & Dining Rm)

12:00pm - 3:00pmLadies Single Deck Pinochle (Blue Rm)

5:00pm - 9:00pmThursday Night Poker (Card Rm)

5:30pm - 6:30pmFoodies Pasta Event (Dining Hall)

5:45pm - 8:00pmWater Volleyball (Pool)

6:00pm - 8:00pmAdvanced Line Dancing (Aud)

6:00pm - 9:00pmPinochle (Blue Rm)

FRIDAY, AUGUST 18

8:00am - 9:00amMermaid Water Aerobics (Pool)

8:00am - 9:00amWalking Club (Aud)

9:15am - 10:00amSenior Yoga (Aud)

9:30am - 10:30amLadies Laugh & Chat (Blue Rm)

10:00am - 12:00pmPickleball (Dining Rm)

10:15am - 11:15amSenior Cardio/Zumba (Aud)

12:30pm - 4:30pmFriday Bridge Group (Blue Rm)

12:30pm - 3:30pmBunco (Craft Rm)

2:00pm - 3:00pmWomen's Water Aerobics (Pool)

4:00pm - 7:00pmSummer Concert (Gazebo)

5:00pm - 9:00pmSnow Bird Golf Tournament  
(Aud, Dining Rm, Kitchen)

SATURDAY, AUGUST 19

8:00am - 9:00pmSnow Bird Golf Tournament  
(Aud, Dining Rm, Kitchen)

2:45pm - 5:00pmWater Volleyball (Pool)

5:00pm - 9:00pmHand & Foot Group (Craft Rm)

SUNDAY, AUGUST 20

8:00pm - 9:00pmSnow Bird Golf Tournament  
(Aud, Dining Rm, Kitchen)

MONDAY, AUGUST 21

8:00pm - 9:00pmSnow Bird Golf Tournament  
(Aud, Dining Rm, Kitchen)

8:00am - 9:00amMermaid Water Aerobics (Pool)

8:30am - 2:30pmSr. Estates Quilters (Craft Rm)

9:30am - 10:30amLadies Laugh & Chat (Blue Rm)

12:00pm - 4:00pmMonday Bridge (Blue Rm)

2:00pm - 3:00pmWomen's Water Aerobics (Pool)

5:45pm - 8:00pmWater Volleyball (Pool)

TUESDAY, AUGUST 22

8:00am - 9:00amMermaid Water Aerobics (Pool)

10:00am - 11:00amSenior Fitness (Aud)

10:00am - 12:00pmNeedlecraft (Conf. Rm 1)

10:00am - 12:00pmPing Pong (Dining Rm)

11:00am - 2:45pmUkulele Uke-de-dos (Craft Rm)

11:30am - 1:15pmKiwanis Club Of Woodburn (Blue Rm)

1:30pm - 2:30pmBoard Meeting (Aud)

1:30pm - 2:30pmBible Study (Conf. Rm 1)

2:45pm - 5:00pmWater Volleyball (Pool)

5:00pm - 9:00pmTuesday Night Poker (Card Rm)

6:00pm - 7:00pmBeginner Line Dancing (Aud)

7:00pm - 8:00pmIntermediate Line Dancing (Aud)

WEDNESDAY, AUGUST 23

8:00am - 9:00amMermaid Water Aerobics (Pool)

8:00am - 9:00amWalking Club (Aud)

9:00am - 10:00amPing Pong (Dining Rm)

9:00am - 11:00amTech Time (Card Rm)

9:15am - 10:00amSenior Yoga (Aud)

9:30am - 10:30amLaugh & Chat (Blue Rm)

10:00am - 12:00pmPickleball (Dining Rm)

10:15am - 11:15amSenior Cardio/Zumba Class (Aud)

12:00pm - 1:00pmFriends of Bill W. (Craft Rm)

12:00pm - 4:00pmDouble Deck Pinochle (Card Rm)

12:30pm - 4:30pmFabric Quilting Arts (Dining Hall)

1:00pm - 3:45pmWii Bowling (Aud)

2:00pm - 3:00pmWomen's Water Aerobics (Pool)

6:00pm - 9:00pmBingo (Dining Rm)

6:00pm - 9:00pmPinochle (Blue Rm)

THURSDAY, AUGUST 24

8:00am - 9:00amMermaid Water Aerobics (Pool)

8:30am - 2:30pmSr. Estates Quilters (Craft Rm)

9:30am - 11:00amCoffee Hour (Aud)

11:30pm - 3:00pmFoodies Club (Dining Rm & Kitchen)

5:00pm - 9:00pmThursday Night Poker (Card Rm)

5:45pm - 8:00pmWater Volleyball (Pool)

6:00pm - 9:00pmPinochle (Blue Rm)

6:00pm - 7:30pmAdvanced Line Dancing (Aud)

FRIDAY, AUGUST 25

8:00am - 9:00amMermaid Water Aerobics (Pool)

8:00am - 9:00amWalking Club (Aud)

9:15am - 10:00amSenior Yoga (Aud)

9:30am - 10:30amLadies Laugh & Chat (Blue Rm)

10:00am - 12:00pmPickleball (Dining Rm)

10:15am - 11:15amSenior Cardio/Zumba (Aud)

12:00pm - 4:30pmFriday Bridge Group (Blue Rm)

12:30pm - 3:30pmBunco (Craft Rm)

2:00pm - 3:00pmWomen's Water Aerobics (Pool)

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| WEG STAFF   |  |
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