

News & Views

The Official Woodburn Estates & Golf Publication Since 1962 • A 501(c)7 Social Club • Friday, December 08, 2023



Biennial Census/Survey For 55+ Verification

Thank you to members who have returned their verification form for 2023.

631 of you have completed and returned your form as of November 25. Unfortunately, this is only about half of what is required.

Your voting packet included the 2023 Biennial Census/Survey required by the U.S. Department of Housing and Urban Development. Verification must be updated every 2 years as an association to meet the requirements under the Fair Housing Act. Verification of Occupancy, implementation of the Housing for Older Persons Act of 1995 and our Bylaws 4.1-1-C.

If you need another form, please call, or come to the office.
Thank you.

NOVEMBER BOARD MEETING HIGHLIGHTS

Before the actual November board meeting, a special meeting was held to elect officers for the next year by the board members for 2024. The following were elected:

President – Ken Bourne
Vice-President – Steve Garner
Secretary – Kim Farquarson
Treasurer – Allan Lindberg

Directors for the committees will be announced at the December 12 meeting.

Also approved was a name change back to the actual name of our organization on our founding

documents. It is being changed back to Senior Estates Golf & Country Club. The name was changed evidently because a board president in the past didn't like the connotation of "Senior". We have been doing business as Senior Estates Golf and Country Club dba Woodburn Estates & Golf. This change will become official January 1, 2024.

The 2024 budget was approved after much discussion from the members and the board. You may find a copy of the budget on our website. This approval means that our 2024 HOA dues will be \$1,008 for everyone and everyone will have access to all amenities.

Woodburn Estates & Golf

2023 PARADE of LIGHTS

Golf Cart Parade
Dec. 14 & 15 @ 4pm
Thurs: line-up 3:15 @ Golf Maint. building off Hayes
Fri: line-up at 3:15 behind the clubhouse

Foursom GOLF CARS

Any and all event details are subject to change without notice.

Woodburn Estates & Golf

coffee hour

Dec 7 Music by **FRENCH PRAIRIE MIDDLE SCHOOL BAND & CHOIR**

Dec 14 Music by **WOODBURN HS CHOIR**

Dec 21 Music by **JOEY CRAIGHEAD CHRISTMAS PROGRAM**

Dec 28 GameShow **TRIVIA**

Thursdays @ 9:30 **\$2 Cover Charge**
Weekly Drawings and featured Entertainers
Performers listed are subject to change without notice.



Billiards Room Makeover

If you haven't been in the Billiards Room lately, you should stop by. The Activities Committee has had all the tables recovered. There are tables with the traditional green color and some with a new blue color. There are six pool tables altogether, each with a traditional rectangular light above them. Cute pictures of dogs playing pool decorate the walls.

If you would rather, there's also a darts game set up in one end of the substantially sized room.

The Activities Committee hopes to sponsor pool tournaments in the spring of 2024.



WOODBURN ESTATES & GOLF - BOARD OF DIRECTORS MEETING

Tuesday, October 24, 2023 - 1:30 pm • Auditorium - Listen In (425) 666-4290 • Approved November 28, 2023

Call to Order

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

Pledge of Allegiance

Changes to the Published Agenda: Secretary

Executive session – Thursday, October 16, 2023, 10:00 am 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. Eight BOD members were present. The meeting was held in the conference room. Topic of discussion: Legal Issue; Personnel

Special Motion: President Ken Bourne: I move to appoint Allan Lindberg to the Board of Directors, to fill the position of Treasurer, vacated by Phil Balogh.

Seconded and passed.

Treasurer's Report for Submitted by Deborah Brown, Financial Manager - Read by Treasurer Allan Lindberg

Fund Balances as of September 30, 2023 –

Operating Fund: \$567,607
Reserve Fund: \$576,292
Working Capital Fund: \$864,746
Accounts Receivable: \$68,360

The Budget Committee met on October 17th to review the financials for September and the 2024 proposed Operations Budget. Members Mike Hepburn, Allan Lindberg, Ken Bourne, and staff Debbie Brown and Vince Cantwell were present.

The review of the September and year-to-date financials suggests that we are on track to stay in the black for the balance of the year. Keeping in mind that the bulk of our income is received in January and July and then is spent throughout the year, our budget projects a loss for most months. The September budget projected a loss of \$125,699, but due to low staffing and lower spending, our loss was only \$85,884.

Motion to approve Treasurer Report. Seconded and passed.

Treasurer Allan Lindberg: I move to approve addition of Linda Hepburn to the Budget Committee

Seconded and passed.

Adjourn to Open Mic

Reconvene Meeting

Motion #1 President Ken Bourne: I move to approve the transfer of \$1,205.33 from the Reserve Fund to the Operating Fund for the repairs that were done on the Jacobsen mower.

Awaiting asset tag

Motion #2 President Ken Bourne: I move to approve the addition of Peggy Misner to the 2023 Election Committee.

Seconded and passed.

Motion #3 President Ken Bourne: I move to approve the 2024 Golf Tournament schedule as listed.

Updated schedule. Seconded and passed.

Motion #4

Secretary Kim Farquharson: I move to take from the table the following motion: House Director, Marilyn Sbardellati, made a motion to transfer money from the Reserve account to purchase a new refrigerator for the restaurant.

Motion #5 Director Marilyn Sbardellati, House - I move to transfer money from the Reserve account to purchase a new refrigerator for the restaurant. Estimate cost to be up to \$6k. This is a qualified Reserve expense. Asset Tag RF3.

Motion to Amend - Seconded and passed.

Motion as amended - Seconded and passed.

Bids will be forthcoming.

Motion #6 Director Marilyn Plowman: I move to approve Delane Pennington, a member in good standing, to be on the New Members Committee.

Seconded and passed.

Motion #7 Director Steve Garner, Rules & Regs: I move to approve 2023-0926 Rules & Regs #14.36-2.

Seconded and failed.

14.36-2 Hours are set by the Board.

14.36-2 Walking on the golf cart paths is permitted with caution, walker(s) do so at their own risk. It is suggested that walkers use the paths early in the morning, later in the afternoon, or in the early evenings, which are times when there are fewer golfers. It is further suggested that walkers travel in the opposite direction as the golfers (i.e., walk from the higher numbered holes toward the lower numbered holes) so that approaching golfers can be seen and walkers may avoid being hit by a golf ball. Walkers should follow common golf course courtesy; pausing quietly when near a golfer preparing to swing, so as not to cause a distraction.

Motion #8 Director Steve Garner, Rules & Regs (with Arch/RV Director Connie Johnson): I move to withdraw 2023-0926 Rules & Regs #13.1-1. No vote necessary. Motion withdrawn.

Motion #9 Director Steve Garner, Rules & Regs (with Arch/RV Director Connie Johnson): I move to withdraw 2023-0926 Rules & Regs #13.1-2. No vote necessary. Motion withdrawn.

Motion #10 Director Steve Garner, Rules & Regs: I move to correct the July 24, 2023 minutes to read for 12.3 Rule Changes: “failed passed”. Seconded and passed.*

Posted Motions

The following forms will be submitted next month:

Fee Schedule

Intent to Transfer

RV Agreement.

Motion #10 (posted – no discussion)

Director Steve Garner: I move to post 2023-1024 Enforcement Resolution (add).

1.5. Theft of any property belonging to the Association itself. Fines will be imposed by the Board based on whether the property is recovered in its original condition, recovered damaged, destroyed or not recovered. Fees will be adjusted based on the severity of the occurrence. (see Fee Schedule).

Motion #11 (posted – no discussion)

Director Steve Garner: I move to post 2023-1024 Enforcement Resolution (add).

Schedule of Fines.

21. Theft. The fine severity will be set by the Board. ***

Motion#12(posted–nodiscussion) Director Steve Garner: I move to post 2023-1024 Bylaws 4.5 Members' Liability. (add) Every member of this Association is exempt from any personal liability for the payment of Association debts, charges, and claims except to the extent of his or her beneficial share in the corporate assets and in any distribution there under.

4.5-1 Exemption Acts of confirmed theft, vandalism or accidental damage to the common ground or assets of the association, thereof, may be invoiced to the individual member/owner for lost wages, replacement or legal costs incurred, as fully allowed under applicable law, including but not limited to a lien on the property until paid.

Motion#13(posted–nodiscussion) Director Steve Garner: I move to post 2023-1024 Bylaws 4 Members. (revised) 4.1-1.

4.1-1 Property Owner Members. Property

Owners in Woodburn Estates & Golf the Association shall automatically be members of the corporation and are subject to fees, whether they participate in any corporate or club activity, or not. Membership is not transferable and is canceled upon change of property ownership. Voting rights, community access and participation in HOA activities are suspended if the Property Owner member is not a member in good standing.

Exception: the owner may transfer from lot to lot within the Association using the form “Intent to Transfer and Exemption from Working Capital Fee” without loss of membership, see Bylaw 5.9-2.

Motion #14 (posted – no discussion)

Director Steve Garner: I move to post 2023-1024 Bylaws 5.9-2 section (revise)

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, will not pay the Working Capital Fund fee for acquiring such title or ownership interest. They will be required to show death certificate. See Declaration: ARTICLES II-C.

5.9-2E Exemption from the Working Capital Fund Fee may be granted by the Board of Directors only under the following circumstances: [6-10-1980]

5.9-2E1 Must submit an “Intent to Transfer” form before selling and moving from current member lot to another member lot. In the event of a delay, the transfer must be completed within 45 days of the closing of both 1st and 2nd homes as listed on the form.

5.9-2E2 Property Owner, after residing in the current (1st) 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 home may be invoiced for the remaining 50 percent (50%) allowed, if the member does not remain in good standing while owning both homes. [8-22-2017]

5.9-2E3 Neither home can be rented. [8-22-17]

5.9-2E4 True copies of all documentation evidencing the acquisition of the title of ownership interest shall be submitted along with the form “Intent to Transfer”.

5.9-2E5 One-time request for exemptions.

5.9-2E6 This exemption allows the current homeowner as of 12-31-2023 to transfer to their second home and to continue with their selected HOA fee.

Motion #15 (posted – no discussion)

Director Steve Garner: I move to post 2023-1024 Rules & Regs #14.36 (add).

14.36-10 Bikes are not allowed. (From Orange Form used in golf shop & R&R 14.35).

Motion #16 (posted – no discussion)

Director Steve Garner: I move to post 2023-1024 Rules & Regs section 13 (revised).

13. RECREATIONAL VEHICLE (RV) LOT. The RV space may be used for the following vehicles:

13-A RV or Motorhome, 5th Wheel, Travel Trailer.

13.1 Members, Family of Members, and Associates May Obtain Space. Only homeowner members, family of homeowner, and associates may obtain lot space or storage unit space on an annual basis with priority going to homeowner,

and then family of member. Associates may also obtain RV lot space and or storage unit space for their own unit(s) on space availability. [associates 3-23-2021]

13.1-1 All lot sizes and storage unit sizes are defined in the Fee Schedule.

13.1-2 The unit(s) stored must be moveable and must be identified on the form and/or photo may be attached. Ownership must be verified at the time of application along with proof of insurance and registration of ownership. Moveable, as defined in this section, means that the owner is able to drive down and drive away, reload, or hook up and move their unit, as required by the Association. [10-24-2017]

13.1-3 It is advisable that the owner has an emergency contact on file who may move the unit if the owner is unable to move the unit in a situation requiring a move. [10-24-2017]

13.1-4 Lot and or Storage Unit users are expected to follow Rules and Regulations for usage. The Association member will be responsible for compliance, usage, and fees.

13.2 Lot Space and Storage Unit Agreement Must Be Renewed Each Year

13.2-1 This RV Lot space agreement must be renewed every year on a full year basis. Proof of Insurance and Proof of Current Registration of Ownership will be required. The prorated RV lot fee will be for the first-time RV member or the first time RV Associate only, not the first time with that vehicle or the first time in that lot space.

13.2-2 Individual Storage Unit agreement must be renewed – see Fee Schedule. Proof of Insurance will be required. No alteration to the unit door, walls, ceiling, or floor.

13.6 Due Date Penalty. If the lot space or storage unit fee is not paid within thirty (30) days of the due date, or if the member does not clean out their storage unit and or remove their unit(s) immediately upon termination of this RV Lot agreement, their access may will be denied. All costs for such action(s) will be the responsibility of the member.

13.9 Member Termination of Space. By permanently removing their unit(s) from the lot space and leaving the lot space and or storage unit space clean, or non-payment of the fee. [3-2-2021]

13.10 Unit is Stored at Owner's Risk

13.10-1 The Unit(s) will be stored in the RV lot space at the owner's risk.

13.10-2 The following are not allowed: chemical, flammable, corrosive, or explosive materials may not be visible on open trailers. [5-23-2017]

13.10-3 The Association will not be responsible for loss or damage caused by fire, vandalism, theft, weather, or the act of other person(s), including acts of natural disaster. It is up to the owner to provide their own insurance to cover such loss or damage.

13.12-11 Personal Item Storage at Owner's Risk. All properties by owner stored inside, outside, or underneath the owner's unit(s) are at the owner's risk of the owner. It is up to the owner to provide their own insurance to cover such loss or damage. The following are NOT allowed – flammable, corrosive, or explosive materials.

13.11-12 Unit May Be Covered but not Anchored to the Ground or Fence.

Adjourned Meeting

* *(This is an explanation of the motion #10 listed in the minutes above – for further information see the 8/11/23 edition of the N&V) Director Steve Garner – I move to correct the July, 2023 minutes to read that the 12.3 motion made at the July 24 meeting passed and the minutes said that it failed.*



Ukulele group



Santa and collected toys

Santa to wrap and distribute. Great door prizes were given out. A great time was had by all who were there and a Santa’s sleigh full of toys went to a good cause—win, win!

Toy Drive

On Saturday, December 2, there was a toy drive at the auditorium sponsored by the Activities Committee. Santa was there for any little ones and the Ukulele group provided lively Christmas music. Pies supplied by Country Cottage were served with coffee to all the attendees who brought unwrapped toys for Love

WOODBURN ESTATES & GOLF - BOARD OF DIRECTORS MEETING

Tuesday, October 24, 2023 - 1:30 pm • Reports of Officers, Boards and Standing Committees

President’s Address:

Good afternoon – Thank You for coming to the meeting. Please silence your phones and if you are not a member of The Association, I need to ask you to leave.

October has been a very busy month for me as I have been in several meetings and prepared for the upcoming Annual Meeting.

Here is what has kept me busy throughout the month.

- Weekly Meetings with our VP and Management Staff, discussing any issues and possible solutions.
- Attended several phone call meetings and e-mail conversations with our lawyer dealing with The Special Recall Meeting and additional legal issues.
- Met with a homeowner over a shed issue and directed the matter to our Architectural Director.
- I was invited to attend a luncheon with The Maintenance staff to meet and greet and thank them for the job they do.
- Answered several phone calls and e-mails concerning The Recall Election, The Annual Meeting and The Annual Board Election.
- I attended the Budget Meeting to bring me up to speed where we are in the 2023 Budget year and what is the proposed 2024 Budget.

Activities Committee – VP Sharyn Cornett

The Activities Committee has been very busy trying to do some ‘gift’ projects for the Community. The following projects have been completed:

- The patio deck was cleaned. Ten or more people watched the glow ball tournament and cheered them on. The weather was fantastic that evening.
- The pool noodle holders were replaced in the swimming area with large plastic cans, holes were drilled in the sides and bottom for air flow to dry out the noodles.
- The curtains have been repaired in the dining hall and auditorium. The broken pins were replaced, the cords were all frayed and replaced for smoother opening and closing. They look brand new.
- The billiards tables are being repaired and recovered as we speak. We have new cue balls and cue sticks. Some new rules have been added to cover some issues for play. Please watch the N/V early next year for the tournament schedule. There are signs that say Elmer’s Room. If you know anything about Elmer, could you please call so we can have some history.

- We have some other projects we are checking. We are getting bids to replace the floor in the restaurant with nonskid commercial dark wood laminate and hope to contribute to this project.

All these special projects have taken time and energy but there is great satisfaction in getting some of these things accomplished.

Meanwhile, the regular activities have continued as scheduled.

- The pancake breakfast was like the old days, people laughing visiting and enjoying the time together. It does not matter if you like pancakes or not, you come to support your community. That is why you come to any event here at the club house. This is the motto we follow—get up out of that chair and join others. Live a joyful life.
- The new member meeting was the best one we’ve had. Thank you, Marilyn, and your team of volunteers.
- The craft Fair was also a great success under the leadership of Jone Drury. We had 479 visitors come to the craft fair. This is a larger number than what we had last year. Thank you to the cookie bakers and all the volunteers for their very good job. We have many many talented community members. Busy all year getting ready for this event.

I contacted Officer Stout the canine handler, and the two dogs now have bullet protection thanks to you and others generous donations, more on this story in the N/V.

Remember the board candidates will be at coffee hour this week. It is \$2 to get coffee and donuts. Each candidate will have 3 minutes to introduce themselves. Each candidate will have 2 minutes to answer a random question. We are asking that they stay after coffee to mingle and answer any questions you might have.

Architecture/RV Committee – Director Connie Johnson

The Arch/RV committee continues to meet weekly to go over Architectural requests and compliance forms. We have completed the temporary move of all vehicles from the first row in the RV lot and are preparing the ground to install the storage units. If anyone is interested in renting a storage unit, please see me to have your name added to the list.

Respectfully Submitted,

Connie Johnson.

Golf Committee – Chair Ken Bourne

- Golfing activities have slowed down during this period as all of the tournaments are over.



Mailing Deadlines For CHRISTMAS

The post office is offering a new service this year called USPS Ground Advantage which is a way to ship packages with a certain two to five day delivery. Deadlines for getting your packages and cards received in time for Christmas are:

Lower 48 states:

Ground Advantage and first-class mail Dec. 16
Priority Mail Dec. 18
Priority Mail Express. Dec. 20

Alaska/Hawaii:

Ground Advantage and first-class mail Dec. 16
Priority Mail Express. Dec. 20
Priority Mail Alaska Dec. 18
Priority Mail Hawaii Dec. 16

Military/Consulate (APO / DPO)

Priority and first-class mail Dec. 9
Priority Mail Express. Dec. 15

Marketing/PC Committee – Director Sherman Lackey

The Marketing committee did not meet and does not have an additional report.

New Members – Director Marilyn Plowman

A New Member Welcome Event was held on Sunday, October 13, at 3 in the afternoon. Invitations were delivered to all homes purchased between April and the beginning of October. There were at least 30 new members and others representing some of the many clubs and activities available to residents here in our community. Steve Garner led the newcomers in a game that caused them all to mingle and ask questions of each other. A big thank you to Steve. Afterwards the new members walked around the auditorium asking questions and getting information about the different amenities available at our HOA. Coffee and delicious pasties, both sweet and savory, made by Bunny Buckwalter, a member of the Foodies Group, were enjoyed by all in attendance.

The members of the New Member Committee have been delivering Welcome Packets to new homeowners each month.

From January 1st to October 12th there have been 89 homes purchased in Woodburn Estates and Golf. Submitted by Marilyn Plowman

Rules & Regulations Committee – Director Steve Garner

The rules committee introduced reminder letters to head off complaint numbers in the month of September. Some people were worried that they had received a complaint. The committee members assured them that they had not collected a complaint but had a situation that needed their attention. Reassured they took care of the situation immediately. Some people thanked the committee for pointing out the situations of which they were unaware. Complaints are running behind the complaints we experienced last year, and we have news that some neighbors are actually helping their neighbors take care of the situation/s that generated a complaint. The committee issues a big “thank you” and a “well done” to those who demonstrated the concept of community to their neighbors.

The committee is also working hard to produce motions that keep our governing documents current with changes that the board has addressed. A big thank you to our wordsmith, Stan Hiller, for his diligent work in this area. The committee hopes that more of us will join the community concept of dealing with the conditions that make our community a wonderful place in which to live.

Great *free* Clothing Exchange

Starting Monday, December 11th, there will be a CLOTHING EXCHANGE taking place in the lobby of the auditorium. If you have clothes you wish to donate, you can bring them in each day between the hours of 3-5 pm. Volunteers will be hanging the items up on the rack. Any WEG Member



who wishes to come and browse is welcome to help themselves.

This exchange will be until Thursday, December 14th and will end at 2 pm. Anything left will be donated to charity. Mens' and Womens' clothes only. Anything warm will be greatly appreciated.

WEG Library News

By Heather Taylor, Library Coordinator

The fall book sale was very successful. Thanks to the Craft Sale Committee for all their hard work. Without them our sale would not be as well attended. With some of the proceeds we bought a six-foot folding table to use for our books sales.

This year we bought 10 Louis L 'Amour books as they are still very popular. These were to replace some very worn, old paperbacks.

Our donation this year is \$200 for "Love Santa". They help 450 families at Christmas with toys for the kids and food for the family. Every family they serve is local.

For those who do not know, every day of the week a book lady puts books away and makes sure that shelves are kept nice.

For everyone who donated books to the library this past year, thank you. We really do appreciate having the newer books you bring in for us to share. Since space is limited in the library and our storeroom, please call me if you have over 10 books to donate. My phone number is 503-981-0285.

Thanks to everyone for your support of the library this past year. Happy Holidays from all the Book Ladies.

Experience the TRUE Meaning of Christmas



WOODBURN COMMUNITY

Living Christmas Story

A FREE OUTDOOR PRESENTATION OF CHRIST'S BIRTH

December 9 & 10

6:00-8:00PM

(Showings at 6:00, 6:30, 7:00 & 7:30 Each Night)
Refreshments provided before and after showings.



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CHURCH OF GOD

1530 Mount Hood Avenue, Woodburn
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In Memory of...

Vicki Spencer

11/21/1940 - 11/22/2023



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Senior Resources

By Karen Linton

There were many people at the board meeting expressing their concern about some of our members who are having a difficult time making ends meet, especially those members who are single or widowed women as historically, women have smaller retirement incomes. So the following article will describe ways people can save on expenses, especially those in the lower income ranges. Not all ways will be able to help everyone, but you can pick and choose the ways you can be assisted. Some things may already be known to you, but, hopefully, you will find a new idea.

REVERSE MORTGAGE

If you have a lot of equity in your home and are of a certain age, a reverse mortgage might be an answer to your financial situation. It isn't the answer for everyone because everyone has different needs and family situations. The main thing to know is that a reverse mortgage gives you a certain percentage of your equity, based on the appraisal value and your actuarial life expectancy. You don't have to pay the mortgage back until your house changes ownership — selling it or someone else inheriting it. However, you do have to continue paying your property taxes, HOA dues, homeowner's insurance and all maintenance. There are many brokers selling reverse mortgages you can contact for further information; however, be advised they are selling a commodity and receive compensation so don't feel pressured into doing anything without financial advice from a trusted source.

DEFERRED TAXES

In Oregon, if you are over 62, or receiving Social Security disability, you can apply to defer your county property taxes. You cannot have a reverse mortgage. You must have lived in your house for at least five years; your income cannot be over \$55,500 annually; your house can't be worth more than \$271,000 (reviewed each year); your net worth can't be over \$500,000 (without the house); you have to be current on the taxes. You will be assessed a 6% fee each year. The amount becomes due upon your moving out of the property, your death, or a change in ownership happens. If there is more than one owner on the deed, all persons listed are subject to the same rules.

DISABLED VETERAN OR SURVIVING SPOUSE EXEMPTION

Veterans with a disability rating of at least 40% or the surviving spouse or registered domestic partner of a veteran may be entitled to a reduction of the assessed value of your home. You must own and live on the property. Buyers with recorded contracts of purchase and life estate holders are considered owners for purposes of this exemption.

For the 2023-24 tax year the assessed value would be reduced by \$24,790 for veterans with a non-service connected disability or \$29,750 for veterans with a service connected disability certification, thereby reducing tax liability. The

amount exempted increases by 3% each year.

HOME MAINTENANCE

Marion County has programs to assist lower income citizens with home repairs, all based on income to qualify. You can apply for a loan up to \$50,000 for home repairs. Years 1-5, the full amount is repayable if the home is sold or transferred. Years 6-10, 14% of the original loan is forgiven each year. After 10 years, the remaining 30% is payable when the home is sold or transferred. The home must be in Marion County, but outside the city of Salem, be the primary residence of the owner and not be used as a rental or vacation home. Eligibility is subject to local HUD income limits based on household size. For information, contact Mid-Willamette Valley Council of Governments, John Schmidt, (503) 540-1640, jschmidt@mwvcog.org.

Another program is the Mid-Willamette Valley Weatherization Assistance Program. Funded by the federal government and grants from utilities and others, this program offers eligible applicants insulation, energy efficient windows/HVAC systems/certain appliances, smoke and CO2 alarms, LED light bulbs, exhaust fans and caulking. To be eligible, the 2023 income guidelines are \$29,160 for one-person households and \$39,440 for a 2-person household. You must call to be placed on a wait list. Upon being called for an appointment, you must go into the office in Salem to apply and show proof of income. Then you will be put on a wait list for a home audit where your home will be assessed for its needs. After the audit, the work is sent out for bids and the winning (generally lowest) bidder will contact you to begin repairs/replacements. When all the work is done, there will be a final inspection. The whole process can take up to a year, but since it is completely FREE, it is worth the wait. The number is (503) 315-7055, mwvcaa.org/weatherization.

Between the two programs, most maintenance can be accomplished. That's not only a cost-saving, but it also improves your home's value.

HELP WITH UTILITIES

Portland General Electric

Households meeting income guidelines can apply in 2024 for up to 60% off the electric bill—in 2023, it was up to 25%. One-person households have a limit of \$33,427 annually and two-person households \$43,712. There is an application online or you can call for a mailed application portlandgeneral.com or (503) 228-6322.

NW Natural Gas

Households meeting the income guidelines can receive 15-40% off their gas bill. One-person limit is \$33,427 and two-person households \$43,712. To apply, go to nwnatural.com or call (503) 226-4211 for a mailed application.

AFFORDABLE CONNECTIVITY PROGRAM (ACP)

This is a federally funded program that will pay your internet company \$30/month for internet service. If you are receiving any assistance like SNAP, Medicaid or others, you are automatically eligible. Otherwise, income limits are \$29,160 for one-person households and \$39,440 for two-person households. Go to affordableconnectivity.gov to apply online or call your internet company.

FOOD SECURITY

Anyone living in Marion County is eligible for help with food since they do not ask for income verification. However, they advise that you fall under the USDA income eligibility guidelines—one-person \$43,740 and two-persons \$59,160. Aware Food Bank will be moving into their new building downtown soon. For now, they are at 1530 Mt. Hood at the rear of Hoodview Church. Their hours are 9 a.m. - noon Monday, Tuesday, Thursday, and Friday and 3:30-6 the first and third Tuesdays of the month.

You can also sign up for Meals on Wheels. You must be 60 years or older and either have health

issues that keep you from buying or fixing your own meals or have lower income levels. A meal is delivered by volunteers daily. Go to mealsonwheelsamerica.org or call (503) 981-3470.

In Woodburn, there is a free community meal every Wednesday evening from 5:30-7:00 pm. at the Immanuel Lutheran Church at 1036 E. Lincoln. Just drive up and let the volunteers know how many meals you want. Donations gratefully accepted, not necessary.

You can apply for SNAP, supplemental nutrition assistance program, if you have income under \$18,954 for one-person or \$25,636 for two-person households. In addition, if under 60, you must have less than \$2,001 in checking and savings—or if a member of the household is over 60, you can have \$3,001. How much you receive depends on the number in the house and how much income you have. You need to reapply every six months.

Next issue will have more information on savings on medical expenses and how to get help for your pets.

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503-981-7040

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News & Views

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CALENDAR

December 9, 2023 – December 22, 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, DECEMBER 9

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

SUNDAY, DECEMBER 10

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

MONDAY, DECEMBER 11

8:00am - 9:00am Mermaid Water Aerobics (Pool)
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 (Aud)
11:15am - 12:15pm Tai Chi Class (Aud)
12:00pm - 4:00pm Monday Bridge (Blue Rm)
2:00pm - 3:00pm Women's Water Aerobics (Pool)
5:00pm - 8:00pm Pickleball (Aud)
5:45pm - 8:00pm Water Volleyball (Pool)

TUESDAY, DECEMBER 12

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)
12:00pm - 4:00pm Red Hat Group (Dining Rm & Kitchen)
1:30pm - 2:30pm Bible Study (Conf. Rm 1)
1:30pm - 3:30pm Board Meeting (Aud)
2:00pm - 3:00pm Happy Hour Club (Blue Rm)
2:45pm - 5:00pm Water Volleyball (Pool)
5:00pm - 9:00pm Tuesday Night Poker (Card Rm)
6:00pm - 7:00pm Beginner Line Dancing (Aud)
7:00pm - 8:00pm Intermediate Line Dancing (Aud)

WEDNESDAY, DECEMBER 13

8:00am - 9:00am Mermaid Water Aerobics (Pool)
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 (Aud)
10:30am - 12:30pm Glass Class for Fun (Blue Rm)
12:00pm - 1:00pm Friends of Bill W. (Craft Rm)
12:00pm - 4:00pm Double Deck Pinochle (Card Rm)
12:30pm - 4:30pm Fabric Quilting Arts (Dining Rm & Kitchen)
1:00pm - 3:30pm 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)



THURSDAY, DECEMBER 14

8:00am - 9:00am Mermaid Water Aerobics (Pool)
8:30am - 2:30pm Sr. Estates Quilters (Craft Rm)
9:30am - 11:00am Coffee Hour (Aud & Kitchen)
11:30am - 3:00pm Foodies Club (Kitchen & Dining Rm)
1:30pm - 4:00pm Genealogy (Blue Rm)
4:30pm - 5:30pm Tops Weight Loss Group(Dining Rm)
5:00pm - 9:00pm Thursday Night Poker (Card Rm)
5:45pm - 8:00pm Water Volleyball (Pool)
6:00pm - 8:00pm Advanced Line Dancing (Aud)
6:00pm - 9:00pm Pinochle (Blue Rm)

FRIDAY, DECEMBER 15

8:00am - 9:00am Mermaid Water Aerobics (Pool)
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, DECEMBER 16

10:00am - 12:00pm Pickleball (Aud)
11:00am - 2:00pm Pamper me Pretty with MK (Craft Rm)
2:45pm - 5:00pm Water Volleyball (Pool)
5:00pm - 9:00pm Hand & Foot Group (Craft Rm)

SUNDAY, DECEMBER 17

11:00am - 6:00pm Private Rental (Blue Rm)

MONDAY, DECEMBER 18

8:00am - 9:00am Mermaid Water Aerobics (Pool)
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)
10:15am - 11:15am Senior Cardio/Zumba Class (Aud)
10:30am - 2:00pm Womens Golf Club Meeting (Dining Rm)
11:15am - 12:15pm Tai Chi Class (Aud)
12:00pm - 4:00pm Monday Bridge (Blue Rm)
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
EVERY WEDNESDAY

OPT OUT

Anyone wishing to Opt Out of receivingtheprintededitionofNEWS & VIEWS, please send an email tonv@woodburnestatesgolf.com with **Opt Out** in the subject line. In the email, list your name, address and member number. Must have a Bugle Blast account to opt out of printed delivery. ~Thanks

TUESDAY, DECEMBER 19

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)
11:15am - 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 Dancing (Aud)
7:00pm - 8:00pm Intermediate Line Dancing (Aud)

WEDNESDAY, DECEMBER 20

8:00am - 9:00am Mermaid Water Aerobics (Pool)
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)
12:30pm - 4:30pm Fabric Quilting Arts (Dining 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)
6:00pm - 9:00pm Bingo (Dining Rm)
6:00pm - 9:00pm Pinochle (Blue Rm)

THURSDAY, DECEMBER 21

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 (Dining Rm & Kitchen)
12:00pm - 3:00pm Ladies Single Deck Pinochle (Blue Rm)
4:30pm - 5:30pm Tops Weight Loss Group (Dining Hall)
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, DECEMBER 22

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

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.

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