

COAST VILLAGE REPORTER

APRIL 2019

COAST VILLAGE PROPERTY OWNERS CORPORATION
131 Rhody Loop, Florence, OR 97439 (541) 997-3312

Volume 26 Issue 3

Office Hours Monday-Friday — 9:00 a.m.—3:00 p.m.

Board of Directors 2018-2019

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President's "Rant"



3 hours of casting and watching my bobber drift down the best 'slots', then the next cast, BOOM.

Once again, we have moved 'Back to the Future' thanks to good old Daylight Savings Time! (which doesn't save anything and I wish we would stay on all year). The days are getting longer and warmer, which means all the plants and trees in Coast Village are ready to grow and bloom. That makes this the perfect time to give them a nutritional boost. Our sandy soil drains really well and that means that it does not hold nutrients in place. Just a scattering of fertilizer now and then really helps. Local experts suggest using a "Rhododendron, Evergreen, and Azalea" food, which is easy to find in Florence (True Value, BiMart, Freddie's...).

The way I learned to apply it is called "chicken scratch" because it is like tossing feed to chickens. You just scatter some of the fertilizer around at the base of the plants, not too much, just a light scattering of it is all you need, our wonderful rain does the rest. I find that I can do all the greenbelt and vegetation on our lot with about 6 pounds of it.

Business Office: (541) 997-3312
Fax: (541) 902-0103
Available for general business
9am - 3pm
Office staff: Nancy Brock
Park Operations Manager:
Carla Van de Vyver
POM@CVPOC.COM
Phone 360-521-8428

Maintenance Office:
(541) 997-3583
Hours of Operation
Maintenance staff on premises
Mon - Fri from 7am - 4:30pm
Available 24/7 for
park maintenance emergencies
(360) 521-8428

Website:
www.coastvillageflorence.com

NOTICES

- ◆ **Facility Hours:** Hours for the laundry room, Clubhouse bathrooms—24-7. Clubhouse and mailroom are 8 am-10:00 pm. Satellite Bath With code only.
- ◆ **BOARD MEMBER MEETING: April 20th.**
- ◆ **Pool is CLOSED for the season.**

Remember we are having Chili at the next potluck (thanks Elsie) - so bring great sides like salad, corn bread and veggie platters or deserts.

Park Operations Report

Water bill for February is \$9,224.41

84 Manzanita: The property at 84 Manzanita auctioned and was purchased. The new owners will not be making any improvements until after the 6 month waiting period because of the estate issues. They will be doing some cleanup. This lot is currently disconnected from our electrical grid.

Lot 163: On Monday February 18th Lot 163's new double wide came into the park. It was moved in by a robotic and the move took some time. One half was moved in on the 18th and the other half was moved in on the 19th. There was some difficulty for the first half's move with staff needing to block roads for approx. 8 hours.

I was disappointed that after having 3 phone conferences and 1 personal meeting with the manufacturer representative who was arranging the delivery and 2 phone conferences with the installer that they had evidently not done due diligence in measuring access. When they requested permission to trim, they were denied and told our maintenance staff would do any trimming that was done. Maintenance staff were instructed by me to cut no trees, to keep trimming in the 3' right of way and to call me if there were issues. In one case we used a come-a-long to pull back a slightly leaning light pole, and also on one slightly leaning tree that enabled passage. One mistake was made on Lot 164 where a limb was removed on a tree at the end of the lot's greenbelt. The lot owner and I had a discussion to diffuse his anger that he was not notified and he was told if the tree does not recover; a like tree in size and type will be planted there at Lot 163's expense.

I came over twice in the evening of the 18th. My staff were calling me multiple times to state that a Board member was harassing them and accusing them of cutting on private lots every time they went to trim. Evidently stating that CVPOC could be sued for damaging greenbelt. Because it was a Board member they were unsure what to do and reached out to me. I told them to continue to do as I had instructed them. At approx. 8:00 p.m. I responded to a call from the installer stating a person had been taking pictures and making comments, harassing his people and him and my staff for the whole move which in fact had caused a 2 to 3 hour delay as a result. He was very angry. He said there were a crowd of people there watching and making comments and they were being led on by the person's comments.

We did cut one older wild Rhody back on one side, and one person needed to move their car. There was a small amount of road damage where a cold patch was disturbed and the end of the greenbelt between 163 and 164 was run over. That area is being planted back at this time. I have visited the home owner and told her she cannot put a flower bed there (her intent) and it must be planted with bushes and trees to provide an eventual visual barrier. She understands the requirement. There is one area on the road by Lot 173 that was trimmed back further than 3 feet however it should fill as we get spring growth. If it does not a new plant will be planted.

All hours by maintenance staff for both installation days were charged back to the Lot 163 account. This included overtime rates and benefits.

I would ask that in the future if anyone has an issue about something they feel is a problem, especially by a contractor to contact the POM directly and discuss your concerns.

Water Project: We have finally completed Manzanita. This has been a difficult process as the saddles were not where indicated on any documentation we could find and it resulted in trenching 19 feet to find one of them. We will be moving on in the next few weeks to Castaway Cove. The street is quite narrow so there will be traffic issues for that street.

Sewer Pump Stations:

There seems to be some confusion by Board members regarding the status of response and identification by this office regarding the pump failures.

- We know why the pumps are failing

- We are in the process of obtaining pumps that are not “special order” and that will fit our 3” rails and not require a huge retrofit of the stations.
- Investigation into best practice going forward for remedying the situation.
- Board member comments indicating misinformation on previous steps taken and what pump stations are involved.

We have spent \$13,355.00 so far on replacement pumps, electrical circuit boards, etc. in the last 16 months.

We have had one failure on station 1, 2 on station 2, 3 on station 4. This means the problem is not specific to one pump station. The pump stations do not speak to one another. In other words, something doesn’t get through one pump station at the front of the park and then hang up in a pump station in the back of the park. This also means more than one person is putting incorrect items into the system.

After the second failure on pump station 2, and because we had already been heavily advertising the issue, I went home to home in that area and spoke to people asking them to be careful what was going down the sewer. Each person spoken to say the same thing, namely – it isn’t me.

I do not have an accurate map of “exactly” which homes dump into which pump station. I do have a pretty accurate idea however. We cannot try and figure out “who” might need these type of items and target them. We have to keep this as a general request to owners. The city does not have a map of our sewer system or for that matter our water system.

The mapping on our sewer system which is quite old shows the stations, and shows our sewer lines with exits to the city systems by lot 151 and at Spruce Street.

Nothing enters our system except Coast Village lots.

The Fix: I have had a meeting with August, the Maintenance Manager of the city’s sewer system. He has informed me that the City is experiencing similar issues and they have upgraded their pumps and also installed gating systems. They have had to hire a full time person that does nothing else but inspect and clean out the gates every day. They have one self-cleaning gate system on the largest pump station but even it needs assistance.

I looked into wastewater bar screens and their application (manual cleanout) for our pump stations. I reached out to Norm Wells for information on cost of installation and effectiveness. I had also requested information on new pumps when it became apparent this issue was continuing.

Norm has found some pumps that are “in-stock” pumps that will ride our rails and also have a much heavier grinder. If these grinders are sufficient we might not have to add bars to our outlets. I am awaiting pricing. I was told that the current pumps we are using were on the “low” price end when CV decided to retrofit the stations. These pumps were evidently having some problems in other areas and that is why they were discontinued.

I had made inquiries previously regarding changing our type of pump when they started being on special order, we purchased special order pumps because we must have backups in stock so I was waiting, hoping for a resolution of what people were disposing of. System failures have increased somewhat however and now there is an urgency. Original inquiries seemed to require a retrofit of the stations and electrical systems. I am hopeful that what we are looking at now will not require that.

Parking Lot: The parking lot pump has been replaced due to failure. The cost of installation and the new pump was \$1630.00 which includes the materials and labor.

Gates: A new keyboard and plate were installed on the West side gates due to wear and age causing entry issues.

Bathroom showers: We are waiting for parts to complete this project.

Women’s toilets at clubhouse. We are currently having problems with someone or more than someone using the toilets and then laying several layers of toilet seat covers over the waste instead of flushing or using the plunger if they plug up the toilet. I will be putting a plunger in each stall instead of just one in the whole bathroom.

Brush disposal: As of March 29th the Sand Ranch will no longer be accepting brush. The only place that will be

accepting brush is the country transfer station. We average 6.5 tons per month disposal. The price at the transfer station is greater than the Sand Ranch, they also do not take anything that is more than 12" diameter. The cost is 72.97 per ton. Currently we pay 47.08 per ton. So this is an increase based on 6.5 tons of approx. \$168.29 per month or \$2,019.48 per year.

Due to the increase in cost and the size restriction at the dump for brush in future if you have a tree taken down you will need to arrange with the tree cutter for disposal.

There has been an issue for some time of people dumping food debris and non-recycle items in our dumpsters. Someone was observed dumping food refuse in the dumpster this last week that does not live in the park. I have the address of that person off of the refuse and I wrote a letter telling them to not come back into the park to dump their refuse.

This person obviously has the gate code. Please, do not give out the gate code to anyone you don't know well and tell anyone you do give it to that they cannot come in for any purpose other than to visit you. We will call the police the next time this person is caught at our dumpsters!

At the last BOD meeting the Board requested that the POM (that would be me) start addressing greenbelt violations. This means you might be receiving a letter from this office if you need to do something about your greenbelt. Most greenbelts are doing well. We have a few that could use some additional plants. Remember there is money in the greenbelt fund to assist you. If you need help actually planting something please advise the office and we will try and have a volunteer help you.

Carlla van de Vyver
Operations Manager

Committees

Are you interested in our greenbelts? We are looking for more volunteers to join our Greenbelt Committee. Contact Nancy at the office.

ARC: Do you have an interest in what's approved for buildings or improvements on lots? The ARC Committee would be interested in you.

Activities: Do you like to plan and help with Activities? Our Activity Committee would love your help. They are always looking for people to help decorate, clean up after a potluck etc. Please contact Nancy in the office.

CHANGES

Remember there are Board of Director changes coming to Coast Village. If you would be interested please contact the office. The President position will also be open.

As of July Roger Emigh will no longer be chairing the ARC Committee. If you would be interested in the ARC Committee as Chair, or volunteering on the Committee let us know. Having some experience in building would be helpful but not necessary.

The Garden Report (April 2019)

Winter finally came to the Oregon Coast (well, what passes for winter here) during February, so activity in the community garden declined accordingly for the past month or two, but things are improving weather-wise and the gardeners have resumed their buzzing about.

It has come to my attention that someone has complained that it's unfair to have a garden that is run and harvested by a few people because the community pays for the materials to build the beds. However, please remember that the beds will remain there even after the current gardeners are gone, to be used by future residents. Also, everyone was given plenty of opportunity to sign up. Announcements were made about space availability beginning last fall and there were four beds available for months. The garden committee decided to assign the beds for individual care because of issues with maintenance and harvesting over the past few years. The gardeners who use the beds pay for all the seeds, plants, fertilizer, etc., and do all the work of planting, maintaining and harvesting. (In fact, some of the gardeners even did the construction work on the beds.) We are also looking into installing a drip irrigation system (on our own dime) for watering.

The community garden space is really no different than any other of the amenities of the community. It provides a space for people to garden if they don't have a suitable garden spot on their lot. For example, my lot is too shady for many vegetables. Some community members use the swimming pool (a very expensive luxury). Some use the shower facilities instead of the showers in their living space. Some use the sauna. Some watch TV or use the exercise equipment in the clubhouse. Some use the Rose Room for various activities or cooking. People with kids use the playground. Some of us use the laundry, while others have their own washer and dryer at home. That's the joy of having shared community spaces.

As mentioned before, when there is extra produce this season, the gardeners do plan to share with other community members, even though we have discontinued the pick-your-own policy. (Except for the herb bed, where you're welcome to snip some herbs for your culinary delights.) Anyone interested in receiving surplus produce when it's available can email me at ladybug7@charter.net, and I'll make sure the other gardeners know you're interested.

Right now there are several chives plants in pots between some of the small planter boxes along the fence. These were removed from one garden bed, separated and repotted. You are welcome to take a pot if you like, so you'll have chives at your doorstep to snip for that baked potato and sour cream.

Happy Spring!

Vicki Dunaway

Garden Committee Chair



COMMUNITY

This and That

— C.E.R.T. — Community Emergency Response Team —

The C.E.R.T. program was started in 1933 and is about community readiness in the face of disasters. This is also a program that is energized and wanes depending on the people involved and whether or not there has been a recent memory of a disaster situation. We actually have a C.E.R.T. room here at Coast Village, but it hasn't been active in many years. If you are interested in participating in a rebuilding effort for our team here at Coast Village, contact Jay Guettler at jguett@gmail.com.



NOTICE NEW E-MAIL ADDRESSES FOR THE OFFICE

PARK OPERATIONS MANAGER: POM@CVPOC.COM

OFFICE: OFFICE@CVPOC.COM

CARLLA VANDEVYVER: CARLLA@CVPOC.COM

NANCY BROCK: nancy@cvpoc.com

PHONE NUMBERS AND FAX NUMBERS REMAIN THE SAME AND ARE LISTED ON THE FRONT OF THE NEWSLETTER



SUPPORT GROUP

LIFESTYLE EATING FOR HEALTH

First Meeting—Wednesday, April 3rd

Time: 11:00—12:00

Location: Rose Room

This is not about a particular diet. Each person will be free to make their own choices.

First meeting is to test the waters and get input for format.

Hope to see you there!!!!



Laundry Room:

If you are going to use the new washers they work best when you wash all the same kind of items. If you overload or leave the area while doing clothes and they become unbalanced they will shut off and you will need to add more qtrs and start over. The front loader is now repaired. Nancy has printed off instructions and placed them in the laundry room. Please follow her advice to have the best results.



THE CAT'S MEOW

Amazing Cat Facts

Blooper the cat!



- A cat can make over 100 vocal sounds (dogs can make 10)
- A cat sleeps 14 hours a day
- Americans spend more annually on cat food than on baby food.
- In 1987 cats overtook dogs as the number one pet in America.
- Cats are the only animal that walk on their claws, not the pads of their feet.
- A cat has 32 muscles in each ear.
- A group of youngsters (kittens) is called a kindle; those old-timers (adult cats) form a clowder.
- The average cat food meal is the equivalent to about five mice.
- People who are allergic to cats are actually allergic to cat saliva or to cat dander. If the resident cat is bathed regularly the allergic people tolerate it better.
- Besides smelling with their nose, cats can smell with an additional organ called the Jacobson's organ, located in the upper surface of the mouth.
- Like birds, cats have a homing ability that uses it's biological clock, the angle of the sun, and the Earth's magnetic field. A cat taken far from it's home can return to it. But if a cat's owners move far from it's home, the cat can't find them.
- A cat can jump even seven times as high as it is tall.

Now if I could only get my cat to look at me like that!!!



Miss Kiwi showing the love!

Tip of the month:

Have you heard about the yellow ribbon idea? If you have a dog who has problems with other dogs or humans, has a disability that needs folks to be careful about or any thing that others should be aware of - you tie a yellow ribbon or scarf or cloth on the leash as a warning. Such a simple idea and yet so helpful to both dogs and owners.



WARNING WARNING WARNING....ARTIFICIAL SWEETENER KILLING PETS The artificial sweetener XYLITOL is extremely toxic to dogs and cats. It is used in many food products, and has now been added to sugar-free peanut butter, with which many of us "pill" our pets. Go to the internet and educate yourself ASAP, let your friends know, spread the word. Xylitol poisoning is fast, and it is usually fatal. Read labels on all sugar-free products. Store these products away from pets. They like the taste.



Coast Village HOA Customer Only Special Rates

All 120 gallon tank rental = \$40.00 per year

Oregon State fire marshal fee = \$50.00

Suburban Propane labor to change out = \$45.00; includes safety systems PSI test value @ \$90.00.

Special price to be \$.30 cents over Coast Village.

Please Note: All new installations with new gas line to be billed out at \$230.00 plus \$40.00 rent per year and \$50.00 Oregon State fire marshal fee.
Price per gallon will stay the same.

Please call the General Office @ Suburban Propane: (541) 344-2283.

Email: skreidler@suburbanpropane.com - Attn: Shelby

Maintenance

Our Maintenance Staff: Mikhail and Mike

If you have an emergency maintenance issue on the weekends you may call the Park Manager at 360-521-8428 and we will do our best to assist you. If it can wait until Monday please call the office after 9:00 a.m.

If you are planning on a weekend visit and need your water turned on, please advise us during the week so the water can be turned on Friday prior to your visit. If you do not notify us you may not have water for the weekend you are here, or you may be charged if maintenance has to be called in.

All of the staff are here to serve you, please let us know if there is something we can do for you.



There are scientifically proven health benefits of fostering cats and kittens.

- Lowers the risk of heart disease
- Purring helps heal bones, tendons and muscles
- Reduces stress and anxiety
- Better sleep

OREGON COAST HUMANE SOCIETY
541-997-4277

HELP ANIMALS
WITHOUT A HOME
WHENEVER YOU
CAN.



The office is receiving numerous requests to open the pool.

We will be replacing the sand filter on April 10th so the pool will not open before that time. Staff are currently cleaning the pool, cleaning the pool deck and the patio furniture. Depending on weather we will open the pool as soon as possible after all of these items are completed.

MAINTENANCE TEAM

(541) 997-3583

Carlla van de Vyver, Park Operations Manager

Mikhail Renner, Lead —Days

Michael Brady—Days

Dennis Barker—Janitorial Monday thru Friday

Remember to call the Park Manager on weekends if there is an issue.
360-521-8428

COMMUNITY CORNER

The **Greenbelt Committee (GBC)** is here to help lot owners maintain and/or rehabilitate their greenbelt (that is required on both sides and the rear of each lot) by providing advice, labor, and in some cases plants that will work well to fill in a struggling greenbelt. If you would like some help, please contact the office or email cvgbc1@gmail.com. You can also contact Nancy Brock at Nancy@cvpoc.com. Nancy is the new Chairman of the Greenbelt Committee.

Greenbelt:

An area on a lot extending five (5) feet from the side and rear property lines for rooted “natural vegetation” to grow as a visual screen to provide privacy between lots. Corner lots are only required to have greenbelts on two (2) sides. Greenbelts may not be used for lot development, storage, or lot access other than emergency. The aforementioned greenbelt buffer shall be encouraged to grow as full and healthy as possible to maintain the visual screening on the side and rear yards of the lot. A three (3) foot walkway between the greenbelt and a dwelling must be kept cleared in accordance with applicable fire ordinances and regulations. Therefore in accordance with setbacks for dwellings are eight (8) feet from the side and rear property lines. The front set-back shall be 10' from the front property line for all dwellings and structures, unless defined otherwise in City of Florence, Title 10 8 Chapter 29, Coast Village District (CV). Trees are an important component of the greenbelt. If a dangerous tree is removed from a greenbelt, damage to the greenbelt shall be minimized, and a new tree shall be planted. The newly planted tree does not need to be the same variety or in the same location as the removed tree. Any void created by removing a tree shall be filled 16 in and any damage to the greenbelt shall be repaired. In rare and extraordinary circumstances, the Board may approve greenbelt exemptions and document them in the lot files.



April 2019

SUN	Mon	Tue	Wed	Thu	Fri	Sat
	1 Garbage 9 am	2 Brush 9 am Chair Yoga 10 am Quilt Guild 2-5 pm	3 Coffee Klatch 10 am Eating for Health 11:00—12:00.	4 Chair Yoga 10:00 am Quilt Group 12-4 pm Bingo 6:30-8 pm	5 Water Shut Off 8 am to 1pm	6
7	8 Garbage 9 am	9 Brush 9 am Chair Yoga 10 am	10 Coffee Klatch 10 am	11 Chair Yoga 10:00 am	12 Water Shut Off 8 am to 1pm	13
14 Rose Room Re-served—Private Party 1—3 pm	15 Garbage 9 am	16 Brush 9 am Chair Yoga 10 am	17 Coffee Klatch 10 am Greenbelt Mtg 3:30 pm	18 Chair Yoga 10:00 am Quilt Group 12-4 pm Poker Night 6:30-8 pm	19 Water Shut Off 8 am to 1pm	20 Board Meeting 10 am
21 Easter Sunday	22 Garbage 9 am	23 Brush 9 am	24 Coffee Klatch 10 am	25 Chair Yoga 10:00 am	26 Water Shut Off 8 am to 1pm	27
28	29 Garbage 9 am	30 Brush 9 am				

Here's to celebrations! Happy Birthday!



Sharon Mauk	April 11th
Diana Glasgow	April 16th
Ann Lampropulos	April 24th
Elsie McKean	April 26th
Joe McKean	April 28th



An anniversary is a time to celebrate the joys of today, the memories of yesterday and the hopes of tomorrow.
Guy & Aileen Kampstra April 16th
Vicki & Charley Dunaway April 17th

If you would like your birthday or anniversary added to our newsletter just let the office know.
 You can call Nancy at 541-997-3312 or just stop by the office.



Please remember if you have someone staying with you long-term we need to have contact information in the office.

You cannot “rent” out rooms, or dwellings without filling out the rental information forms at the office. You will be subject to fines if you do not follow the rules.

We have a quite a few new owners in the park. For those of you who are new, we encourage you to attend at least one Board meeting to see how the HOA functions.

Here are some photos you may enjoy of our Board—hard at play!

Vicki Dunaway BOD



Pat Thompson BOD



Jay Guettler,
Treasurer



Diana Wolf-
Newman
Vice President



Dory Hethcote
Director

Board
of
Directors



RECIPE CORNER

BRIAM (Greek baked Zucchini and Potatoes)

Ingredients:

- 2 lbs. potatoes, peeled and thinly sliced
- 4 large zucchini, thinly sliced
- 4 small red onions thinly sliced
- 6 ripe tomatoes pureed (you can use canned)
- 1/2 cup olive oil
- 1 tablespoons chopped fresh parsley (Optional)
- Sea salt and freshly ground black pepper to taste



Preheat oven to 400 degrees

Spread potatoes, zucchini,, and red onions in a 9x13 baking dish, or preferably a larger one.

Cover with pureed tomatoes, oil, parsley. Season. Toss all ingredients together so that the vegetables are evenly coated.

Bake in the preheated oven stirring after 1 hour, until veggies are tender and moisture has evaporated. About 90 minutes.

Great with a crusty bread and some feta cheese—no cheese for a vegan dish.

Do you have a favorite recipe—please e-mail the office (pom@cvpoc.com) and let us share it in the newsletter. We love to post recipes from our residents. We would love to have some vegan or vegetarian dishes to share!

Tip for corned beef: After you have simmered your corn beef until tender take it out of the liquid, put on a flat roaster tray and “roast” or “dry” in the oven at 375 for 15 minutes or so. This will make the roast easy to cut without being stringy. You can cover loosely with foil if you like.

Well look at these two!!! It only goes to show with those happy faces you need to come to Poker night at the clubhouse!



DIABETES: PART II

When I first was diagnosed with diabetes there was almost nothing acknowledging the glycemic index of foods so for six months I would eat a food and in an hour check my blood sugar with a finger stick. Finally I had created a listing (I had about 500 foods on my list) of how my blood sugars respond to different foods that I commonly ate...It was a real eye opener that I would eat a bag of baby carrots and my BG would go up to 200.

Eating a fat with a carbohydrate would impact the release of sugars into the blood stream. Eating just a small handful of pretzels 225—What!! So I also checked the impact of exercise on my BG. If I simply walked, biked, or used a treadmill for 20" it would bring my BG down 80-120 points. Hmmmmmm. So food and exercise are directly related to whether you control your blood sugars or not. Not everyone wants to check their blood glucose 10 times a day, but for me it was scientific research. A few years later some Australians found and created the glycemic impact of foods so people could avoid those food that were high on the glycemic index.

Nowadays we know to avoid carbohydrates like sugars, bread, flour products but the glycemic index helps us understand that the more processed a food is, the higher and faster the sugars are released from the food. So an apple whole with skin is lower on the glycemic index (GI) that apple sauce which is processed and the famous drink of "apple juice" we give our kids is yet higher and faster in its release of sugars. So I then ask people to write down their diet for a week including all meals, snacks, and drinks. I also ask people to write down their movement habits...exercise habits.

To make any lifestyle change it is important to start with a basis of knowledge of where are you now and what are those specific foods or habits that may sabotage you. So having a direct feedback from eating your favorite casserole or dessert (by checking your BG an hour or so after eating it) and also watching the response if your BG to just 20" of walking, biking etc are ways to understand that you are in direct control of your diabetes and the outcome of your disease. It is a simple "visual" to reinforce the need for some changes.



Coast Village Bingo Night

Thursday, April 4, 2019 at 6:30 pm in the Rose Room. Please bring your donation of \$5.50 for all 10 games. Remember; bring coin or correct change.



Texas Hold 'Em Poker night

Thursday, April 18, 2019 at 6:30 pm. The Poker game will be in the Rose Room. Please bring your own \$5.00 in correct change; ones or a 5 dollar bill.

Thank you for participating in the Coast Village activities. If you have any questions, please call the office at (541) 997-3312 before 3pm, Monday thru Friday.



* I'll see your Social Security Supplement and raise you a Medicare card and a Canadian pharmacy ID. *

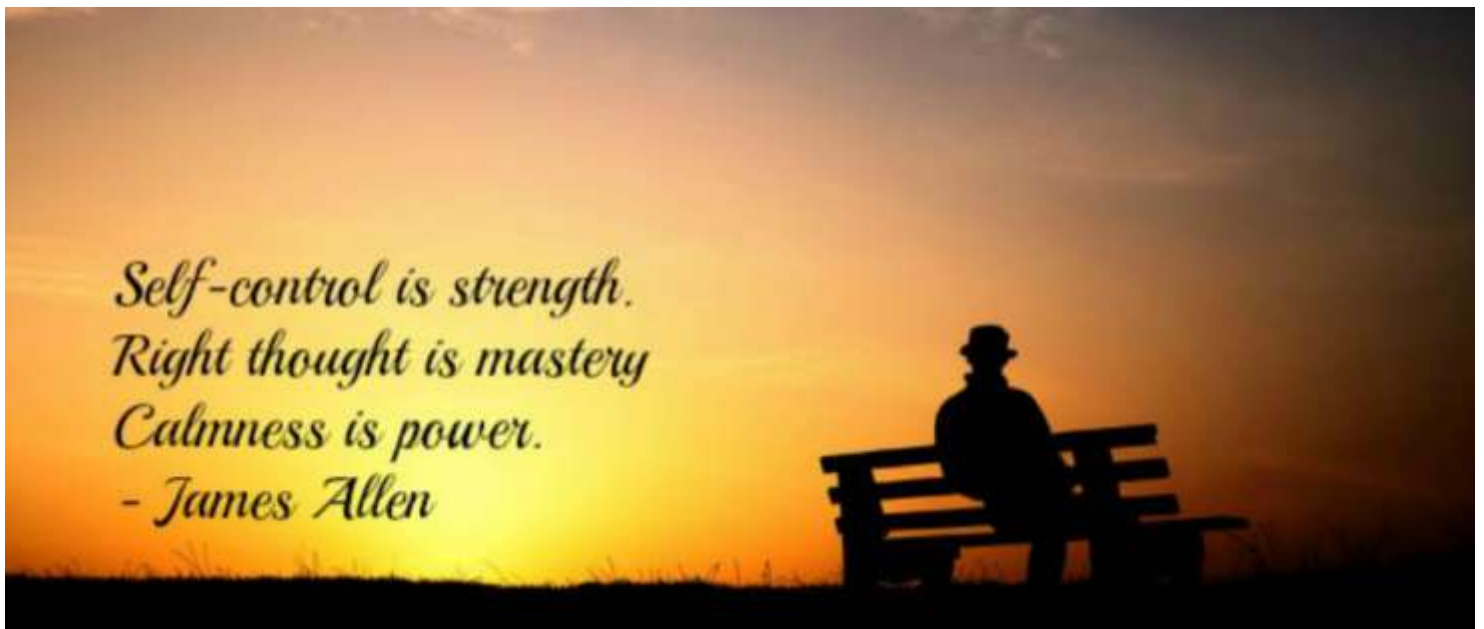
The Way of the Spiritual Warrior: We have all had the experience of reacting in a way that was less than ideal upon hearing bad news, or being unfairly criticized, or being told something we did not want to hear. This makes sense because when our emotions are triggered, they tend to take center stage, inhibiting our ability to pause and think before we speak. We may feel compelled to release the tension by expressing ourselves in some way, whether it's yelling back at the person yelling at us, or rushing to deliver words of comfort to a friend in trouble.

However, there is much to be said for teaching ourselves to remember to pause and take a deep breath before we respond to the shocks and insults that can come our way in life.

For one thing, our initial response is not always what's best for us, or for the other people involved. Reacting to rage with anger & rage will only escalate the negativity in a situation, further ensnaring us in an undesirable dynamic. Similarly, when we react defensively, or simply thoughtlessly, we often end up feeling regret over our words or actions. In the end, we save ourselves a lot of pain when we take a deep breath and really tune in to ourselves, and the other person, before we respond. This doesn't necessarily mean we don't say anything, although in some cases, that may be the best option.

Some situations require a fairly immediate response, but even just a moment of grounding ourselves before we do so can help enormously. The next time you find yourself wanting to react, try to pause, and in that pause, take a deep breath. Feel your feet on the floor, the air on your skin, and listen for a response to arise within you, rather than just going with the first thing that pops into your head. You may find that in that moment, there is the potential to move beyond reaction and into the more subtle and creative realm of

response, where something new can happen. This is borrowed from the Dailyom, written by **Madisyn Taylor**



2018/2019 Financial Review : Each year Coast Village has its annual financial statements reviewed by the accounting firm of Holloway and Associates. Copies of the 2018/2019 financial review will be available to owners at the July Owners meeting. They are also available on the website with an owner's login.

Examining the association's financial reports shows you how your money is being used. The following may help you understand what your association report contains:

- 1) The Balance Sheet includes the association's assets (income and reserves) and liabilities (what is owed) at a specific point in time.
- 2) The Statement of Revenues and Expenses contains the year's financial highlights - what was earned, what was spent and what remains available in reserves - in simple language. Pay attention to the association's cash position and excess of revenues over expenses.
- 3) The Statement of Cash Flow is a summary of anticipated income and expected expenses including cash flows from operating activities, cash flows from investing activities and net increase in cash.
- 4) The Schedule of Revenues and Expenses - Budget to Actual compares the actual expenses for the year to the amount that was budgeted for each expense line.

TREASURERS REPORT **March 12, 2019**

Bank Account Balances as of March 12, 2019

Operating Fund Account:	\$ 58,844.17
Reserve Fund Account:	\$ 89,196.16
Petty Cash Fund	\$ <u>200.00</u> (not in bank)
TOTAL FUNDS IN BANK:	\$148,040.33

Dues and Past Dues from Owners:

We are currently on track to write off \$32,394 as uncollectable for this fiscal year.

84 Manzanita: The property was sold at auction for \$12,500. We will write off \$13,742 in this fiscal year for this lot.

229 Horseshoe Bend: \$4,682 will be written off in uncollectable dues.

253 Outer Drive: \$10,459 will be written off in uncollectable dues.

37 Easy Street: \$3,511 may be written off, but there are still efforts underway to collect some of this amount.

Water Project:

\$465 was collected in February from the water assessment. This amount was transferred to the Reserves account.

A motion is required to transfer \$3,010.00 from Reserves to Operations for the Water Project work. A motion is required to transfer \$1,630.00 from Reserves to Operations for the new sewer pump that was installed in the parking lot to keep it from flooding when it rains.

Jay Guettler, Treasurer

Information

We had some disappointing news from Glenn and Nancy this week.

I am sure many of you have seen Nancy and her dog out early in the mornings and some afternoons going through the recycle bin, taking out all of the “non-recycle” items and putting those items in the trash. Taking out along with the plastics etc that don’t recycle, food remains—which certainly do not belong in there.

Nancy has been approached on multiple occasions as she did this volunteer project and subjected to nasty remarks and comments by multiple people about what she was doing. She has decided that she no longer wants to be the object of those remarks and comments and is therefore resigning from this volunteer job.

We have been warned multiple times that if we continued to throw non-recyclables in the bins we would no longer be able to have these bins. This means, we will then have to put everything in the garbage which will increase our garbage bill substantially which impacts all of you directly. As costs go up, so do our dues.

I want to thank Nancy and Glenn for all of the volunteer work they have done over the last few years since they moved to Coast Village. There are so many things that most of you don’t see, the start of the Greenbelt Committee for example that was Glenn’s idea. The collection of cans so that they could help people pay for greenbelt plants and make it easier to comply with our Greenbelt rules.

All of the work documenting CC&R Committee changes, in general being there to help.

I hope all of you will appreciate what they have been doing and if you see them, thank them.

And as a side comment realize that if you continue to throw your garbage in the recycle bins they will be discontinued. The company has advised they won’t warn us again.

PLEASE NOTE—THE NEW FLYERS ARE AT THE POST OFFICE COVERING RECYCLE AND TRASH. PICK UP THOSE FLYERS TO GUIDE YOUR DISCARDS.

STOP PUTTING “TRASH” IN THE RECYCLE BINS. YOU ARE ON CAMERA AND WILL BE FINED FOR PUTTING GARBAGE THERE.

Run for the Roses

Kentucky Derby Party & Potluck Saturday, May 4th, 2019



When: Saturday, May 4th, 2019 2:30 to 5:00 pm?

Where: The Rose Room (of course)

Please join us for the Kentucky Derby Potluck/Party, 2 pm to 5 pm on Saturday, May 4th, 2019. We are going to play the Kentucky Derby game, bring your dimes and nickels to bet on the ponies. We will bring the horse-shoes out, if weather permits playing horseshoes outside. We will have a raffle, prizes not purchased yet. Raffle tickets are \$1.00 each, or 6 tickets for \$5.00. Raffle ticket numbers will be called at 4:30 pm. Purchase tickets in the office; or bring money to the Potluck. We will also have a “best Derby hat contest”, we don’t have the prize yet, but wear your best hat.

Chili will be provided by Coast Village. Please bring an appetizer, side dish (Spanish rice, dirty rice, chili mac, cornbread), salad, or a dessert to share with your neighbors.

The sign-up sheet will be on the Post Office bulletin board.

If you don’t cook, please bring a \$5 donation for the Activities Committee.



Garden Décor Craft Day

April 8th, 2019, Monday

9 am to 2 pm in the Coast Village Rose Room

Proceeds donated to the Florence Garden Club



Please join us in the Rose Room to create lovely decorative garden balls & beaded garden stakes. All the craft materials will be provided for crafts donated to the Garden Club. We ask that you make one item to donate, then you can make one for yourself. There will be a supply charge for your item of \$2. The garden balls and beaded stakes will be donated to the Garden Club; then sold at the Florence Plant sale.

You can come in anytime between 11 am and 2 pm and join in. Please bring your own Snacks and refreshments.

Questions? Please call the Coast Village office at (503) 997-3312.

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
CVPOC Adult Lounge
January 19, 2019

The meeting was called to order at 10:00 am by President Roger Emigh.

A **quorum** was established with President Roger Emigh, Vice President Diana Wolfe-Newman, Treasurer Jay Guettler, Secretary Jill Rizk and Directors Pat Thompson, Vicki Dunaway and Dory Hethcote all present.

Meeting agenda was **approved** with the addition of a discussion on common area bathroom repairs in New Business.

Minutes from the November 17, 2018 meeting were read by Treasurer Jay Guettler. **Minutes approved.**

The **Treasurer's Report** was read by Treasurer Jay Guettler. **Accepted.**

The **Park Operations Manager's Report** was read by POM Carlla Van deVyver. Most people have signed the liability waiver letter requested by CV BOD. There remains some misunderstanding regarding the intent of the letter and perhaps clarification in the February newsletter would be helpful. The clubhouse shower valves are in need of replacement, and approval by the board is requested to proceed with repairs. Sewer pump issues continue due to adult diapers/and or dog pads being flushed into the system. Every effort is being made to get the word out. Lane County will be in the park in February to assess property values, so you may see staff from the county on your property.

Committee Reports

Greenbelt Committee Report was read by Jay Guettler.

Elections Committee Report: none

ARC Committee Report was read by Chairman Roger Emigh. There are still two openings available in the committee.

CC&R Committee Report: none

Activity Committee Report was read by Dory Hethcote.

Garden Committee Report was read by Chair Vicki Dunaway.

Action Without a Meeting was initiated on November 26, 2018. Going forward, lot owners are required to get approval from the Park Operations Manager or the ARC Committee in advance of operating construction equipment on common area roads and property within CV.

Old Business

Chains across driveways:

Will be discussed at the next CC&R Committee Meeting.

Lot 84 Manzanita Foreclosure:

Treasurer Jay Guettler advised that the Board had a working session to become educated about their options for handling this foreclosure. The board reviewed their options and discussed which action made the most sense for CV. The first option is to submit a minimum credit bid of \$8000 for the property sale to occur. If nobody else bids on the property, it will be owned by CV and we will have control of the property. The property is required to sit for 6 months before it can be sold. We could make improvements to the property and/or rent it out if we choose. If we are outbid by someone else CV will receive the highest bid amount, but will no longer have an interest in the property. We can also choose not to place a bid. The lot then sits and Lane County will eventually foreclose. This foreclosure process will take 4-5 years and CV will receive no HOA dues during most of this time. **Motion** by Jay Guettler, 2nd by Jill Rizk that the Board request the lawyers to submit a minimum credit bid of \$8000 on the said property so that the sale process can happen on February 21, 2019. **Motion Passed.**

Common Area Liability Waiver update:

Roger Emigh read a letter from our attorneys explaining the intent of the liability waiver sent out to lot owners. From Greg Coxey, our attorney, "What people are not understanding is that the idea is to protect the lot owners as a whole." Requesting owners to sign the waiver, as well as including the form in our source documents may discourage future frivolous claims. Lot owners communicated concern about the tone of the attached cover letter, as some felt threatened by it. The Board concluded that a new letter signed by the entire Board will be sent out to clarify the reason for the liability waiver.

Letter to City per motion regarding setbacks:

Roger Emigh read a draft letter to be sent to the City Director of Planning, inquiring if a lot has more than one moveable structure that is lived in less than 6 months in a year, is it appropriate for CV to designate one moveable structure as the dwelling (vs. a guest quarters) which would be subject to city setback provisions. After discussion, a **Motion** was made by Jay Guettler, 2nd by Diana Wolfe-Newman to table the draft letter, so that the board can review and modify as necessary and discuss at the next meeting. **Motion Passed.**

New Business

Transfer Funds:

Motion by Pat Thompson, 2nd by Vicki Dunaway to transfer \$9930 from Reserve to Operations for the Water Project. **Passed.**

Rebate for Greenbelt Purchases:

Committee member Nancy Brock presented a situation where a lot owner asked for committee monies for their greenbelt enhancement more than once. The committee realized that they had not established guidelines for the use of their funds and they were looking to the Board for guidance. Greenbelt funds are from bottle deposit donations and separate from Coast Village. **Motion** by Diana Wolfe-Newman, 2nd by Jay Guettler to request the Greenbelt Committee to set their own guidelines for greenbelt assistance and present to the board at the next meeting. **Motion Passed.**

Estimate for Bathroom Repairs:

Treasurer Jay Guettler presented the cost for the clubhouse shower valves to be replaced. **Motion** by Pat Thompson, 2nd by Dory Hethcote to replace 8 shower valves, per bid of \$5200 by Scott Ryland Plumbing. **Motion Passed.**

Cancel February Meeting:

Motion by Treasurer Jay Guettler, 2nd by Jill Rizk to skip the February Board meeting. The next meeting will be in March. **Motion Passed.**

Good of the Order

Roger Emigh read a letter written by Susan Van Dyke Lot #32 dated December 13, 2018, regarding her objection to signing the liability waiver and also her complaint regarding the Board's handling of the assessment for the water project.

There were two complaints about traffic in the park. Both lot owners were sent letters to warn them that repeated offenses would result in a fine.

Vicki Dunaway asked if animals were allowed in the Rose Room if there is food present. Chairman Nancy Brock will talk to the Activity Committee members about not allowing dogs in the Rose Room during the Coffee Klatch or other special events where there is food present.

Darren Gordon expressed his concern over threatening mail received by the office. He wanted to make sure the Board recognizes the gravity of the threatening cards and letters, as well as verbal harassment directed at POM Carlla Van deVyver and office staff. The Board acknowledged the gravity of the situation. Dory Hethcote has composed a letter to all lot owners that will be included in the newsletter and also posted in the laundry room and mail room.

POM Carlla Van deVyver asked everyone to acknowledge Glenn Singley for the wonderful work he has done on the CV website. Carlla has received compliments about how easy the website is easy to use. Thank you, Glenn, for your hard work.

Adjournment

Motion by Roger Emigh, 2nd by Pat Thompson to adjourn the meeting.
Meeting adjourned at 12:27 pm.



Save the Oregon Dunes Pub Talk

April 7 @ 4:00 pm - 6:00 pm

**7 Devils Brewing Co., 247 S. 2nd Street
Coos Bay, OR 97420 (541) 808-3738**

ODRC Educator Dina Pavlis will be giving an informative presentation about the Oregon Dunes at "7 Devils Brewing Company" in Coos Bay. Join Dina for a talk about the geology, history, plants and animals of the dunes, why they are being threatened, and what is being done to protect and restore the dunes.



EXHIBITION ON SCREEN Season 6: Rembrandt (ENCORE)

Every Rembrandt exhibition is eagerly anticipated but this major show hosted by London's National Gallery and Amsterdam's Rijksmuseum was an event like no other. Given privileged access to both galleries the film documents this landmark exhibition, whilst interweaving Rembrandt's life story, with behind-the-scenes preparations at these world famous institutions. Exploring many of the exhibition's key works, through contributions from specially invited guests including curators and leading art historians, this EXHIBITION ON SCREEN favorite makes a welcome return to the big screen. For many, Rembrandt is the greatest artist that ever lived and this deeply moving film seeks to explore the truth about the man behind the legend.



City Lights Cinema, 1930 Hwy 101, Florence, OR 97439
Phone: (541) 305-0014 Email: info@citylightscinemas.com

Wednesday, April 10th, 6:00 pm

Saturday April 13th, 12:00 pm

Florence Fest 19'

Friday, April 26, 2019 - 2:00pm

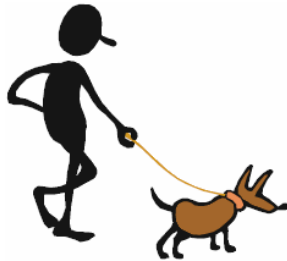
Seven regional jazz acts will complement 12 Oregon boutique wineries and an invitational juried art show and sale, to lure aficionados of discerning tastes to Florence, Oregon, for FlorenceFest' 19. The two-day event takes place at the Florence Events Center from 2:00 to 8:00 p.m. Friday, April 26, and 2:00 to 10:00 p.m. on Saturday, April 27. Pre-event tickets are \$20 for Friday, \$25 for Saturday. Tickets are available at the Florence Events Center or online at eventcenter.org. Admission is restricted to adults 21 and over. Attendees receive a commemorative wine glass and six free tastings. Jazz headliners include Farnell Newton & the Othership Connection on Friday and Soul Vaccination on Saturday. Find more information online at florencefestoregon.com.



Once again we are faced with the change of "Spring", coming upon us, and with it the need to cut back the vegetation that invades us each year.

As a reminder, The commercial contractors that cut back the growth on your lot need to remove the debris and not put huge piles in front of your lot for maintenance to remove. Going forward we will only remove small piles of debris and we would prefer not to have huge piles setting on the roadway for the several weeks it will take to remove large amounts. If you have a tree removed you must arrange for the cutter to remove the debris from the tree. If you cut a large amount of vegetation you need to keep it on your lot and place only small amounts at a time for pickup.

I would also like to remind everyone that if you are planning on making additions to your home or lot, you need to check with the Architectural Committee to see if you need to obtain a permit. Generally a permit is required if you are planning to add any type of addition that would change the coverage of the lot. If you are concerned that the association may be overstepping their authority, please review the CC&Rs, and the ByLaws which describe the powers and duties of the BOD, and the Architectural Committee which is authorized by ORS94.630.



Bicyclists:

The office has received numerous complaints lately regarding individuals on bicycles. Specifically not following the same rules as vehicles within Coast Village.

Bicycle riders are to follow the same rules as vehicles. This includes stopping at stop signs and yielding to pedestrian and vehicle when coming out of driveways.



Celebrating St. Patrick's Day!!!

