

COAST VILLAGE REPORTER

Correction for APRIL 2019

COAST VILLAGE PROPERTY OWNERS CORPORATION
131 Rhody Loop, Florence, OR 97439 (541) 997-3312
Office Hours Monday-Friday – 9:00 a.m.–3:00 p.m.

VOLUME 26 ISSUE 3

Board of Directors 2018-2019

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Retraction for - Greenbelt information and
Greenbelt Committee information and
**"Community Corner" in the April 2019 was
incorrect.**

This information was published in error.

There is nothing in our governing documents about
Corner Lots only having a requirement to have
Greenbelts on (2) sides of their property.

I had not thoroughly read the information I printed; and the
**sentence, "Corner lots are only required to have greenbelts
on two (2) sides" is not correct.**

**Coast Village CCR's say: "9.3 Encroachments: Except as otherwise
allowed by the Board of Directors, no encroachments over property
lines or into the greenbelt as defined in 10.2A shall be allowed. The
Corporation may remove any such encroachments and assess the
Lot Owner for removal costs and related administrative costs upon
the Lot Owner's failure to comply with the Boards' notice to remove
the same." (see page 15 of CCR's)**

Also, 10.2 Design Standards: The following design standards shall
apply to Coast Village:

A. Greenbelt: The primary design feature which makes Coast
Village a unique Planned Community is the specifications of
greenbelts to serve as a visual screen and to protect privacy
between adjacent lots. Side and rear setbacks are to be developed
and maintained as greenbelts. Greenbelts may not be used for lot
development, storage or lot access other than emergency.
Greenbelts are generally determined by the setback requirements.
Greenbelt vegetation shall not be disturbed or removed on any lot
within five (5A) feet from the side and back property lines. The
greenbelt must be fostered and maintained. Driveways are
excluded. A two (2) foot walkway between the greenbelt and
dwelling unit must be kept cleared by order of the Fire Marshall.
(This cleared area has been updated to 3 feet per the File Marshall
since the last CCR's were approved.) (See page 16 & 17 of CCR's)

NOTICES

◆ **Facility Hours:** Hours for the laundry room, Clubhouse bathrooms—24-7. Club-
house and mailroom are 8 am-10:00 pm. Satellite Bath With code only.

BOARD MEMBER MEETING: May 11th, 2019 at 10:00 am.

**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

COMMUNITY CORNER

This Information is not correct: printed and published in error!

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 setback 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.

