

COAST VILLAGE REPORTER

December 2021

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 28 ISSUE 12

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December 2021 CVPOC President's Message

With Thanksgiving in the bag, the holiday season is officially underway. Soon the Coast Village Christmas Tree will be put up and decorated, as I'm sure many of you will be doing with your own. Lights and merriment are brought out to counter the little sunlight we get between the rain clouds and shortened days. Pam and I wish you all a merry and happy holiday season!

With these colder, wetter days comes the best season for planting trees and bushes. Remember that in October's President's Message I talked about the Native Plant Distribution by the Siuslaw Watershed Council. This program distributes FREE native tree seedlings, shrubs and plants. The distribution day is Saturday, February 5th. The last day to order is January 31st. Go to this web site to order yours: <https://www.siuslaw.org/native-plant-distribution-program-2/>. It's good to plant something every year to keep your greenbelts looking full and healthy, as all plants have a natural lifespan. The Native Plant Distribution is a great way to do your annual planting in a cost-effective manner.

As we evolve our Coast Village Rules and Regulations and ARC Policies and Procedures, there will be motions and adjustments that do not sit well with some of us in the community. Nothing here, not even our CC&Rs are carved into stone. Anything done can be modified or undone entirely. An unsuccessful effort today may pass just fine at another time with other people involved. Granted, there is nothing exciting about governance. Sometimes there is unnecessary drama, but that's because people are involved and the two seem to go hand-in-hand. Just like most levels of governance, there are very few people actually involved in the hard work of governance here in Coast Village. Complaints are just the first step. It takes work to fashion language acceptable enough to pass through a committee and a board of directors. Don't just complain about something that a committee or the board has done. Sign up to be a member on a committee or run for the board, learn about why something is done the way it is, create a better way, get support for that better way, and get it

Business Office: (541) 997-3312
Fax: (541) 902-0103
Available for general business
9am - 3:00
Office staff: Nancy Brock
Park Operations Manager:
Carla Van de Vyver
POM@CVPOC.COM

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 24-7 with code, Clubhouse bathrooms—24-7. Clubhouse is open 8:00 a.m. — 8:00 p.m. Office hours M-F 9:00 a.m.—3:00 p.m.
- ◆ The mailroom is open from 8 am to 8:00 pm. Pool closed for the season.
- ◆ Satellite Bath with code only.
- ◆ **BOARD MEMBER MEETING: NO DECEMBER MEETING**
- ◆ **Office will be closed December 24th, and 31st.**

passed by the board. I would like to encourage each of our members to give some of their available energy to the governance of Coast Village. The learning and experience that comes from participation in the process tempers quick reactions and creates a level of gratitude for those willing and able to put the work into governing our small Coast Village.

Jay Guettler

President

OPERATIONS REPORT

The work for the #1 pump station at the park entrance will begin soon. I don't believe we will have any disruption to the lots unless something unusual would come up. The pump station bowl (holding tank) will be replaced so a complete retrofit of the existing system with a new pump station basin, pumps (the omnivores), and rail system with access lids very similar to what was installed in the past but with the better pumps. and higher efficiency pumps. The original tank has two holes forming and we must replace it before it breaches and contaminates the area around it.

Post Office: Repair of Post Office/Laundry (replacing siding) is 85% complete. Building will still be painted and cameras have been reinstalled.

6 month secondary dwellings: Letters have been sent to owners who have a second dwelling occupied. I am waiting an opinion on a secondary dwelling where the person is on the title and only sleeping in the adjacent dwelling unit.

Fines: Several lots have received fines. Animal waste, noise, excess garbage, camping.

We are at the final stage of the water project. All remaining lots will require road closure. We are waiting for plumber availability.

Water usage is down as our summer people have left and there is less watering of plants.

Trees: I will be removing a leaning tree on Rhody Drive and two in the parking lot that are compromised. We have planted one new tree in the parking lot area and will be planting one or two more there to replace the shore pines being removed.

I hope everyone is enjoying the new feature at the front of the park (the Christmas tree) . Our volunteers did a great job!!

Everyone here in the office wishes all of you in the park and safe and happy Holiday Season!

Carlla van deVyver

Operations

Holiday Blessings to all no matter your beliefs. Peace and Goodwill, do something nice for someone else, 2022 is a whole new year.



All our happy
elves decorated in
the Rose Room!

Come by and
have a look!



TO YOUR HEALTH~Dory Hethcote

As a nurse practitioner for over 40 years I saw the devastation of life quality and quantity through the loss of being able to maintain your balance. If you fall and break a hip or leg when older it is one of the most influential factors that will shorten longevity and quality of life. You need to start with goals that are reasonable and manageable for your current physical status. It is better to succeed doing 3-4 small moves each day and feel safe and reasonably comfortable. Talk to your health care provider to confirm your ability to do some of these movements...Always be safe. Here's to your better balance for the upcoming new year. Warmly, Dory Hethcote

4 Ways to Improve Your Balance

Balance is one of the keys to maintaining an active lifestyle at any age. Here's how to improve your balance through exercise, plus the best exercises to reduce your risk of injury. Excerpts using Julie Floyd Jones, personal trainer, article in Eating Well, November 22, 2021. It only takes a few weeks of illness or impaired exercise to impact our balance, stability and endurance. Balance is an important aspect of fitness that impacts our ability to perform everyday tasks. Excluding balance-related issues caused by vision, cognition, medication or problems affecting the inner ear, many of the difficulties we face with balance arise from a lack of strength. That's where exercises to improve balance come in handy and is something almost everyone can do even with impaired movement challenges.

Balance is not something that you inherently have or don't—it's something you have to practice and actively work on to improve. Numerous studies show that balance can be significantly improved through exercise. Research also indicates that balance training helps reduce the risk of injury by lowering the risk of falls in older adults and the risk of ankle and knee injuries in people of all ages. Whether you are a world-class athlete, a weekend warrior, a youth athlete or are simply someone looking to continue the activities you enjoy as you age, improving your balance is key to maintaining an active lifestyle.

Exercises to Improve Balance

To improve balance, you should focus on four key areas: *increasing core strength, *strengthening the muscles of the lower body, *shifting your focus and *putting it into practice. Here are some exercises to improve balance.

#1.Increase Core Strength

Core strength is absolutely imperative to our overall health and well-being, especially when it comes to building balance. When you think of your core, you may just think of your abdominal muscles. While the abdominal muscles are a part of it, your core is made up of all of the muscles between your shoulders and your hips—basically the trunk of your body. It's also what provides support for your bones and keeps your musculoskeletal system working properly.

To strengthen your core, you want to strengthen the abdominal muscles, including the obliques; the muscles in the back, including the spinal erectors; and the muscles of the pelvic floor.

Exercises to Increase Core Strength (on line or library books helpful to see the movements):

Planks

Supermans or Locust Pose

Spinal Balance Series with Cat, Cow and Cobra

#2.Strengthen the Lower Body

To improve your balance, you must also improve your stability. To improve your stability, you must improve your lower body strength.

The muscles in the lower body—the glutes, quadriceps, hamstrings and calf muscles—are some of our largest muscle groups. Your adductors (inner thigh muscles) are also important for balance because they keep the hips in alignment. Yet as we age, it becomes harder for us to maintain muscle mass, which can lead to balance issues. By including exercises to strengthen the muscles in the lower body, we can also improve our balance.

Exercises to Build Lower Body Strength (look up these moves on line or get a book from the library):

Leg Extension

Leg Curl

Squats

Deadlifts

Glute Bridges

Donkey Kicks

If you have tried all of these exercises and are looking to take your training further, incorporate instability as long as you are feeling safe to do so. By incorporating instability into an exercise, you up the ante by making the large muscle groups work independently on each side and forcing the stabilizing muscles around the ankles and knees to work harder.

The simplest way to do this is by standing on one foot. Then soften the knee, and pull the belly button in to activate the core, and tilt your chin up slightly to lift your gaze. Plus, it's easy to slip in any time of day—while you're in line at the grocery store, brushing your teeth or stirring a pot. Once you've mastered that, try one-leg standing with your eyes closed. This will help sharpen your proprioception (awareness of your position and movement of your body).

Once you feel confident about your standing balance and can stand on one foot for at least 30 seconds, you can try incorporating additional instability to your lower body exercises.

Lower Body Exercises to Build Strength and Incorporate Instability (tapes and books at the library at no cost to you to use).

Lunges

Step Ups

Single Leg Touch

Single Leg Deadlift

Single Leg Squat

Shift Your Focus

Focusing your attention is also important part of improving balance. By focusing on a point outside the body we can improve our balance, not just when standing on a stable surface, but also when we are moving and when the difficulty of the task or exercise increases.

When you either try to focus on their feet or focus on the exercise itself it is much harder to balance and if needed you may place a chair in front of you.

Simple cues to help keep the focus external:

While standing, focus on a fixed point (something that does not move) that is at least 10 feet in front of you.

- Remind yourself of the cues for standing on one foot: soften your knees (we don't want them locked out), pull your belly button in (to activate your core) and lift your chin slightly to shift your gaze.
- Concentrate your attention on the fixed point as you perform the exercise. This can be as simple as standing, and can progress from there to walking, standing on one foot
- Bring your focus and attention back to the fixed point anytime it wanes.

By focusing externally, you allow your body to work on autopilot and reflexively to complete the action without your brain getting in the way.

Practice for Progress

Balance is use it or lose it. You simply have to practice it to make it better.

In addition to the exercises to improve balance we've discussed, there are a number of easy ways to incorporate balance practices into your daily routine:

- Shift your weight from one foot to the other while standing in line.
- Stand on one foot to do any common chore: brushing your teeth, washing the dishes or stirring a pot on the stove.
- Stand on one foot while doing any upper body exercise during your workout: biceps curls, shoulder press, overhead triceps extension, upright row, side shoulder raise; these are just a few of the many options.
- Look around while you're walking. This may seem strange, but moving your head back and forth as you stroll actually helps retrain how your eyes and inner ears integrate to keep you balanced.
- Practice yoga. On TV early yoga classes are available and lots of tapes on line or from the library. With its focus on core strength and stability and a variety of balance-based poses.
- Get out and move. Walking, jogging, running and hiking all require you to utilize your balance since, at any given point, you are moving and only have one foot firmly planted on the ground.
- Play ball! Activities like throwing, catching and kicking a ball all involve balance. If home bound kick a ball while sitting in a chair with a friend opposite you.

By adding simple activities to your daily routine, you can make a noticeable improvement in your balance.

Build Balance, Build Confidence

Building balance also means building confidence. When you are afraid of being unstable or have a fear of falling, it can keep you from doing the activities that you enjoy. By building core strength, building lower body strength, focusing externally and practicing, you'll find that as your balance improves, so does your confidence!

When to Seek Additional Help

If you find that you have new, strong or persistent issues with your balance or if you feel faint, dizzy, light-headed, shaky or generally physical unstable or insecure, contact your health care provider for an evaluation.

Reminder:

As the season gets colder make sure your irrigation systems are turned off and your outside hoses are disconnected from the faucets. Be aware that the parking lot, walkways and streets can become slick, especially the striped areas of the clubhouse parking lot and the metal catch basin covers.



Our wonderful volunteers!!!

A huge shout out to Jay, ,Mose, Dory, Elsie, Maria and everyone else that has helped with our new tree at the entrance for the holidays!

Merry Christmas, Happy Holidays and
Peace to all.



Architectural Review Committee (ARC)

The ARC is holding BIWEEKLY meetings!



Meetings will be held on the 2nd and 4th TUESDAYS of the month, at 5:30 pm in the Rose Room.

If you desire modification, addition, or architectural changes to your property, please ask for an application from the office. Please fill it out and bring it to the office for submission, ask for a copy to bring to the ARC meeting with you. Please remember to attach a drawing or sketch of your finished project so that we will have something visual to go along with your application. Be prepared to present your ideas(s) and any questions you may have to the ARC. Even though there are rules, bring your creativity! We are eager to help, and work with members to achieve their desired results!

Hope to see you Tuesday!

If you have questions, please call the office during business hours at (541) 997-3312 for additional information or the ARC chair contact information.

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETINGS - CVPOC - Rose Room

Board Meeting, 10 am October 16, 2021
APPROVED NOVEMBER 20, 2021
Meeting held via Zoom video chat

President Jay Guettler, Vice President Diana Wolfe-Newman, Treasurer Dory Hethcote,
Directors; Paul Deemer, Tashi Fonteyn, Ila Mae Robinson
Tommy Brunetto absent
Park Operations Manager Carlla Van De Vyver

Members present: Glenn Singley of Lot 150, Kathee Melahn of Lot 23, Pat Rongey of Lot 205

The meeting was called to order 10:04 am

Changes to the Agenda:

- Additions to New Business
- Addition of Motion for greenbelt buffer
- Addition of Motion for survey requirement
- Addition of Motion to define Foster and Maintain.
- Additions to Good of the order
- Lot 27 Fence Request
- Horseshoe Bend Driftwood signage
- Code of conduct for committee members
- Discriminatory language in source documents

Motion: Motion to approve the agenda with changes Diana Wolfe Newman, Seconded by Dory Hethcote.

Discussion: None

Motion approved unanimously.

Jay read from the previous minutes and they were approved as amended.

Changes to the previous minutes: The section titled “Secondary Dwelling Units” should be changed to “Guest Dwelling Rules.

Refer to 11.4 in the Bylaws. For “Right to Entry” clarification.

Motion: Motion to approve the minutes as amended. Motion made by Dory Hethcote. Seconded by Paul Deemer.

Discussion: None

Motion passed unanimously.

POM Report: Read by Carlla vandeVyver, Park Operations Manager

Motion: Motion to give POM permission to investigate replacement of pump station on easy street, and all costs to be incurred with that replacement. Dory Hethcote made the motion. Seconded by Tashi Fonteyn.

Discussion: None

Motion passed unanimously.

ARC Committee Report: No report given

Greenbelt Committee Report: No report given

Treasurers Report: Treasurers Report was read by Treasurer Dory Hethcote.

Motion to transfer \$1,540.00 from reserve to operations for the new water heater in the Rose Room. Motion made by Dory Hethcote. Seconded by Ila Mae Robinson.

Motion passed unanimously.

Old Business

10-29 modifications with the city

Motion: Motion to have a committee of three (3) people visit the city in regards to modifying 10-29 regarding carports. Motion made by Dory Hethcote. Seconded by Ila Mae Robinson.

Motion passed unanimously.

Request for Temporary Dwelling time Extension

Motion: Motion to grant lot 149 a six (6) month medical extension on their guest quarter residency. Motion to be made by Ila Mae Robinson. Seconded by Dory Hethcote.

Motion passed unanimously.

Facebook Page Update

Ben Davidson explained what is going on with the CVPOC “official” Facebook page.

Sand Dollar ADU

A presentation was made by Donna Rudd regarding the legislative updates with the state, county and city with ADU's. Donna explained her injuries related to a previous accident. Her house is not accessible. She would like to have an exemption for an accessible handicap friendly additional dwelling unit put in the place of her current shed.

Discussion: After extensive discussion it was the BOD's opinion that this is not something that would or should be allowed, especially because there are alternatives for access to the dwelling unit.

Break at 11:37

Returned from break 11:45

Lot on 101

POM sent a letter that explained that Tom Mehlan is just a good neighbor and isn't a representative for CVPOC. The owner is now trying to sell the property. Tom Melahn is keeping an eye on the property and is communicating with the owner.

Greenbelt Committee

Motion: Motion to disband the greenbelt committee while maintaining Greenbelt reimbursement under the purview of the POM. Motion by Dory Hethcote. Seconded by Diana Wolfe-Newman.

Discussion: Patricia Rongey Lot 205 asks for clarification regarding the motion. Dory Hethcote explained that most HOA's don't have a greenbelt committee and that the POM usually has control. She believes that reverting to the way it was done previously is simpler and more popular with members. There was additional discussion regarding plants on the Oregon banned list and that all current committee members should have a say.

Motion to table the discussion until next meeting. Motion made by Diana Wolfe-Newman. Seconded by Dory Hethcote.

Discussion: none.

Motion passed unanimously.

ARC Committee Status

Jay discussed the current status of the ARC committee. There are two new members beyond Jay Guettler and Kathee Melahn. Ted Hawker and Ben Davidson have joined. Until there is an ARC chair there will be no report. Dory Hethcote asked for clarification about the nomination of the ARC chair. Jay would like the committee to nominate the chair. Kathee wants to meet with the committee and the current greenbelt committee before seeking nomination.

Break at 12:28

Return at 12:40

Greenbelt Buffer

Motion: Greenbelt buffer shall be encouraged to grow as full and healthy as possible to maintain the visual screening for privacy on the side and rear yards of the lot. Motion made by Diana Wolfe Newman. Seconded by Dory Hethcote.

Motion passed unanimously.

Motion: No lot within CVPOC shall be modified and/or developed without a proper legal survey from a professional survey company. A copy of that survey must be included in the lot owners file, along with the ARC paperwork. Motion to be made by Diana Wolfe Newman. Seconded by Dory Hethcote.

Motion passed unanimously.

Motion: Motion to Define Foster and Maintain: Foster: Encourage or promote the development of the greenbelt. Maintain: To cause or enable the greenbelt to continue with the existing plants. This would mean:

Keeping what plants that you already have unless it is dead or diseased.

If it is dead you must replant. If diseased you may remove or you may cut out the diseased portion or treat.

Motion made by Diana Wolfe Newman. Seconded by Ila Mae Robinson.

Motion passed unanimously.

Motion: Motion to define "Remove": No existing healthy plants can be removed or taken away from the position occupied in the greenbelt area. Motion made by Diana Wolfe Newman. Seconded by Ila Mae Robinson.

Motion passed unanimously.

New Business Good of the Order

Lot 27 Fence Request.

Motion: Motion to approve the fence request from Lot 27. Motion made by Diana Wolfe Newman. Seconded by Dory Hethcote.

Discussion: The type and position of the proposed fence was discussed.

Motion passed unanimously.

Motion to fine lot 27 for construction of a fence without approval from the ARC and the board. Motion made by Diana. Seconded by Dory.

Discussion: The fine for putting up any type of fence, temporary or permanent without BOD/ARC approval is \$250.00.

Motion passed unanimously.

Process of animal waste removal from lots--discussion

In discussion the BOD agreed that animal waste must be put in a garbage bag for disposal. Any placement of loose animal waste at the side of lot for disposal is subject to a fine.

Horseshoe Bend/Driftwood signage. No discussion

Code of conduct for committee members. No discussion

Discriminatory Language in source documents

POM would like to review requirements of the state of Oregon before modifying the source documents and/or committing Vial Fotheringham a contract to add an amendment to our CC&R's and Bylaws. Board allows POM to do research.

November meeting.

The workshop will be held on November 18th instead of the 17th. The meeting will take place on November 20, 2021.

Lot 77 Development without approval.

Diana Wolfe Newman requests the following be placed under the Good of the Order: A fine because there was no Board approval for excavation work.

Motion to fine lot 77 for proceeding with work without ARC approval. Made by Diana Wolfe Newman. Seconded by Dory Hethcote.

Discussion: None

4 members approve. One member abstained. Motion passed

Patricia Rongey, lot 205 asks how there are 9 board members. It's explained that Kathee and Glenn are not board members and should be announcing themselves and their lot number. Carlla is acting as POM.

Motion: Motion to go into executive session for a personnel matter. Motion made by Dory Hethcote. Seconded by Ila Mae Robinson.

Motion passed unanimously.

Entered Executive Session at 1:37pm

Returned from Executive Session 1:48pm

The board has made a motion on a personnel matter that has been approved.

Motion: Motion to adjourn made by Dory Hethcote. Seconded by Paul Deemer.

Motion passed unanimously.

Meeting adjourned at 1:50pm



CHRITMAS STORE IS OPEN

Go down to the Thrift Store and view all the exciting Christmas Items
Support our Oregon Coast Humane Society!

Remember, you can always drop off bleach at the Shelter.

MERRY CHRISTMAS COAST VILLAGE!!!!



Although Coast Village is not having a Christmas party this year, greetings go out to everyone wishing very Happy Holidays!

Remember during these difficult days of COVID fears, masking, lack of social gathering that we first and foremost need to be kind to each other. Look around, if you see someone that needs help and you can help, offer.

We hope the coming year will be filled with joy, family, friends and peace.



NOTICE:

A REMINDER THAT DUES INCREASE TO \$200.00 PER MONTH STARTING IN JANUARY 2022.

PLEASE MAKE SURE YOU MAKE YOUR ARRANGEMENTS AT THE BANK IF YOU HAVE AUTOMATIC PAYMENTS AS IT USUALLY TAKES A 30 DAY CYCLE TO TAKE EFFECT.

THERE WILL BE A WAIVE OF LATE FEES FOR ONE MONTH (30 DAYS) IF THERE IS A DIRECT PAYMENT ERROR.

ELECTRICAL:

FOR THOSE OF YOU STILL ON COAST VILLAGE ELECTRIC THE RATE HAS INCREASED FROM THE ELECTRICAL COMPANY, YOU WILL SEE THIS REFLECTED IN YOUR DECEMBER BILL. IT HAS INCREASED FROM 0.0751 TO 0.078 PER KIL.

DUMPING POOP BAGS IN THE PARK: Recently someone has been throwing their filled dog waste bags into people's yards and along the road. Please stop!!



It is with Gratitude and Bafflement that I write this letter. Gratitude because I truly feel I have found home. I love living here. I love hearing the waves crash against the shore and the smell of sweet sea grass. The community at Coast Village is just that "A Community".

I have always felt welcome and have met so many nice friends. I love working here, and meeting my neighbors and learning all about them.

Everyone here has been friendly and kind. So it is with bafflement and some anger that I write this. I do not understand the selfish and uncaring attitude of certain residents here that WILL NOT follow the rules and regulations. We have a speed limit and stop signs for the safety of ALL. When a resident willfully disregards the speed limit and drives through the stop signs I am dumbfounded. We all have to stop at the gate and wait for it to open to let us exit the property. How does speeding get you out of here any faster? How does running stop signs get you home any faster? How does being selfish and uncaring about your neighbors help you get anywhere faster? Although there have not been any accidents here yet. Key word being YET.

Several of our neighbors move a little slower and have been nearly hit, yards are being destroyed by people who drive up on them to cut corners, animals have almost been struck. This attitude of it's okay for me to willfully disregard the rules does NOT show any form of caring or even acknowledgement of your fellow human beings, it only shows how selfish and uncaring you can be. SO PLEASE FOLLOW THE SPEED LIMIT AND STOP AT ALL SIGNS.

Please remember the actions of a few selfish people have consequences for all. Whether it be an accident, an accident involving a loved one, injury to an animal or damage to property. Today we had a van (tan and gold) driving the wrong way on Rhody Loop (not the first time) that nearly hit someone in a wheelchair!

If you see this person please stop and tell them they are going the wrong way, please ask them if they live here, if they don't ask who they are visiting as I have been unable to locate them.

Anonymous

Topic: CVPOC January Board Workshop

Time: Jan 12, 2022 10:00 AM Pacific Time (US and Canada)

Join Zoom Meeting, use this URL:

<https://us06web.zoom.us/j/87000741698?pwd=NDI4MGROdGdQSkRKsXZhRzZzZzNWUT09>

Or...use the following meeting information from inside the zoom application:

Meeting ID: **870 0074 1698**

Passcode: **CVPOC**

To join by telephone only, please use one of the following numbers:

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 870 0074 1698

Passcode: 751559

Topic: CVPOC January Board Meeting

Time: Jan 15, 2022 10:00 AM Pacific Time (US and Canada)

Join Zoom Meeting, use this URL:

<https://us06web.zoom.us/j/86712891105?pwd=ZGpRbzIYVnVkN1BFR2Q4NG1DeEVQUT09>

Or...use the following meeting information from inside the zoom application:

Meeting ID: **867 1289 1105**

Passcode: **CVPOC**

To join by telephone only, please use one of the following numbers:

+1 253 215 8782 US (Tacoma)

+1 669 900 6833 US (San Jose)

Meeting ID: 867 1289 1105

Passcode: 724924

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



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- TREE SERVICE—JOSH JOHNSON 541-999-7989
- PLUMBING—VIKING PLUMBING 541-999-7174

Kim and Michelle's Adventures!



Merry Christmas friends and neighbors!

We sat down at our table, just me (Kim) and Michelle. We reached out to hold hands to give our thanks to God for our Thanksgiving meal and all our blessings. Before the prayer barely got started Michelle broke out in tears and I followed along. We both cried pretty much through the whole meal, but somehow it was beautiful. We talked about Thanksgiving memories past. We used to host large gatherings of family, friends, and any of our employees that had family too far away. Last year, when we last held hands around the table I was holding my mother's hand, not knowing it would be my last time, as God took her home a month later. It was wonderful to spend that time with her as it had been over 20 years since we had spent Thanksgiving together. Many of you knew my mother, Dianne. It was especially nice to be together since Michelle and I had lost our oldest boy (30 years old) the day before Thanksgiving the year before. These last three years we've had a loss. When we bought our first place in Coast Village (195 Rhody Loop) it was to care for Michelle's mother. Her mother lived with us for over 20 years in a huge house. Many of you remember Linda. After she passed we sold that property and hit the road in our RV. So, at our Thanksgiving dinner we were talking about all the things she used to say, every year while we were preparing for Thanksgiving. She'd always say, "the best part of the turkey is the part that goes over the fence last."

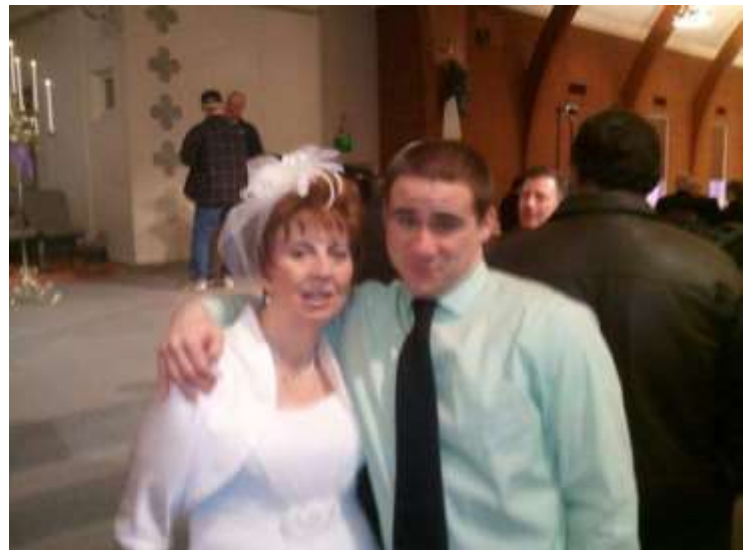
I'm rambling. It was just a hard, but beautiful Thanksgiving this year, despite the losses we've had. We have so many beautiful memories and will create more. The world is crazy now, but we're hiding out in our desert oasis and just love it. We don't live in fear. We let God be the guide in our lives. We know He has a plan for us, so, we just go with it. To us that doesn't mean we're going to take up cliff diving, it just means we feel that we are being watched over.

Now is the happiest time of year! We hope there is joy for all of you! I won't be singing to you from a boat this year, but we're sending our love and joy to you from afar! We'll be spending Christmas in Colorado this year. Our niece is graduating from Colorado School of the Mines on the 17th, so lots of family will be there to celebrate the holidays with. We're so excited. We need it.

As for our off-grid spot here, we have slowed up on the projects. The building is done and contains a workshop, a guest room, a bathroom (with on-demand propane heated shower), and a utility area. We've already had guests who stayed for four nights and found it quite comfortable. The little boy loved going for rides on the Adventure Trail I made. He gets some in a wheel chair so it was fun for him to ride in our off-road buggy to "Fairy Falls" where the fairies asked him to bring him gold, so we followed the trail to the gold mine and got gold for them. On the trail there is Tarantula Terrace, Rattlesnake Gulch, Lollipop Lane, and Fairy Falls. I'm just getting started.

The outdoor kitchen has been started. So far Michelle has made two parts of the countertop out of concrete she poured and polished. We set in some beautiful rocks we found on the property and they polished to like glass. We have a large kitchen sink and beautiful sprayer faucet out there. We still have to make another slab or two for countertops. Our water catchment system is in place. So far we have a little over 1500 square feet of roofing over our rv, patio, and outbuilding. In a "perfect storm" we should be able to catch about 900 gallons of water for every inch of rain. Right now we haul water 500 gallons at a time. An inch of rain would save us two trips. It hasn't rained since we completed it. Of course. We're waiting to see how well it works. We get about 8-12 inches of rain here on average a year, so, it's a waiting game.

Merry Christmas to all!
God bless us every one.
Love, Kim and Michelle



Maintenance

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.

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

Our Maintenance Staff: Mikhail and Mike



Who to call for:

- Water leaks on your property & home: POM—360-521-8428 or Office 541-997-3312
- Water leaks near the road or common area: POM or office
- Fire: 911
- Injury or non-responsive person: 911
- Trespassers: 911
- Loose dog or threatening dog: Police 541-997-3515
- Wildlife (bear, cougar, coyote) notify POM
- Dog barking incessantly for hours, early or late disrupting sleep: Code Enforcement: 541-999-1714 and also notify the Office.
- Music or disruptive parties after 10 pm: 911
- Cars that don't stop at stop sign (take a picture if you can): POM
- Wellness check: Police 541-997-3515

If you think your question is not a true crisis, please wait until morning and notify the POM or Office.

If you have questions about removing brush, trees, foliage please check with the office. You may be referred to the GPAC but the office may be able to address your concern.

Questions about building an addition, garage, shed, fence: You will be referred to the ARC.

- Important Notices:
- THE POOL IS CLOSED FOR THE SEASON.
- The clubhouse will remain open thru the holiday season.
- HOLIDAY WORK SCHEDULE:
- The office and maintenance shop will be closed November 25th & 26th, December 24th, 25th, December 31st (New Years Eve) and January 1st.
- Remember the POM is available for emergencies on all holidays.

Note: You may see trees being trimmed back off the road over the next few weeks, please drive carefully when you observe this. It's that time of year that we address low hanging limbs.

MAINTENANCE TEAM

(541) 997-3583

Carlla van de Vyver, Park Operations Manager

Mikhail Renner, Lead —Days

Michael Brady—Days

Ben Davidson & Robert Bishop—Days (weekends)

Susan Bishop—Janitorial Monday thru Friday

Remember to call the Park Manager on weekends if there is an issue.

360-521-8428

COMMUNITY CORNER



Creative Happy Hour!

Fridays, 4-6pm

Serene Abundance Studio
1790 Hwy. 101
Florence, OR 97439
541-590-3877

Ages 16 +
New & fun projects weekly!
Light refreshments served.



DECEMBER 2021

SUN	MON	TUE	WED	THU	FRI	SAT
			1 Coffee Klatch Cancelled until Mask Mandate is lifted.	2	3 Water Shut Off 8 am to 1pm	4
5	6 Garbage 9am	7 Brush 9 am	8 Coffee Klatch Cancelled until Mask Mandate is lifted.	9	10 Water Shut Off 8 am to 1pm	11
12	13 Garbage 9 am	14 Brush 9 am	15 Coffee Klatch Cancelled until Mask Mandate is lifted.	16	17 Water Shut Off 8 am to 1pm	18 No Board Meeting In December
19	20 Garbage 9 am	21 Brush 9 am	22 Coffee Klatch Cancelled until Mask Mandate is lifted.	23	24 OFFICE CLOSED HOLIDAY	25 Merry Christmas! 
26	27 Garbage 9 am	28 Brush 9 am	29 Coffee Klatch Cancelled until Mask Mandate is lifted.	30	31 OFFICE CLOSED HOLIDAY	



Here's to celebrations! Happy Birthday!

David Wood

December 21st



An anniversary is a time to celebrate the joys of today, the memories of yesterday, and the hopes of tomorrow.

Joe & Elsie McKean
Gerald & Ann Bryant

December 2nd
December 24th



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; we can update our file that you would like to be added.



COAST VILLAGE BOARD OF DIRECTORS

Ila Mae Robinson, Director



Tashi Fonteyn, Director



Tommy Brunetto, Secretary



Jay Guettler, President



Dory Hethcote, Treasurer

Diana Wolf-Newman,
Vice President



Paul Deemer, Director

IN THE KITCHEN

ALBONDIGAS

(Al-bon-dee-gus)

(Mexican meatball soup)

This is a great way to use any leftover, cooked rice; white or brown both work!

INGREDIENTS:

2 Tbsp Extra Virgin Olive Oil
3 carrots cut into bite size pieces
3 stalks of celery cut into bite size pieces
1/2 onion coarsely chopped
1 can (14.5 ounces) chopped tomatoes
Dried oregano
Pinch of salt
Left over cooked rice (as much as you'd like to use)
Ground beef (as much as you'd like to use)
Water
Salt and pepper to taste

DIRECTIONS:

Mix cooked rice, pinch of dried oregano, pinch of salt, and ground beef together with your hands to make medium sized meatballs. Put aside.

Peel and cut carrots and onion. Cut celery into preferred size.

Heat soup pot with EVOO over medium heat. Add carrots, celery, and onion to oil and sauté 5 minutes.

Add tomatoes and sauté another 3 minutes.

Add water, and bring to a boil.

Add meatballs, bring back up to boil, and reduce to simmer, 15 minutes, or until meatballs are cooked through (more time for bigger meatballs).

My secret?? Add a tablespoon of rice wine vinegar at the end, before serving.

Et, viola!

To add authenticity, add raw chopped onion and cilantro on top (only if you like that stuff!)

Enjoy!

Tashi

December 2021 Recycle Alert!

Break down your boxes! No plastics or Styrofoam go in the Recycling Dumpsters!

Any plastic, Styrofoam, or bubble wrap packing material that isn't paper **must go in the garbage**. If you want to recycle a boxes from Amazon, Walmart, etc.; it must be flattened before putting it in the dumpster. If you are unable to flatten your boxes; leave the box on the ground next to the dumpster or put it in your garbage and the maintenance staff will dispose of it.

We have strict guidelines for Recycling; please follow the recycling guidelines or call if you are confused. Coast Village has installed a camera overlooking the recycling dumpsters; we can fine any resident \$100* for dumping **"garbage"** in the dumpsters. Please be courteous to our volunteers that sort out the garbage from our dumpsters; please read the flyers and sort out the trash!

Plastic containers, plastic bags, plastic jugs (soap, juice, water, bleach) & Styrofoam are not recyclable. Any food containers go in the "GARBAGE", only **clean** materials can be recycled. Yes, this means you have to rinse your cans, bottles and plastic milk jugs. Shredded Paper is not recyclable; put in Garbage!

Gallon Water Jugs, Juice Jugs, & Soap jugs are not recyclable!

Pizza Boxes are not recyclable! Put in the Garbage on Monday.



I have removed the garbage can for the plastic translucent milk jugs, our recycle company doesn't separate them from the rest of the recycling; just place in the dumpsters. Other types of plastic jugs go in the garbage, they are not recyclable here in Florence, Oregon.

Please call the office if you have any questions, (541) 997-3312.

*See Coast Village Rules & Regulations; Fine Schedule; page 17.



A HUGE THANK YOU TO
ALL THE VOLUNTEERS
WHO DECORATED THE
CLUBHOUSE!

COME IN AND ENJOY!

REMEMBER, THE ROOM IS
OPEN FOR YOUR
PERSONAL
GET-TO-GATHERS!



LITTLE TUXIE THE MIRACLE CAT!!! GLAD YOUR FEELING BETTER!



ELSIE'S VERY WON-
DERFUL "Liquored
Up Christmas Tree"

I WANT ONE OF
THOSE!



NEWS FROM THE ARC

Happy Winter neighbors!

As we look around Coast Village, we are noticing many new neighbors joining us for the quiet, best lives we lead here on the Oregon Coast. While it is exciting to welcome new friends and watch as they move in, we can also notice some parts of recently sold lots practically disappearing before our eyes.

The current Board of Directors has taken notice, and have started taking steps to slow down, and ONLY slow down NEW development on lots. So that our quiet, peaceful village remains unique, forested, and healthy, the Board is requiring lot owners who wish to develop their lot to get a survey so there is no question about where anyone's property line(s) is(are). This will allow property owners to know where their Greenbelt is, where they can (or cannot) add character with their personal touch.

If steps/stairs, or a deck onto the open side of your lot are your goal, there is a good chance you will NOT need a survey. Most likely, just the ARC request form.

Surveys are for lot owners who wish to develop their lots to the edges.

Survey is a loose term; a property pin search performed by a legal survey company would be acceptable and more affordable. If you have any questions, please call the main office.

YOUR ARC TEAM:

Tashi Fonteyn	Chairperson
Ben Davidson	Committee Member
Ted Hocker	Committee Member
Fordeen Despard	Committee Member

