

COAST VILLAGE REPORTER

June 2019

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

VOLUME 26 ISSUE 6

Board of Directors 2018-2019

Roger Emigh President	(602) 625-0962
Diana Wolf-Newman Vice President	(503) 927-9315
Pat Thompson Director	(541) 902-8086
Jay Guettler Treasurer	(425) 239-0609
Vicki Dunaway Director	(541) 264-0774
Dory Hethcote Director	(541) 610-5467

President's "Rant"

The Guy in the Glass

Dale Wimbrow (c) 1934, *The American Magazine*,
in response to the question: "why an ambition young man should be honest".

When you get what you want in your struggle for pelf, (money)
And the world makes you King for a day,
Then go to the mirror and look at yourself,
And see what that guy has to say.

For it isn't your Father, or Mother, or Wife,
Who judgement upon you must pass.
The feller whose verdict counts most in your life
Is the guy staring back from the glass.

He's the feller to please, never mind all the rest,
For he's with you clear up to the end,
And you've passed your most dangerous, difficult test
If the guy in the glass is your friend.

You can fool the whole world down the pathway of years,
And get pats on the back as you pass,
But your final reward will be heartaches and tears
If you've cheated the guy in the glass.



Roger Emigh

President CVPOC



Business Office: (541) 997-3312
Fax: (541) 902-0103
Available for general business
9am - 3pm
Office staff: Nancy Brock
Park Operations Manager:
Carlla 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:** June 15, 2019 @ 10:00 a.m. There will be a Friday workshop in the Roseroom at 1:00 p.m. (June 14, 2019) to review agenda items and for discussion. Workshops are open to the members.
- ◆ **Pool hours** are 8:30 a.m.—8:00 p.m. Pool is open but will not be heated until Friday, June 7th.

Park Operations Report

Water bill for April is \$9,337.19. We are doing well on holding the water bill average. This is due to a greatly reduced amount of leaks.

The pool opened on May 9th and we discovered we had some issues going on with our heater. Service was called and we have to make some changes to our heater room. The new heater has some safety features and one of those is the temperature of the room. We will be installing a new vent fan in the room to assist in lowering the temperature. The heater chimney has become filled with soot due to the overheating issue. Long story short – the heater was repaired but now we have a gas valve issue on the main gas line. Scheduled for repair on June 5th. The pool is open but is currently not heated.

I have postponed the fix on the clubhouse bathrooms until the next fiscal year to offset the pump station expense that will be added into this year's budget spending.

A fine was levied against lot 177 due to excessive green belt destruction and replanting. There seems to be a difference of opinion on what they were told. The BOD has agreed to let the fine stand as applied. One of the facets of Coast Village is that we do not have "greenbelts that are landscaped". Their purpose is to provide a visual screen between lots and along roads. Although a landscaped area can be attractive, it does not follow the rules established for lots inside our community. If you google earth the city of Florence you will find one area shown that is green and looks different than the surrounding community. That would be Coast Village. It is what makes our park unique and what attracts many people to purchase and live here. We also must enforce our rules, the rules that everyone agrees to when they move into our park.

I encourage every owner new and old to visit our website and read what those rules are, and why they are in place. If you have questions please speak to our Greenbelt Committee members or call the office. Don't "cut" until you are sure.

It is clear to me that if I am to do the direction of the BOD in assessing fines the BOD needs to come up with a clear cut response to address people who want to change their greenbelts out for groomed landscaped greenbelts which do not provide privacy.

The gates emergency opening system sensitivity has been increased due to a complaint from the emergency services for the City. I have ordered two additional eye set-ups as our gate eyes have been discontinued and I wanted backups. One of the eyes was hit on Thursday and we have fixed it but it still appears to be a bit unstable and I will replace it if the problem persists. If we don't have a backup for these fixtures we will have to change out our system with new equipment and this will cost about \$1000.00. Having the backup is much less expensive.

Staff are continuing to put cold patch down on cuts in the park due to the water project. Please be patient as this work is slow but will continue.

We have added a new employee for the summer who started on May 7th. This employee is part-time and will be addressing our grounds and doing some painting on the fence and any other area that needs to be painted.

Lot 142 reported a sewer issue on his lot. He stated that he had checked his line and it was clear and believed there was a blockage on the Coast Village Line. There was an agreement that I would have the line filmed and address any blockage CV might have. The agreement also was that if the problem was on the lot owner's property and not on CV that the lot owner would pay for the camera fee which is \$250.00.

After the work was completed the contractor informed me that the lot line has a dip where the line has settled and that was causing the issue. He recommended the lot owner raise the line 2-3 inches to prevent the problem. I advised the lot owner of the outcome and he reviewed the film. We were unable to camera very far down our line because of the distance but from what we could see there was no apparent blockage. No other lot owner is complaining of the problem in that area.

I invoiced the lot owner and he then came into the office and insisted I camera the CV line and stated he did not believe the contractor was correct that it was his line causing the issue. He stated he was not going to pay the fee. After checking into the cost of surveying the rest of the line (it would take a robot) and noting there is no apparent problem with any other lot owner on that section I made a decision to not go forward with surveying the CV line further. I can always do that in the future if indicated.

Because I did not have in writing an agreement to pay the bill I have credited the lot owner's account and paid the bill from CV funds.

In future any agreement regarding charging for that lot will be put in writing with the lot owner's signature. After the lot owner remediates the problem indicated, and if there is still an issue we can revisit robotting the line.

I am also implementing for all lot owners when/if they request CV arrange a service for an individual lot, there will be a confirmation in writing to be signed by the lot owner before we order service through the CV office. This will avoid the type of problem described above from happening again.

As you will see in the Treasurer's report and letter to members of our HOA the proposed HOA fees will be going up in January 2020 to \$185.00 per month which is a 6% increase over 4 years. The increase will be requested for approval at the June Board Meeting. Many things have increased in price and although the water improvement is keeping leaks down other costs go up. We have many full time people in our park now for example, this raises our garbage costs. We work very hard to keep costs down. The lift stations are going to cost approx. \$24,000.00 with all the repairs and now changes we have to make due to whomever is putting disposable pad/diapers into our sewer system. All of these things contribute to our overhead. I have scanned and inserted into this newsletter on page 4 an example of what people pay who have properties in the city. The example is of a rental that is not occupied these are base costs you have to pay here in Florence even if you are not "using" water/sewer. I hope you can appreciate as I do the great value we have here in our community.

The Elections Committee has sent out the Declarations for President and Board for the upcoming election in June. If you would like to be a part of the Board or feel you can lead the Association as President, please fill out a declaration and be a part of the team that leads our community. When the ballots go out, please vote!

One of the "successes" of Coast Village this last year is that people are taking advantage of the "poop" stations located around the park. Staff tell me that the incidents of dog waste along our roads has diminished greatly. Thank you for using these stations and helping keep our park clean and attractive.

This week I am still seeing garbage out in bags along side two full garbage cans. Remember, going forward at the first week of June we will begin to charge extra if you put out more than what is acceptable. Please speak to us at the office if you are unsure of the rules surrounding this.

Bear Proof Garbage Cans: For those of you who are putting non-bagged garbage in the bear proof cans—PLEASE STOP! Only bagged garbage should be placed in those cans. It makes for a huge mess for our guys and they have to pick out all the garbage pieces and put in a bag before putting on the trailer.

We recently had children in the clubhouse with skateboards and scooters. They were destructive. They do not live here. No children who do not live in the village are allowed in the clubhouse. If an owner's children are in the clubhouse with guests (other children) they must have an adult in attendance. Please notify the office or call Carlla on the weekends if you see children in the clubhouse or anyone being destructive.

No scooters or skateboards are allowed in the clubhouse.

There are increased reports of transients wandering in Coast Village at night. Please call 911 if you see people wandering around in here at night. They are trespassing.

Carlla van de Vyver
Park Operations Manager

This is an example of what you would pay if you lived outside of Coast Village for water/sewer/garbage

This is a water/sewer bill for a home that is not occupied.

As you can see your HOA fees cover more costs than you might think.

Total for these two bills for one month service without occupancy in the home not using any water = \$109.79

CITY SERVICES BILL Page 1



City Hall
260 Highway 101
Florence, OR 97439
541-902-7436
www.ci.florence.or.us

Account No: 10080014
Bill Date: 02/28/2019
Due Date: 03/15/2019
Amount Due \$85.59

SERVICE ADDRESS			ACCOUNT NO.	BILLING DATE	DUE DATE
J			10080014	02/28/2019	03/15/2019
WATER READINGS	PREVIOUS READ	CURRENT READ	CONSUMPTION	SERVICE PERIOD FOR WATER READINGS	FROM TO
	1,066	1,585	519	01/01/19	02/28/19

DESCRIPTION OF SERVICES	AMOUNT
Last Payment on 02/08/2019 for \$5.29	
Balance Carried Forward	0.00
Water	18.52
Waste Water	55.95
Storm Water	5.81
Street Maint. Fee	6.50
Total	\$85.59

3-11-19
Pld ck#16696

Online Payments - Paperless Billing - Auto-pay
Set up an Xpress Bill Pay account by clicking "Pay Your Bill" at the City's website at florence.or.us

DUE DATE	AMOUNT DUE
03/15/2019	\$85.59

Central Coast Disposal, Inc
P.O. BOX 1629
Florence, OR 97439-0105
541-902-7554
centralcoastdisposal@gmail.com

Due 14 days from receipt

Date	Invoice #
4/2/2019	123029

Bill To
West Coast Real Estate Service
Florence, OR 97439

March	Qty	Rate	Amount
Acct. 23084-44 Signal Mt. trash fee		24.20	24.20
4-12-19 Due Date 4-19			
Total			\$24.20

We work all holidays except Christmas. Please have your trash & recycling out on your designated day. Thank you.

WE ACCEPT VISA AND MASTERCARD

To pay by phone: 541-902-7554

To pay by fax: 541-902-7555

Name on credit card _____

Card # _____ Expiration date _____

Three Digit Security Code _____

Amount paying _____

Do you want this amount automatically deducted from your card on a monthly basis?

Yes _____ No _____

If answering YES, please sign here and mail to above address _____

Bank Account Balances as of May 8, 2019

Operating Fund Account:	\$ 52,109.00
Reserve Fund Account:	\$ 96,061.00
Petty Cash Fund	\$ 200.00 (not in bank)
TOTAL FUNDS IN BANK:	\$148,170.00

Lot #84 Legal Fees:

We paid Vial Fotheringham & Associates \$18,009 for their work on Lot #84. We applied the entire amount of the sale (\$12,501) to this bill, plus an additional \$5,508 from Operations to clear the Lot #84 bill.

Transfers Requiring a Motion:

New sand filter for pool: \$1,779.21

Water Project: \$6,000

HOA Dues to be Increased Beginning in 2020

The Coast Village Finance Committee has been meeting over April and into May to examine in detail our expenses over the past year and our planned expenditures into the next fiscal year. The committee is comprised of the Treasurer, Jay Guettler, as chair of the committee and the following committee members: Ila Mae Robinson, Larry Ames, Ted Hocker, Roger Emigh and Mose Starkie. This team also reviewed our planned capital (large investments in infrastructure, for example) expenditures and how it would affect the balance in our Reserve fund.

Our current rate of HOA Dues is \$2,100/per year/per lot, which works out to \$175/month. The Finance Committee will be recommending to the Board of Directors to increase those dues to \$2,220/per year/per lot or \$185/month based on our analysis. To assist in keeping the dues as low as possible, the committee agreed to move \$20,000 from the Reserve account to the Operations account in this next fiscal year to cover the labor costs of our maintenance staff for work on the water project. While this is accepted financial practice, it was not decided on without due deliberation on the effect it would have on our Reserve funds. By moving this \$20,000 for the water project labor in this next fiscal year, we were able to hold the HOA Dues increase to only \$10 more per month.

While we have been able to reduce our water/sewer/storm water costs significantly, due to our work on the water project, other costs are rising. Garbage rates have increased, as well as our volume of garbage. We expect that our recycling service will be discontinued, due to our inability to keep the wrong types of items out of the recycling bins—this will also increase our volume of garbage. Insurance rates have risen. We will be spend more on postage this year given the elections and the CC&R voting. And, our payroll costs will increase in the next fiscal year.

The Finance Committee has weighed each expenditure carefully to determine what must be done to keep Coast Village running in a manner we think that most of us would like it to be kept running. I would like to thank them for their hard work and input into this process.

Jay Guettler, Treasurer

COMMUNITY

This and That

There are coyotes in the park. Please put your cats in at night as coyotes will kill a cat very quickly. Watch out if you are walking your dog at night, if you see a coyote go the other way but do not run.

Hard to see, but
there's a coyote walk-
ing by at night on Out-
er Drive.



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

**MONDAYS AT 3:00 P.M.
ROSE ROOM**

**PLEASE JOIN US, IT'S A GREAT ENVIRONMENT FOR SHARING HEALTH
IDEAS AND DISCOVERING NEW FOODS AND COOKING TIPS.**

**Topic for June 3rd—Seasonal Eating
We will also be checking everyone's blood pressure
Come prepared!**



ADVERTISEMENTS

**LET US KNOW IF YOU HAVE A SERVICE OR SOME-
THING TO SELL AND WE WILL PLACE IT HERE**

**WILD HARE CUSTOM CLEANING: LAUREN HARE 206-412-2553
HOUSE KEEPING, YARD MAINTENANCE AND LIGHT HOME REPAIRS**

HELP WANTED—Part Time

Help wanted during the week—\$10.00 per hour. Duties, walking a small dog, light housework and laundry.

Contact Sharon Mauk at 78 Manzanita Way

**FOR SALE: HIDEABED LOVESEAT GOOD CONDITION \$10.00 SEE NANCY BROCK AT
CLUBHOUSE**

**Do you have a dead tree? Need a tree limb removal over a roof? Call Josh Johnson at
541-999-7989 Licensed and Bonded.**

Creamy Mac n Cheese With Chicken and Baby Kale

Ingredients

- 2 teaspoons olive oil
 - 1 pound (454g) boneless, skinless chicken breast, cut into bite-size strips
 - 1/2 teaspoon salt
 - 1/2 teaspoon pepper
 - 1 small onion, finely chopped
 - 2 cups (473g) low-sodium chicken broth
 - 1 cup (237g) 2% milk
 - 1 10-ounce (284g) package frozen butternut squash
 - 2 teaspoons dry mustard
 - 1 bay leaf
 - 2 1/4 cups (284g) whole-wheat elbow macaroni
 - 3 cups (85g) baby kale
 - 1 1/4 cups (113g) sharp cheddar cheese
- 2 tablespoons nutritional yeast

Directions

Heat the oil in a large saucepan or skillet set over medium heat. When the pan is hot, add the chicken. Season with the salt and pepper and cook without stirring for 2 minutes. Add the onions, stir and continue to cook until the chicken is no longer pink in the center, 3 minutes. Transfer to a bowl and cover.

Add the broth, milk, squash, mustard and bay leaf to the saucepan and bring to a boil over medium-high heat. Mash the squash with a potato masher until mostly smooth. Add the pasta and stir to combine. Cover, reduce heat to low, and cook for 6 minutes, stirring once. Fold in the chicken-onion mixture and kale with a rubber spatula, cover and cook until the kale has wilted, 2 minutes.

Remove the pan from the heat and stir the cheese and nutritional yeast into the pasta. Serve immediately.

Serves: 6 | Serving size: 1 cup

Nutrition (per serving): *Calories: 317; Total Fat: 8g; Saturated Fat: 5g; Monounsaturated Fat: 0g; Cholesterol: 64mg; Sodium: 408mg; Carbohydrate: 28g; Dietary Fiber: 6g; Sugar: 6g; Protein: 30g*

RECYCLING

Nancy and Glenn have decided to get back into the recycling bins and help remove inappropriate material. Paul has been going through the bins, and Roger is now helping out as well. The recycle bins are too important to lose, it's estimated that our trash disposal cost will increase by at least \$100/month if we lose the bins.

Unfortunately recycling criteria have been changing so much lately that there is a general state of confusion on the subject. Glenn called our recycling company to get the latest information to clear up some of the confusion. The primary area of concern is with plastics. The only two plastics accepted are milk jugs and transparent drink bottles. That's it, no other plastics. Half and one gallon milk jugs (distilled and other waters that come in the same style jugs) and transparent single-use, single-serving drink containers, up to 1½ liters, are OK. If you didn't sit down and drink it all at once, it probably doesn't belong in the bins. This includes 2 liter soda bottles, liquor bottles, apple juice bottles over one liter, one gallon clear water jugs, etc. These are the heavier duty plastics that are not being taken right now (hopefully some day in the future). No plastic bags, plastic wrap, plastic tubs, scrap plastic, etc., and definitely no lids of any kind.

The other large area of confusion is with material condition. It must be clean to be recycled. Think of it this way, recycling is reusing. Would you reuse your leftover food containers without washing them? To recycle material it must be clean and uncontaminated. That is the whole reason we are in the mess we are today, too much of the recycle supply stream was contaminated and took too much time and expense to sort and clean it. Please rinse out all bottles, pet food cans, soup cans, etc. Cardboard also needs to be uncontaminated. **Pizza boxes are NOT recyclable**, they have grease contamination! If food touched a paper product, do not recycle it. Speaking of cardboard, please break down all cardboard boxes before placing in the bins. They can take up a lot of room, not allowing others to utilize the bins.

Another misconception is that every pickup company recycles the same items, not so. It all depends on who they have contracts with and what **they** accept. An item might be recyclable, but if the actual recycling company doesn't accept it, the pickup company doesn't want it. Even though the new recycling flyer shows a 2 liter bottle with the acceptable plastics, our company said that they don't want them.



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.

Currently Easy Street is under construction for the water project. Please drive carefully over the steel plates. At some point we will reverse the one way street, there will be notice and signage when we do.

Please do not speed in the park. Also a reminder do not let others in that you do not know. I have had several people arrive at the office in the last few days, all said they had been let in at the gate by a member. **This is not okay. We don't want people just driving around the park looking at unoccupied lots.**

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 WITH-
OUT A HOME WHENEVER
YOU CAN.



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

OREGON COAST HUMANE SOCIETY: PAVING THE WAY FORWARD

THE "SHIRLEY WILSON WAY" along the front of our shelter is being lined with pavers etched with personal messages from shelter friends and supporters like you, who recognize the good the shelter brings to our community.

Remember a loved one or beloved pet, honor a friend or family member, or simply celebrate a memory. For a gift of \$100.00, your personalized paver will be inscribed and displayed at the shelter for years to come.

Show your support and help pave the way forward!

COME TO THE OFFICE AND GET A CARD TO FILL OUT IF YOU WOULD LIKE TO PARTICIPATE IN THIS GREAT FUNDRAISER!

MAINTENANCE TEAM

(541) 997-3583

Carlla van de Vyver, Park Operations Manager

Mikhail Renner, Lead —Days

Michael Brady—Days

Ron Myers Days/Weekends

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, what to plant, when to plant, to fill in a struggling greenbelt. If you would like some help, please contact the office. You can also contact Nancy Brock at Nancy@cvpoc.com. Nancy is the new Chairman of the Greenbelt Committee.

There was an article in the Florence paper regarding scotch broom. The city code requires removing it from your property. Coast Village also does not allow it as it is invasive. Please see the article below:

“Scotch broom is in bloom in the area again. “

More than an allergic irritant, Scotch broom is a highly competitive shrub that has year round growth enabling it to form impenetrable thickets, invade rangelands and replace more desirable plants.

As an invasive plant, Scotch broom grows rapidly and spreads quickly, and according to the International Union for Conservations of Nature (IUCN), it is the second greatest threat to biodiversity after habitat loss. As one of the plants originally used to prevent erosion along highways, Scotch broom is still rapidly invading Oregon more than 150 years after it was first introduced. Scotch broom was sold as an ornamental in California in the 1860's and 1900 it became invasive throughout the area. It was also used in fresh cut bundles to package cases of imported whiskey for gold camps across California and northward to Canada. The packaging was readily discarded, scattering hardy seedpods and creating new infestations.

Florence City Code prohibits people from allowing any noxious vegetation to grow on their property. Help Florence protect local resources by hand-pulling, cutting or mowing any Scotch broom infestations.

If you have a plant on your property and are unable to cut it please let the office know and maintenance will remove it for you.

An event is being held Monday, June 10th, from 6 to 8 pm at the Blue Warehouse, 80 Harbor Street (just east of the Bridgeport Condos). Attendees are encouraged to bring a snack to share. Water will be provided. And, donations for the use of the space will be greatly appreciated so that seating will be adequate.

The recent sexual assault at Carter Lake prompted a local effort inform women how to proactively stay safe.

The acronym S.A.F.E. is to remember to be Smart, Alert, Fearless, and Equipped.

A guest speaker will be present from the Florence Police Department to share vitally important personal safety tips. Local personal trainer and Tai Kwon Do expert, Roby Hodge, will provide “Practical Self Defense for Seniors”.

Attendees are encouraged to bring in a cane or walking stick to learn using them as a weapon and greatly improve your chances of protecting yourself and not becoming the next victim.

Hopefully a few Coast Village ladies can attend.

June 2019

SUN	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 Garbage 9 am Eating for health 3:00 p.m. Rose Rm	4 Brush 9 am Chair Yoga 10 am Quilt Group 2 pm	5 Coffee Klatch 10 am	6 Water Aerobics 10 am Bingo 6:30 pm	7 Water Shut Off 8 am to 1pm	8
9	10 Garbage 9 am Eating for health 3:00 pm Rose Rm	11 Brush 9 am Water Aerobics 10 am	12 Coffee Klatch 10 am	13 Water Aerobics 10 am Quilt Group 12-4 pm Poker Night 6:30-8 pm	14 Water Shut Off 8 am to 1pm Board Workshop 1pm	15 Board Meeting 10 am
16 FATHERS DAY	17 Garbage 9 am Eating for health 3:00 pm Rose Rm	18 Brush 9 am Water Aerobics 10:00 am	19 Coffee Klatch 10 am	20 Water Aerobics 10:00 am	21 Water Shut Off 8 am to 1pm	22
23	24 Garbage 9 am Eating for health 3:00 pm Rose Rm	25 Brush 9 am Water Aerobics 10:00 am	26 Coffee Klatch 10 am	27 Water Aerobics 10:00 am	28 Water Shut Off 8 am to 1pm	29
30						

Here's to celebrations! Happy Birthday!



Richard Brown	June 2nd
Gene Van deVyver	June 3rd
Cal Crowe	June 9th
Al Thenell	June June 24th
Chris O'Neil	June 28th
Sue Foss	June 29th
Diana Wolfe-Newman	June 30th



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

Chris & Denette O'Neil	June 21st
Roger & Rachelle Emigh	June 25th



DON'T FORGET TO SEND IN YOUR DECLARATIONS IF YOU WOULD LIKE TO RUN FOR THE BOARD. ELECTIONS WILL BE HAPPENING IN JUNE. ALSO PLEASE ATTEND THE ANNUAL MEETING IN JULY.

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!

Pat Thompson BOD



Vicki Dunaway BOD



Diana Wolf-
Newman
Vice President

Jay Guettler,
Treasurer



Dory Hethcote
Director

Board
of
Directors



Chicken Supreme

Ingredients

Chicken breasts (boneless, skinless) Two or three large breasts cut in chunks
Chopped Bacon (4 slices will do)
Mushrooms—equal to 1 cup sliced
Cream of chicken soup (low salt)
Diced swiss cheese (one cup)

Cook bacon until crisp, remove from pan and drain on paper towels

Drain the grease from the pan and saute the breasts until somewhat browned (3 to 4 minutes)

In your crockpot—place the browned chicken, top with the mushrooms and half the bacon

Cover all with the soup and approx. 1/2 can water
Cook on low for 4 hours

Add the swiss cheese and cook for 30 minutes more, top with remaining bacon and serve over rice or pasta



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!

Do you ever skip lunch and focus on a large meal late in the day?

I was reading an Ayurvedic medicine article about following out body's rhythms and cycles and intuition to improve our health. We now call this practice "[circadian medicine](#)," and it is Nobel Prize-winning science.

What if by making a simple lifestyle shift was all that was needed to improve certain types of blood pressure issues, energy levels, and stabilize our blood sugars?

Circadian meal rules:

1. Eat breakfast.
2. Eat a bigger lunch.
3. Eat a smaller, earlier supper.

When do you eat?

In America, we are conditioned to eat three meals a day, with dinner usually the biggest meal. I came from a family of ranchers and at the end of the day the reward for the long hours was to kick back and eat a delicious, huge 5 course meal and go to bed feeling not only satiated but "stuffed" and uncomfortable.

Many emerging studies back a new interest in circadian medicine.

In a [new study](#), published in the journal Circulation, supported by the American Heart Association, evaluated mealtimes of more than 12,000 participants between 18 and 76 years old. 56.6 percent ate more than 30 percent of their daily calories after 6 p.m.

That group had a 23 percent increased risk of developing high blood pressure and a 19 percent higher risk of becoming prediabetic compared to those who ate less than 30 percent of their daily calories after 6 p.m.

In [another study](#) of over 50,000 [Seventh-day Adventists](#), meal timing was evaluated for impact on long-term weight loss. They found:

- >> Breakfast eaters lost more weight than breakfast skippers.
- >> Larger breakfast eaters lost more weight than larger dinner eaters.
- >> Larger lunch eaters lost more weight than larger dinner eaters.

They concluded that for relatively healthy adults, eating less frequently, not snacking, consuming breakfast, and eating the largest meal in the morning or midday appear to be effective methods for preventing long-term weight gain and those disease processes that are attributed to being overweight.

Many studies found that these three simple rules do in fact lower blood pressure, improve energy

and stamina, as well as support long-term weight loss. If you struggle with weight control, blood pressure concerns or erratic stamina, then making these lifestyle changes are the best place to start without having to spend more money, drive a long distance to get the food, lead a normal social life that you can share with family and friends.

This practice of using Ayurveda medicine (the traditional Hindu system of medicine, which is based on the idea of balance in bodily systems and uses diet, herbal treatment, and yogic breathing) incorporates the principle of circadian medicine for good reason. Fixing your daily routine and seasonal routine is one step to healthier energy levels, blood pressure, balanced weight, and more. Thanks to [Dr. John Douillard](#) for many of the facts used in this article.

change

4 life

Eat well

Move more

Live longer

Hope you like this information~Dory

POOL ROOM REPAIRS

When we opened the pool this year we discovered some issues with the venting in our pool room which was causing the safety features of our new heating unit to malfunction.

Maintenance has repaired the pool room issues and the heater has been repaired.

We have a great maintenance team! Thank them when you see them for all they do.

Currently we are waiting for a repair person from the gas company to replace a valve on the main gas line to the pump house.

The pool is open but currently unheated. Temp is holding at 72 degrees.



Coast Village Bingo Night

Thursday, June 6th, 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, June 20th, 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. *

No Bingo on the 4th of July, 2019!!!

AND THE WINNER IS JERRY AND DEB—LOT 248!!!!

WELCOME BACK!!!!



GROWING GOOD THINGS TO EAT AND A PEACEFUL PLACE TO REST



Ila Mae weeding the strawberries.

A huge thank you to Ila Mae for all she does.

Remember, DO NOT PICK unless invited to do so.

Growing wonderful herbs and veggies. You may trim herbs for your use. There are also some sugar snap peas along the fence you may harvest—**DON'T TAKE EVERYTHING!**

Or just come and sit and enjoy.



Information

Incidents in April

Someone is again taking the hand soap and toilet tissue from the Ladies Restroom in the Clubhouse. The liquid hand soap we use that fit in the dispenser are very expensive. They are a commercial dispenser and aren't like buying a bottle of liquid hand soap at the Dollar Tree. The tissue is for the restrooms here at the clubhouse. There is nothing more frustrating than needing toilet tissue and then realizing the dispenser is empty.

Both Food Share and SOS have programs that will give you the basic necessities; tissue, personal hygiene items, soap, etc. Food Share is right down the street: 2190 Spruce Street; the phone number is: (541) 997-9110.

The SOS office is located at:
1576 12th Street, Florence, OR; the phone number is: (541) 997-2816.

If you need soap at your house, please come into the office and Nancy will give you a bottle of hand soap and/or a roll of tissue from her house.

RESPECT

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.

BBQ DAY AT COAST VILLAGE JULY 13TH, SATURDAY 3:00 P.M. UNTIL—??

**BURGERS, COSTCO
HOTDOGS, HOT OFF THE
GRILL**

CHEF OF THE DAY KEITH DAVIDSON



**Bring a side dish of potato salad, green salad,
macaroni salad, baked beans, potato chips etc.**

If you cannot bring a dish to share the cost will be a donation \$5.00 per plate.

There will be bottled water to drink, as well as coffee.

All proceeds go to the Activities Committee to support Wed. coffee and other events.

We hope you will support this yearly activity!

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
CVPOC Adult Lounge
April 20, 2019

The meeting was called to order at 10:00 am by Vice President Diana Wolfe-Newman.

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

The **Meeting agenda** was **approved**.

Minutes from the March 16, 2019, meeting were read by Jay Guettler. Minutes were **approved**.

The **Treasurer's Report** was read by Treasurer Jay Guettler. All were invited to attend the Finance Committee meeting on Monday, April 29th from 10:00-12:30 pm. **Accepted**.

The **Park Operations Manager's Report** was read by POM Carlla van de Vyver. Brush disposal costs were discussed, and POM recommended to the Board that they make a motion to specify limits on size and amount of brush allowed for pick-up each week. POM requested that the Board approve the expense for upgrading 2 sewer lift stations, purchase of two new heavier duty sewer pumps and installation of the 2 new heavy duty sewer pumps. After discussion, a **Motion** was made by Jay Guettler, 2nd by Dory Hethcote to authorize the POM to purchase two new sewer pumps, upgrade the lift stations, and install the new pumps for approximately \$11,880.00. Motion **Passed**.

Committee Reports

ARC Committee Report was read by Jay Guettler. **Accepted**.

Greenbelt Enhancement Committee Report was read by Chairman Nancy Brock.

The focus of the committee has changed, and free work labor will no longer be available to lot owners. Nancy requested permission from the Board to remove documents on the website which are no longer appropriate. **Motion** by Jay Guettler, 2nd by Diana Wolfe-Newman to remove Greenbelt Enhancement related documents so that they can be revised. Motion **Passed**.

Elections Committee - Discussion by Chairman Pat Thompson. There will be openings for President and three Board members. Six weeks before the annual meeting, declarations will be mailed out to all lot owners. Three weeks before the annual meetings, ballots will be mailed out.

Garden Committee Report: None

Activity Committee Report was read by Chairman Nancy Brock.

Actions Without a Meeting: none

Old Business:

142 Outer Drive Letter

Dory Hethcote read the letter she had sent to the City, inquiring whether Mr. Hocker's trailer on said lot had met city requirements and codes regarding setbacks. Eric Rines from the City responded to Dory's letter, stating that as long

as the park model remains a mobile unit, it is not subject to setback restrictions. **Motion** by Dory Hethcote, 2nd by Pat Thompson to accept the City's response dated 4-15-19, to accept the present location of the trailer on 142 Outer Drive, as long as the wheels and tongue remain intact. After discussion, Motion **Passed**. Diana Wolfe-Newman reiterated that the conclusion of the Board in this case does not set precedence for placement of other trailers in the park.

Mission Statement:

Will be discussed at the next meeting.

CC&R's Update:

A Board revised version of the CC&R's was presented to all board members by Diana Wolfe-Newman and President Roger Emigh. **Motion** by Diana Wolfe-Newman, 2nd by Jill Rizk to approve the Board revised CC&R's as received via email dated 4-5-19. Jay Guettler objected to the revisions made by the Board Members. He was concerned about additional attorney's fees for another review of the documents. Jay had participated on the CC&R committee for over a year, and he felt that the committee had worked very hard on the CC&R's and they should be accepted as presented by the committee. Diana explained that her proposed changes to CC&R's were in an attempt to protect remaining greenbelt on corner lots. Jay complained that Roger Emigh had also added provisions to the CC&R document, the same changes that had been discussed at length and turned down by the CC&R Committee. *After discussion; it was decided that there be a working session on Friday, May 10th, at 1:00 pm to review the CC&R revisions. The Board also agreed to schedule the next regular monthly meeting on Saturday, May 11, 2019.* **Motion** to accept the Board revised CC&R's was **withdrawn** by Diana Wolfe-Newman.

Motion by Dory Hethcote, 2nd by Jay Guettler to move the following topics to the next meeting: Mission Statement, Installation Criteria for Mobile Homes, and Code of Conduct for Board Members. Motion **Passed**.

New Business

Complaint Letters:

Letter of Complaint from owner of Lot #201 Jill Rizk was read by Diana Wolfe-Newman. The complaint was against POM Carlla van de Vyver and regarding the Park Operations Report which was published in the newsletter.

Letter of Complaint from owner of Lot #183 Albert Thenell was read by Dory Hethcote. Lot owner complained about behavior of his neighbor, Lot #201 Jill Rizk.

After discussion amongst Jill Rizk, POM Carlla van de Vyver and other concerned lot owners, *Secretary Jill Rizk left the meeting advising that she resigned from the Board.*

A package of complaint letters and notes from neighbors of Lot #201 Jill Rizk was read by Diana Wolfe-Newman. The letters dated July 2018 included complaints regarding her behavior while driving, her dispute between her neighbor involving a fence and some bricks along the fence. There was a complaint regarding a car alarm. POM explained that she had talked to Jill Rizk Lot #201 who refused to turn off the car alarm. Jill used the neighbor's fence to contain her dogs and was very upset when there was a delay in moving the fence. She was accused of making threats to her neighbor. There was another letter complaining of Jill's barking dogs, and the smell of dog poop which made the neighbor's backyard off limits to her. Diana chose not to read the last complaint letter dated 4-15-16.

Jay Guettler read a letter sent in response to Jill Rizk regarding her complaint as documented in the March 16, 2019 meeting.

Complaint Letter from Lot #219 Azalea Nancy Brock regarding conduct of Ted Hocker, Lot #142 at the March 16, 2019 Board Meeting, as he appeared to be standing over a Board members shoulder to read documents during the meeting.

She felt that unless lot owners remain in their seats and be quiet until called upon, they should be asked to leave the meeting. Nancy Brock asked if the Board was okay with her offering a copy of the Agenda to lot owners at the meeting. Board had no objections.

Letter from Lot #132 Arlene Dodson-Franssen was read by Dory Hethcote. She is a long-time lot owner, has lived in Florence since 1970, and lived in Coast Village since 1997. She expressed how much she appreciated POM Carlla van de Vyver, her wisdom and expertise.

Ending Brush pickup in Coast Village:

Diana Wolfe-Newman suggested reviewing the brush pickup issue from a more conservative perspective. Diana suggested the review of recommendations as described in the Park Operations Manager Report.

Motion by Jay Guettler, 2nd by Pat Thompson, to limit the amount of brush pickup volume in a couple of different ways:

Limit the size of the pile to the equivalent of 2 -35 gallon cans per week.

Size of items can be no longer than 6 feet long or no larger than 6 inches in diameter.

We no longer haul debris from a tree that has been removed.

If the lot owner leaves brush in excess of the equivalent of 2 - 35 gallon cans or a pile greater than 6 ft. x 3 ft. x 3 ft., lot owner will be charged a \$50 fee for removal.

After discussion, Motion **Passed**.

Rules and Regulations - Revision/Review (last updated March 2018):

POM requested that Rules and Regulations be reviewed by the Board, updated if needed. The Board can then come back; make appropriate changes; can approve the revisions at the next meeting; or through an Action without a Meeting. Diana Wolfe-Newman advised that she had reviewed minutes from the last year. There were a couple of items that still need to be added to an updated revision of the Rules & Regulations. Diana will email POM with the items in question, then POM will update and email the Board with changes.

Good of the Order - Input from Lot Owners

Scott at Lot #177 asked a question about wooden fences on corner lots. POM advised that if he wishes to install a new fence it would need to be constructed on the inside of the 5 foot of greenbelt and approved by the BOD.

Motion by Dory Hethcote, 2nd by Jay Guettler that the Board accept Jill Rizk's verbal resignation from the Board. Motion **Passed**.

Motion by Jay Guettler, 2nd by Dory Hethcote to adjourn the meeting. **Passed** unanimously.

Meeting adjourned at 1:44 pm.

Elsie won 1st place, Ila Mae 2nd, Becky 3rd. Everyone having fun playing horseraces



We have a
GREAT Activi-
ties team that
put on the pot-
lucks.

Please support
them by turning
up, bringing a
dish to share
and offering to
wash a dish or
two afterward.

We will be hav-
ing a BBQ this
summer, Keith
Davidson will
be manning the
grill.



DON'T FORGET TO SEND IN YOUR DECLARATION FOR THE BOARD

WE NEED PEOPLE WHO ARE WILLING TO SERVE ON THE BOARD

WE HAVE 4 DIRECTORS AND THE PRESIDENT SLOT OPEN

SUPPORT OUR COMMUNITY AND HELP US KEEP COAST VILLAGE A WONDERFUL PLACE TO LIVE WITH A COMMITMENT TO KEEP OUR PARK GREEN AND BEAUTIFUL

THE DEADLINE FOR YOUR DECLARATION IS JUNE 7, 2019



ANNUAL MEETING: The Annual meeting will be held at the Rose Room on Saturday, July 20, 2019 at 10:00am. Registration begins at 9:00am.

There will be financial statements available at that meeting, our CPA Karla Holloway will give a small presentation and be available for questions.

The new BOD will also be seated prior to the Annual meeting start-up.

If you would like something put on the agenda for the Annual meeting please e-mail Carlla at POM@cvpoc.com, remember if the subject is NOT on the agenda you cannot motion and vote on it at the Annual.

There will be refreshments in the morning and a light lunch of cold cuts at the break.

Get to know your candidates:

Be sure and attend a coffee hour to meet the candidates running for the 4 upcoming Board positions and the President in the Rose Room at 4:00 p.m. June 14th. Our candidates will be available to answer questions and be introduced.

Please stop by and get to know the people you might want to vote for.

HOME SAFETY

Recently one of our residents spoke at a BOD meeting with concerns she was seeing transients walking inside the park when she comes home from work late at night.

Florence is a safe place to live. Unfortunately, there are a few people who cause most of the problems. Be careful and protect yourself. The goal of having a more secure home means making it a “hard” target for criminals. Criminals prefer simple entry, in the dark, and having valuables within easy reach. Thieves do not want to draw attention to themselves. Here are suggestions by Commander Pitcher of the Florence Police Department for residents to make your home a place that criminals would avoid:

- At night, turn on exterior lights such as porch lights or yard lights**
- Install and use deadbolt locks on all exterior doors • You can use your car’s remote key-fob to set off the car’s alarm to scare them off**
- If you park in your driveway, remove the garage door opener and lock your vehicle**
- Make the house looked lived in when you are away by leaving interior lights on or on timers, and the radio on.**
- Use motion-activated lights • Padlock your electrical box • Lock windows with screw clamp locks and PVC or wooden dowels in window frame channels**
- Get a video doorbell that links to your smartphone so you can see who is at the door even when you are away**
- Invest in a home security system**

If you need to call 911, have as many details available as possible, like descriptions, locations, and times

There has been some inquiries regarding starting up a Neighborhood Watch program. Coast Village used to have one, but it was disbanded. If you would like to see something like that again, let the office know and we will put you in contact with a resident that is looking into starting the program up again.

Clubhouse and pool/spa rules & hours of operation:

With summer just around the corner many of you will be bringing friends and family to the clubhouse to enjoy a game of ping pong or a dip in the pool.

Don't forget it is mandatory for everyone to take a cleansing shower on premise prior to getting into the pool or spa. It is important to remember that all guests, regardless of age, must be accompanied by a homeowner. Also, the pools and spa close at 9:00pm and the clubhouse closes at 10:00pm daily.

The pool opens at 8:30 a.m. when in operation. No one may be in the pool under the age of 16 without an adult present. You must sign in with your lot number prior to using the pool.

Please use the pool toys with care. Sword fighting with the pool noodles is not allowed as it destroys the noodles.

No alcohol is allowed pool side. No glass containers are allowed pool side. All drink containers must have a cover.

All small children must wear a swim diaper. If you do not follow this rule you/your children will not be allowed to use the pool in future.

No unaccompanied children are allowed in the garden area.

Because we do not have a lifeguard on duty at the pool, you swim at your own risk.

Do not remove the divider rope in the pool unless it is a special time set aside for lap swims. Those hours will be posted when the pool opens.

No open swim during aerobics classes. (hours to be posted)

Do not walk through the clubhouse with wet feet, the floor will be slippery.



Activities Report

May 2019

Coffee & Donuts

The Activity Committee is still hosting the Wednesday morning "Coffee and Donut" get together at 10 am in the Rose Room. Since the Activity Committee has to fund our own purchases of coffee, donuts, and other snacks, we now have to ask folks to either donate more money, or to donate coffee & snacks. The alternative is to ask for a donation of \$.50 for coffee and \$.50 cents for any donuts/snack item we serve. Please contact the office for any other information.



Kentucky Derby Potluck, Hat Contest & Raffle Baskets

The Activity Committee hosted a Run for the Roses/Kentucky Derby Party & Potluck in the Rose Room at 2:30 pm on Saturday, May 4th. We didn't have a very good turnout for this event; so we won't be having this Potluck next year. Remember, if you want to host a private event for friends, like a card game or Potluck, you can reserve the Rose Room if it is available. Just contact the Coast Village office for any further information about reservations, Activity Committee events, or to volunteer.

Best Kentucky Derby Hat Contest Winners:

Elsie won 1st place, Ila Mae 2nd, Becky 3rd.



Raffle prize winners were:

Handmade Quilt made & donated by Rachelle	-	Winner: Dee Himes, Lot # 174
Handmade Bowl made & donated by Dee with dish towels	-	Gary & Mary, Lot # 130
Garden Basket with handmade yard ornaments	-	Joan Muir, Lot # 241
Book Basket with wine & chocolates	-	Becky Lowe, Lot # 260
Set of Coffee Mugs with Coffee Gift Card	-	Becky Weaver, Lot # 168

Pic of having fun playing horserace game!



Water Aerobics

Water Aerobics will be suspended until we get the Coast Village pool repaired. Our apologies to everyone. Repair has been contacted and we will open as soon as possible.

Odd Thursday Game Night

Elsie and Rachelle will be hosting the Bingo game and Poker night on the first and third Thursdays of the month; Bingo on June 6th; Poker on June 20th. Games start at 6:30 pm. Please bring your own nickels and dimes.

We won't be having a **Bingo game in July 2019 because that Thursday is the 4th of July**, and we are all going to watch the Fireworks in Old Town and celebrate. See you at the Texas Hold 'Em Poker Game on July 18th.

Because we only have a few volunteers that set up the Rose Room, clean up the Rose Room and do the cooking for the Potlucks, we have decided to have only 3 Potlucks a year. If you would like to have additional Potlucks; it will depend on if we have additional volunteers for those events. Thanks to all who set up, clean up, and bring food to our events.

Nancy Brock
Activities Chairperson



Calendar Date:

Thursday, June 27, 2019 - 7:30pm



David's life and his career are tightly woven into the fabric of country music history and lore. He is both legacy and legend with an unmistakable voice and a captivating style. Amy has been described as one of the most energetic entertainers of today, with a show that varies from traditional country to rockin' original country songs to gospel, her favorite.

Join us on the evening of Thursday, June 27 at 7:30 pm here at the Florence Events Center for a concert not to be missed. Amy Clawson will be opening for David Frizzell on the main stage.



The Galleries at the Florence Events Center feature Moments of Divinity by local artist Ben Cahoon. His art will be on display during the month of June. To kick off his exhibit there will be a gallery reception on June 1st from 5pm to 7pm

The artist's bio:

Benjamin Cahoon's artwork expresses emotionality and spirituality by using the relationship between natural and man made forms. He grew up in Florence, Oregon and is currently attending George Fox University in Newberg, Oregon where he is pursuing his Bachelor's degree in Studio Arts and Art Administration. Benjamin recognizes that God is the first and greatest artist, which is another reason that natural themes are prominent within his portfolio. Diversity in regards to medium choice is also important to Benjamin. With artwork made in drawing media, fused glass, ceramics and many more mediums, He seeks to use his experience with multiple mediums to find new and innovative ways to express himself and understand the world around him.

Moments of Divinity is an exploration of the divine existing in mundane moments of everyday life. These narratives represent specific moments and lessons that Benjamin and those close to him have learned or are currently learning. The nimbuses or halos featured in the work are used to demonstrate that something is happening beyond a simple and earthly definition. Some of these narratives are extremely painful and others full of joy, however all show the moment that the divine overlaps into our world.