



JANUARY 2024

ISSUE 1

PRESIDENT RAMBLINGS

Merry New Year and Welcome to 2024!

Quick reminder- the East entrance to Coast Village has a Stop sign that you must stop at before proceeding through the gate. This is because there are 3 stop signs at that intersection of roads and they work like a normal multiple stop intersection- the first car stopped at its stop sign gets to go first.

Which means you may only proceed through the gate AFTER opening it, stopping, and allowing any cars already stopped at the other stop signs to go first. And it's worth adding that several CV cameras cover that intersection, if an accident does happen, there will be no doubt whose insurance will be paying all the bills.



NOTICES

- Facility Hours: Hours for the laundry room 24-7 with code, Clubhouse bathrooms—24-7. Clubhouse is open 8:00 am — 9:00 pm
- Office hours M-F 9:00 am — 4:00 pm Masks required for entry if you are ill.
- The mailroom is open from 8:00 am to 8:00 pm
- Pool is closed.
- .Board Meeting January 20, 2024 at 9:00 a.m.—Sand Lot
- Clubhouse is open until 9:00 p.m.
-

Board of Directors 2023-2024

President Roger Emigh
remigh@gmail.com

Vice President Dave Cox
<adigman2018@gmail.com>

Treasurer Dory Hethcote
(541) 610-5467 or hethcote1950@gmail.com

Tommy Brunetto
(541) 901-1938 or tommy@cvpoc.com

Director Ila Mae Robinson
(541) 991-3891 or
ILAMAE.TOOTSIE@GMAIL.COM

Director (Secretary) Glenn Singley
Glenn@cvpoc.com

Director Nancy Brock
Nancybrock@cvpoc.com

Business Office:
(541) 997-3312
Fax: (541) 902-0103

Available for general business
9am - 3:00pm

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 7:30 am –4:30pm
Available 24/7 for
park maintenance emergencies

THE ANNUAL BAKING OF THE CHRISTMAS COOKIES!



The happy New Year Group!



IN THE KITCHEN

BEAN WITH BACON SOUP

Ingredients:

8 ounces thick cut bacon
1 cup yellow onion, diced
1 cup carrots, diced
2 teaspoons minced garlic
4 cups chicken broth
3 (15 ounce) cans Great Northern beans, drained and rinsed.
Large pinch salt and pepper

Directions:

1. Cook bacon in microwave with microwave bacon rack (3 minutes on high) or cook traditionally on stovetop until crispy, let bacon cool, and chop.
2. Add bacon, onion, carrots, garlic, chicken broth and beans to crockpot.
3. Set on low (4 hours) or high (2 hours).
4. Serve with additional green onion and bacon if desired.



Activity Committee

Hello Coast Village and welcome to the New Year. We are looking forward to a good year seeing you at Coffee and Donuts Wednesday January 10th in the Sandlot Room for some yummy Big Dog Donuts and coffee, 10am to 11am.

The Christmas gift exchange was small but still lots of fun and fortunately there were no fights with people stealing someone's gift, lol. Thank you everyone who attended and brought tasty goodies to share. A special thanks to Joan for her little short cakes even though she did not stay for the fun.

We are going to be bring back Poker and Happy Hour in the spring and hopefully for some new events, ideas are always welcome.

If you like to entertain and help out we are in great need of people to sign up for the Activities Committee.

Come in the office for a sign-up sheet we would love to have you on board.

Elsie & Donna & Rachelle



CHRISTMAS PARTY 2023



MAINTENANCE

Ben Davidson, Maintenance Supervisor

Completed:

- Clubhouse light changeover to LED
- Painting in the clubhouse
- Street light repair
- Pool valve repair
- Front door repair
- Storm cleanup

Upcoming Maint. Cont:

- Road repair
- Trailer repair
- Sewer main camera work—continuing
- Root ball removal
- Entrance gate sensor loop replacement
- Leveling of pool chem shed
- Repair of Perimeter fence at Spruce Street
- Sewer line treatment for root growth
- Sewer manhole replacement/repair

Ben Davidson
CVPOC Maintenance Dept.





English ivy (*Hedera helix*), a heavy, woody vine with handsome, dark-green, waxy leaves, is believed to have been brought to the New World by European colonists in the 1700s. They likely appreciated its shade tolerance, versatility as both a ground cover and climbing vine, and rapid growth.

But today, it's classified as an [invasive species](#) in many parts of the United States, where it grows quickly and can suffocate, starve and [weaken trees](#).

If you live in one of those regions, you've likely seen it climbing tree trunks. And you might be painfully aware of how difficult it is to eradicate.

The vine snakes its way up the tree and under its bark, firmly attaching its roots and tendrils as it grows. Simply yanking the ivy would also remove the bark, which serves as the tree's vital protection from insects, diseases and the elements. In addition, the ivy's densely packed leaves can block sunlight from reaching the tree, inhibiting photosynthesis, which diminishes the nutrients it can produce.

The weight of the vine weakens branches and, during severe weather, can topple the tree, placing people and property at risk. It's also a host plant for insect pests that could attack the tree, and mosquitoes that could attack you.

Because its trunk and vines cling sturdily to surfaces via three different methods -- aerial roots, tendrils and a sticky substance called glycosides -- removing English ivy should be done carefully to avoid damaging trees.

HOW TO REMOVE IT

Always wear gloves when handling English ivy, as the glycosides will stick to and irritate your skin. Some people also report breathing difficulties when working around the plant; a mask will offer protection. And if you are allergic, it would be best to solicit someone else to tackle the job.

Sever the ivy all around the tree, 3 feet off the ground, using loppers or a hand saw. Then, one by one, carefully separate the detached upper part of each branch from its lower portion, which will still be growing from the ground.

Next, working your way around the tree's base, dig up all the ivy's roots and remove the plant from the soil. Keep an eye out for new growth from any roots you might have missed, and pull up new sprouts as you see them.

Allow the severed upper portion of the ivy to remain on the tree. Over the course of about a year, it will die and release its stronghold from under the bark. The withered foliage will eventually blow away.

This is a reminder. Coast Village considers English Ivy as invasive. If you have it growing on your lot, on your fence, up your trees etc. Please remove it as soon as possible. It will invade your neighbors space and kill our trees. Thank you!



A reminder regarding the rules about dogs in the park:

HOUSEHOLD PETS AND WILDLIFE · No livestock or poultry of any kind shall be raised, bred, or kept on any lot in Coast Village. · Household pets may be kept as long as they are not maintained or bred for commercial purposes. Any owner of a pet shall keep it on a leash or confined to the lot at all times. You shall clean up after your pet. ·

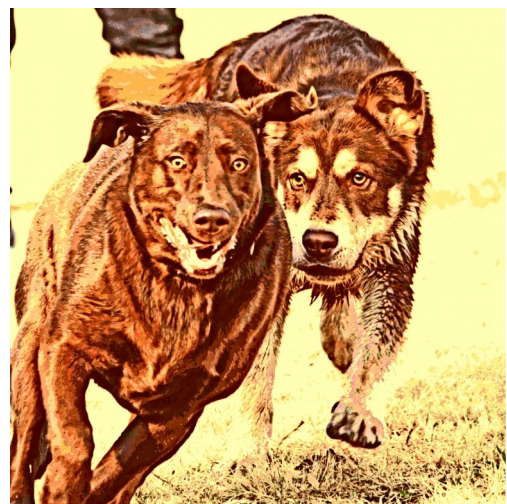
Pets should not be allowed to interfere with, threaten, or intimidate others. Pets with an aggressive or threatening nature must be restrained at all times while outside the dwelling. ·

No person shall scatter or deposit any food or other attractants within the Village with the intent of attracting and/or feeding wild animals; including, but not limited to: bears, raccoons, feral cats, wild rabbits, rodents, coyotes, and deer.

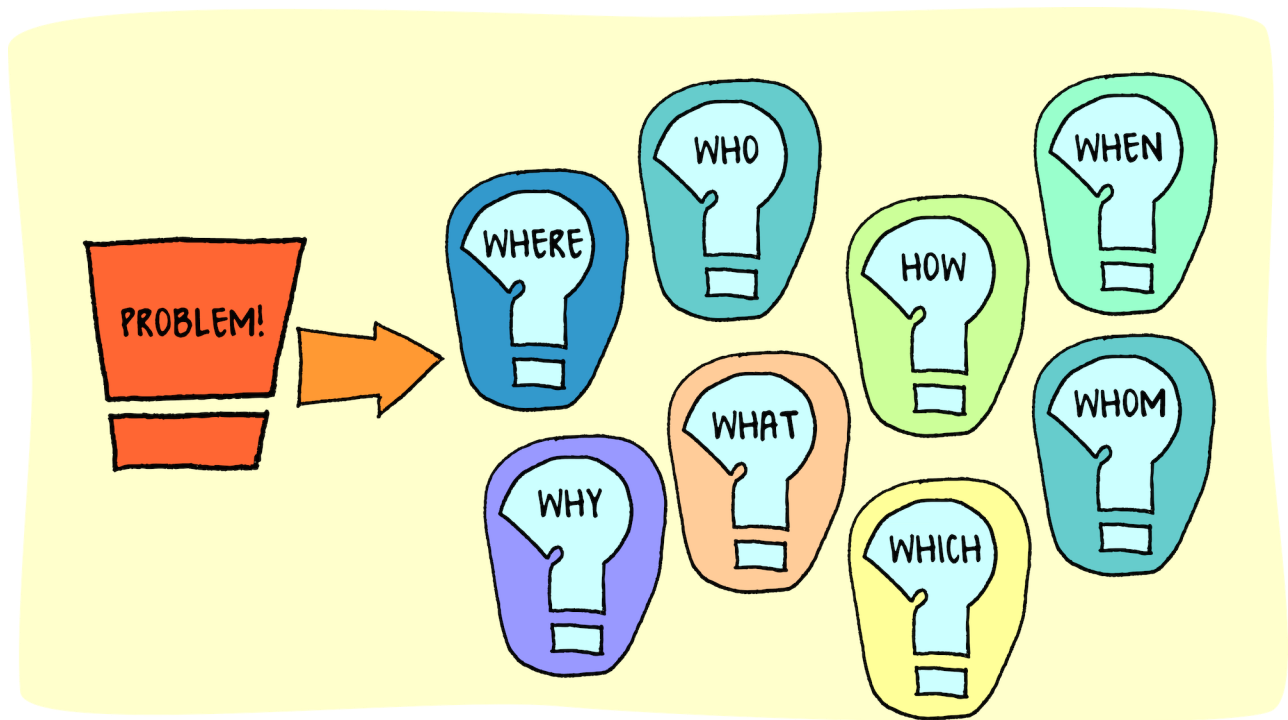
The office is receiving some concerns from lot owners (walkers) that they are feeling some intimidation from large dogs tied outside that try and break off their restraints when they walk by.

If you have a dog that behaves in that manner we recommend that you stay outside with your dog if he/she is tied. There is a rule that no dog can be tied outside for an extended period. It is fine to restrain your dog for reasons such as putting them out to relieve themselves. It is NOT okay to tie your dog out and leave your lot. If your dog does break loose and attacks a person or another dog there are severe consequences.

Please manage your animals responsibly and safely.



Feel free to bring your problems in the Village to see if we can assist. Remember we cannot solve everything. We can promise to listen. Try and resolve disagreements yourself. Be a good neighbor.



Empty complaints are the sources of everyday failure, but not the problem being complained about. Problems are solvable; but not with complaints. A complainer is just an explainer of problems!”

JAN 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 NEW YEARS OFFICE CLOSED	2 GARBAGE	3	4	5	6
7	8 GARBAGE	9	10 COFFEE & DONUTS 10:00 AM	11	12	13
14	15 MLK OFFICE CLOSED	16 GARBAGE Finance mtg 10:00 am	17 BOARD WORKSHOP 9:00	18	19 ARC MTG 12:00 PM	20 BOARD MEETING 9:00
21	22 GARBAGE	23	24	25	26	27
28	29 GARBAGE	30	31			

No brush pickup in January unless there is a storm, then we will announce if we have storm debris.

DECEMBER 2023

Here's to celebrations!

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

If you would like your birthday or anniversary added to our newsletter just let the office know. You can call Carlla at 541-997-3312 or just stop by the office; we can update our file that you would like to be added.



BIRTHDAYS

Gary Hunt	January 3rd
Charlie Dunaway	January 14th
Patty Hunt	January 21st
Gerald Dukes	January 22nd
Joe Newman	January 31st



ANNIVERSARY

Gerald & Susan Dukes January 31st



Communication Committee: We are reaching out to see if there is any interest in becoming part of a Communication Committee?

Lots of exciting plans could be in the works! What would you think of adding some new features to our website? There could be a section for pets and wildlife information, recipes and maybe a message board. If there is interest an information meeting could be planned to discuss how to access the website and new features. I would like to see a place where owners could verify their address, phone number and updates if needed. This website area would be for Coast Village residents only and will get better the more active members become involved. I would like to ask if anyone would like to get together in a focus group to discuss what should be included in a community survey as well. Issues being considered include: how to best communicate information to residents, how to increase volunteerism and what type of activities residents would like to see added in Coast Village. If you have ideas of what else should be included in the survey, or just want to hang out with your neighbors, please join the focus group once a date is announced. Refreshments will be served. Please RSVP to pom@cvpoc.com if you would be interested.

In the future, I would like to see a meeting with the committee chairs and the community. The goal would be to let residents know what the committees are working on and their goals for Coast Village. Hopefully we can spark some interest for new volunteers. It seems there are people who want to be more involved, but we need to make it easier to take the steps to do that. At one time Coast Village had a welcoming group that reached out to new owners. I would love to see that happen again.

Please let Carlla or the office know if you would like this purposed committee to exist and if you would be a part of it. Also let us know if you would like to see a get-to-gather of Committee Chairs to talk about committee work and how to become involved.

Another thought is to begin showcasing some locally owned businesses. Serene Abundance is owned by a Coast Village Resident, I believe there are more owners that have businesses in town. Maybe we could have a gathering where those owners could speak about their businesses so all of us can support them.



ASSESSMENT CHANGES

2023 Assessment Reminder: By now you should have received your 2024 assessment statement from Coast Village. Assessments are \$225 per month effective in January. If you have not received a statement in the mail, please contact the Coast Village office at 541-997- 3312.

A reminder to owners who have their monthly assessment checks automatically sent to Coast Village from their banks: Please contact your banks and have them change the dollar amount to \$225 per month for the 2024 dues. It is easy to forget to change the amount, so you might want to change it now while you are thinking about it.

You may pay your dues yearly, quarterly or monthly.



OPERATIONS, Carlla Van deVyver

Happy New Year to Coast Village!

I hope you had a great Christmas and everyone is healthy and feeling good!

As I am sure you are all aware the sewer project continues. We have received \$15,786.81 of the assessment total of \$33,885.00 expected which will pay for the project.



The actual bill for the Assessment was reflected on your December statement. Thank you to those of you who paid when the Assessment letter was delivered. We had already started the project and we were paying money to the contractors. So, early payment from lot owners really helped.

We are giving lot owners who might be struggling with the Assessment 4 months to pay before any late fees will occur. So, you can pay an extra \$33.75 per month which will pay it off by March 2024.

Don't forget as of January 2024 your dues go up to \$225.00 per month for your regular monthly assessment. This can be paid monthly, qtrly., yearly.

Beginning in mid-January I will be accepting applications for a part time office person that is able to send out the statements and work with the financial side to a small extent. Please let me know if you would like to know more about this position.

We have several new lot owners who have moved to our little Village! Welcome!! I am looking forward to spring with all of the activities with old friends and new neighbors. Coast Village is a great place to live!!!!

Happy 2024!
Carlla

QUESTION OF THE MONTH:

What are the benefits of using a dry sauna?

- Detoxification
- Increased metabolism
- Weight loss
- Increased blood circulation
- Pain reduction
- Anti-aging
- Skin rejuvenation
- Improved cardiovascular function
- Improved immune function
- Improved sleep
- Stress management
- Relaxation

Regular sauna sessions help the inside layer of your blood vessels function and regulate blood pressure.

The sweat speeds up circulation and leads to enhanced heart health. Perfectly safe to use every day. 15—20 minute sessions.

We have a great sauna here at Coast Village! Please take advantage!

ACTIVITIES:

Our Activities Group is asking if there is anyone who would like to volunteer to “Host” a potluck this year.

Duties of a host: So, what does a potluck host do? It’s pretty easy, and fun. Each host is given a \$50 budget from the Activities Committee to purchase door prizes. Table decorations (small plants, or other small items) can also be purchased and then included in the door prizes.

Maintenance will set up and take down the tables and chairs. The host(s) greet the attendees, call the tables to come get in line for serving, then draw and award the door prizes. After the event, they ensure that the tables are wiped down and, if the kitchen was open, that the kitchen is clean and locked.

Attendees. Several things for attendees to know: • Potlucks generally have 30-or so attendees • Please label dishes with possible allergens (nuts, milk, etc.) • Bring your own wine, beer, soda, etc. to drink and, if desired, to share with friends • Bring a dish to share. The dish should be 8-12 servings. A couple can bring one dish, but consider bringing a larger number of portions to compensate for two people. • Observing potluck etiquette will ensure everyone has enough to eat and enjoys the event: Take a spoonful of each item, especially if you are unfamiliar with the dish. Your plate will fill up fast and, if you don’t like the dish, there will be less waste. Do not overload your plate. If there are single servings of something (sliders, ribs, etc.), take one piece. Remember there are people behind you in line who would like to eat as well. Someday you may be last in line and appreciate that people left you food. If, after everyone is served, you can go back for seconds. What to bring: Potlucks are fun and sometimes an adventure in eating.

Is there an interest in having a “Theme” potluck—for example cuisine from Mexico or Greece, or Ireland?

Please talk to Donna at the office if you would like to be part of an event. This way you are not committed to something every month, you would only be committed to a once a year celebration unless you wanted to do more.

Keep an eye out in the upcoming newsletters for dates of this years planned events.

MEETING SCHEDULES

- Finance Meeting January 16th 10:00 a.m. Sand Lot
- Workshop January 17, 2024 9:00 a.m. Sand Lot
- Board Meeting January 20, 2024 9:00 a.m. Sand Lot

There will be a Board Meeting in March, May and June; all meetings starting at 9:00 a.m. Meetings will be on the third Saturday of each month, with the exception of May, which will be the second Saturday. Workshops will be the Wednesday prior to the meetings and begin at 9:00 a.m.



CELEBRATING OUR STAFF:

DONNA SMITH—OFFICE ASSISTANT

BEN DAVIDSON—MAINTENANCE

MIKE BRADY—MAINTENANCE

JENNIFER BRADY—MAINTENANCE



7 Rules of Life

1. Make peace with your past so it won't screw up the present
2. What others think of you is none of your business
3. Time heals almost everything, give it time
4. Don't compare your life to others and don't judge them. You have no idea what their journey is all about
5. Stop thinking too much. It's alright not to know the answers. They will come when you least expect it.
6. No one is in charge of your happiness, except you.
7. Smile. You don't own all the problems in the world.

TELEPHONE FOR SERVICES

- ELECTRICIAN—JON TRAIN:** 541-271 6869
- TREE SERVICE—JOSH JOHNSON:** 541-999-7989
- PLUMBING—VIKING PLUMBING:** 541-999-7174
- FLORENCE PET SITTING SERVICE:** 512-633-4177
- Serene Abundance Studio Space**
Art-Events-VR: 541-590-3877





Roger Emigh
President



Dave Cox
Vice President



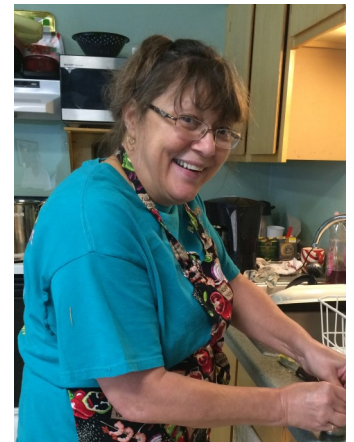
Dory Hethcote
Treasurer



Tommy Brunetto
Director



Glenn Singley
Secretary



Nancy Brock
Director



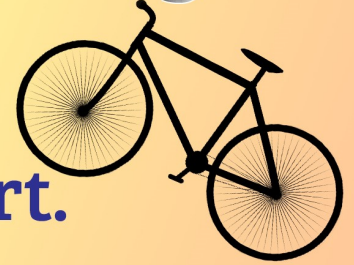
Ila Mae Robinson
Director

Bicycle Tune-ups & Repairs (541) 991-7072 to leave message



Scan code to go
to Green Bike's
Website

Also accepting donations
for Green Bike in Waldport.



Supports Seashore Family Literacy



Did you know Coast Village has a Facebook page? Be the first to know when announcements are made, when neighbors offer something for sale, or check out the photos being shared within our community!

*Create a search for
"Coast Village Community"
on Facebook and send us a request!*



I normally do not post BOD Meeting Minutes until they are approved. November's meeting minutes have some significant changes however, so I am posting the 'DRAFT' minutes so owners can review and see if there is anything they might want to discuss at the January meeting. The dates and times are also published in this newsletter.

Carlla

COAST VILLAGE PROPERTY OWNERS CORPORATION

BOARD OF DIRECTORS MEETING

November 15, 2023

DRAFT MINUTES

Prepared by Glenn Singley, Secretary

The November 2023 BOD Meeting was called to order in the Coast Village Sand Lot Room at 9:02 a.m. by President Roger Emigh.

A quorum was established with President Roger Emigh, Vice President Dave Cox, Treasurer Dory Hethcote, Secretary Glenn Singley, and Directors Tommy Brunetto, Nancy Brock, and Ila Mae Robinson.

Others in Attendance: Park Operations Manager Carlla Van de Vyver; Lot Owners: Elsie McKean Lot 247, Linda Landini Lot 250, Rebecca * Lot 125, Lisa Von Wald Lot 86, Jay Guettler Lot 144, Joan Muir Lot 241, and Tom Yates Lot 253 (arrived during the meeting).

The agenda was approved without objection.

Glenn read the October minutes. Minutes were approved without objection.

REPORTS

Treasurer – presented by Dory. **Motion:** transfer \$10,000 from reserve to operations for sewer project. Motion by Dory, seconded by Ila Mae. Motion passed unanimously.

Park Operation Manager – read by Carlla. Carlla also applied for employee retention grant money, and in January we will be receiving \$5,125.12. This is grant money that is ours and does not have to be repaid.

Architectural Review Committee – read by Nancy.

Activities Committee – read by Carlla.

Elections Committee – no report.

ACTIONS WITHOUT A MEETING – None.

OLD BUSINESS

Rental Policy – Update from POM. No action taken. Tabled for some time in the future. Do not want to spend the money at present.

Board Meeting Schedule – New schedule will be January, March, May, and June; all meetings starting at 9:00 a.m. Meetings will be on the third Saturday of each month, with the exception of May, which

will be the second Saturday. Workshops will be the Wednesday prior to the meeting.

CC&R Amendments – Fiscal year and rental cap – update from POM. **Motion:** authorize POM to spend money for attorney's fees to amend CC&R bylaws for fiscal year modification. Motion by Dory, seconded by Ila Mae. Motion passed unanimously. Rental cap update covered in Old Business #1.

Approval of Tree Removal from GB Areas – No arborist will accept liability for verifying whether a tree is safe or dangerous. **Motion:** Any replacement tree in greenbelt must be at least 6 feet tall when planted, with soil enhancements. Motion by Tommy, seconded by Dory. Motion passed unanimously.

Greenbelt – Discussion withdrawn.

ARC P&P Clarification – updates to ARC P&Ps due to some changes. ARC is currently working on revision to the policies and procedures.

Coast Village Neighbors Facebook Page – Discussion. No action taken.

NEW BUSINESS

Soft Top Carports – No action taken.

Complaints – Aggressive dog walking behavior on CV roads. POM to issue fine.

Sewer Complaint Lot 142 – POM will write letter to Lot 142 owner requesting they fix the sewer issue within 48 hours or a \$1,000 fine will be levied.

GOOD OF THE ORDER

Joan Muir Lot 241 recommended a checklist about how to hire a home healthcare person. She is going to provide that checklist to the POM for the newsletter.

Jay Guettler Lot 144 requested the secretary provide a Microsoft Word version of the ARC policies and procedures to be sent to the ARC email.

Website Updates – Glenn read a complaint received by email about updating Coast Village website information. Glenn stated he was negligent in doing that and apologized and will do better in the future.

11:10 a.m. – Motion to go into Executive Session. Motion by Dory, seconded by Nancy. During Executive Session Directors Ila Mae Robinson and Nancy Brock left due to scheduling issues. Executive Session closed at 12:31 p.m.

12:32 p.m. – Returned to Open Meeting

Motion: promote Ben Davidson to Facilities Manager at compensation discussed in Executive Session, with a starting date of January 1, 2024. Motion by Dave, seconded by Dory. Motion passed unanimously.

Motion: accept holiday bonuses as discussed in Executive Session. Motion by Tommy, seconded by Dave. Motion passed unanimously.

Motion: accept payroll increase as discussed in Executive Session. Motion by Dory, seconded by Glenn. Motion passes unanimously.

ADJOURNMENT: Motion by Glenn, seconded by Tommy. Motion passed unanimously.

Meeting adjourned at 12:33 p.m.

Ph 503-820-9359 Fax 503-213-5876

DANIEL T. GARNER

Attorney at Law

Garner Law Office

1845 Hwy 126, Unit A

Florence, OR 97439

A good attorney to meet your legal needs.

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