



January 2022

VOLUME 29 ISSUE 1

January 2022 CVPOC President's Message

I hope that you all had a wonderful winter holiday season. I write that just as we are heading into Christmas Eve with the rain on our roof making enough noise to keep me company. By the time you read this newsletter, we will be into the new year with all its promises and fears. By the way, how do you like the new look of the newsletter? I think Carlla did a great job on the revamp of the format! The newsletter is just one of the things around here that is changing. Some changes can be made quickly and just like that we are using a new soap in the clubhouse bathrooms. Other changes take more time. And, that's what I want to make the focus of this message.

Last month's message had a piece in there about a complaint being the first step in the process and that anything, even the CC&Rs can be changed. The last time they were changed was in 1997 and six or seven years ago enough members thought that a change was needed, an update, a refresh that they started a committee to do just that. They worked at it for five long years, with different people coming into help and others leaving the group along the way. I came into the committee late in the process and disrupted things as new people to a group will do. We met regularly and worked on sections in-between. There were so many revisions that the web page listing all the different files all out had to scroll to see the bottom or at least that's how it seemed. When we finally finished haggling over the last detail, the committee packaged it up and presented it to the board for approval before it could be sent out to the membership for a vote. This is how big things change—lots of little steps over a longer period of time. While that

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: ZOOM January 15, 2022 at 10:00 a.m.

Board of Directors 2020-2021

President Jay Guettler

(541) 991-9478 or jay@cvpoc.com

Vice President Diana Wolfe-Newman

(503) 927-9315

Treasurer Dory Hethcote

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

Tashi Fonteyn

(541) 305-3364 or Tashi@gmail.com

Secretary Tommy Brunetto

(215) 817-7609 or tommy@cvpoc.com

Director Ila Mae Robinson

(541) 991-3891 or seamstressila@hotmail.com

Director Paul Deemer

(818) 388-8901 or Paul@cvpoc.com

Business Office:

(541) 997-3312

Fax: (541) 902-0103

Available for general business

9am - 3:00pm

Office staff:

Nancy Brock

Park Operations Manager: Carlla Van de Vyver
POM@CVPOC.COM

Phone 360-521-8428

Maintenance Office:

(541) 997-3583

effort was not approved by the membership at the time, all that work is still available as a starting point for the next group of members who want to take it on. Just because something didn't pass one time doesn't mean that without some small changes and a new effort that it wouldn't be successful ever. The mix of members and boards are ever-changing and with it comes the possibility of change.

It's not just a complaint that can get things started. There have been ideas for a dog park and bocce ball courts and pavilions and benches and other things. Some have made it, some have not. Those ideas that haven't come to fruition usually had to do with the idea not having enough support during board meetings where they are presented, the idea not being fully fleshed out, or it being something that would cost the Village money for the initial build or maintenance. Having a committee does a couple of important things for an idea. It provides the necessary diversity of perspectives to get the idea completely fleshed out and to test the idea's points. It brings with it the necessary weight of support to the board for presentation. Sure, the board can still deny the ability for the idea to go forward, but a thoroughly fleshed out idea with the support of an engaged committee will make the board work to find perspectives that will deny it completely. It can also set things in motion for a more supportive board to be elected. The last thing a committee can do is bring with it ideas on how to fund the effort. Funding something that benefits just a few at the expense of the many is always a tough sell.

Ideas and complaints are a natural part of any evolving community, and we are an evolving community. Neighbors leave us and new neighbors arrive with new perspectives, ideas and complaints. A document that worked for 1997 may not work the way that 2022 needs it to work. A complaint that didn't get addressed fully one year might be the next. And, an idea that wasn't implemented this time around may have the support and funding it needs the next. If you have an idea or complaint, talk to your neighbors about it and figure out a way to make the change happen. It's a new year and this traditionally marks new beginnings.

Jay Guettler
President





While CV was freezing look at where our Nancy was!!!! Jealous!!!!

A STATE OF GRACE~Dory Hethcote, December 2021

Wow a new year has been given to us. What will we do with this year? I was reading an article on line this morning and was struck by a story about a young family who seemed to epitomize for me a “state of grace” in our pandemic world. A young couple with a 18 month old child gave birth to a 3 week premature baby son (who was wondrously healthy) in the labor and delivery suite in a hospital. The baby was rushed down a floor to be placed on his father’s chest, skin to skin. His young father was dying from an aggressive renal cancer and was unresponsive. It was a great surprise when the young father did respond with improved vitals (heart rate, breath, blood pressure). His young wife was wheeled in and placed by his side to hold his hand and within that hour he died. It seem miraculous that the baby came 3 weeks early and healthy (7#3oz) and that the father appeared to have waited for the baby to be born before dying. This couple made the most of their lives and ultimate death of the father in a way that their lives meant something for their community and their family. This family and their caregivers gave a history and memory for the newborn so that he could be told his story as a “history of knowledge about the man who waited for his son before he died”. That is a great gift that the parents and the medical care givers gave to the newborn boy....he has a place within the family “history” now. Everyone acted with intention to make sure the newborn and his mom could spend this last hour of the father’s life together with each other.

When you look at your life is there someone you can help to find grace within their challenges to live a more enriched life? It could be yourself, a family member, a

RECIPE CORNER

Crock Pot Garlic and Butter Pork Loin Roast

3 to 4 lb. boneless pork loin roast
 Cajun seasoning
 2 T. vegetable oil
 1/2 stick salted butter
 4 large cloves garlic, minced
 1 tsp. dried basil
 1/4 tsp. red pepper flakes

Season the roast all over with the Cajun seasoning. Heat the oil in a skillet over high heat. Add the roast and sear it on all sides. Place the roast in your crock pot. Reduce the heat of the skillet down to medium and add the butter, garlic, basil and pepper flakes. Cook, stirring for about a minute to soften the garlic. Pour this over the roast, cover and cook on high for 3 1/2 hours or low about 4 1/2 - 5 hours. Let rest 5 minutes before slicing. Be sure to spoon some of the garlic butter over served portions.



A STATE OF GRACE~Dory Hethcote, December 2021 cont.

stranger on the street. Our lives can be filled with many small graces throughout the day, but we must learn to recognize the opportunity they offer us and give them our full attention.

There are more concrete ways to grace yourself and others through offering help for food, transportation, hugs, smiles, hauling someone's garbage can to the street, phone checks to see if they are OK and many more. In our small community we are much more visible to our neighbors as they are to us. If we care to look we may see ways to bring a smile to someone's face or perhaps a grateful response as we give them a ride to the pharmacy.

Grace is good for the world, but it's also really, really good for you. It keeps you from giving away your power or becoming that which you oppose. When you reject the revenge, aggression, domination, and retaliation that are the hallmarks of our culture and respond with grace, you bring peace into the world. You bring peace into your heart.....It is substantial and muscular. It is a force in its own right. It is our strength in times of trouble. It points us to the possibilities in people and in our country. Grace is an idea worth saving, and in the end, it might just be what saves us – in ways we have not yet imagined. (Kirsten Powers-Saving Grace).



JO JO THE LUCKY CAT

Marilyn and Allie live in Coast Village. Marilyn told me the story of JoJo and his former owner. I have to give a huge thank you to them both for their gentle kindness. Thank you for homing JoJo!

My elderly neighbor had a stroke a few months ago, & during his stay at the hospital we took care of his outdoor cat. While in the hospital he ended up catching pneumonia &

God decided it was time to bring him home. His beloved cat was left without an owner so we decided to adopt him—I would like to introduce you all to our newest family member “JoJo!” He lives on our enclosed porch & we ordered him a heated cat hut to stay warm in winter. He is really happy with us & we just love him! 🐾 ❤️ 🐾

A STATE OF GRACE~Dory Hethcote, December 2021 cont.

It is my hope for you to embrace the opportunity to grace others lives as well as your own and to feel the resonating peace and joy it can produce. Let go the need to judge or to be “right, heard ,or seeking approval” .

I send you warm wishes for a good New Year...Dory Hethcote



JANUARY 2022

SUN	MON	TUE	WED	THU	FRI	SAT
			.			1 New Year's Day!
2	3 Garbage 9 am	4 Brush 9 am	5 Coffee Klatch Cancelled until Mask Mandate is	6	7 Water Shut Off 8 am to 1pm	8
9	10 Garbage 9 am	11 Brush 9 am	12 No Coffee Klatch Board Work- shop	13	14 Water Shut Off 8 am to 1pm	15 Board Meeting Zoom 10 am
16	17 No Garbage MLK Holiday Dump Closed!	18 Garbage 9 am	19 Brush 9 am No Coffee Klatch	20	21 Water Shut Off 8 am to 1pm	22
23	24 Garbage 9 am	25 Brush 9 am	26 Coffee Klatch Cancelled until Mask Mandate is	27	28 Water Shut Off 8 am to 1pm	29
30	31 Garbage 9 am					



Here's to celebrations! Happy Birthday!



Gary Hunt
Linn Duske
Cecil Strader
Charley Dunaway

January 3rd
January 6th
January 11th
January 14th

Patty Hunt
Gerald Dukes
Joe Newman

January 21st
January 22nd
January 31st

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

Gerald & Susan Dukes January 31st

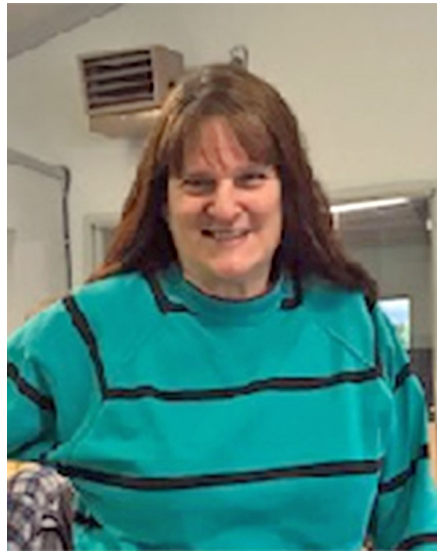


If you would like your birthday or anniversary added to our newsletter just let the office know. You can call Nancy at 541-997-3312 or just stop by the office; we can update our file that you would like to be added.





Jay Guettler



Diana Wolfe-Newman
Vice President



Dory Hethcote
Treasurer



Tommy Brunetto



Paul Deemer
Director



Tashi Fonteyn
Director



Ila Mae Robinson
Director

OPERATIONS, Carlla Vandevyver

HAPPY NEW YEAR!

Whew, what a year it's been! I am looking forward to a much calmer year in 2022. I am hoping we are able to once again have some activities for the park. We have received a great deal of positive feedback on the Christmas Tree at the entrance this year so we look towards that being a Christmas tradition! I personally am looking forward to a Christmas party and Thanksgiving dinner next year in the Rose Room.



There is quite a bit on the work agenda for this next year. We will be patching some of these road cuts, "finally" completing our water project, upgrading and repairing the pump station at the entrance of the park and completing the work on the post office/laundry building.

Currently we have repaired a broken waste water pipe in the parking lot that had collapsed. Weather has prevented us from completing the water project but we only have 6 more to go. We are waiting on a part for the pool heater so that will be up and running in early spring weather permitting.

I want to thank all of our wonderful staff for their hard work this last year. We have a great team.

There have been some new dwelling units brought into the park over the last few months. Many of the old trailers are gone. Our property values are up at an all-time high. This is good for everyone.

The speed sign seems to be working effectively and it is making everyone including vendors more aware of their speed. I know it's slowed me down a time or two!

We have taken down some trees (shore pines) that were a problem and we have planted firs in their stead, firs are far more stable and stand alone well. We have also planted some hedge type flowering bushes to replace some of the Rhody's that had died. They have a nice flower all summer long and will grow as tall as we want them to be. The plants were placed on the east and west sides where CV properties had lost plants.

Our water bill has reduced with winter and our electric bill has went up. I have started tracking the clubhouse, maintenance buildings, laundry/post office, satellite bath electrical costs separately so it will be easy to see what those costs are at year end. Electrical costs per kw have increased slightly.

HOW CAN WE DO BETTER?

Operations tries to meet the needs of the members of Coast Village as much as we can.

We are always looking for ways to serve you better.

Although I am not asking for a basket of complaints, I do want to know ways that you feel we can improve communication and service.

If you have some ideas, please let me know.

You can always e-mail me at POM@CVPOC.com or call or come by the office for discussion.

2022 Assessment Reminder

A reminder that the dues for January are now \$200.00 per month or \$2400.00 per year.

Be sure and change things at your bank if you are on automatic payments.

**Questions:
Contact the office.**

PARK OPERATIONS PP 2

We experienced quite a wind storm over the New Year's weekend. One tree came down over two vehicles, it was removed Monday morning. There is a lot of debris on the streets which is being cleaned up.

If you have an issue with a tree now leaning after the storm reach out to the office and we can connect you to a contractor that can help with that.

We have a new CV Facebook community page. It's called "Coast Village Community", I encourage you to request to be a member. There will be a lot of information posted there over the coming months.

All posts will need to be approved. Demeaning posts or posts targeting anyone will not be allowed. Please keep your posts positive. If you have an issue please report it to the office, this site is not for complaints.

Reminder no garbage on Monday January 17th for MLK Day, garbage will be picked up on Tuesday the 18th.

Thank you, and happy New Year from all of the staff

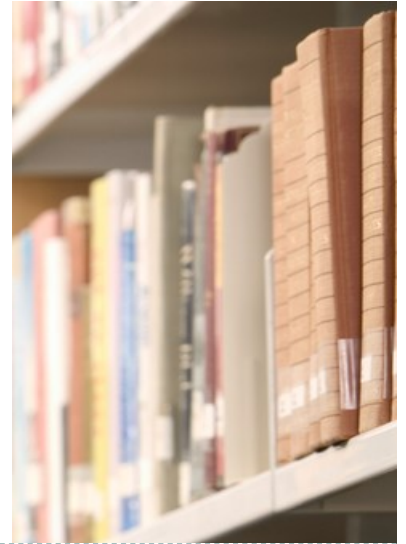
Got a Question?

We'll Get the Answers. "The Question of the Month" column is focused on helping community residents get clear and concise answers to relevant questions related to HOA rules, covenants, guidelines and the community. The answers will be shared in this newsletter to provide consistent information to all residents. Residents are encouraged to email your question to pom@cvpoc.com. "Coast Village Reporter" writers will review all submitted questions for relevancy, and will provide accurate answers from the appropriate Board member and/or CV staff.

LIBRARY

We have new books in the post office library, stop and check them out! Please do not remove books to sell, take them, read and return.

If you have books that need a home, please take them there so someone else can enjoy them. The regular library is not taking books at this time due to COVID concerns.



NEWS FROM THE ARC *Tashi Fonteyn, Chair*

Recently, I have heard frequent discussion/dialogue/questions regarding ADUs (Accessory Dwelling Units) and “bunk houses”. Some are curious to know about renting such a dwelling on their property, others just have general curiosities.

Let me share with you our governing documents regarding ADUs, guests, and rentals:

According to our CC&Rs, Article 5, Sections 5.0-5.2 explain what is allowed per lot.

Many questions people may have regarding their property/ies, can be answered in this section. If you read the section, and your question is not answered, please call the main office.

Please also read Article 10, Architectural Standards.

Article 10 describes zoning regulations (what types, and numbers of dwellings will be allowed) Greenbelts, Drainage, Design Restrictions, Driveways, and Maximum Lot Coverage. I think many questions can be answered by reading this section, but if you do not see your question, please call the main office.

In CVPOC Rules And Regulations, page 12, there is a section titled **RENTALS**. This section details when an owner may have a renter. If this section does not answer your question, please call the main office.

Any questions regarding guests, where they may be accommodated, and the duration for which they can stay is found in CVPOC ARC Policies and Procedures, page 2, section titled **DEFINITIONS Dwelling Unit**:

Lastly, and NOT least is FLORENCE CITY CODE TITLE 10 CH. 29. This document was created by The City of Florence specifically for Coast Village with its unique design.

If you still need help with any questions, please call the main office.

Please remember, it is our individual responsibility to read, and abide by the rules here at Coast Village. Every member signed documents that we understood, and agree to honor the rules here. If you have a difficult time FINDING the answer to your question, please call the main office. The ARC and the office WANT to help.

ANNOUNCEMENT

I am very sad to inform all of you that our Maintenance Lead, Mikhail Renner's last day will be February 4th.

Mikhail has worked for CV since August of 2016.

Mikhail is a wonderful employee, so dependable and works for us with great attitude and I will miss him but I know as he goes on to a bigger and brighter future his new employer will appreciate him also.

Please wish him good journey and thank him for his service to our community when you see him.



COAST VILLAGE STAFF UPDATE

Beginning in February we will have a new Maintenance Lead, Robert Bishop. He comes to us with a wealth of maintenance experience and has been working for us part time for over a year.

Welcome Robert!

We also have a new janitorial staff member, Susan Bishop. Our former janitorial staff members are still working part time.

Mike Brady is staying with us! Hurrah! Mike has been working for us awhile and is a great employee.

Ben Davidson is also staying on as a part-time employee.

Nancy Brock continues her role as our Office Assistant.

Coast Village is fortunate to have such great staff members.



Hello neighbors!

We've been enjoying the holidays in Colorado with family and friends. My (Kim's) very best friend is a little fella in a wheelchair by the name of Aiden, he is the son of Michelle's best friend (since elementary). So it has been great to do Christmas with him.

We're also here for our niece's graduation from Colorado School of Mines with a bachelor of science degree in Geophysical Engineering. We'll be proud again next year as she only has two semesters to complete her master's there.

Kim's sister, husband, two kids and their significant others are all in town so we'll all be together for the holidays!

We're having a great time but we miss the peace and quiet of our desert oasis.

That's another reason we love Coast Village and Florence. The peace. It's so hectic here in the city!

We're taking advantage of our time running around buying building supplies to take home to work on upcoming projects! Stay tuned!

Happy New Year everyone!

Love, Kim and Michelle



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=NDI4MGROdGdQSkRKSFhRzZzZzNWUT09>

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=ZGpRbzIYVnVkN1BFR2Q4NG1DeEVQUTo9>

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

Architectural Review Committee (ARC) The ARC is in need of committee members.

The ARC Reviews and approves everything from new home plans and placement to fences, sheds and greenbelt modifications. The committee helps ensure that owners comply with the Governing Documents and the Rules & Procedures in regards to construction , additions & greenbelt maintenance. If you would be interested in being a part of the Committee please reach out to Tashi Fonteyn, Chair.



Nancy and her daughter loving Hawaii for Christmas!

May the New Year ring in lots of love, happy tidings, good health and loads of blessings for you and your family! Happy New Year!