



MAY 2023

ISSUE 5

June 2023 CVPOC President's Message

Saturday, July 15th is the Annual Members Meeting for Coast Village. The meeting begins at 10:00am, but it's a good idea to arrive at least 15 minutes early in order to get signed in, grab a donut, and find a seat.

The Annual Meeting is the meeting where owners get to decide what's on the agenda. The members of the Board of Directors are just other owners in this meeting. As the President, I am tasked to preside at the meeting per Section 2.5 of our Bylaws.

Annual Meeting motions cannot be undone by the Board of Directors (BOD). They can only be modified or rescinded at a subsequent Annual Meeting, so these motions have more staying power than motions made at a normal BOD meeting.

Another aspect of a motion made at an Annual Meeting is that instead of five other directors having to be convinced of an idea, there are at least 49 other owners to convince of the idea.

Cont. pp 2

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 — 3:00 pm Masks required for entry if you are ill.
- The mailroom is open from 8:00 am to 8:00 pm
- Pool is open. Hours 9:00 a.m.—8:30 p.m.
- BOARD MEMBER MEETING: June 17, 2023 10:00 A.M. Sand Lot Room Also on Zoom
- Work shop: ZOOM Wed. June 14th—10:00 A.M.

Board of Directors 2022-2023

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

Tommy Brunetto

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

Director Ila Mae Robinson

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

Director (Secretary) Glenn Singley Glenn@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

(360) 521-8428

It is a good idea to have your motion kept as simple as possible and your support of that motion be clear and concise. Your neighbors and fellow members tend to lose patience with long discussions and complicated motions.

While my record is not stellar in supporting this particular suggestion, I still think it's a good idea to talk the motion up with your neighbors to judge their reaction and get feedback before submitting your final motion language to the office to be included on the agenda. Only motions on the published agenda will be brought to the floor. This gives all owners the opportunity to know what's going to be discussed at the meeting.

It has become almost a tradition that someone will move to not have the 2022 Annual Meeting Minutes read, but approved without reading them. This motion has always been approved by the membership. After the 2022 Annual Meeting, it was discovered that the Board of Directors is able to approve the Annual Meeting minutes. They did at the August 2022 BOD meeting in order to get them out to the membership in a timely fashion. In previous years, we waited until the following Annual Meeting to approve the minutes and they weren't put out for review until then. Not very practical. The "2022 July Annual Meeting Minutes" are on the website under the menu item "BOD Minutes", then "2022". Please read them if you're interested in what happened last year.

June is the month that ballots are sent out to all owners along with a copy of each candidate's declaration form. Take a few moments to read through each candidate's declaration and get your choices to the office via USPS mail or in the office mail slot/or ballot box (found in the office). The Elections Committee will be working hard to get the packets mailed and to count the ballots received. The candidates will be announced during the Annual Meeting. Many thanks to all ten-TEN-owners who have taken to the time and interest in becoming candidates for the board!



ARC Chair

The Coast Village Architectural Review Committee (ARC) is one of the most active committees in our community. This is especially true once the weather starts to warm up and more neighbors want to start new projects. The Chair of this committee is the organizer who works to keep the paperwork straight and works with those owners doing projects to set up review meetings with the ARC. We are currently operating without a person in this critical role and are seeking someone to take this on.

CC&Rs

- 1.0 ⁹⁷⁷⁰⁸⁹⁸ "Architectural Review Committee:" Or "ARC" shall mean the committee appointed for the purpose of reviewing and approving architectural improvements in accordance with Coast Village Covenants and Bylaws.

Bylaws

- 7.1.a All committees and committee members, including the chair, shall serve at the pleasure of the Board of Directors with the exception of the Architectural Review Committee, which has been established by the Declaration.

The ARC Chair is not someone who needs to be an expert in all things building or an expert in the permitting process. They do need to be willing and able to communicate with a bunch of different people.

The Board of Directors cannot dissolve the committee, but it does request and require a regular report on the activities of the ARC. This report is read out at each Board meeting and is available to owners via a printout from the office.

ARC members need to know where and when to meet and about process changes driven by forces outside the committee.

The Park Operations Manager needs regular updates on where projects are in their process, any issues, and changes to the process, as well as feedback and collaboration on office processes affecting the ARC.

Owners will more than likely need assistance with the process and consultations on the best way to approach a project. They may need assistance figuring out where their property stakes are or how to get a survey of their property. They need to be treated fairly and consistently.

The City of Florence Building Department will be involved in almost every project that is done in Coast Village due to a requirement by them that all projects need to be brought to them for determination of whether the project requires a permit or not. Upon the Building Department's recommendation, the ARC is asking that owners get their project plot plans stamped by the Building Department before applying for an ARC permit.

If you are interested in the ARC Chair position, please let Jay Guettler (jay@cvpoc.com) know to make sure that you are invited to on-site and monthly process meetings. This will give you a feel for the group and how things are working today.

APPLICANT'S FOR OUR BOARD 2023/2025



**Roger Emigh
Lot 76**

Nancy Brock Lot 219



**Dave Cox
Lot 159**

**Butch Hovendick
Lot 19**



Tommy Brunetto Lot 125



Kathee Melahn Lot 23



All Candidates have their Declarations on the Coast Village Website at Coastvillageflorence.com

Please go there and read them. The Declarations will be in our ballot packet as well. Please consider carefully as you vote. And, most importantly—VOTE!!

APPLICANT'S FOR OUR BOARD 2023/2025**Diana Newman**
Lot 85**Joan Muir Lot 241****Donna Rudd****Lisa Von Wald Lot 86****Lot 18**

Many decisions that impact CV are made by the Board of Directors. Everyone can have their own idea of what's best. Does that agree with your vision?

The best way to know your candidates is to ask them! What do they want to bring to the BOD, what do they want to change if anything?

Carefully consider that who you vote for is the person that will represent what your own vision is for where we all live.

Signs of Spring/Summer around Coast Village!



MAINTENANCE

Ben Davidson, Maintenance Supervisor

Completed:

- Replacement of sewer electrical box and panel on #5, replacement of floats on pump #3
- Pool set up for summer
- Brush trimming along roadways
- 101 cutting and lot cutting.
- Watering system for front parking lot greenbelt. Thank you to Lot 132, Arlene Dodson Franssen for donating hoses for this project!

Upcoming Maint. Cont:

- Road repair
- Paint in office hallway
- Pressure washing of facility roofs
- Painting of post office roof and repair. Road painting
- Maintenance on dump trailer (de-rusting and patch painting)
- Sewer main camera work
- Entrance gate sensor loop replacement

NOTICE FOR THOSE OF YOU THAT HAVE INDICATED A CONCERN ABOUT OUR PROCESS FOR REMOVING COCKLE-BURRS BY THE PLAYGROUND.

Spoke with Dan today (5/31/23) about using a weed torch to burn weeds and he informed me that he'd had a conversation with the fire chief about three years ago regarding 6.1.4.5 and using weed torches. Both of them agree that the rule isn't intended to stop people from using torches to burn weeds but to stop burn piles and "semi controlled field burns". They will not enforce 6.1.4.5 in relation to controlled burns using weed torches.

Ben Davidson
CVPOC Maintenance Dept.

The garden is growing! Flowers are blooming – Happy Almost Summer!!!



Some photos of Josh Johnson and helper who removed a large fir tree near the office.

We came to discover this tree was in trouble. We had it checked by an Arborist, and then Josh. The tree needed to come down was the conclusion.

We always hate taking down fir trees but this particular tree was close to the buildings and we could not take a chance of it coming down in a wind and hurting the buildings or a person.

Thanks to Josh for taking this tree down at a reasonable cost and most importantly for taking it down safely.





JUNE 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 HAPPY HOUR 4-6, Sandlot	2	3
4	5 Garbage Finance Mtg.	6 Brush Water A. 10	7 	8 Water A. at 10:00	9	10
11	12 Garbage	13 Brush Water A 10	14 .Board Work- shop 10:00	15 Water A.	16	17 Board Mtg 10:00 a.m.
18	19 No garbage	20 Garbage Water A. 10	21	22 Water A.	23	24
25	26 Garbage	27 Brush Water A.	28	29 Water A.	30	

Pool is open!

All swimmers must have an adult owner with them if they are 16 years or younger.

No food on the pool deck!

Look forward to the Annual BBQ on July 8th—It will be potluck style with burgers and dogs supplied by the Association. Jerry is cooking!!!!

JUNE 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

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



ANNIVERSARY

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



Dog Walking And Pet Sitting

Trey Fonteyn is available for dog walking and Pet sitting

Walking: \$20 along with \$5 every thirty minutes

Afterwards. Sitting: \$35 per day for pet sitting

Contact 541-901-3167 Treyfonteyn@gmail.com



Ingredients Avocado Sandwich

- 2 slices bread (suggestions below)
- 1 tablespoon “Spicy” Mayo or regular Mayo, I add sirachi to my mayo to spice it up.
- 1/2 medium avocado, sliced
- 1 small tomato sliced
- 3 tablespoons fresh cilantro, chopped
- garlic powder
- onion powder
- Thin sliced red onion



Tajin Seasoning (optional) spritz of lime juice

1. I highly recommend toasting your bread, even though it is optional. Toasting adds a delicious flavor and great texture. Sour dough or Killer Dave’s is great bread.
 2. So, to begin, toast the bread.
- Next, slice your tomato and avocado.

You’ll be using 1/2 of an avocado for each sandwich. .

1. Wash and chop the fresh cilantro, and slice the purple onion.
2. Assemble your sandwich by spreading the spicy mayo on each slice of toasted bread and then layering the slices of tomato and avocado. Add the sliced purple onion and fresh cilantro.

Sprinkle with garlic powder, onion powder, Tajin seasoning, salt, and pepper.

Spritz with lime juice and then close the sandwich by adding the top layer of bread. Slice (or not), serve, and enjoy!

OPERATIONS, Carlla Van deVyver

Greetings!

Starting right off, we have been receiving a number of complaints/questions regarding statements with garbage/brush fees.

As everyone should know by now there is a \$5.00 per can charge for everything over one can. We use a specific account code for that and any charges for extra brush from lot owners. If you see the charge on your account it is probably for an extra garbage overflow, but it also states brush because it's the same account code. Questions? Please call the office.



The Everything to the Dump Day was quite the success! Almost too much so! It took two days to take everything to the dump. I will be asking the BOD that in the future when we have this kind of day a small charge be levied against each place that puts out a lot of items. (A "lot" being determined). It was well over \$1,000.00 for what we took. This "did NOT" include garbage. We want to offer this service to help lot owners keep their lots free of junk, but we will either have to limit what we take, or levy a small fee to help offset costs. This was 8 trips to the dump and two days of man hours for staff, plus additional use of fuel and wear and tear.

Summer seems to have arrived and everything is really growing. Our staff will be out blowing roads and trimming. Remember we no longer have a 3rd maintenance person with the exception of the weekend pool hours so it might be loud out there.

Over the next few weeks the maintenance staff will be checking water lines on property for leaks. This means staff will be on your property, sometimes asking you to turn off all your water so they can check the meters to make sure there are no leaks on your lot. Please don't be alarmed if you see them wandering around.

QUESTION OF THE MONTH:

Why should I come to the Annual Meeting?

This is the one time per year where the members have a say/vote in changes to the community.

Voters cannot change the CC&R's but they can change items in the Rules and Regulations or can add items they wish to see the Community Board or Administration do. They can change ARC Policies and Procedures for example. They can change processes or fine levels (increase or decrease) as well as other things they might want Coast Village to do differently.

It's the time to tell the Association Board what they want or don't want.

If you want to see something modified, place it on the Meeting Agenda—Then it can be discussed, voted on and cannot be changed unless by a majority vote at the next Annual Meeting.

It is also the time that the newly elected Board Members are seated. It's a time to talk to other members about what is important to you as a lot owner.

Remember to put your agenda items in 10 days prior to the meeting.

Staff have also been pulling the scotch bloom when they see it. If you have some on your property let us know so we can remove it..

It looks like many of our owners are returning from their winter travels. We hope to see you soon at some of the activities planned for the summer. Let us know if we can assist you.

Welcome to a number of new owners in our Community. We know you will love living here!

I encourage new owners to attend the June Board Meeting. It will let you see a bit of how our Board manages Coast Village.

Carlla



Anyone interested in starting up Poker Night again? Texas hold-um is the game— If so, please call the office. There needs to be enough people to make it fun.

It will be a \$5.00 buy in—lot's of fun! (ha and they usually have snacks!)

CELEBRATING OUR STAFF:

DONNA SMITH—OFFICE ASSISTANT

BEN DAVIDSON—MAINTENANCE

MIKE BRADY—MAINTENANCE

JENNIFER BRADY—MAINTENANCE



COAST VILLAGE ACTIVITIES COMMITTEE

Welcome to all the new Coast Village owners, all the seasonal Residents returning for the summer and full time residents. It looks like we will be having a busy July with several events happening here at Coast Village.

We are starting a new activity the 1st Thursday of every month "HAPPY HOUR". Thank you Carlla for the great idea.

First "HAPPY HOUR" event to be June 1st

From: 4:00pm – 6:00pm

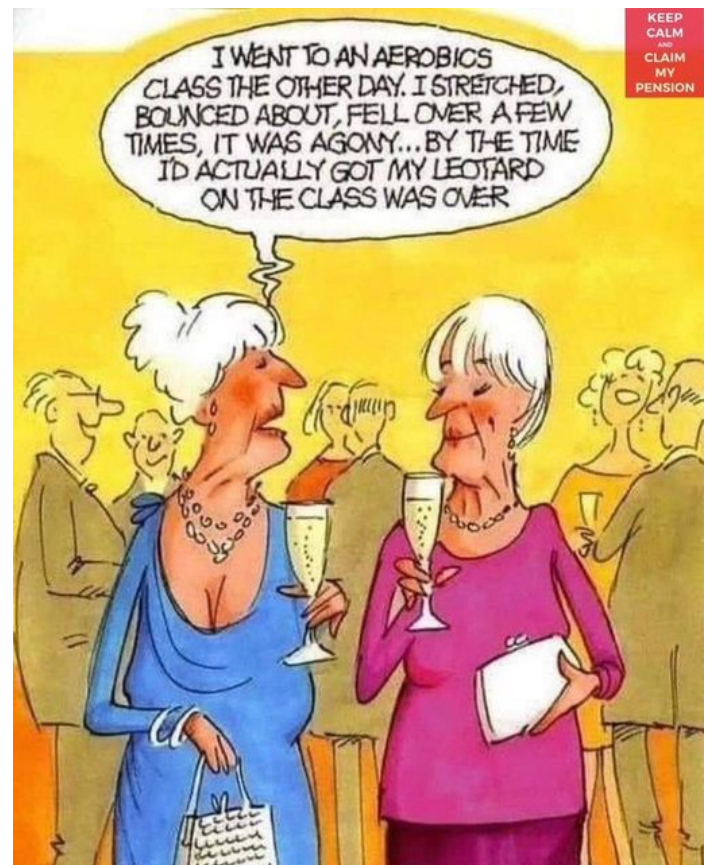
This will be a: Bring your own choice of beverage, mixer and appetizer to share.

Because the month will be quite busy we will be having our Annual BBQ on Saturday July 8th. More to be announced on this event in July News Letter.

We look forward to seeing your happy faces.

Regards,

The Activities committee





Squidward the office cat!

Donna's new baby officially helping out in the office.



Freckles has joined the Coast Village Community!

Brenda's new puppy at Lot 12

Welcome Freckles!



BEAUTIFUL COAST VILLAGE!



Photo by Marilyn Mercer



Are you wanting a therapy cat or
needing your indoor lion tamed? I
train cats as well!
Text 541-305-1446 to schedule your
free consultation.

Sadja Saha

Yeah, we train cats too



www.down2earthdogtraining.com



A huge thank you to Tom and Kathee for keeping the flowers planted and watered at the West Side entrance, they also weed and help on the East Side entrance.

Please let them know you appreciate their hard work.

Volunteers are so important. We have volunteers on the ARC, the Board of Directors, the Activity Committee, and volunteers for many other things.

This is a thank you sincerely, for all of you! You are all what makes our Community a wonderful place to live.

If you would like to thank someone for their service to Coast Village let the office know so we can thank them publically.

ACTIVITIES

HAPPY HO UR

FIRST EVER HAPPY HOUR EVENT IN THE SANDLOT ROOM

JUNE 1ST—4-6

BRING YOUR OWN DRINKS & MIXER AND AN APPITIZER TO
SHARE.



ALSO DON'T FORGET COFFEE AND DOUNUTS ON WEDNESDAY
JUNE 7TH @ 10:00 A.M.



For Sale: 1 small dehumidifier 11 pint \$50.00, 2 large dehumidifier 70 pint units \$75.00 each.
Call Richard at 541-590-3504

Do you need housekeeping services?

Assistance with shopping?

Notify the office as there are people in CV that offer those services.

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



Gardening



Our wonderful CV volunteer Dave Cox planting some garden items which will be donated to the community this summer.

It also adds some nice greenery to enjoy while setting on the patio area behind the office/post office.

Thank you Dave!!!!

Staff are starting to see a lot of cigarette butts littering the roads.

Please do NOT throw your “butts” out on the ground. Dispose of them in another way.





Jay Guettler
President



Diana Wolfe-Newman
Vice President



Dory Hethcote
Treasurer



Tommy Brunetto
Director



Glenn Singley
Secretary



Ila Mae Robinson
Director

**COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING**

Topic: CVPOC June BOD Workshop

Time: Jun 14, 2023 10:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

[https://us06web.zoom.us/j/85010137447?
pwd=THh0cWcwYURORCt0cnlQSnVVSUJwdz09](https://us06web.zoom.us/j/85010137447?pwd=THh0cWcwYURORCt0cnlQSnVVSUJwdz09)

Meeting ID: 850 1013 7447

Passcode: CVPOC

To dial using your phone only:

+1 253 215 8782 US (Tacoma)

+1 669 900 6833 US (San Jose)

Meeting ID: 850 1013 7447

Passcode: 372933

Topic: CVPOC June BOD Meeting

Time: Jun 17, 2023 10:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

[https://us06web.zoom.us/j/87963848629?
pwd=NWpoZUdrTTU0cUVpR01rZ2xMeGxDUT09](https://us06web.zoom.us/j/87963848629?pwd=NWpoZUdrTTU0cUVpR01rZ2xMeGxDUT09)

Meeting ID: 879 6384 8629

Passcode: CVPOC

To dial using your phone only:

+1 253 215 8782 US (Tacoma)

+1 669 900 6833 US (San Jose)

Meeting ID: 879 6384 8629

Passcode: 764661

Hey neighbors!

We're on our way to see you! We should be there sometime around the first week of June if all our plans go as they should!

We'll be stopping in Algodones, Mexico for dental, new glasses and some prescription meds. We'll make a few stops to see friends and family in California, then we'll head north to you! We've been working hard six days a week. On the seventh day we rest. Sundays we've been playing a poker tournament at a local casino. We've earned enough for about 160 gallons of gas, lol! When we travel in this big old rig we measure everything financial in tanks of gas. That's our biggest expense. One we don't have when we stay put for a while. We moved around a lot more when gas was \$1.99. See ya soon!

Love, Kim and Michelle





Squidward assisting our Office Assistant Donna with choices for dinner!





AKC C.G.C. WEEKLY CLASS

**FOR COAST VILLAGE RESIDENTS ONLY
-SANDLOT ROOM-**

DONATIONS ACCEPTED

TO SIGN UP:

TEXT:

541-305-1446

E-MAIL:

Down2EarthDogTraining@gmail.com



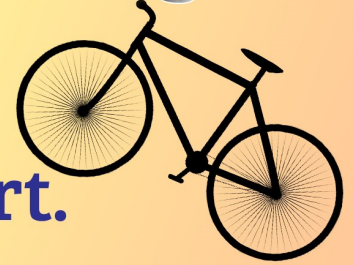
DOWN2EARTH
Dog Training

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!*



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.

NEED PAINTING DONE? INSIDE OR OUT.

NEED YOUR ROOF AND/OR GUTTERS CLEANED, MOSS REMOVED?

CALL LUCAS AND GINA!

541-601-9567

HANDY GAL

BECKY CULY

541-901-1779

Florence, OR

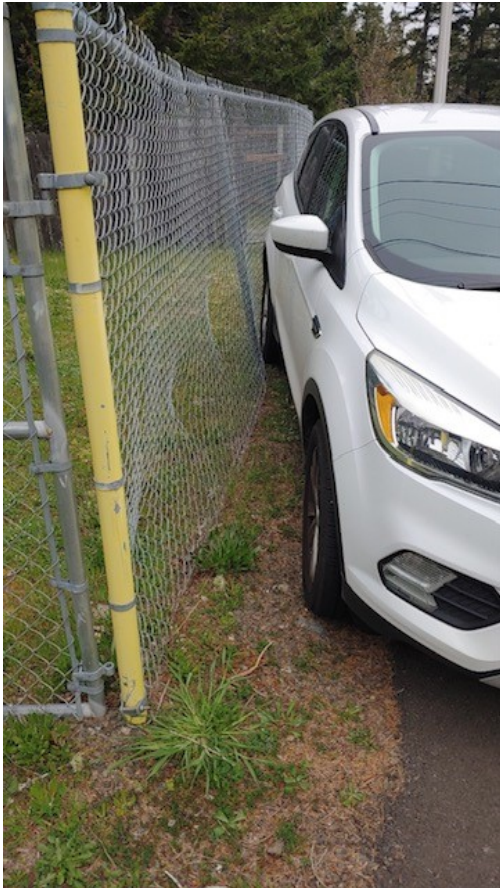
Yard Maintenance and cleanup, roofs, gutters, light repairs.



CARISSA BLANK

Jill of all Trades

Call or Text: 541 901 9767



Here you see the result of someone outside of our park parking a “little” too close and compromising our fencing.

Ben and Mike set bollards in and placed no parking signs. Hopefully this will resolve the problem.

Walkers if you see someone on the trail on the south side of the park doing this, take a photo and send it to the office.

Thanks to Ben and Mike—they rock!!!



MEDICAL TRANSPORTATION RESOURCES:

First, it's important to note that the transportation resources mentioned below are not intended to be used for medical emergencies. So, to parrot the message that we listen to when waiting on the line to schedule a medical appointment – “If you are experiencing a medical emergency, call 911”. For non-emergency medical transportation needs, the following resources could be the answer.

Medical transportation within Florence Rhody Express Bus Provides local transportation with several stops throughout Florence, including to the Peace Health campus, Monday through Friday. There is a bus stop in front of the entrance to Coast Village.

The bus route, schedule and additional information may be found at <https://www.ci.florence.or> and search Rhody Express.

There is a fare of \$1.00 per one-way trip or \$2.00 per day and exact cash is required. The bus has a wheelchair lift and the driver will assist with lift boarding and securement. NOTE: If you are unable to use the Rhody Express, RideSource may also be able to provide you with point-to-point transportation for appointments within Florence.

Medical transportation To Surrounding Areas Senior Connections Medical Escort Program This program provides transportation to medical appointments in the Florence, Eugene/Springfield and Coos Bay/North Bend areas for persons age 60 or older. It is donation and volunteer supported. To sign up, call 541-682-3353. Please be aware that there is an enrollment process that includes an initial home visit and scheduling is dependent on availability of volunteers, so it's best to call well in advance of the appointment. Also, if you're still driving and looking for a volunteer opportunity, this could be a good match. Friends of Florence Van This resource transports cancer patients to Willamette Valley Cancer Institute in Eugene and Oregon Urology in Springfield for radiation appointments, Monday through Friday.

For information and scheduling, contact Gretchen at the Eugene Cancer Center, 541-683-5001. Veteran's Transportation Provides transportation for medical appointments in Roseburg or Portland. Contact Jerry Blackburn at 541-997-4094 for additional information and eligibility requirements. Medicaid Medical Rides & Ride Source RideSource is a curb-to -curb service for people who are unable to use the regular, fixed-route bus service because of a disabling condition. An application process to determine eligibility is required. Request a 24 hour notice or by 9:00 am of the day of your appointment to get preauthorization. Although, it is wise to call or fax as soon as the appointment is made because same day preauthorization is not guaranteed.

For Medicaid Transportation, which is a benefit for those that are on Medicaid, or for Oregon Health Plan medical rides for Branch 5503, 3201, and 3211, please also contact Ride Source. Contact Ride Source at 541-682-5566, 7-1-1 (TTY), or 877-800- 9899 (toll free) This is only a partial list of the resources available. Additional transportation options and details, may be found at [https:// www.ci.florence.or.us/community/transportation-florence](https://www.ci.florence.or.us/community/transportation-florence).