

COAST VILLAGE REPORTER

May 2019

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

Volume 26 Issue 5

Office Hours Monday-Friday — 9:00 a.m.—3:00 p.m.

Board of Directors 2018-2019

Roger Emigh
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Director (541) 264-0774

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Memorial Day:

The maintenance shop and the office will be closed Monday, May 27th. The rest of the clubhouse, including the pool & spa will remain open

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

Available for general business
9am - 3pm

Office staff: Nancy Brock
Park Operations Manager:
Carla 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

President's "Rant"

I love Orcas (species: *Orcinus orca*). What's not to love? These acrobatic and intelligent giants, historically called "Killer Whales", roam the waters of every ocean on the planet. Locally, and usually about this time of year if we are really lucky, a group of Biggs (Transient) Orcas will wander up the Siuslaw river, feeding on seals and sea lions along the way.



Here are some interesting things that I have learned about Orcas:

1. They are not whales. They are a dolphin, the largest member of the family 'Delphinidae' which includes all oceanic dolphins. ("Killer Dolphin" sounds goofy, so I'll stick with "Orca").
2. They are an apex predator, top of their food chain, nothing preys on them.
3. There are no known cases, in the wild, of a human fatality as the result of an Orca encounter. To the contrary, they are often very playful with humans out on the water, there are even cases where they have 'bumped' a surfer or kayaker off their boat and then appeared to revel in their mischief, as you might expect a dolphin might, albeit a huge one with large teeth.
4. They are a highly social animal, usually living in pods based on matriarchal (female) lineage. The pods often have their own unique hunting techniques and vocalizations.
5. There are currently 3 recognized types of Orcas in the northern Pacific Ocean, as many as 5 worldwide, each group with different genetics, appearance, and hunting/feeding behavior:
 - a. **Biggs (Transient)**- these are found in smaller pods (2 to 6) and tend to roam coastal areas feeding on marine mammals (seals, sea lions, porpoises).

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:** Workshop May 10th @1:00 pm: Sat meeting at 10:00 a.m. Rose Room
- ◆ **Pool opens on May 9th (Thursday) at 8:30 a.m.**

Remember we are having Chili at the next potluck (thanks Elsie) - so bring great sides like salad, corn bread and veggie platters or deserts.

They vocalize less and are slightly larger than Resident Orcas.

- b. **Resident-** these are found in larger pods and tend to have very specialized hunting and feeding behavior. For example, the Resident pods found in Puget Sound almost exclusively hunt and feed on chinook salmon. Although the term “Resident” is used, these pods will occasionally roam around, most likely looking for a better supply of their favorite food.
 - c. **Offshore-** discovered in 1988, these are the least understood types of Orca, found in larger pods (20 to 75) and thought to feed on marine mammals and sharks. They have been verified to be genetically distinct from both Biggs and Resident Orcas.
6. Although the differences in appearance between Biggs (transient) and other Orcas are relatively subtle (dorsal fin shape, coloration, size), genetic testing has shown that the Biggs type have been evolving in isolation from the others for 700,000 years!

Roger Emigh

Park Operations Report

Water bill for March is \$9,316.98. We are doing well on holding the water bill average. This is due to a greatly reduced amount of leaks.

As discussed in the March POM report, we are now being impacted by higher brush costs. In checking in with Florentine and Green trees who both offer brush disposal as part of their HOA costs I have conferred with both HOA's to take another look at costs.

- The cost at Green trees is 17.72 per lot which includes brush disposal in large 3 yard containers placed strategically throughout their park. They are allowed one, 35 gallon container for garbage. All brush placed in the dumpsters can be no longer than 6 feet and no larger around than 6 inches.
- We currently average with both garbage and brush pick up a total of \$1,704.00 per month. Based on 250 lots it equals \$6.82 per lot. Labor and benefits equal an additional \$4.88 per lot. The total is 11.70 per lot which is still well under the \$17.72 per lot paid out at Green trees.
- Florentine owners pay their own garbage and brush is collected from 3 yard dumpsters similar to Green trees. They would not reveal their per lot cost but indicated it was similar to Green trees.
- I propose that the Board motion and approve a reduction in brush pick up. Limit to two 35 gallon cans per week, with items being no longer than 6' and no larger around than 6". This will keep our costs down and meet with the Lane County Waste Management's criteria. I would like the Board to also motion that we will no longer haul any cleanup of a tree that has been removed. Owners will have to arrange for the tree cutter to remove the debris. I can then put that in the rules and regulations and publicize in the newsletter. I would also like the Board to restrict the amount that is left on the roadside, so only the approved amount can be left on the road in front of individual lots.
- To do due diligence I also reached out to Waste Management for current rates for garbage and brush pickup. Our rates for their services are \$19.05 per week and it would be based on 250 lots. For 4 week months it equals \$4,762.50 per month based on 1 – 32 gallon can. Any extra bag or can is charged out at \$3.20 extra for that lot. This does not include brush pick up which is negotiated by weight and would only be for a container placed in our parking lot where owners would bring their yard debris and dump in the container.

The paper yard waste bags that many people use are also no longer acceptable at the dump. Residents can still use those bags to contain their waste but the staff will dump the bags and leave them at the roadside if used. The bags are helpful when it comes to needles and weeds.

Currently we are preparing the pool to open in May. We have a problem with our Sand filter which is leaking and needs replacing. The cost is \$1,779.21 installed. I was looking at possibly changing to a cartridge filter

system which may reduce overall costs long term but is \$2,565.67 for the system. We would also have to have back up filters for when they are changed out which is approx. every 4 months and they are \$900.00 per set. (note: the filters can be sent out to be cleaned and reused several times) The sand filter system has worked well for us. Our current system is 7 years old. The life of these is usually 5 – 7 years based on usage. I do not see any real advantage given our usage to go with the more expensive system. It would save about 600 gallons of water every two months due to the back flow process we use on the sand filter but I think that cost does not justify the extra expense. I will be ordering the new filter in the next few days so it is in place when the pool opens. With the current issues with our present system there is opportunity for the sand to get into the circulation system and cause damage which we want to avoid.

Pump Stations:

I now have the quote for the pump station change outs. The pumps we are speaking about should be able to use the existing Zoeller Guide Rail System, but they are a heavier duty pump/grinder and the supplier/contractor is seeing very good results with the capability of these pumps to manage the type of problem we are experiencing. There is no guarantee that this new pump is “foolproof” but they are capable of grinding the plastics we are seeing currently put into the system. I will be adding a “failsafe” switch so when/if they jam the pump shuts down instead of burning up. I was told that I could not successfully do that with the current pumps we are using.

I propose we retrofit only two stations at this time this would be #2 and #4, as these are the two we are experiencing the most problems with. I will use the pumps taken out of these stations for backup on the other 3 pump stations. That will give us 4 additional backup pumps of the old type. Next year provided we are pleased with the new pumps and/or are not experiencing additional pump burnout on the other stations we can slowly change them out. There is no reason at this time to not use up the pumps we already have. This will keep the initial cost down as well.

The cost for each pump station upgrade is \$5,740.00 with an approx. additional cost of 400.00 in electrical work for both stations.

Once the initial install is done if/when we need to replace a pump our staff will be able to do the replacement installs. These pumps are heavier so we will build a lift system for service to them.

We currently only have one backup pump in stock. I want to move forward with this immediately otherwise I need to purchase two more backup pumps and they cost \$1800.00 each plus shipping. They are special build now so it is an 8 – 10 week delivery. If we have a problem this would be a serious issue.

General:

We have experienced some theft of yard ornaments in the last few days. This happened last year as well. This may be kids or? Keep an eye out for people/kids just wandering that do not live here.

We have had a report of a dog that is getting out of its yard and harassing residents walking their dogs. I have reached out to the owner of the dog to try and assist in helping have a resolution.

A letter has been sent to a resident of Florence who has been coming through the gate and dumping their garbage in our recycle. If this happens again I will notify the Florence police.

We are having issues with someone letting their dog defecate in another resident's driveway. I have put up a field camera to see if we can find who is doing this.

I will be putting a reminder in the newsletter that our garden at the clubhouse is not to be harvested by anyone not having a box. If there is extra Vicki will notify us. She said to contact her if anyone is interested in receiving extra produce as the garden starts to produce. It would be nice if produce is offered, that a donation be made which would assist in buying new seeds.

There have been several sales in the last 30 days. Lot 17, Lot 49, Lot 118, Lot 18 have all sold. Be sure and welcome the new owners when you have the opportunity.

The water project is at Castaway Cove. After Castaway Cove it will move to Outer Drive. Watch for the road signage and drive carefully.

Recently our garbage pickup has increased. Staff have advised me that several people are putting out 3 cans for pickup. Last week we had 3 full loads that went to the dump. In future if you have 3 cans you will be charged \$5.00 for the extra can. We need to keep our costs reasonable. Our rules advise that you are only allowed two garbage cans each week.

Starting the first week of June we will only be picking up piles of brush equaling two 36 gallon cans. If you have more brush than that please keep it on your lot and move it out to the street only during the week it will be picked up. It is an eyesore to have large piles of brush on the street as well as a fire hazard. This does NOT mean you should cut everything and put it out this month! We will still only pick up reasonable amounts and will charge you if you have excess brush on the street and expect it to be picked up in one week.

Someone is stealing liquid soap and toilet paper from our bathrooms. Please stop. If you have an urgent need stop by the office we will see if we can temporarily assist you.

Carlla van de Vyver
Operations Manager



BOTH SATURDAY AND EASTER SUNDAY PUMP STATION FAILURE
The question has to be asked, is someone deliberately sabotaging our pump stations? I would hate to think this could be true,, but I am beginning to wonder.

We will have spent \$25,000.00 this fiscal year to repair/replace pumps as a result of these kinds of items going into the pump stations. This is coming from "someone" in our park—our system does not take in waste from any place except Coast Village.

Please stop!!!!



What's Happening in the Garden? May 2019



Though the weather roller-coaster is not nearly as steep here as it is back in our former home state of Virginia, Oregonians are experiencing lots of ups and downs these days. During April we had temps in the low 30s and up into the 70s. We had at least a full week of rain in early April, and now there's no rain in sight! But spring has sprung and the lengthening days are speeding up the growing process.

If you've been out to the garden lately, you may wonder what happened to the strawberry plants. They have just been sitting there doing nothing. Ila Mae pulled one up and found white worms eating the roots and the crown bases. We identified the worms as strawberry root weevil and are ordering a biological control, predatory nematodes, to deal with the problem. Most of the strawberry plants will have to be replaced because they're in such bad shape, but if some of the new ones are ever bearing, we may yet get a few strawberries later in the season.

Charley and I have started a nursery bed for asparagus plants, to grow some seedlings into full-sized crowns this year. They will not be ready to harvest until at least next spring, and even then only a minimal harvest, but there should be enough to plant an entire bed, which should eventually be enough to share with the community. Don't get out your steamer just yet. We're talking two years here. ☺

We've had one recent inquiry about availability of garden space. We're still working on that one, but as of this time all the beds are taken. Because there's such an early planting season here – we're in hardiness zone 8 or 9 – we need to assign the beds during fall or winter, at latest. We'll announce in the newsletter this fall when the beds are to be assigned for next season.

There are still three small pots of chives available for people to take home and plant in a larger pot or in a flower bed at home. I moved them from the fence line to the herb bed in the community garden because they weren't getting watered regularly. Soon we'll have other plant starts available.

Vicki Dunaway

Garden Committee Chair



COMMUNITY

This and That

— C.E.R.T. — Community Emergency Response Team —

The C.E.R.T. program was started in 1933 and is about community readiness in the face of disasters. This is also a program that is energized and wanes depending on the people involved and whether or not there has been a recent memory of a disaster situation. We actually have a C.E.R.T. room here at Coast Village, but it hasn't been active in many years. If you are interested in participating in a rebuilding effort for our team here at Coast Village, contact Jay Guettler at jguett@gmail.com.



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.

Wondering if anyone would like to host a cooking class?

I for one would love to learn how to make tamales, it might be fun to learn how to make something new! Pam from lot 9 talked to us about how to utilize a instapot which was so interesting—a class to actually demonstrate using one might be fun!!

This next Monday (May 6th) we will be sharing recipes, please attend and bring your favorite!



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

Committees

A Finance Committee meeting will be held on Monday, May 6th in the Rose Room. Starting time is 10:00 a.m.

ARC: Do you have an interest in what's approved for buildings or improvements on lots? The ARC Committee would be interested in you. We need a new ARC chairman. Please apply.

Chomsky the wonder dog!!!!



Another day in Coast Village featuring our wonderful and faithful doggy friends.

Remember everyone, keep your dog on a leash
Be respectful to others.

There are fines if your dog is found to be loose.

Unattended dogs will be picked up and taken to the
Humane Society by code enforcement.

Seniors Loving Seniors :

Are you lonely, no one to talk to, no one to take a walk with, no one to cuddle? Well we might have just the solution for you. Loved Again Pets has many senior dogs looking for forever homes to live out the rest of their lives. These cuties lost their homes due to a death, or their person going into a senior living environment or no longer able to take care of them. They are vetted, spayed/neutered and have dental work done if needed. They are still lively, love to play, take walks, go for car rides, go to the beach, take trips and play with grandchildren. They might be a little bit slower, sleep a little bit more, but us seniors can relate to that!

Not looking for a long time commitment? We also need dependable and loving foster homes until their fur ever homes are found. They might be with you for a week or a couple of weeks depending on how soon they are adopted. We take care of the expenses for their needs, you just provide the love! If you're looking for a companion that will fit right into your lifestyle, give us a call at Loved Again Pets. We bring our furry friends to Hometown Pets at 2107 Highway 101, Florence on the third Saturday of each month from 12:00 - 3:00 pm. If you find a dog you like, you can foster it for one week before making your final decision. Check out our website: lovedagainpets@yahoo.com.

We also appreciate donations. Anything you have to offer will be greatly appreciated as our Vet bills are astronomical and we are funded solely on community donations. Thank you!





Coast Village HOA Customer Only Special Rates

All 120 gallon tank rental = \$40.00 per year

Oregon State fire marshal fee = \$50.00

Suburban Propane labor to change out = \$45.00; includes safety systems PSI test value @ \$90.00.

Special price to be \$.30 cents over Coast Village.

Please Note: All new installations with new gas line to be billed out at \$230.00 plus \$40.00 rent per year and \$50.00 Oregon State fire marshal fee.
Price per gallon will stay the same.

Please call the General Office @ Suburban Propane: (541) 344-2283.

Email: skreidler@suburbanpropane.com - Attn: Shelby

Maintenance

Our Maintenance Staff: Mikhail and Mike

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.

If you are planning on a weekend visit and need your water turned on, please advise us during the week so the water can be turned on Friday prior to your visit. If you do not notify us you may not have water for the weekend you are here, or you may be charged if maintenance has to be called in.

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



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.



Scott Ryland's "helper"!!

MAINTENANCE TEAM

(541) 997-3583

Carlla van de Vyver, Park Operations Manager

Mikhail Renner, Lead —Days

Michael Brady—Days

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.

Hurrah! Our resident bear is back! We were worried he had been killed off when they destroyed the other ones. This bear does NOT want to be your friend. Remember to keep your garbage cans inside, do NOT leave dog or cat food outside at night. We need to live in harmony so do the things that will allow them to stay wild and we can just enjoy that they live among us.



WARNING: For those of you who are “not” stopping at the stop sign on Outer Drive and Driftwood before you turn (or turning too tight) I have a camera up and you **WILL BE FINED!!!** The stop sign has been clipped, you are destroying the edge of a owner’s property, displacing her blocks that edge her property. Come to a complete stop please and then make your turn slowly....

MAY 2019

SUN	Mon	Tue	Wed	Thu	Fri	Sat
			1 Coffee Klatch 10 am	2 Chair Yoga 10:00 am Quilt Group 12-4 pm Bingo 6:30-8 pm	3 Water Shut Off 8 am to 1pm	4 Kentucky Derby Potluck/Run for the Roses 2:30—5pm
5	6 Garbage 9 am Finance Committee Meeting 10 am Eating for Health 3 pm	7 Brush 9 am Chair Yoga 10 am Quilt Group 2 pm	8 Coffee Klatch 10 am	9 Chair Yoga 10:00 am ARC Meeting 4pm Recycling Meeting 5-9 pm	10 Water Shut Off 8 am to 1pm Board Workshop 1pm	11 Board Meeting 10 am
12	13 Garbage 9 am Finance Committee Meeting 10 am	14 Brush 9 am Chair Yoga 10 am	15 Coffee Klatch 10 am Greenbelt Mtg 3:30 pm	16 Chair Yoga 10:00 am Quilt Group 12-4 pm Poker Night 6:30-8 pm	17 Water Shut Off 8 am to 1pm Rhody Days	18 Rhody Days
19 Rhody Days	20 Garbage 9 am	21 Brush 9 am Water Aerobics 10:00 am	22 Coffee Klatch 10 am	23 Water Aerobics 10:00 am	24 Water Shut Off 8 am to 1pm	25
26	27 HOLIDAY NO GARBAGE	28 Garbage & Brush Water Aerobics 10:00 am	29 Coffee Klatch 10 am	30 Water Aerobics 10:00 am	31	

Here's to celebrations! Happy Birthday!

Roger Emigh
Karolynn Hiam

May 24th
May 24th



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

No one got married in May?

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.



Spring has sprung and so has the time for you to turn in your application to run for the Board of Directors! Declarations for interested parties will be sent out the first part of June.

We have 4 positions on the Board that need to be filled and we need you and we welcome you to run for the Board. There is also an opening for President. You may run for both if you like that way if you don't get one you may be elected to the other.

It's a great experience and rewarding way to find out interesting and exciting things about our community, and to be able to input your ideas, thoughts and objectives. Also it's a great way to meet neighbors and other residents that you might not otherwise get to know.

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.

Vicki Dunaway BOD



Here are some photos you may enjoy of our Board—hard at play!



Pat Thompson BOD



Diana Wolf-Newman
Vice President

Jay Guettler,
Treasurer



Dory Hethcote
Director

Board
of
Directors



RECIPE CORNER

Beef Enchiladas

3-4 lb. chuck roast

1 chopped onion

1tbsp. crushed garlic

1 tbsp. chili powder

2 tsp. cumin

1/2 jar of green chilies

1 can beef broth

Put into slow cooker overnight.

Next day...

Shred the roast on a plate. throw away the juice.

Flour tortillas;

1. Spread each one with a thin layer of refried beans.
2. add shredded meat down the middle of the tortilla.
3. Sprinkle with Colby Jack grated cheese.
4. 1 squirt of sour cream on top of meat, beans & Cheese.
5. Spray 9x13 pan with cooking spray.
6. Add the red chili mild sauce to the bottom of the pan.
7. Roll up your burrito with both ends tucked in. Lay into the dish.
8. Repeat until all meat is used up. makes approx. 10 big ones.
9. Top with red chili sauce on each burrito/enchilada.
10. Top each one with Colby Jack cheese.

Bake 350 oven for 30 min. with foil on top. Take foil off and bake 10 more min.

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!

Tip for corned beef: After you have simmered your corn beef until tender take it out of the liquid, put on a flat roaster tray and “roast” or “dry” in the oven at 375 for 15 minutes or so. This will make the roast easy to cut without being stringy. You can cover loosely with foil if you like.

Our birthday girl Elsie! Wish her a happy birthday and while you are at it thank her for all the great volunteer work putting together fun activities and all the work at the Wednesday coffee group.
THANKS ELSIE!!!!





Sincere sympathy for the family of Dave Weaver, a loss to all of Coast Village. We wish you safe journey.

Power Washing:

Please remember when power washing your driveway, sidewalks, etc. to clean the debris from your street gutters before and after the residue has dried. This eliminates water obstruction from any debris build up and also people from tracking dirt on sidewalks or into their homes.

Mosquitos: It is that time of year for mosquitos to start breeding and biting. Help control the population by making sure there is no standing water on your property. This could be empty planters, old buckets or even buildup in your gutters keeping water from draining properly. These are perfect breeding grounds for these pests. The best way to stop them is to empty any containers that have water in them. You can treat places you can't empty with "mosquito dunks" or there are several "home remedies" you can find on the internet.

Driveways: We will soon be blowing roads. Please if you are blowing your driveways do not blow them out into the middle of the roads, blow off to the sides. Keep our roads clear in front of your driveway.

We will be working on the cockleburs that are growing in the playground area and volley ball area. Because we do not use poisons such as roundup in the park, this is a labor intensive slow process. Please be mindful of your children/grandchildren and encourage them to wear sandals or other foot coverings while playing in those areas. Also watch out for your pets, the stickers can get between their toes and be very uncomfortable for them.

As Operations Manager I am on call 24—7 for your needs. But I would ask that you refrain from calling me about non-emergent issues after 7:00 p.m. Remember your gate code is at the bottom of your statements so write it down so you don't end up trying to come into the park at midnight with no gate code and you need to call me to get in. I will do it for each one of you "once", but not a second time.



Coast Village Bingo Night

Thursday, May 2nd 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, May 16, 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. *

Hi Coast Village, this is Dory with some more tips for dealing with your health . It's a perfect time to find a bit of time in your day to get outside enjoy the sun, nature, the beauty surrounding us in the park. I was talking with some friends and they all (as I do) struggle with keeping exercise in their lives. Exercise is one way of lowering our blood sugars and developing more muscle. Muscle at rest uses blood glucose and fat does not. Muscle can prolong our lives, our stamina, our balance and help with fall prevention.

Hate Exercise? 5 Tips That May Change Your Mind

You don't have to be a gym hero to get enough physical activity to improve your health. There are a lot of ways to make regular activity part of your life – which can help you have more energy, handle stress better, reduce your risk of illness and disease, and look and feel good! It's pretty much a no-brainer. But most of us (about 80 percent of Americans) don't make exercise a regular habit. And many say it's because they just don't like it. So we are no different in Coast Village, but we have several advantages that come with living here. #1.we have a most wonderful walking community allowing us to take a short walk several times a day or longer if we walk the perimeter of the park. #2.it is a social event to walk and chat and gets us out of the house improving our moods and giving us a sense of belonging in our community. #3.we have a wonderful swimming pool to stretch and swim in and offer water exercise once a week. #4.we have roads that have limited traffic for biking and you can go around and around until you reach your goal. Then take it outside the park and there is so much of our town easily accessible by walking or biking. The reward can be increased stamina, weight loss, prevention of diabetes, lowering blood pressure and risk of diabetes associated diseases like coronary disease, eye and kidney disease.

- So how can you stop being a hater and get over exercise aversion? Here are some tips to help you add physical activity to your life – and maybe even learn to like it!

- Find out what stops you.

- Instead of forcing yourself to do something you don't enjoy, find ways to exercise that fit your personality. If you're a social person, do something that engages you socially – take a group dance class, join a recreational sports team, or start a walking group with friends. Connecting with your peeps is a great way to stay motivated and avoid working out alone. If you're more of a lone wolf, running or swimming might be a better fit. And if you're not a morning person, you're not likely to get up at the crack of dawn to make a boot camp class. We have chair yoga classes and can start other classes here in CV. I often see a group of women walking at least once a week.

Give it time.

It can take a while for a new behavior to become a habit, so give yourself time to get into a regular routine. One way is to try to be active around the same time each day. Exercise can become addictive in a good way. Once it becomes a habit, you'll notice when you aren't doing it. Make it a priority...Your time...

Build it in.

Build activity into your schedule and lifestyle so it doesn't feel like a chore. There are many ways to [fit exercise into your life](#), and it doesn't mean you have to give up something else, like time with family and friends. [Get active together as a couple, family or with friends](#), you'll all benefit. And if you just can't imagine life without your daily phone chat with your BFF, take that call for a walk around the block.

Break it up.

It's OK to fit in physical activity when you can. The American Heart Association recommends a total of [at least 150 minutes of moderate activity a week](#), but if that sounds overwhelming, start with a 10 minute walk and then go to 15, 20, 30 minutes 5 times a week. It all adds up! You could do a quick yoga routine when you wake up, do some stretches and then walk to get your mail or to a friends house...start a habit, vary it for fun.

Keep going.



If you miss a day or a workout, don't worry about it. Everybody struggles once in a while. Just make sure you hit it again the next day. And if what you're doing just isn't working for you, revisit this list. You may need to try a different activity or a different time of day. It can be easy to give up...if it is too hard then ease up a bit and listen to music, lectures while walking.



Information

Incidents in April

Someone is again taking the hand soap and toilet tissue from the Ladies Restroom in the Clubhouse. These 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.

Run for the Roses

Kentucky Derby Party & Potluck Saturday, May 4th, 2019



When: Saturday, May 4th, 2019 2:30 to 5:00 pm?

Where: The Rose Room (of course)

Please join us for the Kentucky Derby Potluck/Party, 2 pm to 5 pm on Saturday, May 4th, 2019. We are going to play the Kentucky Derby game, bring your dimes and nickels to bet on the ponies. We will bring the horseshoes out, if weather permits playing horseshoes outside. We will have a raffle, prizes not purchased yet. Raffle tickets are \$1.00 each, or 6 tickets for \$5.00. Raffle ticket numbers will be called at 4:30 pm. Purchase tickets in the office; or bring money to the Potluck. We will also have a “best Derby hat contest”, we don’t have the prize yet, but wear your best hat.

Chili will be provided by Coast Village. Please bring an appetizer, side dish (Spanish rice, dirty rice, chili mac, cornbread), salad, or a dessert to share with your neighbors.

The sign-up sheet will be on the Post Office bulletin board.

If you don’t cook, please bring a \$5 donation for the Activities Committee.



COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
CVPOC Adult Lounge
March 16, 2019
APPROVED MINUTES

The meeting was called to order at 10:02 am by President Roger Emigh.

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

Meeting agenda was **approved** with the addition of a report from the Elections committee.

Minutes from the January 19, 2019 meeting were read by Dory Hethcote. **Minutes approved.**

The **Treasurer's Report** was read by Treasurer Jay Guettler. \$32,394 uncollectible are on track to be written off at the end of the fiscal year. **Accepted.**

The **Park Operations Manager's Report** was read by POM Carlla van de Vyver. Included was her account of delivery of a new double wide mobile home to Lot #163. There were difficulties with the move. We continue to have failures of wastewater pumps, and there is an urgency to make decisions regarding replacements. The cost of yard debris disposal is going up significantly. Nancy Brock suggested that the Board review upcoming bills and consider policy changes in a couple months. The Board agreed to revisit this issue in June.

Committee Reports

CC&R Report was read by Chairman Carlla van de Vyver. She requested that the Board accept the final CC&R draft and send back to the attorney so that he can draft a notice of intent to go out for the vote. **Motion** by Jay Guettler, 2nd by Vicki Dunaway, that the Board accepts the updated document as submitted by the CC&R Committee. Diana Wolfe-Newman was concerned about changes to the CC&R draft, specifically Section 10.2a regarding greenbelt in corner lots. She would like to delete changes to the wording, ultimately protecting greenbelt on corner lots same as other lots. **Motion** by Diana Wolfe-Newman to remove wording in Section 10.2a that references corner lots. Robert Richardson explained that the Board doesn't need to vote on changes to the CC&R's today, and once the Board accepts the document they can make changes as they see fit before presenting for a vote. **Motion** by Diana Wolfe-Newman, 2nd by Jay Guettler to table prior motions regarding the CC&R draft. Board will review the document and discuss at next meeting. Motion **passed.**

ARC Report was read by Chairman Roger Emigh. Lot #109 required approval from the Board to move fencing. A lot plan sketch is needed before Board can approve. There may be an action without a meeting on this.

Greenbelt Enhancement Committee Report was read by Chairman Gene van de Vyver. Gene is stepping down as Chairman of the committee due to health issues. According to POM Carlla van de Vyver, Nancy Brock was willing to be the Chairman of the committee. **Motion** made by Roger Emigh, 2nd by Dory Hethcote to appoint Nancy Brock as the new Chairman of the committee. Motion **passed.**

Elections Committee: Chairman Pat Thompson announced that there will be four Board positions open including President, Vice President, Treasurer and one Director. Declarations will be mailed out shortly.

Garden Committee Report read by Vicki Dunaway.

Actions Without a Meeting: none

Old Business:

Chains Across Driveways: postponed

Lot 84 Manzanita Foreclosure:

Was discussed in POM Report, but Carlla van de Vyver wished to elaborate. In negotiation with the attorneys, there was an offer of a 20% discount on the legal fee portion of our bill for this property. The original bill was \$21,379.98, which included \$4,525.48 in fees related to the foreclosure. The reduction of 20% on legal fees brings the total due to \$18,009.08. If the Board approved this amount, CV would give the attorney \$12,500 that was received from the auction, leaving \$5,509.80 remaining to be paid. POM recommended that the Board accept this amount, as she felt that this is the best offer we would get. POM requests approval from the Board to pay the legal fees as discussed. **Motion** by Dory Hethcote, 2nd by Diana Wolfe-Newman to approve payment of \$5,509.80 balance of discounted attorney fees. Motion **passed**.

Lot #142 Outer Drive Update:

Roger Emigh read a Motion from the July 2018 meeting regarding Board approval of the trailer on Lot #142, contingent upon the installation meeting city requirements. Board concern was that lot owner did not place trailer 20 feet from the road as required. A Motion from November 2018 meeting stated BOD would notify the City of Florence that setbacks had not been met. After discussion, BOD agreed to write a letter to the city to get their ruling as to acceptability of setbacks from the road.

Common Area Liability Waiver:

A decision was made not to write another letter from the Board regarding the intent of the waiver. POM advised that most people have turned in their waivers.

Lot 31 Easy Street Construction Issue:

There were complaints about tarps on the roof of this property, but tarps are allowed. POM is unsure about a permit on file with the city. She has made attempts to contact tenant.

New Business

Transfer Funds:

Motion by Jay Guetter, 2nd by Diana Wolfe-Newman to transfer \$4640 from Reserve to Operations, \$3010 for the water project and \$1630 for the storm water pump for the parking lot. Motion **passed unanimously**.

Amend November Minutes regarding Executive Session:

Motion by Roger Emigh, 2nd by Jay Guettler to amend the November minutes to read that the Board went into Executive session to discuss a personnel matter. Motion **passed**.

Adopt a Mission Statement:

Will be handled in next meeting.

Lift Station Issues:

POM advised that her report covered this, but she wanted to allow for additional questions about the way she is addressing the pump station issue. BOD confirmed they had no further questions or concerns.

Size Limitations on Dwelling Units Coming into Coast Village:

Glenn Singley proposed that the Board consider size limitations for new mobile homes being brought into the park, in light of difficulties encountered with the recent move at Lot #163. Dory Hethcote volunteered to investigate.

Dwelling Unit Designation - Rules & Regulations Change:

Motion by Roger Emigh, 2nd by Dory Hethcote to define what a dwelling is in the Rules and Regulations. In general, the dwelling will be the larger, less mobile, and/or the more substantially installed residence structure. **Motion passed.**

Finance Committee Application:

Chairman Jay Guettler accepted Robert "Mose" Starkie as a member of the Finance Committee.

Anonymous Complaint Letter:

A letter was read by Roger Emigh. The author complained that an individual was leaving brush to be picked up in front of Lot #57. POM advised that the person leaving the brush was owner of Lot #9 who also owned Lot #57.

Complaint Letter from Jill Rizk Lot #201 and Board Member:

The letter regarding the delivery of the mobile home to Lot #163 was read by Jay Guettler. After discussion, Jay Guettler volunteered to write a response to the letter.

Good of the Order - Input from Owners

Glenn Singley Lot #152 asked if the Board had ever considered a Code of Conduct for its members. Glenn Singley advised that he had written one up for a committee he had been on. Dory asked if he would email the Code of Conduct to POM Carlla van de Vyver, and email be forwarded to Board members for review.

Jay Guettler shared about CERT, the Community Emergency Response Team. He would like to utilize a room in the clubhouse. POM advised that they are welcome to move into that room, but be considerate of the existing electronics in there.

POM Carlla van de Vyver asked for guidance from the Board regarding two instances where guests have lived on a property for longer than six months. Family members caregiving through an illness, a son helping his Mom, the POM has been reluctant to pursue violations. The Board agreed that leniency was appropriate in these circumstances, although long-term rentals for profit would not be allowed.

Glenn Singley and Nancy Anderson, Lot #150 complained about guests staying in a motorhome in the neighboring lot. The motorhome window is right up against their fence, and they have no privacy. Roger Emigh advised that the motorhome should be at least 5 feet from the fence. The Singleys should fill out complaint form and it should be addressed.

Diana Wolfe-Newman brought up that Greenbelt Committee does not enforce the rules. The ARC Committee doesn't have enough people. **Motion** by Diana Wolfe-Newman, 2nd by Jay Guettler to authorize POM to address Greenbelt violations to include assessing fines. **Motion passed.** POM will address greenbelt issues in the newsletter.

Larry Ames Lot #26 requested signage be added to the parking spot for campers. He would like a sign stating to the effect that if someone is using the parking spot for overnight use, they get priority over someone else parking in the spot to load their trailer. The Board supports this, and POM had no objections.

Glenn Singley requested an updated copy of the Rule and Regulations for the website.

Motion by Roger Emigh, 2nd by Jay Guettler to adjourn the meeting. Motion **passed**.
Meeting adjourned at 2:40 pm.



Florence Events May 2019

Business After Hours – Siuslaw Watershed Council

May 2, 2019 @ 5:00 PM - 7:00 PM

Honeyman Park Meeting Yurt, Canary Rd (2nd turn)

Florence, OR 97439



Join the Siuslaw Watershed Council for Business After Hours at Honeyman Meeting Yurt on one of our most beautiful coastal lakes. If Coho salmon are to survive into the future, we firmly believe the Siuslaw and Coastal Lakes watersheds hold the best chance for recovering the species. We have a lot going for us here, from dedicated professionals working year-round to plan and gain community support for restoration projects, to the local people who call this place home and have deep connections to our landscape. The people who live here will make the difference, and we need you to join us in our efforts to restore salmon populations and ensure we have a healthy forest, a healthy river, and a healthy community in the future. Nibble and sip on delicious refreshments and adult beverages while building business referrals and connections. Business After Hours are FREE and open to the public.

Wallflowers and Wine - Thistles and Butterfly

Wallflowers and Wine



Thistles
and
Butterfly

Friday, May 3, 2019
6:30 PM

Tickets are on sale now for the Friends of the Florence Events Center's May Wallflowers and Wine event. Artist John Leasure will once again bring his artistic talent and wit to the stage at the FEC for this ever-popular social art class on Friday, May 3rd, at 6:30 p.m.

Artist John Leasure will guide you through the process of creating your own masterpiece. This time we will be painting something new, "Thistles and Butterfly".

Admission of \$45 gets you all your supplies (paint, brushes, canvas) AND a souvenir wine glass, with your choice of beer or wine. Get your tickets online at eventcenter.org, stop by the box office, or give us a call 541-997-1994.

C.R.O.W. Dance Showcase

**May 10, 2019 @ 7:00 PM - 9:00 PM &
May 11, 2019 @ 7:00 PM - 9:00 PM**

Florence Events Center, 715 Quince Street Florence, OR 97439

Dancers of all ages will take the stage as C.R.O.W. presents a mixed genre Spring Dance Showcase. C.R.O.W. encourages local audiences to come and support the wonderful performers. The Flight Dance Team will debut several original choreography pieces, including a sassy jazz called "I Feel it Still," an upbeat retro tap titled "Someday," and a brand new hip hop piece called "Pray."

The Showcase will feature class performances by C.R.O.W.'s Youth Ballet, Contemporary, and Hip Hop classes, and local adult dancers will dazzle audiences with exotic and unusual genres. There will be several mesmerizing solo, duo, and small group performances and the hilarious Tutu Dads will pirouette back to the stage, with another epic crowd-pleaser. Get your tickets early and join us for this epic celebration of Dance! For more info: www.crowkids.com



Heceta Lighthouse B&B's Mother's Day Tea

May 12, 2019 @ 11:30 AM - 2:30 PM
Heceta Lighthouse B&B, 92072 HWY 101 S
Yachats, OR 97498



Make sweet memories with Mom by treating her to the Mother's Day Tea at Heceta Lighthouse B&B. The culinary team will serve a delectable selection of fruit, sandwiches, desserts, and stash teas amidst fresh flowers and beautiful table settings in the main dining room and parlors. Relax and enjoy the lightkeeper's home and deck for a family style gathering. A brief history talk and visit to the Gift Shop will be available for those who are interested. Space is limited - \$60 per person, service charge included. Advanced reservations required by calling #866-547-3696 or email keepers@hecetalighthouse.com

2019 Rhododendron Festival “Rhody Days”

May 15, 2019 - May 20, 2019

Florence, OR (See flyer I have printed in the Coast Village Post Office building)



Come join us the third weekend in May. Our Rhododendrons that thrive along the Oregon Coast are of course the stars of the Festival and we celebrate their beauty! The spectacular display of hundreds of Rhododendrons takes place at the Florence Events Center. Enjoy the Street Vendor Fair, Car Show, 5K run and the Carnival with rides, games and a few surprises. Join us Sunday for the 112th annual Rhododendron Floral Parade. The festival officially begins with the Rhody Showcase to crown “Queen Rhododendra” Wednesday May 16th. And while you are in the area, be sure to visit our fabulous shops, restaurants and the many adventures found only in Florence. The Florence Rhododendron Festival is the second-oldest flower festival in Oregon and third oldest on the West Coast.

Rhododendron Court Coronation

May 15, 2019 @ 6:30 PM - 9:00 PM

*Florence Events Center, 715 Quince Street
Florence, OR 97439*



The entire court of wonderful young women and men have become part of a beloved legacy and will reign over the Rhododendron Festival parade and act as ambassadors for the entire festival weekend. Coronation night, one young woman and one young man will be crowned 2019 Queen Rhododendra and King of the Coast. Scholarships will be awarded to the entire court. Please join us for a fun filled evening where these young people can share their talents and kick off the 2019 Rhododendron Festival. Tickets are \$13 for adults and \$9 for students.

Elvis Tribute Concert



The Ultimate Elvis - Justin Shandor in concert

Saturday, May 18, 2019 - 7:30pm

If you've never seen Justin Shandor before.... here you'll find out why everyone's getting "All Shook Up" over Elvis Presley Enterprises World's Ultimate Elvis Tribute Artist Champion, Justin Shandor!

The look, the moves, and most of all the VOICE!

From the music that rocked the 50's, the movies songs that charmed us in the 60's, the electrifying 68' Comeback Special performance and the thrills of the Las Vegas years...

JUSTIN SHANDOR DOES IT ALL TO PERFECTION!!

Come discover what everyone raves about, the essence of Elvis lives again.

You won't want to miss the amazing Justin Shandor, get your tickets now, call or stop by our box office Monday through Friday from 9:00 am to 4:30 pm. Tickets go on sale at midnight on Feb. 1, 2019. Florence Events Center, 715 Quince Street, Florence, OR 97439, Phone: 541.997.1994, 1.888.968.4086, fax: 541.902.0991. Box office hours are: Monday – Friday; 9 am to 4:30 pm.

This show will run approximately one hour and thirty minutes. There will **not** be an intermission.

Show & Shine Care Show

Presented by: *Beachkomers Car Club of Florence Oregon*



Florence 2019
Rhody Days

May 18

27
TWENTY SEVEN YEARS
CRUISING OLDTOWN

May 19, 2018
10:00 - 2:30
Awards at 1:30

Show & Shine
Open To Cars & Trucks '79 & Older
May 18, 2019
10:00 - 2:30
Awards at 1:30
City Lights Cinema's & Grocery Outlet
Parking Lots on Hwy 101

Early Hours

- Judged Show
- Award Plaques
- Dash Plaques
- Raffle
- T-Shirts
- 50/50 Drawing
- Old Town Evening Cruise

Car Show Info: Jeanette Scalera at (541) 902-0916 or email: JeanetteMScalera@gmail.com
Cruise Info: KCST FM Radio at (541) 997-9136

Time & Location: May 17, 3:30 PM – 5:30 PM
Grocery Outlet Parking Lot, Florence, OR 97439, USA

The Show & Shine is in its 27th year and is a huge car show attracting several hundred vintage, hot rod, classics etc. from all over Oregon. Huge crowd attendance for a great opportunity to educate the public about the Museum and our mission. The Grand Floral Parade on Sunday is one of the oldest and largest parades in Oregon - great opportunity to get our historic military vehicles out and enjoy in the public's eye!

Old Town Florence, Bay Street
Florence, OR 97439

**Discounted Pre-Sale Rhododendron
Festival Carnival Tickets on Sale Now! \$21!**
May 15, 2019 - May 19, 2019

Discounted all day unlimited carnival passes are now available until 3pm on May 15th for the 2019 Rhododendron Festival. These pre-sale tickets are available online (see below) or at the Florence Area Chamber of Commerce Visitors Center (290 Hwy 101) for the pre-sale price of \$21 each. Tickets will be available for \$27 or \$28 at the gate during the event. Davis Carnival has been coming to Florence every year for over 50 years, they take great pride in providing safe family oriented rides, games, and quality food concessions. Click here for ride restrictions and rules. Carnival Hours: Wednesday May 15th 4pm-Close Thursday May 16th 3pm-11pm Friday May 17th Noon-11pm Saturday May 18th 11am-Midnight Sunday May 19th 11am-8pm



SEACoast 2018/19

Wednesday, May 22, 2019 - 7:00pm

Olè World Music and Comedy



Come let your mind be blown in a celebration of comedy, full of spectacular fun! The three amazing comedians, mind-boggling tricksters and consummate musicians. Enjoy exhilarating sounds from flamenco to salsa, swing to pop. Olè takes you on a journey ending with a Grande Fiesta! Preconcert talk at 6:15 pm

of music and
gos are brilliant

Tickets ON SALE NOW! Call the box office or Order online

Florence Events Center, 715 Quince Street, Florence, OR 97439, Phone: 541.997.1994, 1.888.968.4086, fax: 541.902.0991. Box office hours are: Monday – Friday; 9 am to 4:30 pm. \$35 for single tickets or save by purchasing a SEACoast Season Subscription for \$160, that's only \$22.85 per concert! Season tickets must be purchased prior to the first show.