



MARCH 2022

VOLUME 29 ISSUE 3

March 2022 CVPOC President's Message

At the February Board of Directors meeting, an ad hoc committee presented a revised fine and fee schedule to the Board for consideration. The work on this portion of the Rules and Regulations for Coast Village took place over a couple of months and while changes reinforced some areas and reassessed others, there were only a few new additions. One of the fines added:

Fine: \$100 Excessive noise that disturbs multiple neighbors.

It is not a pleasant experience to approach a neighbor about their loud music or noise-making. As a teen-ager I was that neighbor who thought that my neighbors at the time needed/wanted to hear my music and I feel I could have used a bit more guidance at that time of my life.

The only time that I can remember my neighbors tolerating another neighbor playing their music loudly was for a wedding or Mexican quinceañera or other such special celebration where all the other neighbors were invited to participate in the celebration. That invitation and infrequency were important factors.

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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 March 19, 2022 at 10:00 a.m.
- Work shop: ZOOM March 16, 2022 at 10:00 a.m..

Board of Directors 2020-2022

President Jay Guettler

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Vice President Diana Wolfe-Newman

(503) 927-9315

Treasurer Dory Hethcote

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Director Paul Deemer

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

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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

Hours of Operation
Maintenance staff on premises
Mon - Fri from 7am -4:30pm

Available 24/7 for
park maintenance emergencies

(360) 521-8428

FREE, FREE, FREE

Central Lincoln PUD asked that I help spread the word to our residents about a new offer for free LEDs and a few other items! You can receive 14 LED light bulbs, a shower head, a power strip, and two faucet aerators (no partridges, or pear trees).



Must be ordered by March 20. Delivery of the boxes is expected in early May, so there will be some lag time between orders and delivery of the boxes.

The number of boxes available is limited, so please order ASAP. For the URL, go to their website www.clpud.org and scroll down to “Central Lincoln News.” Or go straight to: <https://clpud.gpfulfillment.net/> For those who don’t like online, the fulfillment phone number is (503)-907-2903.

Several years ago, I changed all my lights to LEDs. Since then, I have only changed two light bulbs, saved money on electric and have brighter lighting. For increased safety, I highly recommend outdoor lighting at night. It doesn’t cost that much. The last time I checked, operating an 11w LED (equal to a 60w bulb) during dark hours cost \$3.73 per year! An 19w LED (equal 100w) operating during dark hours cost \$6.44 per year! Let’s “light the night” and make our community safer for all!

free

Presidents Message cont. from page 1

The City of Florence has special technical decibel levels to determine what constitutes what is “too loud,” because there are always going to be those who feel the need to get technical rather than just being courteous and being a good neighbor. Let’s say that you’re not sure if your music is too loud. Here’s a good test:

1. Set the volume to the level desired.
2. Go outside and take a walk around your property at the borders including the street.
3. If you can hear your music at all—not it just being too loud, but hear it at all—it is too loud.
4. Lower the volume level and retest until you can no longer hear your music at your property borders.

If you can hear it at the borders of your property or at the street that means that your neighbor is being bothered by your music. Unless, of course, you are hosting a wedding or Mexican quinceañera. Be sure to invite all your neighbors to these special celebrations. Otherwise, consider headphones. Headphones and Bluetooth technology have made playing your music so loud as to bother your neighbors unnecessary. As for other loud noise-making activities, try to be cognizant of the hour at which you start work and end work.

Coast Village has the right to develop rules that are more strict than the City of Florence and this new fine is an example of that right. The bar is lower for what determines what is “too loud.” You just have to “disturb multiple neighbors” with your loud music or other loud noise to meet that bar.

Filling out and signing a complaint form about a neighbor’s behavior is difficult because of the fear of retaliation. Even without making a formal complaint, give the office a call to let them know when your neighbor is unreasonably making noise. Keep a log with dates and times and deliver to the office regularly. At a certain point, one person is going to be brave enough fill out the complaint form. By then, the office will probably already have contacted the owner of the lot making the noise with a friendly ask. The next step will be to assess a fine. Fining is not something that anyone wants to do, yet it seems to be an effective method of getting behavior modified where asking nicely doesn’t seem to work.

Jay Guettler
President



RECIPE CORNER

Beef Soup (Kharcho)

4.97 from 85 votes

Prep Time: 15 minutes

Cook Time: 2 hours 30 minutes

Total Time: 2 hours 45 minutes



Beef Soup Kharcho (pronounced harcho), is a hearty beef soup in tomato broth with a wonderful blend of spices and plenty of fresh herbs.

Author: Natasha Kravchuk

Skill Level: Easy/Medium

Cost to Make: \$14-\$19

Keyword: beef soup, soup kharcho

Cuisine: Russian

Course: Soup

Calories: 253

Servings: 12 cups of soup

Ingredients

3 lb beef stew meat

3 tsp salt

4 Tbsp light olive oil, or any cooking oil, divided

1 medium onion, chopped

2 celery ribs, finely chopped

4 cups beef broth + 4 cup filtered water

28 oz can diced tomatoes

2 dry bay leaves

1 tsp ground coriander seeds

1 tsp smoked paprika

2 garlic cloves, pressed

1/2 cup uncooked white rice, I used Jasmine

2 Tbsp fresh lemon juice, from 1 medium lemon

1/4 cup fresh parsley, chopped, plus more to serve

1/4 cup fresh dill, chopped, plus more to serve

US Customary - **Metric**

Instructions

Sprinkle meat with 3 tsp salt and stir. Heat dutch oven or soup pot over medium/high heat and add 2 Tbsp oil. Once oil is hot, add beef in 2 batches, sautéing until browned on all sides. Remove from pot and set aside. Don't worry about cooking it through.

Add chopped onion and celery with more oil as needed. Saute 5 min until softened.

Add canned tomatoes with their juice, 4 cups broth, 4 cups water, 2 bay leaves and browned beef. Bring to a boil then reduce heat, cover and simmer 1 1/2 to 2 hours or until beef is tender.

Add 1/2 cup white rice, 2 Tbsp lemon juice, 2 pressed garlic cloves, 1 tsp coriander, 1 tsp paprika. Cover and simmer 20 min or until rice is tender.

Remove from heat and add 1/4 cup parsley and 1/4 cup dill then cover and let sit off heat another 10 min before serving. Season to taste with salt and pepper and serve with more fresh herbs as desired.

TRIMMING ALONG ROADWAYS

There has been some concern/objections to our staff starting to trim along the streets.

Remember, your greenbelt must be trimmed back at least two feet from the street edge. This is to allow for campers/motorhomes etc. to travel on our streets without brush scraping the sides of the rigs.

Please be polite if you have an objection, and notify the office or Park Manager to resolve. Staff are just trying to do their jobs.

In some cases we will allow the owner to do the trimming if requested, however you must keep up with it and you must trim it far enough back. This is the time of year we see a lot of new growth so this is the time of the year for trimming.

You may also see staff out working before 9:00 a.m. We will not be using the blower, but may be raking. We are sorry if this disturbs you, but the work needs to get completed.

It looks like our garden boxes are all spoken for now. I hope everyone who has signed up for a box enjoys a great harvest!

A special thank you to Vicki who looks out for things and really has good information on what grows well and what doesn't and for sharing her bounty with some of us.

The garden area looking as good as it does is because of her.



March 2022

SUN	MON	TUE	WED	THU	FRI	SAT
		1 Brush 9 am	2	3	4	5
6	7 "Everything to the Dump Day" 9 am	8 Brush 9 am	9	10	11	12
13 	14 Garbage 9 am	15 Brush 9 am	16 BOD Workshop (Zoom)	17	18	19 BOD Meeting (Zoom)
20	21 Garbage 9 am	22 Brush 9 am	23	24	25	26
27	28 Garbage 9 am					



Here's to celebrations! Happy Birthday!



Jeff Wheeler March 3rd
Denette O'Neil March 17th

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

Nelda Curry & Al Thenell March 17th

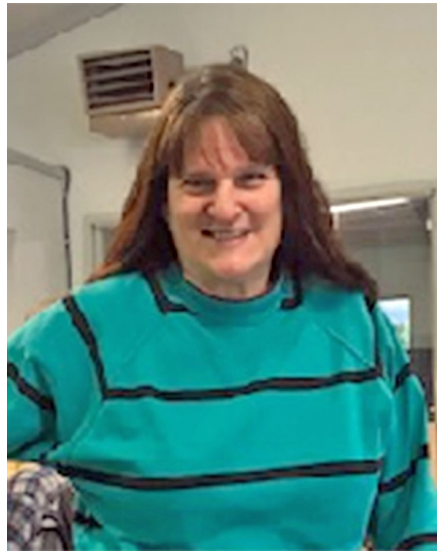


If you would like your birthday or anniversary added to our newsletter just let the office know. You can call Nancy at 541-997-3312 or just stop by the office; we can update our file that you would like to be added.





Jay Guettler
President



Diana Wolfe-Newman
Vice President



Dory Hethcote
Treasurer



Tommy Brunetto
Secretary



Paul Deemer
Director



Tashi Fonteyn
Director



Ila Mae Robinson
Director

OPERATIONS, Carlla Vandevyver

OPERATIONS REPORT

Operations is doing well with our new Lead, we are almost completely done with the water project. We had hoped to have it completed in the last few days but have run into some problems which may require me to bring in a backhoe. It appears we are looking at a main line and or saddle leak in that area but have not been able to locate the leak. This has been a long time to completion but considering what our water bills used to be and now, it certainly has had a positive financial impact for the Association.



Now it is time for us to approach the roads. I have been in negotiations with Coast Pavement Maintenance to do some repairs. I feel I have now received a satisfactory bid. To repair our cuts, as well as several sewer repair asphalt removals I have negotiated a bid of \$19,888.00. This is with CV disposing of any asphalt (which will be minimal) and the work being completed during the next 60 day timeframe. I actually want to use some of the asphalt for fill on an area behind the pool off of Rhody Loop as that area by the propane tank needs some stabilization. Previous bids on this work have been over \$40,000.00 and I have great recommendations for Coast from both Green Trees and Florentine. I appreciate the BOD approving this expenditure, which was done at the February meeting. This is 2,142 Square feet of asphalt and includes the cutting and removing of existing broken asphalt, compacting existing sub grade to receive new asphalt. The areas I have included are the most important areas that need to be repaired. Any small areas that might be left we will keep managed. To slurry coat and seal all of CV we are talking about well over \$100,000.00 and we actually don't need to do that.

I have located another electrical meter that has had no use since May of 2014 and I will be removing that meter. It is one we appeared to have missed when I took the others out. It is over by the Manzanita pump station.

The pump station project in the front of the park will begin the first part of March.

Coast Village residents are experiencing numerous incidents with non-licensed contractors. Everyone of course looks for the "best deal", however there have been several older residents who have been taken advantage of over the last few months. This leads to fines for the owners and substandard work they then have to remedy. I would like the Board to pass a motion requiring any contractor who is doing more

Question of the Month!

Question of the Month

What should I do if I see a contractor doing something wrong?

First – **DO NOT** approach the contractor! They were hired by someone and are there for a reason. They are only doing their job.

Second – contact the Office. They will know if the contractor was hired for Coast Village related work and may also be aware of work being done on private property. If the Office is unaware of the work being done, they will investigate the situation.

We have many local contractors that do work for Coast Village and give us substantial discounts for repeat work. Some of these contractors have been approached and insulted by residents, and may refuse to continue working with Coast Village. If we lose our discounted prices our operating expenses will increase, potentially increasing dues.

These workers are only doing their jobs. They do not deserve to be confronted or insulted by anyone. Let the Office handle the situation.

GREENBELT RE-IMBURSEMENT PROGRAM

Don't forget you can turn in your receipts for greenbelt plants up to \$100.00 reimbursement a year from the Greenbelt fund. Bring your receipts to the office and remember this is for greenbelt plants only.

NOTE: There have been some updates to the fee schedule in the Rules and Regulations.

The updated version can be found on the Coast Village Website at Coastvillageflorance.com

PARK OPERATIONS PP 2

than \$2,000.00 worth of work to have a requirement to be licensed and bonded.

This can be implemented by a simple Board motion and vote and added to the Rules and Regulations.

There are several trees that have been removed All the trees are leaning and compromised except one, that one is diseased. On one site a tree has actually fallen on the neighbor's roof as a result of the last storm and was removed off the roof portion but is still leaning against the house with another tree next to it that is ready to fall. This is in the greenbelt. One tree is jeopardizing Rhody Loop and is in the greenbelt. One is at the front of a property and if it falls will take out a large propane tank and porch of an adjacent dwelling. It would also be considered as part of the greenbelt. One is in the green belt and is dying, although not leaning but is compromising the Spruce that was planted next to it as a replacement tree 10 years ago.

Pool: We have a new pool heater installed at no cost to Coast Village. I have to make a vent adjustment next month to keep moisture from compromising the heater, parts are ordered. My expectation is to have the pool operational at the first of April. We meanwhile will be doing some work on the pool deck filling in cracks etc., weather permitting.

Both water heaters in the laundry room have been replaced. One was not working at all and the other one was leaking and compromised.

A new washer has been purchased to replace a 10 year old washer that is very expensive to keep fixed.

Someone has been trying to move the lid off of the #1 Pump Station at the park entrance. We were unable to identify who it was from the cameras. When the new station is installed it will have a top that cannot be moved without a key. If you notice anyone that is not our maintenance staff trying to move or look under the cover of the pump station notify the POM immediately.

Carlla vandevyver

NEWS FROM THE ARC

Tashi Fonteyn, Chair

March is here already, and that means Spring and Summer are just around the corner! We all know what a beautiful place Florence and the surrounding areas are, especially that time of the year. Summer in Coast Village means flowers, returning friends and neighbors, and new guests, with them, to share our special community.

As a long time “camper” here at Coast Village, I remember the days of multi-family, campfire get together, and extra friends coming out to the coast and staying for the weekend in a (now famous) BUNKHOUSE. A true bunkhouse consisted of a plywood shed, with a light only, almost never, did they have extra outlets, maybe a mirror, and two wooden “shelves” wide enough to lay a standard sleeping bag and (hopefully) a foam mattress on. Today, some of those original bunkhouses still exist; not many, but there are a few.

A lot has changed at Coast Village in the 50 years I’ve been coming here. One of the differences is the way we now accommodate our guests.

Let me begin with FLORENCE CITY CODE TITLE 10 CH. 29 and Coast Village Governing Documents:

10-29-4: PROHIBITED BUILDINGS AND USES: Accessory Dwelling Units.

10-29-3 A: One permanent or temporary dwelling per lot.

10-29-3 B: In addition to the dwelling allowed by A (above), one mobile structure may be permitted for use as guest quarters for up to six months in a twelve month period, if there are at least two parking spaces on a lot in addition to the parking area for the mobile structure.

COAST VILLAGE ARC POLICIES & PROCEDURES P. 4: There are no setback requirements for front of property for RV trailers or recreational vehicles not being used as a dwelling provided visual clearance is provided for and all other set back requirements are met.

COAST VILLAGE RULES & REGULATIONS

P.6 CAMPING: The use of tents, pick-up campers, yurts, and non-self-contained recreational units is limited to visitors of Lot Owners or qualified renters and may be used on the Lot Owner’s property for a maximum of 7 days when registered with the Coast Village Office. One 7-day extension is available upon request from the Coast Village Office.

If you have guests coming, and you have questions, please reach out to ARC.

Email: cvctashi@yahoo.com

Phone: (541) 283-5454

I hope you have as much fun planning for the time your guests come and visit as we do at our house!!

As a side note, please remember, when making a multi-level deck on your lot, in addition to applying for ARC and/or Board approval, please render that information in your application, and for safety, remember to either clearly mark each level at the change, or contrast the direction the decking material is laid.



Robert Bishop and Mike Brady

This is our great full time Maintenance Team.

We also have Ben Davidson who help us part-time.



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- PLUMBING—VIKING PLUMBING 541-999-7174

Florence Pet Sitting Service: 512-633-4177

Serene Abundance Studio Space: Art—Events—VR: 541-590-3877

Hello friends!

Michelle and I are still in Texas, staying busy and planning our next adventure. Michelle has been making concrete counter tops for our outdoor kitchen. She grinds and polishes them until the aggregate shows. We also add rocks we've found on the property and they polished up beautifully in the concrete. She wears a trash bag when wet polishing because it's a mess!

Our fridge on the rv went out and instead of replacing with one for an rv we bought a counter-depth one we need to pick up at Lowe's (4 hours away). It's about 8" taller than our other, so Michelle has to re-route some plumbing and rebuild cabinet to fit. Fingers- crossed it all comes together nicely.

We met our neighbor's pet named Ben the other day. He is a big, beautiful, tame longhorn. Our neighbor (John) has had him since he was a baby. Ben's momma got stock in mid and died. John bottle-fed Ben and keeps him as a pet. A pet that costs \$300 a month to feed, lol! We've always seen his horns as we drove by, but finally we got to meet him. While we were there a wild burro came by. John made friends with the burro years ago, and he hadn't seen him for almost two years, so, we were lucky to meet him. There were two others that wanted nothing to do with any of us.

Next month we have visitors coming, so, you'll hear all about that. And then we're off on a crazy adventure! It's gonna be grand!

Love you all!
Kim (and Michelle too)



DAYLIGHT SAVINGS BEGINS Remember to turn your clocks forward one hour on Sunday March 13th.

Common Area Property: It is important to remember that common areas are regulated by the Association.

Common areas include any property within Coast Village that is not deeded to a lot owner. Examples are streets, trails, facilities such as the clubhouse, satellite bath, laundry and post office. Owners' may not change, alter, clear or otherwise modify common areas without the expressed prior written consent of the Association. This includes vegetation trimming or removal.

No signs, markers or additions may be added without prior written approval from the office.

NOTICE:

On March 6th it will be everything to the dump day. This is a reminder that the following charges will be applied to lots when the following is put out for pick-up.

Mattress: \$12.00

Box Spring: \$12.00

Refrigerators: \$22.00

Tires: \$3.00 off rim, \$4.00 on rim

These are the fees Waste Management charges us.



15 Little Ways to Cheer Yourself Up

When you find yourself in a funk, here's some tips on how to be kind to yourself.

When you find yourself going through a tough time, remember to take a moment to care for your physical and psychological well-being. Sometimes all it takes is hitting the reset button, whether that means speaking to a friend, going for a walk, or spending [time in nature](#). Lift your spirits with these 15 little ways that help cheer you up.

1. Go for a walk

When you feel yourself in a panic, take a break and go for a [walk outside](#). Walking not only does the body good, it also helps mental health, [according to doctors](#).

2. Soak in a warm bath

Create your own at-home remedy by relaxing in a hot bath. Even just 10 to 15 minutes of a warm soak has physical and mental [healing properties](#).

3. Get some sunshine

If you're feeling down, you might not be getting enough sunshine and [Vitamin D](#). In fact, [researchers](#) are finding a link between lack of sun exposure and depression. So don't forget to catch some rays each day to feel your best.

4. Put on your favorite outfit

Clothes influence how people feel and interact with the world. Wearing your favorite outfit is an easy [fix for a bad mood](#) that will inspire confidence throughout the day.

5. Dance around

Human beings have always turned to dance as a form of therapy, from ancient [Native American rituals](#) and expressive meditation practices to modern dance/movement therapy.

6. Watch a funny movie

The saying goes: "laughter is the greatest medicine." It's no joke! [Laughter therapy](#) reduces stress. So when you feel overwhelmed, put on your favorite comedy and enjoy a good laugh!

7. Do something creative

[Studies](#) show the connection between art and healing to restore emotional balance. Painting, writing, drawing, coloring — creative activities such as these provide a positive outlet for releasing emotional distress.

8. Phone a friend

If you find yourself in a negative thought loop, it can help to get out of your head and speak to true friends or to a relative who cares. Even just having someone listen to what's on your mind [alleviates stress](#).

9. Spend time gardening

Nurturing plants has major benefits for your mind, body, and soul. [A Dutch study](#) found that tending a garden for just 30 minutes a day promotes wellbeing. You can start a [small herb garden in your kitchen](#), or plant an outdoor garden.

10. Drink a cup of tea

The healing herbs and flowers used in [teas](#) bring immediate anxiety relief. For the best results, simmer a pot of caffeine-free varieties like chamomile, peppermint, valerian, or lemon balm.

11. Keep a gratitude journal

Gratitude has [scientifically proven benefits](#) for improving emotional health and making you feel mentally strong. Keep a weekly [gratitude journal](#) by listing your blessings. This will help shift your focus away from the bad things so you can have appreciation for your blessings.

12. Do something nice for someone else

[Doing good](#) things for someone else makes you feel good, too. Buy a stranger a coffee. Donate to a charity. Cook dinner for a friend. Kind gestures such as these lead to [greater happiness](#).

13. Exercise

Physical activity not only benefits physical health. [Regular exercise](#) also relieves stress and boosts your overall mood. Find an activity that you enjoy whether it is [yoga](#), swimming, jogging, hiking, or a combination of them all.

14. Take a break

Studies show a strong correlation between lack of sleep and mood swings. If you feel down, you might just need to get some rest, even if that means taking a 10 to 15-minute [break](#) during the day.

15. Drink more water

[The brain](#) is very sensitive to dehydration, and lack of water can cause drops in mood. If you find yourself feeling down, make sure you drink enough water. Doctors recommend at least eight eight-ounce [glasses of water](#) each day.



APPROVED COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETINGS

January 15, 2022

Meeting held via Zoom video chat

President Jay Guettler, Vice President Diana Newman, Treasurer Dory Hethcote, Directors; Paul Deemer, Tashi Fonteyn, Tommy Brunetto
and Park Operations Manager Carlla Van De Vyver

Members present: Glenn Singley, Kathy Melahn, Noel Smith, Ben Davison as scribe.

Meeting called to order 10:05am

Quorum Met

Agenda approved.

Dory Hethcote asked about the fee schedule adding as new or old business. Remains new business. Diana Newman asked to move the letter for the greenbelt review to new business.

Motion to approve the agenda with changes. Made by Dory Hethcote, Seconded by Tashi. Fonteyn. Passed Unanimously.

Previous Minutes

Minutes read by Ila Mae Robinson

Modified showing increased dues as \$200.00

Motion to approve the minutes as changed. Made by Dory Hethcote. Seconded by Tommy Brunetto.

Paul Deemer recommended deleting the dues increase letter line since it is redundant with the motion. POM said that a motion was unnecessary.

Motion passed unanimously.

Park Operations Report: POM read the park operations report.

ARC Report :ARC Chairman Tashi Fonteyn read the ARC Report:

Lot 196 Fine letter. Fence w/o permit, removal of greenbelt, rebuilding of greenbelt with approved plant list. Jay said it should be placed in the letter that any fence including dog fences requires ARC and Board approval.

Diana asked about the status of the conversation on temporary carports, remembering that there was a board decision to require them to be removed when the property sold. Glenn said that there was a requirement to remove them, that was revoked.

No Action needed

Old Business

10-29 Changes with the City – Carports

We will need to have an amendment to city 10-29 documents if the city agrees.

There will be a fee.

Tabled to next meeting for further information.

Fee schedule review

Dory read the fee schedule the committee is proposing.

After discussion:

Tabled to the February meeting.

Motion to remove the CV Facebook neighbors page.

After discussion POM will reach out to the person who was allowed to create the Facebook Neighbors page.

It is Unofficial.

No motion

New Business**Fine appeal 27 easy street:**

Appeal letter from lot 27 was read by Jay Guettler.

Discussion: Diana Newman believes the fine should be lowered, not rescinded. "It is important to be as consistent as possible when fining lots for failure to get ARC approval before beginning any project. The same as when the board fined lot 75 for constructing his fence without prior ARC approval. A pre-existing condition, should not exempt a lot from that rule, just because it is a new owner. In the old days we used to make lot owners take their fences down."

Motion to reduce the fine for lot 27 easy street to \$100 for failure to get ARC Approval before construction of the fence. Motion by Dory Hethcote, Seconded by Tommy Brunetto.

Discussion: POM objects to the idea of fining the owner. The issue being that there was a "temporary" fence in place when the new owner purchased the lot. Dory wants to know if there are rules regarding fence repair.

POM says that until there are clear and concise rules regarding this type of situation, there will be issues with purchases being made inside the park. Tashi read the ARC rules, says that not altering the existing footprint means you don't need ARC approval. Glenn says that adding language that says "any modifications to fencing" so that it's all covered.

Jay asked Tashi to return later with a modification request, for the ARC policies and procedures.

Motion was modified:

Motion to rescind the fine for lot 27 easy street for not getting ARC approval before construction of the fence. Motion by Dory Hethcote, Seconded by Tommy Brunetto.

3 For: Tommy, Paul, Dory 3 Against Ila Mae, Tashi, Diana

Jay asked for additional discussion:

Ila Mae thinks we need more education for new buyers. Tashi discussed new buyers wanting to maximize their land. Tommy is concerned about setting laws for the future today. That does not apply to this situation. Glenn discussed how the grandfathering was documented and asked if that fence was approved by the grandfathering. That would take some further research in the lot file. POM discussed how the R&R's have changed since the lot was purchased. POM suggests sending out the new ARC

Policies and Procedures to the membership and to the realtors in town.

Motion to rescind the fine passes: Diana Newman Abstains

Survey motion amendment

Motion to amend the Survey motion of October 2021 Add the following language regarding the survey requirement to that motion;

1.) As long as the survey company can find all of the original corner/survey marker pins for a lot, a pin search will qualify as a survey. If a pin search is unsuccessful, a full survey will be required.
2.) If the project is on an existing building, repairing or replacing original work on things such as steps, or other ARC approval required projects AND:

1.) It is not affected by setback requirements.

2.) It does not affect, or approach, the perimeter or greenbelt, of a lot.

A complete survey will not be required.

Motion made by Diana Newman Seconded by Tashi Fonteyn

Discussion: Diana talked about the need for surveys and how the majority of CVPOC's ARC approval lot issues revolve around the lack of accurate surveys. Surveys and knowing where your property lines actually are, will make the ARC's work much easier. Carlla discussed her experience with surveys, and the fact that her property stakes were all in the wrong places when she purchased her lot. Her neighbor had 8 feet of her property. A member is concerned about the financial burden being placed on the lot owner. Tashi doesn't agree that requiring a survey would be a financial burden. A pin search is currently \$400.00. Diana said that the board did discuss the idea of CVPOC financing a survey for the lot owner, much like we have for many other issues. Such as when the city required CVPOC to pay for the construction of Spruce Street, when the city cut through CVPOC and eliminated the HWY 101 entrance, and the electrical conversion projects, etc. during the discussion about requiring surveys for lot development at the October 2021 board meeting. POM says CVPOC can require Lot owners to have a survey before modification to a lot is made. Diana said the surveyor she just hired said the majority of the phone calls he gets, are from Realtors requesting surveys for their buyers. Most buyers want to know exactly where their property lines are, when purchasing property. Why should it be different here? We are the only place where new lot owners do not want to know exactly where their property lines are.

Motion Passed unanimously.

Housing Discrimination Complaint

Tabled until the February meeting

Request for ADU

Tabled until the February meeting

Request for motion on Realtor enforcement of Source Documents in advertising of properties for sale in CV. (Glenn needs to fix the request form on website to clearly delineate whether it is a motion for regular board meetings or Annual Meeting)

After discussion: It was decided that we cannot tell realtors what they can advertise about a property. It is up to the lot owner. We can send a letter to the lot owner, discussing the issue.

New Buyer Orientation Package

Discussion: It is unknown who submitted that request. It would be a great idea. Something like that was done in the past. Who would do the actual meeting with new owners?

No action

Approval of the letter to the city

Jay read the letter that he wrote to be sent to the city, regarding the request for a meeting to discuss working together. He doesn't want to have the adjustment to 10-29 be a part of this particular communication.

No comments except that the board agrees it is a good letter.

No need for a motion to send the letter to them.

Agenda Items 10 days before the meeting

Motion to require agenda Items to be submitted at least 10 working days prior to a meeting for review by a BOD in order to be considered. Backup documentation for agenda item shall be turned into the office not later than 6 days prior to the meeting. Motion by Tommy Brunetto. Seconded by Dory Hethcote.

After Discussion:

Motion passed unanimously.

Idea of a community wide letter to all lot owners discussing greenbelt planting and ARC inspections where you have had greenbelt restoration as part of an ARC approved project. ARC will be checking on progress.

Jay read the draft letter that Diana Newman, Ila Mae Robinson, and Tashi Fonteyn wrote. POM thinks this letter is great, and would like an effective date added to the letter. She would also like to add it to the newsletter, and the website. Dory Hethcote likes the letter. Ila Mae Robinson says the sooner it is sent the better for planting. Glenn Singley likes it and wouldn't wait to send it out with the packets since those won't get read, also ask how they get sent to those who get electronic statements. Ben Davidson asked if delivering the letter to a doorstep might be more effective. Jay Guettler said not really. Glenn Singley suggests printing the envelope with "Notice about your greenbelt".

Motion to send the community wide letter as written, discussing greenbelt planting and ARC inspections where you have had greenbelt restoration as part of an ARC approved project. Letter to be mailed and emailed, and to be used however the POM chooses. Motion by Diana Newman. Seconded by Ila Mae Robinson.

Motion Passed unanimously.

Good of the Order.

Jay brings up POM's point about creating a package that is sent to all membership and all of the real estate offices in town.

Glenn brings up the November meeting and how CVPOC ~~did the right thing in~~ executive session.
followed the proper procedures after the

Break at 1:24pm

Executive Session at 1:30pm

Returned from Executive Session at 1:59pm

Motion that CVPOC give increased supplemental health care spend down for eligible employees. Motion by Dory, seconded by Ila Mae.

Discussion: none

Motion passes. Tommy Brunette abstains.

Motion to adjourn by Diana Newman. Ila Mae Robinson Seconds.

Motion passed unanimously.

Meeting adjourned at: 2:05pm



OCHS WISH LIST

Donations are always needed
for pets in our care and community.
Your contribution makes a difference!

Our Most Needed Items

Dry Cat Food
Dry Kitten Food

Dry Dog Food
Wet Dog Food

Wet Cat Food

Dog Treats & Bleach

Order and ship donations right to us:

www.oregoncoasthumanesociety.org/amazon



The Thrift Shop

1193 Bay St., Old Town Florence, 97439

(541) 997-5705

Hours:

Monday - Saturday 10am-4pm

Come see us on Facebook and stay updated on our most recent deals and treasures!

www.facebook.com/OCHSThriftShop/

The OCHS Thrift Shop is on the corner of Kingwood St. and Bay Street in Old Town Florence.

If you would like to donate items to benefit the animals at our shelter, bring them to our donation room during business hours. We are asking the community for dishes, utensils, pots & pans, appliances, and clean/gently used linens. We will assist you and provide you with a receipt. If you have larger items you may arrange for them to be picked up by calling (541) 997-2340.

We are a 501(c)(3) organization. All donations are tax deductible as allowed by law. Your generosity supports the animals under our care at our shelter.



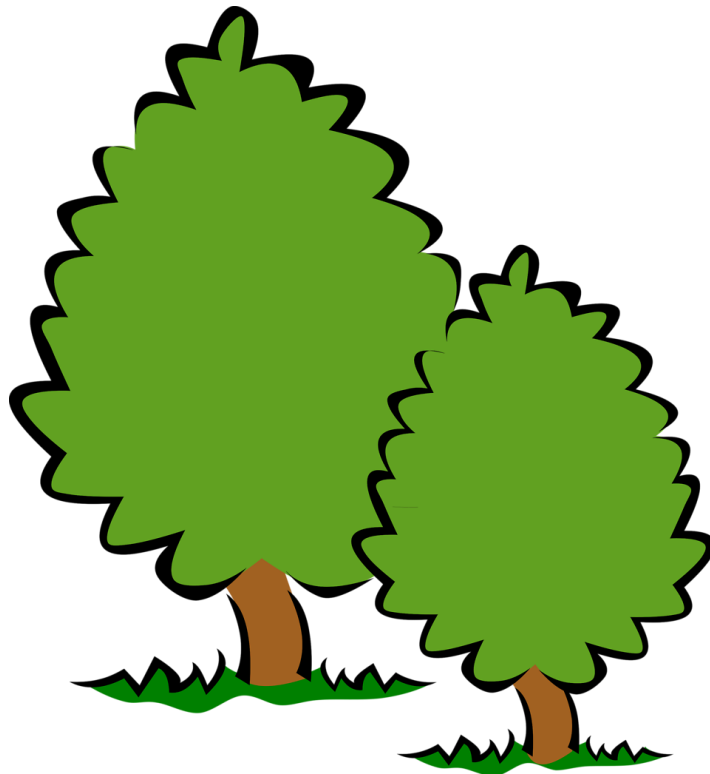
Caterpillars:

It is about time for those nasty caterpillars that destroy evergreen trees to arrive.

In the early stages you will see them near the end of a branch eating the tender shoots. Later they are easily identified by the clustered web they make in the tree branches.

By the time you see the web it may be too late to treat effectively; often the entire branch must be removed. Therefore, treating at the first sign of an infestation is very important. If left untreated they will destroy your evergreens and quickly spread to other trees.

The treatment used by the Forestry Department is “Bacillus Thuringiensis” (BT) available at local nurseries, hardware stores and BiMart under various trade names. This product is safe to use around streams and will not harm beneficial insects. Follow directions carefully and continue treatment as necessary.



**MARCH BOARD MEETING AND WORKSHOP LOG ON
INFORMATION
JOIN THE MEETINGS AND KEEP INFORMED**

Topic: CVPOC March BOD Workshop

Time: Mar 16, 2022 10:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

[https://us06web.zoom.us/j/81084147038?
pwd=cDM5eFdvT3UyajRJNThTRUpJWXNEdz09](https://us06web.zoom.us/j/81084147038?pwd=cDM5eFdvT3UyajRJNThTRUpJWXNEdz09)

Meeting ID: 810 8414 7038

Passcode: CVPOC

Dial information for using your telephone

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 810 8414 7038

Passcode: 057458

Topic: CVPOC March BOD Meeting

Time: Mar 19, 2022 10:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

[https://us06web.zoom.us/j/86009773245?
pwd=YUdoZ2pHZ3J1SVF0WGRGU1NPZStHZz09](https://us06web.zoom.us/j/86009773245?pwd=YUdoZ2pHZ3J1SVF0WGRGU1NPZStHZz09)

Meeting ID: 860 0977 3245

Passcode: CVPOC

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 669 900 6833 US (San Jose)

Meeting ID: 860 0977 3245

Passcode: 486662