



March 2023

ISSUE 3



Wishing all of Coast Village a happy March!

Pam and I are taking a vacation in Mexico. We will return, tanned and ready to usher in Spring in the beautiful NW!

I hope to see you at the March 18th Board Meeting—we have a lot to discuss.

NOTICES

- Facility Hours: Hours for the laundry room 24-7 with code, Clubhouse bathrooms—24-7. Clubhouse is open 8:00 am — 9:00 pm
- Office hours M-F 9:00 am — 3:00 pm Masks required for entry
- The mailroom is open from 8:00 am to 8:00 pm
- Pool is CLOSED FOR THE SEASON
- BOARD MEMBER MEETING: March 18, 2023 10:00 A.M. Sand Lot Room Also on Zoom
- Work shop: ZOOM Wed. 15th—10:00 A.M.

Board of Directors 2022-2023

President Jay Guettler

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

Vice President Diana Wolfe-Newman

(503) 927-9315

Treasurer Dory Hethcote

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

Tashi Fonteyn

(541) 283-5454 or cvctashi@yahoo.com

Tommy Brunetto

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

Director Ila Mae Robinson

(541) 991-3891 or seamstress-ila@hotmail.com

Director (Secretary) Glenn Singley Glenn@cvpoc.com

Business Office:

(541) 997-3312

Fax: (541) 902-0103

Available for general business
9am - 3:00pm

Park Operations Manager:

Carlla Van de Vyver
POM@CVPOC.COM

Phone 360-521-8428

Maintenance Office:

(541) 997-3583

Hours of Operation
Maintenance staff on premises
Mon - Fri from 7:30 am –4:30pm
Available 24/7 for
park maintenance emergencies

(360) 521-8428

WWW.COASTVILLAGEFLORENCE.COM

ZOOM INFORMATION FOR MARCH WORKSHOP AND BOARD OF DIRECTORS MEETING.

March BOD Workshop

Topic: CVPOC March 2023 BOD Workshop

Time: Mar 15, 2023 10:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/83494448336?pwd=UjhTYk9VWU5ISG1VRU1oUTFvVW1wQT09>

Meeting ID: 834 9444 8336

Passcode: CVPOC

Dial by your location (for telephone-only call in)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 834 9444 8336

Passcode: 232351

March BOD Meeting

Topic: CVPOC March 2023 BOD Meeting

Time: Mar 18, 2023 10:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/85924687147?pwd=bC9zT2p5YmhKUC9IZFVFtTVsZSt2Zz09>

Meeting ID: 859 2468 7147

Passcode: CVPOC

Dial by your location (for telephone-only call in)

+1 253 215 8782 US (Tacoma)

+1 669 900 6833 US (San Jose)

Meeting ID: 859 2468 7147

Passcode: 161502

Why are we having a Meet & Greet?

We are holding a Meet & Greet informational meeting where we want to discuss the direction of planning for our future to continue to protect our home security and the financial investment each of us has made in Coast Village.

In order for this to happen we need a board of directors consisting of 7 members, a president, vice president, treasurer, secretary and 3 directors. We meet **10 months** of the year and are now introducing **Zoom attendance** for the board members as well as the community, making it more user friendly.



Guess where this might be? Our beautiful coast!

Fun Around Town:

Our friends in Mexico, the joy of living free!



Even the kitties enjoy the Coast



Stole two photos of part of our gang enjoying the chowder festival! Coast Village folks know how to have fun!



Amazing what a little snow will do to a wax myrtle! Jerry has his work cutout for him!

We will pick up storm debris if you advise us.



Looks like the new crosswalk is coming along. They had to come back and re-smooth out some concrete in the sidewalk after someone (or someone) added graffiti to the original new sidewalk.





A beautiful snowy day here
on the Coast!

Coast Village Garden ready to
end it's wintry rest and burst
forth in all it's glory!

We live in a wonderful place.



INVASIVE SPECIES IN OREGON:

ENGLISH IVY



CHARACTERISTICS

Comes in a variety of colors - from dark to light green, and variegated forms. Leaves are waxy and can range in size, shape, and color. In a juvenile state vines grow as a dense ground cover. Leaves are lobed and can range from small and narrow to large and broad shaped. In mature form ivy develops more climbing vines and leaves are unlobed. Mature leaves grow in dense whorls and produce small yellow flowers, followed by dark purple berries in late winter/early spring.



THE PROBLEM

English ivy monocultures reduce wildlife habitat and biodiversity. It grows quickly and once established, needs very little light or water. Ivy forms a dense mat that will completely engulf any plants in its path, causing light and nutrient deprivation.



THE SOLUTION

Ivy can be eradicated by manual, mechanical, and chemical methods. To combat stubborn ivy at home: remove as much ivy stem and root as possible, minimize soil disturbance, and thoroughly clear target areas. Cut large vines at the bases of trees. Pull vines from the soil and remove as much of the root as possible. Follow-up maintenance will likely be needed for a year or more. Dispose of ivy cuttings by transporting off-site for piling, drying, and burning. Do not compost ivy cuttings! Want to keep ivy without causing harm to our watershed? Grow it in topiaries and hanging baskets!

MARCH 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 GARBAGE	7 Brush Pickup	8	9	10	11
12	13 GARBAGE	14	15 Coffee and Do- nuts 10:00 a.m.	16	17	18
19	20 GARBAGE	21 Brush Pickup	22	23	24	25
26	27 GARBAGE	28	29	30	31	

DAYLIGHT SAVINGS BEGINS Remember to turn your clocks forward one hour on Sunday March 12th.

Starting March 15th, coffee and donuts starts back up. We will have it the 1st and third Wed. of every month beginning on Wed. the 15th. Then the next one will be April 5th. Please come out and enjoy conversation, great coffee and Big Dog Donuts!!



MARCH 2023

Here's to celebrations!

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

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



MARCH BIRTHDAYS

Jeff Wheeler	March 3rd
Denette O'Neill	March 31st



MARCH ANNIVERSARY

Nelda Curry & Al Thenell March 17th



Help Wanted

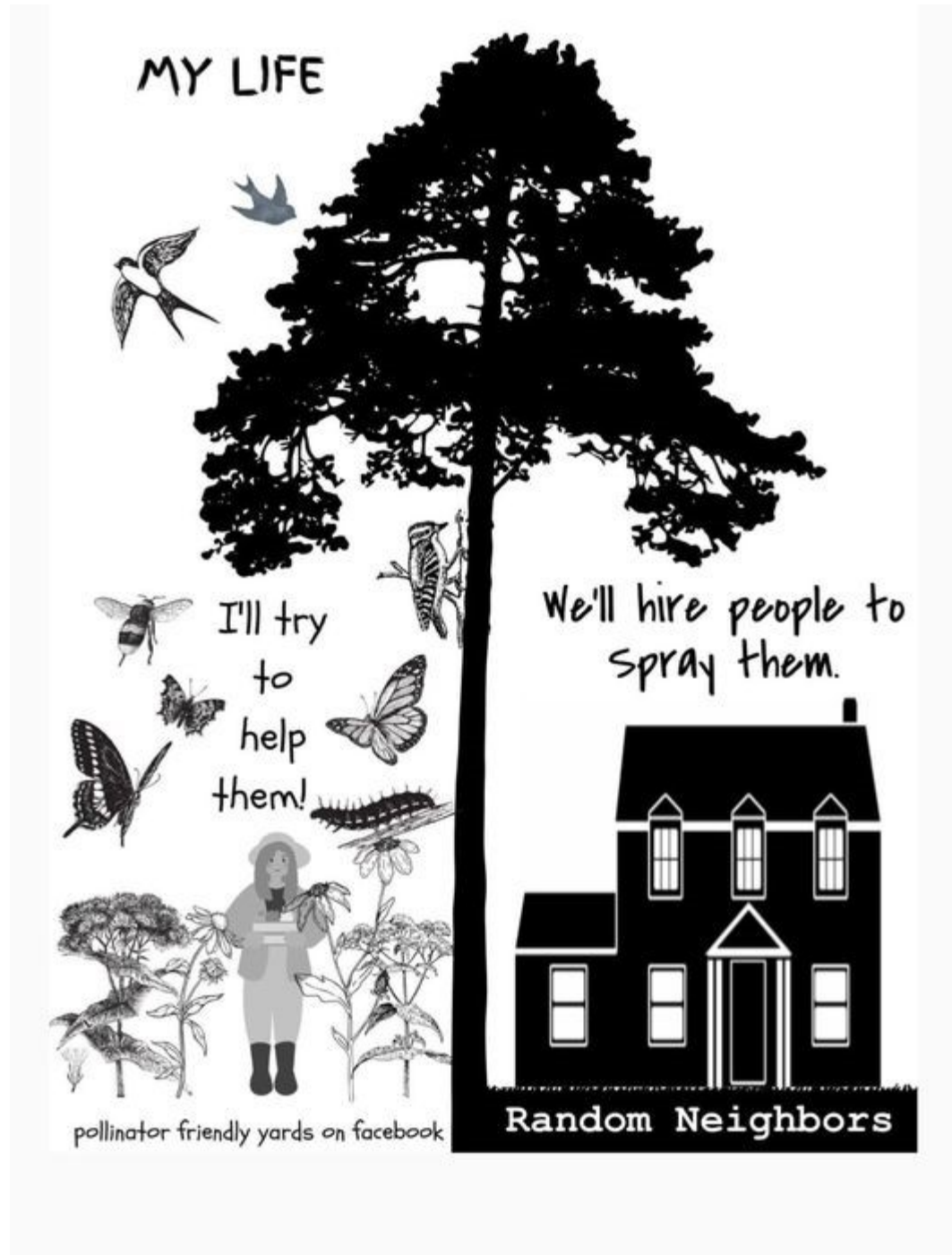
**Coast Village is looking for someone to commit to scribing the monthly
meeting minutes beginning March 15th.**

You will be reimbursed.

It is approximately 8 hours work per month

Must be computer literate.

Contact Carlla at the office.



RECIPE CORNER:

KETO TACO PIE

CUISINE: MEXICAN

DIET: DIABETIC, GLUTEN FREE

PREP TIME: 10 MINUTES

COOK TIME: 45 MINUTES

TOTAL TIME: 55 MINUTES

CALORIES: 584

INGREDIENTS

- 1 pound ground beef
- 8 large eggs
- 2 tablespoons [taco seasoning](#)
- $\frac{2}{3}$ cup heavy whipping cream
- $\frac{1}{4}$ cup chopped green onion plus more for garnish if desired
- 4 oz canned diced green chilies
- $\frac{1}{4}$ cup [salsa](#)
- 1 $\frac{1}{4}$ cups shredded cheddar cheese



INSTRUCTIONS

Preheat the oven to 350 degrees.

2. Add the ground beef to a skillet over medium high heat and cook until the beef is completely browned. Drain any excess grease.
 3. Place the taco seasoning in the skillet with the beef and stir to combine.
 4. Layer the taco meat in the bottom of a well-greased pie pan.
 5. In a mixing bowl, whisk together the eggs, heavy whipping cream, green onions, green chilis, salsa and one cup of the cheese.
 6. Pour the egg mixture over the meat in the pie pan and sprinkle remaining cheese on top. Bake for 40-45 minutes until the eggs are cooked through.
- Garnish with sour cream and green onions before serving if desired.

NOTES

This taco pie recipe is best enjoyed fresh from the oven. However, if you have leftovers they can be covered in foil and placed in the fridge and stored for up to 3 days.

The pie freezes well too! Simply make it as instructed below, then let it cool. Cover it with foil and freeze.

Whenever you want to reheat it, I suggest using the oven. Bake it until hot, then serve and enjoy!

Alternatively, you can also bake as instructed, then cut the pie into individual portions and freeze in airtight containers. This makes a quick grab and go meal on those busy days.



Jay Guettler
President



Diana Wolfe-Newman
Vice President



Dory Hethcote
Treasurer



Tommy Brunetto
Director



Glenn Singley
Secretary



Tashi Fonteyn
Director



Ila Mae Robinson
Director

OPERATIONS, Carlla Van deVyver

Welcome to March!

There are many items on the calendar this month with the recruitment meeting for our Board of Directors, finishing up a few projects and readying ourselves for Spring in general.

One of the questions I am asked frequently is if Coast Village is responsible for others trespassing on a lot that they do not own or have permission to be on. Legally we do not have any responsibility to protect a property owner's rights against trespass or theft. Of course we would report something to the owner and the police if we saw an active break-in, or we saw homeless activity on a lot that was empty but we do not have the legal responsibility to do so.

We encourage lot owners who might have a dispute with a neighbor or any other type of issue regarding trespass to put up a camera to allow them to observe their lot while away.

Coast Village is active in moving anyone we view as vagrant to move along. We can do that if they are on Coast Village common ground as trespass because it is private property and is posted at our gates.

I hope everyone will turn out for the March 2, 2023 informational meeting/reception that will give lot owners an opportunity to make a statement about what they would like to see in a Board member or ask questions about the process and time commitment. Light food is being served and the hope is that this will be a relaxed and fun time. There will be a Power-point presentation that will cover many of the questions we have received over the months.

We are also looking for someone to start taking the minutes of our monthly meetings. This is a paid position. Please contact the office if you would like to earn a little extra money.

It seems like the older we get the faster time goes by. Here we are in the month of March and it seems like we all were just putting out Christmas lights and decorating the tree and house. Soon the flowers will show their splendor, the squirrels will be running about and more of us will be out and about. This is a time for renewal and reflection. If you become part of the Coast Village Board you will be part of deciding many different ideas that impact Coast Village so it is important that our actions reflect what will be for the good of our residents. I think this board can achieve many good things as we work together for all of our friends and neighbors. I encourage you to come to the board meetings! Become a part of solutions to issues that might arise to support this wonderful place we live.



Question of the Month – MARCH 2023

Does your car need to be currently licensed to be parked on your lot?

The answer is NO.

There has been some misunderstanding about vehicle storing/parking on a private CV Lot.

The City Rule is:

6-5-1: JUNKED VEHICLES PROHIBITED:1 It shall

be **unlawful to park, store or leave, or permit the parking or storing of any licensed or unlicensed motor vehicle of any kind for a period of time in excess of seventy two (72)**

hours, which is in a rusted, wrecked, junked or partially dismantled or inoperative or abandoned condition, whether attended or no, upon any public or private property within the City, unless the same is completely enclosed within a building or unless it is in connection with a business enterprise, lawfully licensed by the City and properly operated in the appropriate business zone, pursuant to the zoning laws of the City.² For the purposes of this section, vehicles shall include: any motor vehicle, boat, aircraft, recreational vehicle, or trailer. Proceedings for a violation of this Chapter, except Section 6-5-3, shall be civil in nature. (Ord. 27, 2008)

This means licensing has nothing to do with it.

Remember however, NO unlicensed vehicle can operate on CV Streets or be parked in the parking lot (unless on a trailer).

Our electric bill for February is \$2,954.76. This is only up \$116.89 from January even though our weather has been colder. It looks like the changes in heating we have made and all of you who have been so much more considerate in keeping the laundry and post office doors closed has made a huge difference. Thank you! To put it in perspective, last year at this time our bill was \$2,728.54. Our rates have went up significantly so even though it is more this year it shows we are successful in being more conservative in our electrical usage. That is only a \$226.22 increase which is great news.

Illness seems to be reducing in the park which is also a good thing! Perhaps with Spring we will be able to feel more comfortable about gatherings.

We are still having issues with someone throwing birdseed and other food scraps on the ground on empty neighbors lots. This is NOT OKAY. It brings in rats and other wild creatures. If you are the person please STOP. You will be fined! I have sent out letters to address this as well as a fine.

I want to remind everyone in the park that if you are “renting” or “bartering” for someone to stay in an extra dwelling unit on your lot you must advise the office of the start date and the persons name and phone number. There is a 6 month per year limit on anyone occupying a second dwelling unit. You will receive a fine.

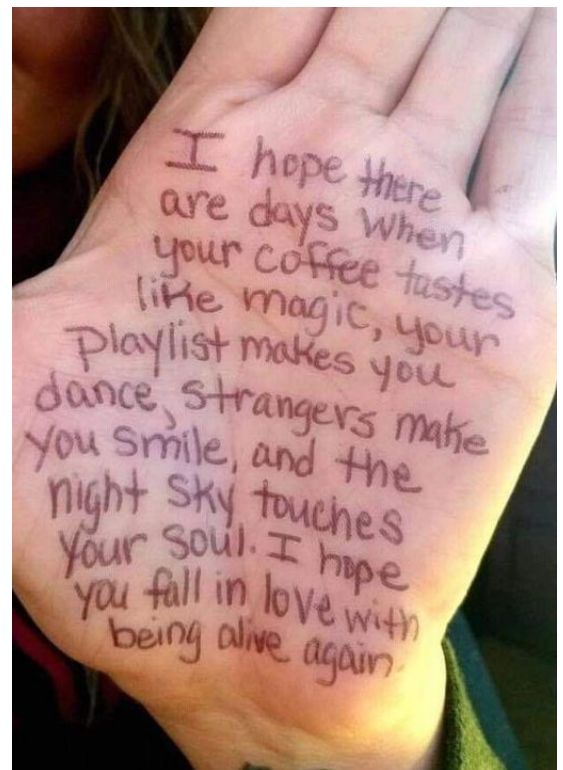
We will begin picking up brush in March. The first day is March 7th . If you have storm debris down from the snow storm on Tuesday let the office know, we will try and do a small pick up of that debris prior to the 7th. Then it will be twice per month on every other Tuesday . If we have another storm we will try and accommodate that type of pickup off schedule.

Please try and come to the regular Coast Village Board Meeting on the 18th. New owners should make a special effort. It will give you an idea of plans for the year and the process of how decisions are made.

It will be a busy spring with new elections, budget meetings and getting ready for the Annual Meeting. I hope all owners will think about items of importance to them to add to the Annual Agenda.

Happy Almost Spring!

Carlla



CELEBRATING OUR STAFF:

DONNA SMITH—OFFICE ASSISTANT

BEN DAVIDSON—MAINTENANCE

MIKE BRADY—MAINTENANCE

JENNIFER BRADY—MAINTENANCE



Hello neighbors!

It's our plan to come see you this summer! We've been working hard at Gilbert Ray Campground and also at our property. I can't tell you how many dump runs we've made. Our oldest dog Pippi loves to go along for the ride. The ladies at the dump give her a treat on the way in and on the way out.

This little dwelling down in the picture had to come down, it's was collapsing in on itself. It was a dug out. Now we call it "the hole". Michelle attached our winch to the inner pole and pulled it down. We are filling the hole with dirt from a close by "rammed earth" building. We're getting closer to having a nice clean property!

Love you all!

Kim and Michelle



A picture is worth a thousand words they say

Ben and Mike have stripped the Sand Lot Room's floor, repaired the concrete crack that ran all the way across the room and sealed the concrete.

It's been a lot of work for them as we had to do it by hand rather than by machine.

I think all of you will appreciate the look of the upgraded space. Repairs are necessary to keep the integrity of CV Assets. The "least" price I received from a contractor doing this was \$14,000.00!

We have great workers!!



Ben doing a great job laying the new floor!

New paint, new floor. We hope you will enjoy the updated room. All under \$4,000.00. This includes repairing and sealing the concrete floor. Ben and Mike did a terrific job.



Looking for a housekeeper

Light housekeeping, dusting, vacuum, clean bathroom
2 times per month.

Contact Carlla at office

Do you need housekeeping services?

Assistance with shopping?

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

TELEPHONE FOR SERVICES

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



COAST VILLAGE MEET AND GREET

March 2, 2023

3 PM

**Clubhouse/Sand Lot
Refreshments will be served**

- Do you know who is making decisions for our community?
- Do you want to have a say about how our community is developing to protect your financial investments?

This is your opportunity to meet with current Board and Committee members to ask questions, make suggestions, and recommendations.

We want you to understand the importance of having input into the governing of our community and get involved. By not being involved, you are allowing others to make decisions that effect you and the community.

WE LOOK FORWARD TO SEEING YOU!

Recycle Alert!!!!

WE HAVE BEEN NOTIFIED THAT A NEW COMPANY HAS PURCHASED CENTRAL COAST RECYCLING

We don't yet know what that will mean on prices for Coast Village or changes in what can be recycled. As soon as we know, you will know. Meanwhile continue recycling following the new posters posted on the containers and flyer information at the post office and office.

Gardening

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-tire branch must be removed. Therefore, treating at the first sign of an infestation is very important. If left untreated they will de-destroy your evergreens and quickly spread to other trees. The treatment used by the Forestry Department is "Bacillus Thurin-giensis" (BT) available at local nurseries, hardware stores and Bi-Mart 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. If you notice an infestation in common areas, please call the Coast Village office at 541-997-3312

Reasons to Serve on Coast Village Board:

Help maintain the quality of life you enjoy. Protect your property values. Meet Coast Village friends and neighbors you haven't met before. Have fun accomplishing things for your Coast Village community together. Learn all the facets required to run Coast Village and its many amenities. Find creative solutions for day-to-day challenges. If these reasons appeal to you, please contact a Board member or the office and pick up a Declaration, please also attend the meeting on March 2 in the Sand Lot Room.

IT'S ALMOST TIME FOR BOARD OF DIRECTOR ELECTIONS

Here are your Directors whose terms are coming to an end.

Jay



Tashi



Diana



Tommy



This year our President and Vice President and two Board Members are leaving their positions.

Although our Board Members could chose to run again, they will have to make a declaration by the end of March. The cut-off date to return a declaration is March 27th.

I hope all of our lot owners will take the time to thank these Board Members for their service. I also hope some of you will consider running for our Board to take the place of those who are leaving us.

The Board is an important part of the operations of Coast Village, they work for the people. They oversee the finances, the well being of Coast Village to keep property values strong.

You will find a declaration in this newsletter, take the time to consider, fill it out and submit it to the office if you would like to be a part of keeping our Village strong.

CVPOC DIRECTOR

Updated February 2023

Requirements for candidates:

Must be a member in good standing. All dues, assessments, and CVPOC electric bills (if applicable) must be current. (Bylaws § 4.5.a)

Must be an owner of record of a lot in Coast Village and have proof of ownership on file in the Coast Village office or proof must be provided at the time of filing. (Bylaws § 4.5.a; ORS 94.639) **Check appropriate box below.**

Proof of ownership on file in CVPOC office.

Proof of ownership provided with declaration.

Must be willing and able to attend all regular and special board meetings.

DECLARATIONS OF INTENT TO RUN MUST BE DATED AND SIGNED

I hereby declare my candidacy for the position of CVPOC DIRECTOR

Declaration must be received by 3:00 p.m. on Monday. March 27, 2023

NAME (please print): _____

ADDRESS (mailing): _____

Coast Village Property - LOT #: _____

TELEPHONE: _____

E-MAIL: _____

REASONS FOR RUNNING FOR THIS POSITION:

(Use the backside of this page if additional space is required)

BACKGROUND (Please be specific. Take time to tell us who you are!):

(Use the backside of this page if additional space is required)

SIGNATURE: _____ DATE: _____

Declarations may be delivered to the CVPOC office, emailed to: office@cvpoc.com; Attn: Elections, faxed to (541-902-0103), or mailed to: CVPOC Elections Committee, 55 Outer Drive, Florence, OR 97439.

Declaration must be received by 3:00 p.m. on Monday, March 27, 2023.

BACKGROUND: (continued; please take time to tell us who you are!)

DECLARATION OF CANDIDACY CVPOC DIRECTOR

DECLARATION OF CANDIDACY

CVPOC PRESIDENT

Updated February 2023

Requirements for candidates:

Must be a member in good standing. All dues, assessments, and CVPOC electric bills (if applicable) must be current. (Bylaws § 4.5.a)

Must be an owner of record of a lot in Coast Village and have proof of ownership on file in the Coast Village office or proof must be provided at the time of filing. (Bylaws § 4.5.a; ORS 94.639) **Check appropriate box below.**

Proof of ownership on file in CVPOC office.

Proof of ownership provided with declaration.

Must be willing and able to attend all regular and special board meetings.

DECLARATIONS OF INTENT TO RUN MUST BE DATED AND SIGNED

Declaration must be received by 3:00 p.m. on Monday, March 27^h, 2021.

I hereby declare my candidacy for the position of CVPOC PRESIDENT

NAME (please print): _____

ADDRESS (mailing): _____

CVPOC LOT: _____

TELEPHONE: _____

E-MAIL: _____

BACKGROUND (Please be specific. Take time to tell us who you are!):

(Use the backside of this page if additional space is required)

REASONS FOR RUNNING FOR THIS POSITION:

(Use the backside of this page if additional space is required)

SIGNATURE: _____ **DATE:** _____

Let's get ready for Spring!

Whether you're spring cleaning or working on a home maintenance project, check ReStore first! Need garden tools or supplies, ReStore has those too! Inventory changes quickly so check back often. Not finding what your looking for? Ask to be put on the Special Request List.

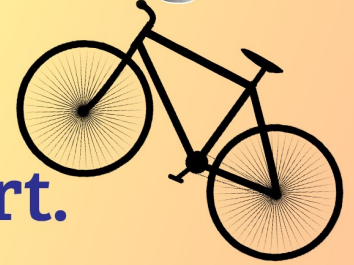


Bicycle Tune-ups & Repairs (541) 991-7072 to leave message



Scan code to go
to Green Bike's
Website

Also accepting donations
for Green Bike in Waldport.



Supports Seashore Family Literacy



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

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



Ph 503-820-9359

Fax 503-213-5876

DANIEL T. GARNER

Attorney at Law

Garner Law Office

1845 Hwy 126, Unit A

Florence, OR 97439

A good attorney to meet your legal needs.

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