



NOVEMBER 2023

ISSUE 11

Lot owners will soon be receiving assessment letters of \$135 per lot to cover a bunch of sewer stuff: cleaning out root balls, applying a root growth retardant that the Cities of Florence, Reedsport and Winston all recommend, and some upgrades to help diagnose/maintain our system (adding 6 manhole/cleanouts). Our reserve account is still low after some big projects in recent years and to be honest, the latest reserve study concluded that we really should be contributing more each month, \$25/lot each month from our dues is just not enough anymore to maintain all of our facilities.

The assessment is due from each lot as soon as possible, any lots interested in spreading it over a few months should contact Carlla in the office.

NOTICES

- Facility Hours: Hours for the laundry room 24-7 with code, Clubhouse bathrooms—24-7. Clubhouse is open 8:00 am — 9:00 pm
- Office hours M-F 9:00 am — 3:00 pm Masks required for entry if you are ill.
- The mailroom is open from 8:00 am to 8:00 pm
- Pool is closed.
- .Board Meeting November 15th at 9:00 a.m.—Sand Lot
- Clubhouse is open until 9:00 p.m.

OFFICE IS CLOSED NOVEMBER 23RD & 24TH

WWW.COASTVILLAGEFLORENCE.COM

Board of Directors 2023-2024

President Roger Emigh
remigh@gmail.com

Vice President Dave Cox
<adigman2018@gmail.com>

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

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

Director Ila Mae Robinson
(541) 991-3891 or ILA-MAE.TOOTSIE@GMAIL.COM

Director (Secretary) Glenn Singley
Glenn@cvpoc.com

Director Nancy Brock
Nancybrock@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

Mike showing off the 4' root ball pulled from the sewer line on Azalea.

An example of the sewer work going on right now.



An example of "trash/garbage" pulled from our recycle dumpsters. PLEASE STOP DOING THIS! YOU WILL BE FINED AND YOU ARE ON CAMERA!

HOLIDAY WORK SCHEDULE The office and maintenance shop will be closed November 23rd & 24th, and December 25th. December 26th and January 1st.

DAYLIGHT SAVINGS ENDS NOVEMBER 5TH, REMEMBER TO TURN YOUR CLOCKS BACK ONE HOUR.



Every hand makes a difference

Volunteers are the heartbeat of Habitat's mission to ensure everyone a decent and affordable place to call home. Please consider giving your time and talent to building brighter futures.

Volunteer opportunities include

- ReStore Cashier
- ReStore Donation Ambassador
- Committee Member
- Special Events



Interested in volunteering or have questions?
541-902-9226 or info@florencehabitat.org



The Thanksgiving Power of Gratitude

Thanksgiving is a time when we gather with loved ones to share a bountiful meal, but it is also a moment for deep reflection and gratitude. The power of gratitude during this holiday season is undeniable, as it has the ability to transform our perspective, enhance our well-being, and strengthen our relationships. Gratitude has the ability to shift our perspective from a mindset of lack to one of abundance. As we pause to appreciate the blessings in our lives, whether big or small, we become aware of the richness and beauty that surrounds us. This change in perspective allows us to find contentment and joy in what we have, rather than focusing on what we lack.

Expressing gratitude during Thanksgiving promotes a sense of well-being and happiness. Numerous studies have shown that practicing gratitude improves our mental and physical health. By acknowledging and being thankful for the positive aspects of our lives, we experience lower levels of stress, increased optimism, and a greater sense of life satisfaction. Thanksgiving serves as a perfect occasion to express gratitude towards our loved ones. When we take the time to appreciate and acknowledge their presence, support, and love, we deepen our connections and strengthen our relationships.

Gratitude fosters an atmosphere of kindness, compassion, and understanding, creating a harmonious bond among family and friends. The power of gratitude extends beyond our immediate circles. When we express gratitude during Thanksgiving, it has a ripple effect, inspiring others to do the same. Our acts of appreciation and kindness can create a positive chain reaction, spreading gratitude and goodwill throughout our communities. This ripple effect has the potential to transform lives, uplift spirits, and create a more compassionate society. Thanksgiving provides an opportunity for us to reflect on the challenges we have faced and the lessons we have learned. Expressing gratitude for the obstacles we have overcome and the personal growth we have experienced fosters resilience and a sense of empowerment. Gratitude reminds us of our own strength and encourages us to face future challenges with a positive mindset.

As we gather around the Thanksgiving table, let us not only indulge in the delicious feast before us but also embrace the power of gratitude. Let us take a moment to reflect on the blessings in our lives and express our appreciation for them. By shifting our perspective, enhancing our well-being, strengthening our relationships, creating a ripple effect of kindness, and cultivating resilience, gratitude has the potential to transform our lives and the world around us. This Thanksgiving, let us harness the power of gratitude and carry it with us throughout the year, spreading joy, love, and appreciation wherever we go.

MAINTENANCE

Ben Davidson, Maintenance Supervisor

Completed:

- Pump Station checks and general maintenance
- Painting roofs of post office, laundry and clubhouse
- Adding access to service the sewer lines
- Removal of root balls and debris in assess cleanouts on sewer
- Brush trimming/limb removal
- Service work on vehicles

Upcoming Maint. Cont:

- Road repair
- Sewer main camera work
- Entrance gate sensor loop replacement
- Landscaping—ongoing
- Repair pool valve
- Leveling of pool chem shed

Ben Davidson
CVPOC Maintenance Dept.



When there are fish out there Pepper is happy!!!

It's great to see Coast Village residents enjoying the bounty this year! Keep fishing! Enjoy life! Be grateful!

Happy Thanksgiving!



No Butts Allowed: Cigarette butt litter: after you put out your cigarette, please make sure you aren't leaving your butts on the ground in CV. Thank You!

The “Anniversary Party”

Happy #50!!!





Mom! MOM!!!! Look at me, look at me! Stay home, don't go to work!

The famous Squidward letting Donna know she needs to stay home today!



ANNUAL CHRISTMAS CRAFT SALE!!!

WHEN: November 11, 2023

TIME: 10:00 a.m.—2:00 p.m.

PLEASE CALL OFFICE TO RESERVE TABLE FOR YOUR CRAFTS

SUPPORT OUR LOCAL ARTISTS AND CRAFTING LADIES!

PLEASE BE PREPARED TO WEAR A MASK DUE TO THE FLUE AND COVID ISSUES AND HELP TO AVOID ILLNESS.

NOV 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 NO COFFEE AND DO- NUTS THIS MONTH	2	3	4
5	6 Garbage	7 Brush	8	9	10	11 CRAFT SALE SAND LOT 10am-2pm
12	13 Garbage WORKSHOP 9:00	14	15 BOARD MEETING 9:00	16	17	18 THANKSGIV- ING POT- LUCK 2-4
19	20 Garbage	21 Brush	22	23 CLOSED FOR HOLIDAY	24 CLOSED FOR HOLIDAY	25
26	27 Garbage	28	29	30		

REMEMBER THE THANKSGIVING DINNER POTLUCK! NOVEMBER 18TH

2:00—4:00 SAND LOT ROOM

NOTE: BOARD MEETING IS ON THE 15TH (WED) THIS MONTH START TIME
9:00 A.M.

OCTOBER 2023**Here's to celebrations!**

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

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

**BIRTHDAYS**

Virginia Strader	Nov. 10th
Leroy Shotwell	Nov. 24th
Carlla vandeVyver	Nov. 25th

**ANNIVERSARY**

Joe & Diana Newman	Nov. 9th
Gene & Carlla vandeVyver	Nov. 23rd
David & Gloria Wood	Nov. 24th



THANKSGIVING MESSAGE TO COAST VILLAGE EMPLOYEES

As the saying goes, “It’s not joy that makes us grateful but gratitude that makes us joyful.” I’m proud to lead a team that demonstrates this daily. Your respect and appreciation for one another brings a positivity to this workplace that shines—even when times get tough. So thank you for being ready when we need you!

As Thanksgiving nears, I want to share a quote with you...“When it comes to life, the critical thing is whether you take things for granted or take them with gratitude.” -Gilbert K. Chesterton...and a reminder that not one of you is taken for granted by me or the residents of Coast Village. Your positive presence, your time, your ideas, your daily efforts are taken with much gratitude, and we wouldn’t be where we are without you. So thank you! Wishing you peace, prosperity, and plenty of pumpkin pie! Enjoy your well-deserved day off!

We are all grateful for such a good team.

Happy Thanksgiving guys!!!

Carlla

Studio 0 Baths - House

125 Sailor Ln, Florence, OR 97439-8765, United States

Coming soon!!!!

Available December 1st 2024.

125 Sailor lane Florence, Oregon 97439

A Beautiful wooded private lot will be available in the very desirable Coast Village community. This lot is ready for you with full hookups, 50 amp service and internet ready. You can pull your trailer or Motorhome right in and start enjoying your private lush fenced yard. You have plenty of space and is perfect if you have pets or small children. On the lot there is a fire pit area to enjoy. You have access to a work shop with tons of storage and a bunk house. Coast Village is a gated community that has many amenities for you. These include a pool, sauna, 24 hour laundry room and on site mail room. There is a playground and a clubhouse. The clubhouse host many community event throughout the year. They have a game room, kitchen and a large bathroom with multiple showers for your use. The lot does not include the spa or Motorhome. But both are available for sale at a reasonable price.

This lot is offered at \$975.00 a month which includes water, sewage and trash. A minimum of a 6 month lease with a option to renew. Must be able to pass a back ground check . First months rent and a security deposit equal to one month rent is due at the signing of the lease. Tenant is responsible for electric, and or propane if you need it.

If you would like to take a look at the property please call or text Tommy or Rebecca at (541) 901-1938 or (951)349-9066



OPERATIONS, Carlla Van deVyver

Here we are in November! Time certainly can go by quickly. Leaves are turning and we are starting to experience a few storms.



We have begun a sewer line project for the park. You need to expect some road closures where you will be redirected. Please be patient with workers and follow instructions.

We will be adding several cleanouts to our existing sewer line which will enable us to service the lines more efficiently for debris removal. Currently we have a number of sections where the length is too long for either ourselves or contractors to camera or clean out when the sewer slows down. Once we have cleaned out the sewer lines of all the root balls and rocks and sand we will have a treatment done in the lines to restrict root growth. This will not harm our trees. The part of the project will not happen until April. It is expected that the first part of the project will take approximately 3 weeks, with two weeks of possible road direction changes. You may wonder “why” do we have rocks in the sewer lines? This comes from cleanouts being covered with gravel in driveways or along side roads. Over time the rocks sift into the lines.

We also have discovered that several lots have their sewer lines from their lots crossing over the width of the sewer main causing a disruption to appropriate flow. These will have to be repaired. The BOD will decide if this is a lot owner’s responsibility or CV responsibility. It will be discussed at the November 15th Board meeting.

Starting this month we will be reducing how often we pick up yard debris. Of course if there is a big storm we will remove debris. In November pick up of brush will be only two times. December and January will be reduced to one time unless there are special circumstances.

QUESTION OF THE MONTH:

When do dues go up?

HOA Fee Reminder:

Just a monthly reminder that HOA dues are \$225 as of January 1, 2024. (\$2,700.00 per year) Please, always include your lot# on your check.

The Sewer Assessment is due December 1, 2023. The Assessment is a one time fee of \$135.00.

If you need to make payment arrangements please see Carlla in the office.

On Monday the 6th of November we will be testing the fire hydrants in the park for efficiency. You may see a slight drop in your water pressure while that test is in process. Thank you for your patience.

There will be a nice Thanksgiving dinner potluck happening in November. I will be doing some cooking! Ham, scalloped potatoes, mac & cheese are on the menu. Hope to see a good turnout.

I want to address with all of you what appears to be an issue regarding the “trail” from the Satellite Bath to Horseshoe Bend.

This is a “connecting” walking trail and the property is owned by Coast Village. Coast Village is listed as the owner and Coast Village pays taxes on it.

Anyone stating that this lot is not available to all of Coast Village is in error. It does not matter that the trail borders someone’s lot line. The trail is a public trail. If you as a lot owner are having problems with a dog behaving badly when someone is on the trail you must control your dog. Once again, this is a public trail owned by Coast Village, open to all lot owners for use. Please do not approach people utilizing the trail and harass them in any way or you could be fined.

As many of you already know, I have decided to retire in March of 2024. I have enjoyed so much working for all of you and being a part of improvement of property values, removing people who were working against the community by illegal activities, fixing aging infrastructures. We live in a beautiful place and I am proud I have been able to be part of the community. We have a wonderful team of employees and I am looking forward to a continuing presence of volunteer work. I am also looking forward to participating in more social activities. While there may be some changes I am hoping they will be very small and although change can be hard it doesn’t mean the change is bad.

I appreciate all of you and your support over the years.

Carlla vandeVyver
Operations Manager

Best Salisbury steak
Prep time 30 minutes
2 servings

Ingredients:

1 large egg
3 tablespoons crushed butter-flavored crackers
1 tablespoon finely chopped onion
1/2 teaspoon salt
1/4 teaspoon pepper
1/4 teaspoon rubbed sage
3/4 pound ground beef
1 can (4 ounces) mushroom stems and pieces drained
2 tablespoons butter
3 tablespoons all-purpose flour
1 3/4 cups water
2 beef bouillon cubes
1/4 teaspoon browning sauce, optional
Hot mashed potatoes
Minced fresh parsley, optional

Directions:

In a medium bowl, combine egg, cracker crumbs, onion, salt, pepper and sage. Add beef and mix well. Shape into 2 patties.

In a medium skillet, cook patties until browned, 4-5 minutes per side, drain. Remove to a platter and keep warm.

In the same skillet, sauté mushrooms in butter for 2 minutes. Stir in flour, blend well. Add water and bouillon, cook and stir until smooth and thickened. Stir in browning sauce if desired. Return patties to gravy and cook, uncovered over low heat until heated through, about 10 minutes, turning occasionally. Serve steak with mashed potatoes. If desired, sprinkle with parsley

1 steak 581 calories, 37g fat (17 saturated fat), 250 mg cholesterol, 1960 mg sodium, 18 g carbohydrate (2g sugars, 2g fiber), 41 g protein

OCHS Christmas Store 2023

Grand Opening



OCHS Vintage House

(Next to our Thrift Store)

1179 Bay Street

November 1 thru November 30

Monday - Saturday 10am - 4pm

Sunday 11am - 4pm

PLEASE SUPPORT OUR SHELTER

Activities Committee Newsletter for November 2023

There are going to be a few changes for the winter months as we snuggle into our winter caves to keep warm.

Texas Hold-em Poker and Happy Hour will be on temporary hold until Spring 2024.

Monday coffee has been canceled and will return on the first Wednesday of every month starting December 6, 2023 from 10am – 11am and good news Big Dog Donuts will be back again for you to enjoy as long as they open. (Yippie!)

Once again the holidays are approaching so our calendar is getting busy with a few activities.

We will be having a Christmas Bazar again this year on November 11th in the Sandlot Room from 10 am – 2 pm. Please phone office to sign up for a table to sell your crafts. This is a great opportunity to get your Christmas shopping done early.

On November 18th we will be having our annual Thanksgiving Potluck dinner from 2pm – 4pm. Coast village will be providing: Ham, Scalloped Potatoes, Macaroni and Cheese, Pumpkin & Apple pies with whip cream, coffee & water. There will be a sign-up sheet in the post office to let office know what you are bringing and how many will be attending. We look forward to celebrating this Holiday with you all. Suggestions for dishes to bring and share would be: salads, rolls, pickles, olives and a vegetable dish.

That's it for this month. Stay well and we hope to see you at the upcoming events this month.

Regards,

Activities Committee

CELEBRATING OUR STAFF:

DONNA SMITH—OFFICE ASSISTANT

BEN DAVIDSON—MAINTENANCE

MIKE BRADY—MAINTENANCE

JENNIFER BRADY—MAINTENANCE





These women know how to have a good time!



COAST VILLAGE PROPERTY OWNERS CORPORATION**BOARD OF DIRECTORS MEETING****July 15, 2023****APPROVED MINUTES**

Prepared by Glenn Singley, Secretary

The July 2023 BOD Meeting was called to order in the Coast Village Sand Lot Room at 1:45pm by President Roger Emigh.

A quorum was established with President Roger Emigh and Directors Glenn Singley, Ila Mae Robinson, Tommy Brunetto, Dave Cox, and Nancy Brock. Absent – Dory Hethcote.

The agenda was accepted without objection.

Tommy read the June minutes. Approved without objection.

REPORTS

All reports were read and accepted at the Annual Meeting.

ACTIONS WITHOUT A MEETING

A fine had been assessed for \$500 to a lot for vandalism to the sauna. The lot owner and the minor involved with the incident appealed the fine. **Motion:** Reduce \$500 fine to \$200. Motion by Tommy, seconded by Nancy. Motion passed unanimously.

OLD BUSINESS

Rental Policy – POM will submit a revised policy at a future meeting.

ARC Chair Position – ARC Chair position is vacant and needs to be filled.

BOD Meeting Schedule 2023-2024 – The schedule was determined. Standard annual meeting on July 20, 2024. Board meetings on October 21, 2023, January 20, 2024, April 20, 2024, and June 15, 2024.

NEW BUSINESS**Election of Officers**

Treasurer – Dory has submitted a letter offering to continue as the Treasurer. **Motion:** Appoint Dory Hethcote as Treasurer. Motion by Glenn, seconded by Tommy. Motion passed unanimously.

Secretary – Tommy nominated Glenn, seconded by Ila Mae. Glenn accepted. Motion passed unanimously.

Vice President – Glenn nominated Dave Cox, seconded by Nancy. Dave accepted. Motion passed unanimously.

Cat Complaint – Discussion about unwanted cats on private property. No action taken.

ARC Automatic Approval Fence Form – **Motion:** Approve the form granting BOD approval to the ARC for simple fence application if all eight requirements are met. Motion by Glenn, seconded by Ila

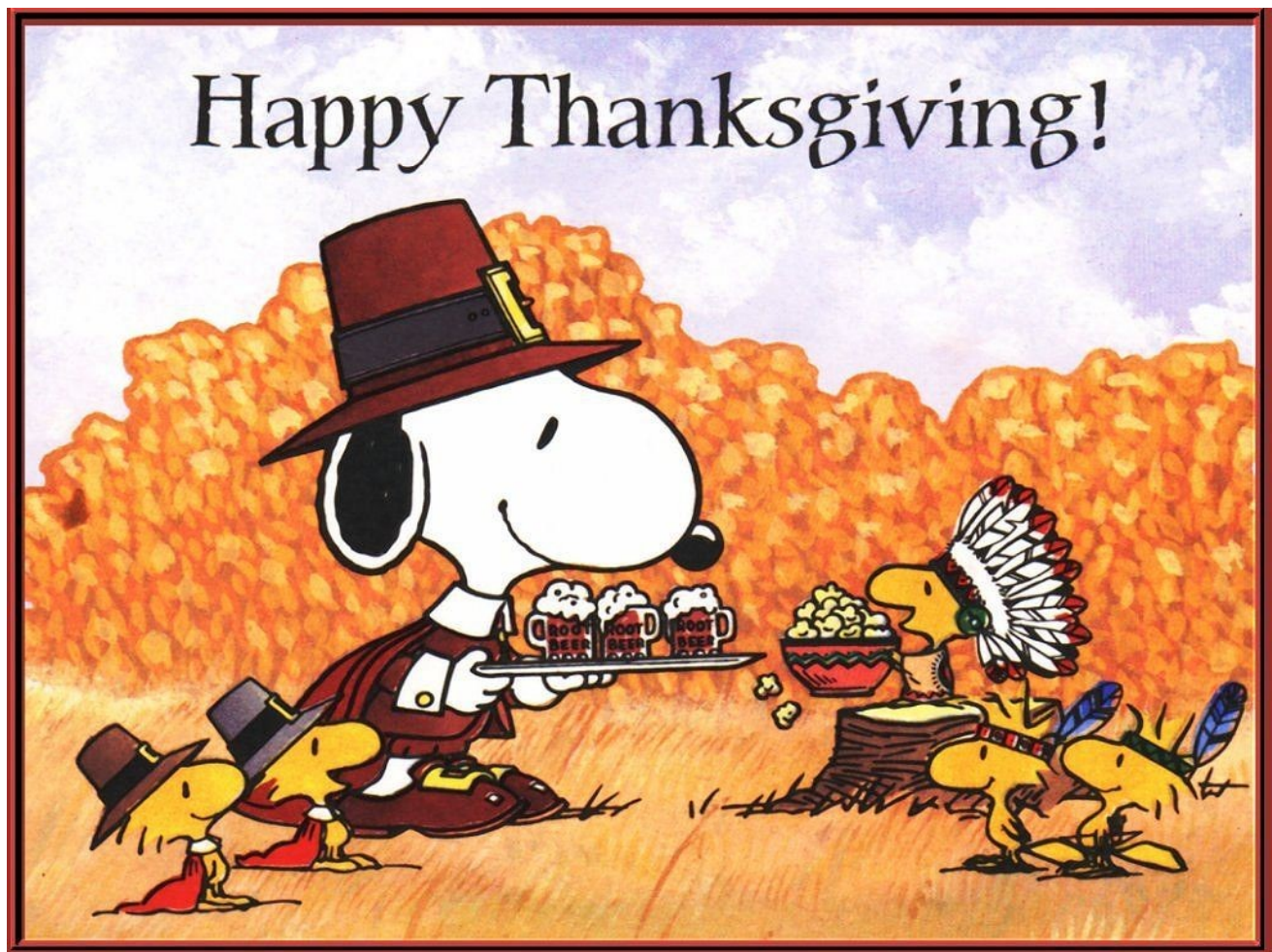
Mae. Motion passed unanimously. The form was signed by all Board members present and given to an ARC member.

GOOD OF THE ORDER

Dog Complaints – No action taken. Referred to the POM.

Complaint – Lot 80/77 Greenbelt – Motion: CVBOD authorizes POM to spend up to \$100 (from Greenbelt fund) to buy two (2) laurel plants and plant according to POM's contract with Lot 80. Motion by Glenn, seconded by Nancy. Motion passed unanimously.

ADJOURNMENT: Motion by Tommy, seconded by Glenn. Meeting adjourned at 3:25pm.



COAST VILLAGE PROPERTY OWNERS CORPORATION

ANNUAL MEMBERSHIP MEETING

JULY 15, 2023

APPROVED MINUTES

Prepared by Glenn Singley, Secretary

The July 2022 Annual Membership Meeting was called to order in the Coast Village Sand Lot Room at 10:00am by President Jay Guettler.

A quorum was established by the Elections Committee Chair with 72 voting members present.

The agenda was accepted without objection.

Jay introduced Karla Holloway of Holloway & Associates. Karla read the Annual budget. She also explained the financial situation of Coast Village and answered questions.

2022 Annual Meeting Minutes – Approved by the BOD at the August 2022 BOD meeting.

REPORTS

POM Report – Presented by Carlla Van de Vyver.

ARC Report – Presented by Jay Guettler.

Activities Committee Report – Presented by Elsie McKean.

Elections Committee Report – Presented by Ila Mae Robinson.

OLD BUSINESS: None.

NEW BUSINESS

Update CVPOC Logo: Glenn Singley (Lot 150) suggested that there be community involvement in designing a new Coast Village logo and provided some examples. He asked for a show of hands if the membership thought it was worth proceeding. Due to the lack of interest no motion was made.

Clearly define the 'Architectural Improvements' that require an ARC permit – Motion: Add the following wording to the ARC Policies & Procedures.

“Any work that will add a structure (as defined previously in this document and not temporary under CC&R article 5 5.0), alter or rebuild a non-conforming structure, or alter an existing structure’s footprint will require a permit from the ARC. All fences, gates, walls, patios, stairs, wheelchair ramps, ramadas, carports, driveways, etc., that require a city building permit require an

ARC permit. Those that do not require a city building permit do not require an ARC permit.”

Motion made by Roger Emigh (Lot 76), seconded by Carlla Van de Vyver (Lot 22). Motion passed. 49 Yes, 18 No.

Addition to Rules & Regulations – Motion: Add the following wording to the Coast Village Rules & Regulations.

“Harassment is against the law and as such Coast Village has a zero-tolerance policy. Definition of what Coast Village would consider harassment includes:

posting pictures of homeowners properties on Social Media (of any type),

writing letters of threat of any kind.

ongoing verbal abuse such as threats and name calling,

other behaviors listed under ORS 166.065.”

Motion made by Julie Burk (Lot 100), seconded by Tommy Brunetto (Lot 125). Motion passed. 51 Yes, 3 No.

LUNCH BREAK: Began at 11:50am, ended at 12:25pm.

Returned to meeting with a quorum of 56 voting members present.

Membership Input: Motion: Accept the logo example provided previously (first page, upper left) as the new Coast Village logo.

Motion made by Sunni Kubishta (Lot 7), seconded by Tommy Brunetto (Lot 125). Motion passed. 48 Yes, 8 No.

INTRODUCTION AND SEATING OF NEW DIRECTORS

Newly elected President – Roger Emigh

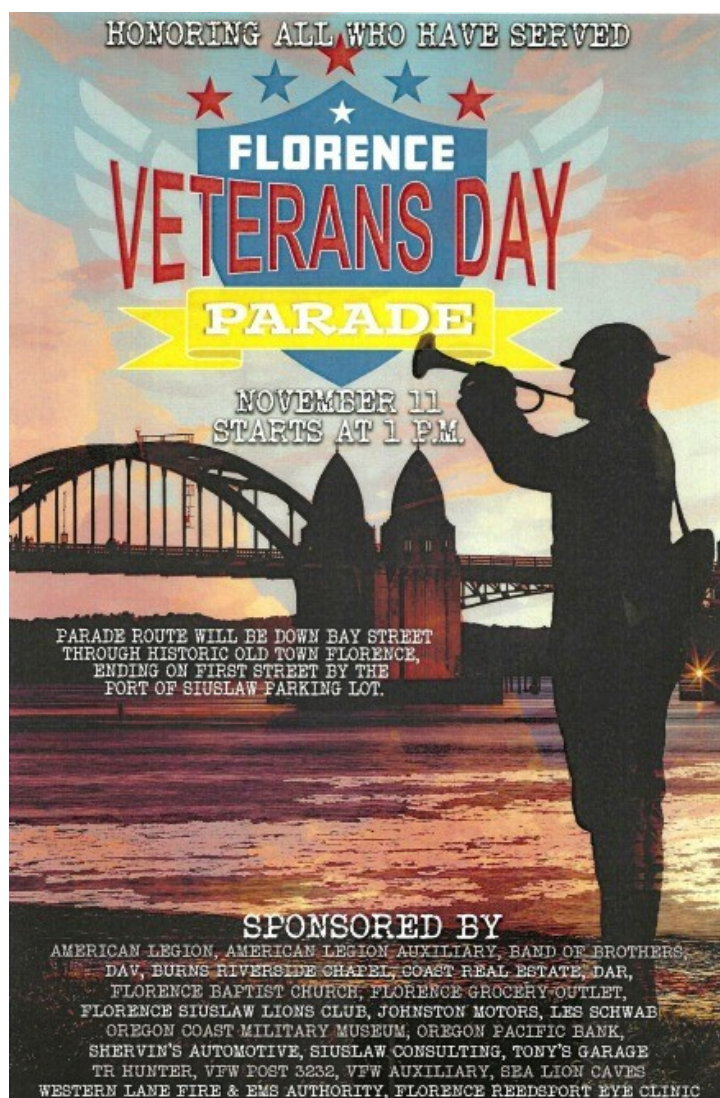
Re-elected Director – Tommy Brunetto

Newly elected Directors – Nancy Brock and Dave Cox.

ADJOURNMENT

Motion to adjourn the Annual Meeting. Motion made by Roger Emigh (Lot 76), seconded by Robert Davidson Lot 147. Motion passed.

REMEMBER OUR VETERANS –
NOVEMBER 11TH
THANK THEM FOR THEIR SER-
VICE



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





Roger Emigh
President



Dave Cox
Vice President



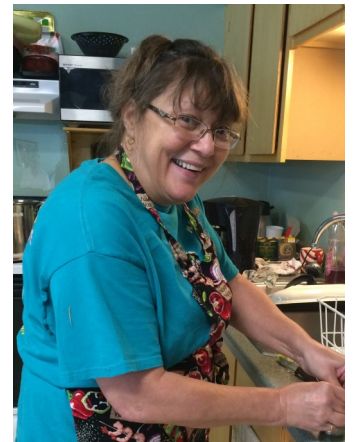
Dory Hethcote
Treasurer



Tommy Brunetto
Director



Glenn Singley
Secretary



Nancy Brock
Director



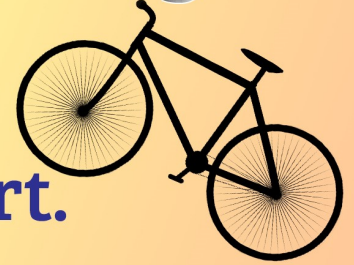
Ila Mae Robinson
Director

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.

HOUSEKEEPING—MOLLIE POTTER

Experienced housecleaning. Local in the park!

541-707-7147

HANDY GAL

BECKY CULY

541-901-1779

Florence, OR

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



CARISSA BLANK

Jill of all Trades

Call or Text: 541 901 9767