

COAST VILLAGE REPORTER

October 2019

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

VOLUME 26 ISSUE 10

Board of Directors 2018-2019

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POM@CVPOC.COM

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

Complaint Process

We have so much to be grateful for here living in Coast Village. We live in one of the most beautiful communities anywhere. Every time I walk through the Village, I am still amazed that I get to live here. The small streets where I can walk down the middle of the road. The rolling down of my car windows when I pull out of my driveway, because I know I'll get to stop and say "hi" to at least one of my neighbors. The neighborhood conferences that just seem to pop up here and there on sunny days.

I realize that the previous paragraph may seem like a strange intro to a title of "Complaint Process," yet I believe that being grateful should be the first step in any complaint process. Being grateful, though, probably won't make your neighbor's dog quit barking incessantly or your other neighbor from doing something that they maybe shouldn't be doing that annoys you or you see something that could and should be improved. So, how do you go about getting these sorts of things resolved?

My next step is to talk with my neighbor, remembering to be kind in my intent and approach. Sometimes this is all that is needed. Yet, I've had this approach be unsuccessful too and it ends up being a difficult conversation. Use your best judgement for each situation and use this step only if you are comfortable with trying it.

If talking with your neighbor is not appropriate given the neighbor or the situation, where do you take your issue for some hope of resolution? Write out your situation in as much detail as you can, including what you would like to see as a resolution or what you see as possible solutions. The next step would be to bring your write-up to the Park Office. If your complaint is against the POM, you may submit your complaint to the BOD President.

The path will follow the process outlined below from our Rules and Regulations document (page 8).

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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:** October 19, 2019 at 10:00 a.m. in the Rose Room. Workshop/Special Meeting Friday October 18, 2019 at 1:00 p.m. in the Rose Room.
- ◆ **Pool hours are 8:30 a.m.—8:00 p.m.** Pool is closed at this time. It may re-open watch for signage.

Continue from page 1—Complaints:

COMPLAINTS

All complaints regarding criminal activities shall be referred to the appropriate authorities.

- Only signed complaints will be accepted using a CVPOC Complaint Form available in the office or on the CVPOC website. Identification of Complainant is kept confidential.
- Complaints will be entered onto the complaint log sheet. The office staff will remove or redact any personal information provided by the complainant.
- Complaints will be entered onto the complaint log sheet. The office staff will remove or redact any personal information provided by the complainant.
- If the complainant requests feedback regarding resolution of the complaint, then the complainant's information will be placed in an envelope, identified by the log number, and stored in the Corporation's safe.
- The POM will work with individual lot owners to resolve the complaint. If the POM cannot resolve the complaint, then the complaint will be referred to the Board of Directors for resolution.
- If the complainant has requested feedback, once the complaint is resolved, the envelope containing the personal information will be opened and a copy of the resolution form will be mailed to the complainant. The complainant's personal information will be destroyed. When the complaint is against an individual Lot Owner, a copy of the complaint, minus the confidential information, will be placed in that Owner's file.

REMEMBER: If your complaint is about a criminal activity or if you feel unsafe, please call the Florence Police Department by dialing 911 on your telephone.

NOTE: If you receive a fine or correction, you have 30 days to appeal to the BOD.

Park Operations Report

MONTHLY REPORT SEPTEMBER 21, 2019

Water bill for August 2019 is \$10,995.57. This is an increase of \$207.58 over July.

The pool heater is scheduled for a new burner tray on September 30, 2019. I have closed the pool for now. With the rain and colder temperatures it is not being used. I will re-evaluate if the new burner works if I open it back for October. It will depend on the weather.

Incidents so far this month:

- Compliance Officer called for aggressive dog on Lot 121.
- Added camera to the Rose Room because of theft.
- Broken gate – charge leveled against lot owner
- Trespass reported to police
- Flood in bathrooms and sauna at clubhouse
- New signage installed on and near entrance.

Park Operations Report cont.

New signage has been installed at the gate and at the exit on Outer Drive due to speeding and the Bicyclists that are continuing to go the wrong way on Outer Drive.

Maintenance: The water project is still on Easy Street and there is still a lot of difficulty finding saddles. I have looked into a service to radar that particular street but the expense is prohibitive. I am also looking into costs of a small ground penetrating radar for purchase however I think this is also cost prohibitive. It is currently taking 2 staff working 2.5 days to open up one or two valves. I expect the remainder of the streets to be much easier.

The sewer pump station project is scheduled for October 1st. Norm Wells will be installing the new pumps. We will salvage the old pumps for back-up to our other pump stations. This is the first change-out. We will upgrade another station next spring if these pumps do the job we expect them to. Meanwhile, PLEASE be careful what you put down your sewer.

In the next few weeks we will be trimming roads for excessive brush and overhanging trees. I have had a request by two Lot owners due to limbs brushing trailers as they travel in and out.

Currently Mikhail is working on his own as Mike is on vacation for two weeks. I am bringing in an extra person the week of the 23rd to assist with garbage and brush. This will be paid under day labor with a 1099.

There is some flooring that is lifting as you come into the clubhouse just past the bathrooms. We have done what repair we can and I have ordered a rug to be placed on that area to protect it further. The floor is out of warranty and I believe the repair will hold up for some time as long as the area is protected.

A new double wide was installed on Lot 97 and a new 5th wheel was installed on Lot 193. A Park model was installed on Lot 2. Lot 91, Lot 221 and Lot 19 are closing. Sales have slowed somewhat over the last 30 days.

The maintenance staff are currently cleaning out the run-off water drains throughout the park. If you see an area that we have missed let the office know. We are also doing some work on the culverts at the end of Manzanetta to encourage free running of the drainage ditch for winter. There is some blockage in two of the culverts which we will be cleaning out.

For some reason we are seeing a lot of dog waste on the roads again. PLEASE pick up your dog waste. There are bags and garbage receptacles all throughout the park. Also some of you are taking multiple bags (10 or more) please don't do that. Take only what you need for that day's walk with your furry friend.

There will be no brush pick-up the week of 9/30/19.

Carlla van de Vyver

TREASURER'S REPORT FOR SEPTEMBER 21, 2019**CURRENT FUNDS IN BANK:**

OPERATIONS: \$40,709.28

RESERVE: \$97,650.24

PETTY CASH: \$ 200.00

EXPENSES:

\$180.00 Has been transferred for August to Reserve for water assessment payments.

Most accounts are up to date, current past due is \$4,319.38

Rate Increases in Utilities:

- Electric Bills are up (rates)
- Water bill is up a couple of hundred which is expected this time of year.

Dory Hethcoate
Treasurer



Once again we have reports of a small bear in the Park. Seen near Rhody Loop and Castaway Cove by the stop sign.

Be sure you are taking in bird seed, and cat food.

We need this bear to move on.

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING

August 17, 2019

MINUTES

Approved September 21, 2019

Prepared by Roger Emigh, Secretary, August 17, 2019

The August 2019 BOD Meeting was called to order in the CV Rose Room at 10:05am by President Jay Guettler.

A quorum was established with President Jay Guettler, Treasurer Dory Hethcote, Secretary Roger Emigh, and Directors Pat Thompson, Glenn Singley, and Donna Rudd. Absent was Vice President Diana Wolf-Newman.

The agenda was approved as posted, Dory moved, Pat 2nd, unanimous.

Point of Order from Roger Emigh that the agenda, minutes, and Treasurers report can each be "approved without objection", the Chairman just needs to say that and hear no objections before moving on.

Roger read the July minutes, approved without objection.

Without objection the meeting moved to Good of the Order:

Pat Rongey raised the issue of having a second exit from the east side of CV, it was suggested a committee could investigate options for this, newsletter item on this planned.

Al Thenell raised a question on the GB rules in the existing CC&Rs.

Reports:

Treasurers report presented by Dory, approved without objection.

POM report presented by Carlla and corrected to read "31 Easy St".

Activities report read from Nancy read by Dory.

ARC- Jay reported on requests from 2, 188, and 13 that were approved. Two lot owners volunteered to become the new chairman, Dory moved, Pat 2nd to name Mose Starkie ARC chairman, approved unanimously.

Elections Committee- report on the election from Pat.

Garden Committee Report- no new report

Code of Conduct Committee: Jay reported no actions.

Actions without a meeting: fence segment at lot 13 was approved by AWM.

Old Business:

ARC Committee- completed.

New Committee related to Green Belts- Pam Guettler reported on a meeting of lot owners and requested the BOD create a new "Greenbelt Preservation and Advisory" committee. Motion by Dory, 2nd by Pat, passed unanimously. BOD to take up naming a chairperson at the Sept. meeting.

New Business:

Greenbelt designation for undetermined property lines- motion by Glenn, 2nd by Dory "Any vegetation near a presumed property line is assumed to be in the GB area until shown to be otherwise by an official survey". approved unanimously.

Lot owner survey/opinion poll- motion by Glenn, 2nd by Pat: "Send out CV property owner survey with the next billing statement.", approved unanimously.

Bring back Friday workshops- motion by Glenn, 2nd Dory: "Rescind motion from Oct. 2015 to cease having Friday workshops and reinstate them". approved unanimously.

Coast Village T-shirts: discussion and modeling of a CV T-shirt by Mose, no motions.

E-mail and phone numbers accessibility for board members: no motions.

Membership CVPOC Board meeting agenda item request form: no motions.

Without objection, the meeting moved to Good of the Order again:

Larry Ames shared concern about bikes not obeying traffic rules, POM to post sign at entrance on this.

Marilyn shared that she supports strengthening GB rules and enforcement.

John brought up the idea of creating a Bocce Ball court in the common area, it was suggested that a group of lot owners could investigate this and provide the BOD with more details and potential locations.

Executive Session: motion by Roger, 2nd by Dory to move to Executive Session to discuss a personnel matter.

Motion by Roger, 2nd by Pat to return to normal meeting, approved.

Chairman Jay announced that the board had discussed personnel matters related to CV employees and that no motions were made.

Adjournment: motion by Pat, 2nd by Dory, meeting adjourned 3:45pm



COMMUNITY



Pie and Ice-cream!
Yum!!!!

Thank you to the Activity
Committee

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

**MONDAY, OCTOBER 7 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.**

**This month's subject:
"WHAT IS A PORTION?"**



ADVERTISEMENTS

**LET US KNOW IF YOU HAVE A SERVICE OR SOME-
THING TO SELL AND WE WILL PLACE IT HERE**

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

**We are thinking about replacing the Volley Ball court with a Boc-
ce Court. Please let the office or a Board member know who you
would feel about that. Do you want us to find another location
or??**

**Do you have a dead tree? Need a tree limb removal over a roof? Call Josh Johnson at
541-999-7989 Licensed and Bonded.**

Keema Aloo (Ground Beef and Potatoes)

Ingredients

- 2 tablespoons extra-virgin olive oil
- 1 extra-large Spanish onion, chopped
- 2 tablespoons water (optional)
- 2 pounds lean ground beef
- 4 cloves garlic, minced
- 2 tablespoons grated fresh ginger root
- 1 serrano chile pepper, finely chopped
- 2 teaspoons chopped fresh cilantro
- 1 tablespoon ground coriander
- 1 1/2 teaspoons salt
- 1 1/2 teaspoons ground cumin
- 1 teaspoon ground cayenne pepper
- 1 teaspoon ground turmeric
- 1 (28 ounce) can diced tomatoes
- 3 potatoes, peeled and diced
- 1 cup frozen green peas

1 teaspoon garam masala

1 Directions

1. Heat olive oil in a large saucepan over medium-high heat. Cook and stir onion in the hot oil until soft and beginning to brown, about 12 minutes. If browned bits of onion are stuck to the bottom of the pan, stir water into onion and stir to loosen the browned bits.
2. Mix ground beef, garlic, ginger, serrano chile, and cilantro into pan; cook and stir until beef is browned and crumbly, 10 to 15 minutes. Reduce heat to medium-low. Stir coriander, salt, cumin, cayenne pepper, and turmeric into the beef; cook and stir until flavors blend, about 5 minutes. Add tomatoes and potatoes, cover pot, and simmer until potatoes are tender, about 15 minutes.

3.

Mix green peas into dish and cook until sauce has slightly thickened and flavors have blended, 10 to 15 minutes. Sprinkle garam masala over the dish, cover, and let stand for 5 minutes before serving.



Note: This can be prepared with “Better than Beef” crumbles or any meat substitute if you don’t eat meat.



Carlla and
Nancy Coast
Village Office
Staff

Here to serve
your needs.

IN MEMORY OF:

Bonnie (Trekker) Anderson, 70, of Florence, OR transitioned on September 23, 2019 after a cancer diagnosis. Trekker can be remembered by her outgoing personality, quick wit, easy smile, humor and her passion for rock hounding, her dogs and her zest for life. She enjoyed nature, camping, farmers markets, the fall season, traveling and contemplating life.



During Trekker's life in Portland, where she was born, she worked at Tektronix, LSI, Fujitsu and various other Semiconductor companies in the Portland area. She was a Systems Analyst.

Trekker is survived by her wife of 10 years, Donna Rudd, her siblings Pennie (Tom) McGee of Bor- ing, OR, Sandy (Mike) Wilkins of Oregon City, OR and Marty (Debra) Anderson of Portland. Trek- ker is also survived by her daughter-in-law Tracy (Dusk) McNeely and son-in-law Curtis McNeely and grandsons Justice McNeely and Jourdan McNeely and granddaughter Darby McNeely. She also has nieces and nephews that were very special to her. Trekker also loved her Boxer girl, Ivy.

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.

Currently Easy Street is under construction for the water project. Please drive carefully over the steel plates. At some point we will reverse the one way street, there will be notice and signage when we do.

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.



Tilly—have fun in Arizona!!!



MAINTENANCE TEAM (541) 997-3583

Carlla van de Vyver, Park Operations Manager

Mikhail Renner, Lead —Days

Michael Brady—Days

Ron Myers Days/Weekends

Dennis Barker—Janitorial Monday thru Friday

Remember to call the Park Manager on weekends if there is an issue.

360-521-8428

COMMUNITY CORNER

ELECTION. COMMITTEE MEMBERS

I want to thank all of you for all your help throughout this busy year. Your continued support made this a great year.

**Elsie, Dee, Rachelle, Ila Mae, Pat, Vicki and Noel,
without your dedication to the committee we could not of had a successful election year.**

I also want to thank Nancy and Carlla for all their help. Without them the committee could not have completed our tasks.

Thank you all for your support and dedication.

Pat Thompson

CC&R'S**REMEMBER TO VOTE FOR THE CC&R'S**

**The Election Committee counted the returned ballots today,
September 23, 2019.**

**108 Ballots were returned. 2 Ballots were void.
Total yes votes=88. Total no votes=18**

**Please vote if you have not done so. There are 250 Lots
and we need all of them to vote.**

**Pat Thompson
8/23/19**

Remember, we need 187 YES votes to pass this!



If you have not yet voted please take the time to do so. We need 75% yes to pass the new CC&R's. If you have questions, or need clarification please talk to someone on the CC&R Committee or come to the office. We will be happy to help you.

October 2019

SUN	Mon	Tue	Wed	Thu	Fri	Sat
		1 No Brush Pick-up	2 Coffee Klatch 10 am	3 Quilt Group 12-4 Greenbelt Meeting 3:30 pm Bingo 6:30—8:30 pm	4 Water Shut Off 8 am to 1pm	5
6	7 Garbage Pick up 9 am Eating for Health 3:00	8 Brush 9 am	9 Coffee Klatch 10 am	10 ARC 4pm	11 Water Shut Off 8 am to 1pm	12
13	14 Garbage Pick up 9 am	15 Brush 9 am	16 Coffee Klatch 10 am	17 Quilt Group 12-4 pm Poker Night 6:30-8 pm	18 Water Shut Off 8 am to 1pm Board Workshop 1pm	19 Annual Board Meeting 10 am
20	21 Garbage Pick up 9 am	22 Brush 9 am	23 Coffee Klatch 10 am	24 ARC 4pm	25 Water Shut Off 8 am to 1pm	26
27	28 Garbage Pick up 9 am	29	30	31		



Here's to celebrations! Happy Birthday!

Marilyn Mercer	October 15th
Vicki Dunaway	October 20th
Aileen Kampstra	October 25th
Vincent Mauk	October 27th



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

Sue Foss & Faran Wampole	October 9th
Gerry & Becky Lowe	October 12th



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.

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

Pat Thompson, BOD



Roger Emigh,
Secretary



Donna Rudd Director
Glenn Singley Director



Diana Wolf-
Newman,
Vice President

Jay Guettler,
President



Dory Hethcote,
Treasurer

Board
of
Directors



Why Bother Taking Vitamin D

Vitamin D Benefits For Your Heart

Today, vitamin D insufficiency affects almost 50% of people worldwide, an estimated one billion people across all ethnicities and age groups. People with naturally dark skin tone have natural sun protection and require at least three to five times more sun exposure to make the same amount of vitamin D as a person with light skin tone.

In addition, studies show that excess weight is indirectly linked to low vitamin D levels. The more weight you carry, the lower your vitamin D levels are likely to be (that is so unfair right?). During winter months, when the sun is too low in the sky to deliver UVB rays that make pre-vitamin D in our skin, our ancestors ate organ meats to hold them over. Today, many folks are unwilling to eat organ meats, so supplements have to become the rule rather than the exception—particularly in winter. In the summer important to remember that if your skin is covered you are missing out on making vitamin D.

When we think of Vitamin D we mostly associate it with maintaining strong bones and to help prevent osteoporosis, but lately other health concerns associated with low vitamin D levels are being recognized. Many researchers and health care providers now feel that vitamin D deficiency is associated with chronic inflammatory diseases, including diabetes and obesity, both of these are significant risk factors for cardiovascular diseases (CVDs). This is important for all of us here in Coast Village as we are an older population in general and we live in a part of the country with less sunlight than in other parts of the country.

Cardiovascular disease including coronary artery disease, myocardial infarction, hypertrophy(enlarged heart), heart failure, aneurysm, peripheral arterial disease (this is called PAD and limits the blood flow to legs, feet and can be the cause of amputation), hypertension, and atherosclerosis are major causes of illness and death. Vitamin D has been found to support healthy endothelial(cells) lining the inside of your arteries. Studies show that supplementation results in a boost of protective nitric oxide, while decreasing the destructive free radicals (peroxynitrite) inside the arteries.

Researchers believe that vitamin D may prove beneficial in treatment of hypertension and other cardiovascular diseases, including heart failure, myocardial infarction, vasculopathy (vascular disease of the arteries as well as the veins), stroke, and diabetes. Low vitamin D levels have also been associated with arterial stiffness, the loss of youthful suppleness that allows arteries to properly regulate blood flow and pressure through expansion and contraction of the arteries.

(Cont. pp 15)

So to summarize:

- 1. Vitamin D deficiency is associated with cardiovascular diseases, including coronary artery disease, myocardial infarction, cardiac failure and fibrosis, cardiomyopathy, atherosclerosis, hypertension, and peripheral arterial disease.**
- 2. Increased inflammation in diabetes and/or obesity lowers circulating vitamin D levels, thereby increasing prevalence of cardiovascular diseases.**
- 3. Adequate Vitamin D reduces inflammation and proinflammatory substances and appear to play a therapeutic role in the treatment of cardiovascular diseases.**
- 4. Cardiomyopathy (chronic disease of the heart muscle) in patients with low calcium is reversible with vitamin D supplementation.**
- 5. Vitamin D supplementation reduces atherosclerosis and plaque formation.**
- 6. Don't forget it is essential to help keep our bone integrity also and many falls are caused by structural weakness causing a break and then we fall!! It is not that we have to fall and then break something. Men and women are both impacted by low vitamin D.**

Vitamin D3 Recommendations

- 1. Get your vitamin D tested as part of your annual physical exam and blood test because everyone has individual needs for vitamin D3.**
 - 2. The normal range is 30-100 ng/mL. Most experts suggest keeping your levels on the high end of normal between 50-80 ng/mL**
 - 3. Typical winter dosage for an adult: 5,000 IU / day**
 - 4. Typical summer dosage for an adult: 1,000-3,000 IU per day (depending on sun exposure)**
 - 5. Take your vitamin D with your breakfast with some good fats, avocado, nuts, nut butter, as it is best absorbed with fats.**
- Thanks for reading and happy fall everyone!**

Dory

***Dory Hethcote is a retired nurse practitioner and writes these articles for the community of Coast Village and it is solely based on her experiences and her beliefs after 40 years of private practice in Central Oregon. She trained at the University of San Francisco Medical School receiving her BSN, MSN, and Nurse Practitioner Certification.**



FOR SALE IN THE VILLAGE

Small manual pickup for sale. In running condition

Needs some work. I have driven this truck in current condition and it still runs and drives normally.

Clutch still great

New battery

New expensive all terrain wheels and tires over \$1000 value

Needs tags,

Mileage 177,578

RWD no 4x4

I have records of all oil changes, emissions testing etc. Clean title.

Comes with new never used snow chains too.

This is a great little truck for a new driver or just an errand runner, great gas mileage, title in hand

Asking \$4400 OBO

Serious buyers only please



FOR SALE CONTACT OFFICE FOR MORE INFORMATION



GO-GO SPORT 3-WHEEL
by Pride (Model No. 373)

The Go-Go Sport offers the highest weight capacity of the Go-Go series at 325 lbs.

Receive a FREE gift each by entering the code **PRIDE30PT** at checkout! Includes: Lap folder, safety flag, and removable saddle bag.

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100 Price: \$1,400.00
You Save: 30%
Financing as low as \$40.38/mo

[VIEW ITEM](#)

☐ COMPARE ITEM



Purchased January 2018. We need to move it out of the ground floor Shorewood apartment by Monday, Sept.30, \$500 until then. (Includes the rolling side table on the left)

UltraCare XT Bed Quick Ship

★★★★★ 4.8 (2,100) 100% of reviewers recommend that it's so simple to order this heavy UltraCare XT bed, just it's ready to ship in 5 days!

[VIEW](#)

joerns
(Model No. XT)

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\$2,574.00 List Price: \$2,800.00

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OUR LOW PRICE INCLUDES:

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Bocce Ball at Coast Village

Bocce, also known as Italian lawn bowling, is one of the most widely played games in the world and is one of the oldest lawn or yard games. Best known in Italy, where you may see a group of retired Sicilians gathered in a town square for a daily afternoon game, bocce has been gaining popularity in the United States and other locations. Its pros: the game is simple, can be played by people of all ages and skill levels, and you can use just about anything as a bocce court.

Bocce can be played on a stretch of level ground—pavement, grass, gravel, hard-packed dirt (DG), a sidewalk, patio, deck, etc. If you have a grass lawn, you can deeply mow a patch to create a bocce court. Wherever your chosen court, the surface should be level. While two people can play against each other, bocce is a great team game, simply form two teams with an even number of players -- usually eight (four on each team).

Bocce has several benefits as an activity -

Low Impact - skilled play can be accomplished by nearly all ages and fitness levels

Not reliant on warm weather - Bocce is played nearly all year.

A good way to build community - Bocce has been played for centuries, as far back as Leonardo da Vinci. Teams meet regularly to socialize over friendly competitions

An asset to the Coast Village - The addition of a Bocce Ball court offers another attraction for potential buyers.

Typical Bocce courts measure 76 feet by 10 feet, although sizes vary depending on available space. In our case, a suitable court could be installed in the area now occupied by the volleyball court just outside of the clubhouse. Over the next few months, I would like to join with other owners to discuss crafting a proposal to the Coast Village Board of Directors that would outline a plan to install a permanent Bocce ball court.

Please email me if you have an interest in adding this feature to our available activities.

jgcoates@roadrunner.com

John and Karen Coates 213 Bourbon St.

ARC: The Architectural Review Committee

An Introduction

Hello! My name is Mose Starkie and I am the new committee chairperson for the ARC committee. I would like to take this opportunity to introduce myself and talk about what the ARC does and why.

My wife and I just are in the process of moving to our permanent location here in Coast Village. We love the ambiance of the Village and the “woody” atmosphere here, along with a true sense of belonging as part of the community. Part of this is directly attributable to our wonderful greenbelts which give us a sense of privacy and also being in the thick of the woods. We even enjoy the occasional bear wandering through, but only up to a point ☐.

The ‘ARC’ is the only permanent committee established by our governing CC&R document which defines it as having “the purpose of reviewing and approving architectural changes and improvements in accordance with CV Covenants and Bylaws.”

So what are the ‘Architectural Improvements’ that the ARC is tasked with reviewing and approving? Well, they are just what you would expect- things that are built or installed on a lot. Dwellings, Ramada's, Garages and Storage Buildings, plus Decks, Roof extensions, Fences...basically structural things that are not considered temporary would be an architectural change or improvement.

Next would be which standards is the ARC asked to enforce? Those would be defined in our CC&R document under Article 10 which conveniently has the title “Architectural Standards”

First off is §10.0 Zoning Regulations: “...Development of CV is controlled by the standards and restrictions of the “single family residential district” except where higher standards or specific variances from the “Title 10” restrictions are stated in the Amended and Restated Declaration (CC&Rs) and Bylaws”.

In Jan. 2012, the §10.29 Coast Village zoning went into effect and replaced “single family residential district” as our governing city zoning but the bottom line is that the ARC is restricted to only approve things that meet our city zoning standards and regulations. Our zoning includes rules for things like setbacks for dwellings and non-dwellings, definition of dwellings, allowed buildings and uses, greenbelts, height

Cont. pp 21

ARC Cont...

restriction, vision clearance for driveways, and lot coverage limits, among other things...so all these things fall under the responsibility of the ARC as related to architectural improvements on lots.

Next of interest is §10.1 Purpose: this simply says that when you buy a lot in here, you agree to be bound by the rules in Article 10.

Last we have §10.2 Design Standards: Greenbelt, Excavation and Drainage rules, Design Restrictions, Driveways, and Lot Coverage. Most of these standards were also incorporated into City Zoning §10.29.

The ARC holds open meetings on the 2nd and 4th Thursday of each month, 4pm in the Rose Room. It also submits a report to the Board of Directors each month.

There are 4 ARC forms available on-line or from the CVPOC office for lot owners to request review and approval from the ARC:

- Project Application

- Dwelling Unit Approval

- Fencing Application (also requires Board approval)

- New or Expanded Driveway (also requires Board approval)

So what about Greenbelts that are defined in article §10.2 and also included in our City Zoning? The ARC is automatically involved with them when they overlap with architectural improvements. For example, ensuring things are constructed or installed so they do not encroach over greenbelts would fall into the responsibility of the ARC.

The basic format for ARC approval is for the lot owner is (1) to obtain and fill out the proper form, which is then turned into the office at least **seven days** prior to the next ARC meeting. This will allow us to assess the request and ensure compliance with the rules and regulations. If everything is okay the ARC will (2) issue a yellow permit to be placed on the property visible from the street. (3) At the completion of work the ARC will ensure that all work is properly done and the permit and request will go into the permanent lot file in the office.

I want to stress that our mission is to be that of an **advisory committee**, and not as a **punitive** committee. We want to help you make sure that whatever it is you want to do will have the best chance of success and will be in compliance with our CC&R's and bylaws. We want this process to be done in a neighborly manner!

ARC Cont.

I encourage you to visit the Coast Village website (<https://www.coastvillageflorence.com>) and familiarize yourself with the CC&R's, the bylaws and the rules and regulations. You will find these under the Governing Documents tab.

If you would like to contact me my Coast Village email is: arc@cvpoc.com. There is a email link under the committees tab on the home page. (Cont. pp 21

I look forward to seeing you around the village, and if you have questions be sure and



stop me. Being new at this I might not have a ready answer for you but I will find the answer and get back to you. Remember, we are all volunteers doing this for the betterment of Coast Village.

Enjoy what is left of our beautiful summer weather!

Coast Village Bingo Night

Bingo will be October 3rd at 6:30 p.m. Bring your own money :)



Texas Hold 'Em Poker night

Thursday, October 17, 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. *

Having fun at poker night in the club house

AND THE WINNER IS!!!!!! “SHIFTY EYED DARREN!!”

Thursday's winner!



Lot's of fun at our poker games—come out and join the fun!!!!

COMMUNITY

Streets Drivers: As the days get shorter please be aware of people walking along our sidewalks and streets. Make sure you come to a complete stop at intersections and obey the 10mph speed limit. Please drive in the streets not in the gutters and on the sidewalks, thank you.

Walkers: Be aware of traffic and stay out of the main driving area when possible. Try to wear reflective or bright colors and be aware of the traffic around you. Please keep your animals from roaming in the streets as well. When walking with others, keep out of the street as vehicle approach, thank you.

ACCOUNTING PRACTICE AT COAST VILLAGE FOR DEPOSITS

There have been a number of comments and concerns from owners regarding how long it takes for their HOA payment to clear their bank. I wanted to clarify the process for everyone that does not already know.

1. Coast village receives the payment
2. Coast Village logs the payment on a paper log at the office, indicating date received, amount, lot number.
3. Coast Village puts the money/checks/receipts into a bank bag which is stored in the safe.
4. Approximately mid-month around the 15th of the month the total received is sent to the Accounting Firm to log and deposit for us.
5. On the 26th of each month we close our books and the remaining checks are sent over to the Accounting Firm. Those checks are deposited the following day by our Accounting Firm.

You can call us any time to make sure your payment has been received if you are concerned about the payment not clearing your bank.

Do NOT use your “bank balance” as an indicator of funds available. Your HOA fee is the same every month so please adjust your budget to account for it.

Remember if you give us a NSF we will charge you \$50.00; no exceptions.

We charge this fee to cover the extra handling from our office plus bank charges. It may also cause your payment to be late, therefore driving a “late” charge of \$25.00.

If you are having a problem, call me and we can possibly work with you which would avoid you writing an NSF check or receiving a late charge.

Carlla van de Vyver
POM

RESPECT

- Do not throw your filled dog waste bags on the street. Please dispose of them properly.
- If you see trash on the street, please pick it up. Our staff try and keep up with it but sometimes we miss.
- There will be no brush pick up the first week of October.
- There will be an "Everything" to the dump day on December 2nd
- We have a beautiful walking cane in the office that someone has lost. Initials JP are carved on it. Please come to the office to claim.
- SLOW DOWN!!! Once again people are speeding and running stop signs.

Gardening in the Village

By Vicki Dunaway

Sorry for not writing a more complete garden report this month. There's a lot going on in my life right now.

However, I do want to announce that we will have at least one garden bed available for next season for a villager who wants to take it on. There is no fee, but you must be willing and able to maintain the bed during the season (April through October is the main growing season), including watering and weeding, removing spent plants, etc. The bed, a soil base and water are provided. Caretakers of the beds each provide their own labor, seeds and plants, soil nutrient supplements, pest control (organic or nontoxic), drip irrigation materials (if desired) and other care. And, of course you get to take home the harvest.

Beds are allotted on a first-come, first-served basis. If you are interested, please contact Vicki Dunaway at ladybug7@charter.net.





Contest!!!!

First person that can guess who this is (Blast from the past)

Wins a prize!

Bring in an old photo and you can be in next month's "Guess who this is" contest.

GUESS WHO THIS IS!!!!

Important Notices

FREE HAZARDOUS WASTE DISPOSAL Florence Household Hazardous Waste Round-Up will be held at 2820 Rhododendron Drive, Lane County Florence Transfer Site Friday, October 4th from 12pm—5pm and Saturday October 5th from 8am—2pm. (lawn & garden, paint, fluorescent bulbs, cleaners, chemicals, car care, arts & crafts, rechargeable batteries) Limit of 35 gallons





FOR SALE

AUTOMATIC LIFT
TOILET

CONTACT THE
OFFICE

\$200.00 IN-
STALLED



FOR SALE
ELECTRIC
WHEEL CHAIR
APPROPRIATE
FOR MS OR MDS
PATIENT

Coast Village Activities

October 2019

We haven't planned any activity Potlucks for October, many folks are heading south this month. We will be having a Thanksgiving and a Christmas Potluck, the dates and times will be announced later. You can reserve the Rose Room for Private Parties if there are no previous reservations.



The Activities committee "Pie and Ice Cream Social" on September 15th, 2019 made an extra \$60 for the Activity Committee fund. Thanks to everyone who attended and to everyone that supports our Coast Village Activity Fund.



Odd Thursday Game Night

Elsie and Rachelle are still hosting game night as a joint effort. Bingo will be held on Thursday, October 3, 2019 at 6:30 pm, bring your coins. Poker game will be held on Thursday, October 17, 2019 at 6:30 pm, bring your coins. Any other questions about game nights, please call the office.

Coffee & Donuts

The Activity Committee is still hosting the Wednesday mornings Coffee and Donut get together at 10 am in the Rose Room. Come and join us if you are available. All residents are invited.

Chair Yoga

Chair Yoga classes haven't started yet, the women hosting this class want to be able to walk outside until the weather get bad. If you have any suggestions for other low impact exercises or games for the group, please bring your suggestions to the office.

Thanks for your continued support.

Nancy Brock
Activities Chairperson

