

COAST VILLAGE REPORTER

October 2021

COAST VILLAGE PROPERTY OWNERS CORPORATION
131 Rhody Loop, Florence, OR 97439 (541) 997-3312
Office Hours Monday-Friday — 9:00 a.m.—3:00 p.m.

VOLUME 28 ISSUE 10

Board of Directors 2020-2021

Jay Guettler
President (541) 991-9478
jay@cvpoc.com

Diana Wolfe-Newman
Vice President
(503) 927-9315

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

Tashi Fonteyn
(541) 305-3364
Tashi@gmail.com

Tommy Brunetto
Secretary (215) 817-7609
tommy@cvpoc.com

Ila Mae Robinson
Director (541) 991-3891
seamstressila@hotmail.com

Paul Deemer
Director (818) 388-8901
Paul@cvpoc.com

Business Office: (541) 997-3312
Fax: (541) 902-0103
Available for general business
9am - 3:00
Office staff: Nancy Brock
Park Operations Manager:
Carla Van de Vyver
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

October 2021 CVPOC President's Message

Fall is in the air and we've had a few good pounding rainstorms to knock the summer dust off the trees and plants. Things smell fresh again. It's been a dry summer and many of our plants in the Village are feeling the strain from a lack of water. It doesn't take a lot of looking to find plants that have died this year. We could wring our hands and worry about the declining health of our foliage in and out of our greenbelts or we could make a plan to rebuild by regular planting of native plants and ensuring that the plants get the needed water during the summer. Hopefully, the watering issue has cared for itself for the remainder of the year. This message is going to focus on the regular planting idea.

Pam and I have volunteered for a couple of years helping out with the Siuslaw Watershed Council's Native Plant Distribution program during the distribution day which happens one weekend day in early February. It's quite an operation that hands out--for free--thousands of native trees and plants every year. I contacted the Siuslaw Watershed Council to see if they were agreeable to Coast Village doing some sort of group project, where we would somehow coordinate orders for the Native Plant Distribution and get them transported to Coast Village. Maybe we could have the Greenbelt Preservation and Advisory Committee (GPAC) commit some funds for a dump truck load of planting material. What about some organized planting days, where we get together to help each other plant these plants? It's always more fun when we do things together. I don't have a plan, but these are some of the ideas that came through conversations around this subject over the past couple of months. Let's put a plan together. Contact me at jay@cvpoc.com or 541-991-9478 to let me know what part of this interests you.

While a group thing may work for some, others may want to do this on their own. I would encourage either option. There will be the ability to sign up online in late November. It will be announced in the Siuslaw News at some point, I'm sure. Whether you want to start with just a few plants or have a grand plan for some serious planting, consider the Native Plant Distribution program this Fall.

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 is open 8:30 a.m.— 4:00 p.m. .
- ◆ Satellite Bath with code only.
- ◆ **BOARD MEMBER MEETING: October 13, 2021 Workshop at 10:00 a.m. Meeting October 16, 2021 at 10:00 a.m.** These will be Zoom meetings information is in this newsletter and will be published for log-on, on our website and the post office.

<https://www.siuslaw.org/native-plant-distribution-program-2/>

Plant requests will be accepted starting in late November. Here is a look ahead at the 2022 Native Plant Distribution plant list:

- Western Red Cedar (*Thuja plicata*) grows to 200'. Mostly grows in wet soils, usually in shaded forests; grows best on seepage and alluvial sites but also occurs in drier habitats.
- Grand Fir (*Abies grandis*) grows to 250'. Adaptable with regard to the soil. Usually in full sun or partial shade. It has the odor of oranges when crushed.
- Western Hemlock (*Tsuga heterophylla*) is a large evergreen conifer that grows to 200'. It is a very shade-tolerant tree that needs a high level of organic matter in moist, acidic soil.
- Big Leaf Maple (*Acer macrophyllum*) is a large deciduous tree that grows over 75' tall on moist sites in full sun and partial shade. Grows rapidly from 5-15 years old.
- Vine Maple (*Acer Circinatum*) grows to 15' and is considered to be one the best native trees for home landscape. It flourishes as an understory tree in moist woods with dappled shade.
- Red flowering current (*Ribes sanguineum*) is a big, lusty shrub with pretty leaves and a delicious scent and flowers that attract hummingbirds. It grows 6-10' tall and about 6-8' wide. Sounds perfect for a greenbelt builder!
- Serviceberry (*Amelanchier alnifolia*)
- Redosier Dogwood (*Cornus sericea* ssp. *Sericea*)
- Oregon Ash (*Fraxinus latifolia*) grows 40-8-' in sun or partial shade. Survives standing water in winter months.
- Choke Cherry (*Prunus virginiana*) is a suckering shrub or small tree growing to 20' with black to bright red fruit.
- Cascara (*Rhamnus purshiana*) grows up to 50' but also may stay smaller. Sun or shade in moist yet well-drained soils.
- Pacific Ninebark (*Physocarpus capitatus*) is an upright, thicket-producing shrub that grows to 12' tall and wide. It likes a naturally-moist area and will languish if left to dry out.
- Snowberry Bush (*Symphocarpus albus*) is a short, wide bush (3' x 6') that tolerates strong winds and sandy soils.
- Twin Berry (*Lonicera involucrata*) grows to 10' and attracts hummingbirds and prefers moist, well-drained soil in full sun or partial shade.
- Black cottonwood (*Populus trichocarpa*) is a large tree that can grow to 100' and inhabit stream areas.
- Douglas Fir (*Pseudotsuga menziesii*) is an evergreen conifer that is not a true fir that grows from 70-330'.
- Nootka Rose (*Rosa Nutkana*) grows to 9' in a variety of habitats. Fruits are relatively large, purplish-red hips.
- Red Elder Berry (*Sambucus racemosa*) is a shrub that grows to 20' with small white flowers and clusters of

red, pea-sized berries.

- Salmonberry (*Rubus spectabilis*) is a bramble in the rose family that grows to 13'. The branches have fine prickles. The berries ripen from early May to late July.
- Willow (*Salix* spp.) 3-foot cuttings. Pacific and Sitka willow harvested in the Siuslaw area. All prefer wetter soils.

CHANGE OF HOURS

Due to a leave of absence by a staff member our hours are changing effective immediately as follows:

Clubhouse Hours: 8:00 a.m.—8:00 p.m. Note: If you have a function going on that will last past 8:00 p.m. it will be okay to stay, just no entry after 8:00 except by those at function.

Pool: The pool is still open but will close each day at 4:00 p.m.

Please clean up after yourself if you are using the Rose Room. Please pick up after yourself if using the showers and restrooms.



The joy and peace of a
good dog, or a finicky
cat!!!!

Send us a photo of
your pet to feature
in the November
newsletter!!!!



Topic: CVPOC October Board Workshop

Time: Oct 13, 2021 10:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/88031295370?pwd=eW5xb083T0hSczh0UW1VN2s2NEJ1QT09>

Meeting ID: 880 3129 5370

Passcode: CVPOC

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 880 3129 5370

Passcode: 465320

Topic: CVPOC October Board of Directors Meeting

Time: Oct 16, 2021 10:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/83818521221?pwd=aU43dnI3OEhwaldZdUEvRnFhVXA0QT09>

Meeting ID: 838 1852 1221

Passcode: CVPOC

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 838 1852 1221

Passcode: 884044

LOOKING FOR VOLUNTEERS TO SERVE ON THE ARK COMMITTEE FOR C.V.

If you would like to help out in our CV Community we are looking for some volunteers to serve on the ARC Committee.

The Committee purpose is to assist lot owners that are developing their property or building something new, to stay within the CV CC&R's and Greenbelt Rules. The volunteers are not police, but are a group that will assure that our rules are clear and followed and to assist owners in improving their properties in a way that meets City codes as well as CV requirements.

Coast Village is a unique place, we need to make sure that it remains the beautiful, green, park like community we love while encouraging improvements and development that increases property values but does not change it's character.

Please contact Jay Guettler if you think you would be interested.

**HAPPY
HALLOWEEN**



HELP WANTED

Coast Village has a need for someone to do janitorial work for 10—12 weeks.

Emptying Trash

Refilling toilet paper and paper towels in the bathrooms

Cleaning showers with disinfectant

Wiping out washers and dryers in laundry room

Locking up at night at 8:00 p.m.

Please contact the office for further details

Activities Report - October 2021

The Activities Committee has decided to postpone all the Coast Village community activities until the mask requirement mandate in Oregon is lifted. Also, the "Keep at least six feet away from others outside your household" rule is not possible if we have more than 6 households gathered in the Rose Room. We don't feel it's in the best interest of our residents to try and host community events while trying to enforce the mask requirement and trying to maintain at least a 6' foot space between individuals from different family groups. So all these coffee dates are cancelled:

Coffee & Donuts:	October 6, 2021	Wednesday	"Cancelled"
	November 3, 2021	Wednesday	"Cancelled"
	December 1, 2021	Wednesday	"Cancelled"

The additional scheduled events will also be **cancelled** until further notice:

Thanksgiving Potluck on Sunday, November 21st, 2021 from 2 to 4pm – **Cancelled**.

Christmas White Elephant Gift Exchange on Saturday, December 18, 20 from 2 pm to 5 pm – **Cancelled**.

This is the information posted from the state of Oregon on the internet:

Oregon Health Authority

Public Health Division - Chapter 333 - Division 19

INVESTIGATION AND CONTROL OF DISEASES: GENERAL POWERS AND RESPONSIBILITIES

333-019-1025

Masking Requirements for Indoor and Outdoor Spaces

(1)(a) It is vital to this state that individuals wear a mask or face covering when in public indoor and outdoor spaces with people from other households. COVID-19 undergoes frequent mutations as it replicates, which over time has resulted in variants that are more transmissible, cause more severe disease, or have other features of public health concern such as decreased vaccination effectiveness. As of the time this rule was adopted, Delta was the variant making up more than 98 percent of sequenced specimens in Oregon. The Delta variant is approximately two to three times more infectious than early wild-type COVID-19 variants. There is emerging evidence that people infected with the Delta variant have similar viral loads regardless of vaccination status suggesting that even vaccine breakthrough cases may transmit this variant effectively.

Website: <https://secure.sos.state.or.us/oard/viewSingleRule.action?ruleVrsnRsn=280702>

Flyers will be posted prior to any events when the mask requirement is lifted by the state. I will be posting any updates as I receive information from the state of Oregon "Health Authority".

If anyone has suggestions, or would like to schedule a private event in the Rose Room, please call the office or send an email to make a reservation.

Thank you for participating and making Coast Village a wonderful and unique place to live!

Nancy Brock
Activities Chair



NOW HIRING

THRIFT STORE MANAGER

This is a PAID full-time position. Please email your resume to:

exec.director@oregoncoasthumanesociety.org

or call Elizabeth Thompson at #541-997-4277 for more information.

THRIFT STORE VOLUNTEERS

XMAS STORE VOLUNTEERS

Volunteers can fill out an application on our website or pick up a paper one at the thrift store or the shelter.

www.oregoncoasthumanesociety.org

The 23rd Annual Native Plant Distribution (NPD) is just around the corner. The Siuslaw Watershed Council (SWC) will once again provide free native plants for waterside riparian planting in the Siuslaw Basin and Coastal Lakes Areas. Trees planted along streams help provide bank stability, filter nutrients, and provide shade, which helps keep our waters cool for salmon and trout. Increasing the abundance of native species will also help the local flora outcompete unwanted invasive plant species.

Planting native species within our local riparian zones is important to us and we understand it can be a lot of work. If you need help, don't hesitate to ask for assistance with site prepping, planting, or even upkeep. Assistance is available for free from SWC on a limited basis. Call our office or email nativeplants@siuslaw.org to request help from the SWC Habitat Restoration Technicians.

NPD is open for all riparian landowners and offers a way to help improve habitat without having to engage in a formal restoration project. Below is a general outline of when things will be happening. More detailed information will emerge as we get closer to the event times.

October- Begin our NPD outreach.

November- Media Release detailing the event times and event resources. **Plant ordering begins.**

January- Volunteer outreach. (Want to volunteer? Please contact SWC at nativeplants@siuslaw.org)

February- Distribution

Plant requests will be accepted starting in late November. Here is a look ahead at our 2022 plant list:

Wester Red Cedar (Thuja plicata)	Cascara (Rhamnus purshiana)
Grand fir (Abies grandis)	Pacific Nine Bark (Physocarpus capitatus)
Western Hemlock (Tsuga heterophylla)	Snow Berry (Symphoricarpos albus)
Big leaf maple (Acer macrophyllum)	Twin Berry (Lonicera involucrata)
Vine Maple (Acer Circinatum)	Black cottonwood (Populus trichocarpa)
Red flowering current (Ribes sanguineum)	Doug-Fir (Pseudotsuga Menziesii)
Serviceberry (Amelanchier alnifolia)	Nootka Rose (Rosa nutkana)
Redosier Dogwood (Cornus sericea ssp. Sericea)	Red Elder Berry (Sambucus racemosa)
Oregon ash (Fraxinus latifolia)	Salmon Berry (Rubus spectabilis)
Choke Cherry (Prunus virginiana)	Willow (Salix spp.)





It Takes a Village

Coast Village has 252 Lots. That represents at the least, 200 plus differing opinions and circumstances. In a community of this size, even without a pandemic, we need to remember some residents may be dealing with difficult issues. In a world that has become increasingly complicated, there is something we can do to help. We need to care about each other in this village. Our community is made up of mostly seniors, many of whom have retired in hopes of a less stressful lifestyle. As imperfect humans, when things become difficult let's remember why we settled here. Be kind. Be neighborly. Smile.

Lets all help each other when we can.



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 10 mph 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.

PLEASE STOP AT STOP SIGNS—A COMPLETE STOP! PLEASE SLOW DOWN!!



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



NEED YOUR ELECTRIC FURNACE SERVICED?

**CARD HEATING AND AIR
BRYAN CARD
INSURED AND BONDED
CALL 541-999-9973**

HEAT PUMPS, ELECTRIC FURNACES, DUCTLESS HEAT PUMPS

Pet Setting
Call Kathey Johnson
512-633-4177
Insured and Bonded

Need a Handyman? Please call Tommy Brunetto—215-817-7609
Tommy lives in the park at Lot 125. Yard work, chores—nothing too small.



NEED PAINTING DONE? INSIDE OR OUT.

NEED YOUR ROOF AND/OR GUTTERS
CLEANED, MOSS REMOVED?

NEED YOUR WINDOWS
WASHED INSIDE/OUT?

CALL LUCAS AND GINA!

541-601-9567



TELEPHONE FOR SERVICES

- ELECTRICIAN—JON TRAIN 541-271 6869
- TREE SERVICE—JOSH JOHNSON 541-999-7989
- PLUMBING—VIKING PLUMBING 541-999-7174

Hi everyone!

We're still here in Terlingua, Texas! Our little homestead is coming along just fine. We got our septic done, finally! We still have to fill in some more dirt, but it's usable. We finished the shade structure over the rv. We are still pouring concrete slabs every once in a while. Three more to go (5'x10') until we have this phase done. We will be making a concrete block building with a shop, guest room and bathroom right off the patio. We will be coating the blocks afterwards to look like adobe.

We've been doing some exploring. We went to Mexico to get concrete blocks, but they were very poor quality, so, we didn't buy.

We went to Fort Leaton which is in our state park. It was fun to tour the fort and we were allowed to take the dogs. It was not a military fort, it was a fortified home/trading post, so, it was very interesting.

We also went to Marfa. Have you ever heard of the Marfa lights? It was on Unsolved Mysteries once. These lights shine way in the distance and they move. First discovered in the 1800's. Some people think it's aliens, but the more reasonable explanation is that it's a weather phenomenon. We saw the lights when we were first coming to Terlingua, we spent the night at the viewing area in our rv. We weren't abducted by aliens, so, it must be a weather thing.

We also visited Fort Davis (we are Davises after all!). It was really cool to see the old buildings. We just love the historical stuff.

We are pretty remote here, but we do socialize once in a while. We had a blast at a painting class we went to. We painted jellyfish and made jokes about how we'd paint cactus once we got back to Florence. We have monthly potlucks, we meet up at the Bad Rabbit for lunch or dinner.

The Bad Rabbit is our POA (property owners association) restaurant. It is open to the public. Our POA also has cabins for nightly rental, rv sites for nightly rent, a book exchange, package pick up area, meeting halls, stables for people traveling with horses, a meat locker (for hunting season), an airstrip, a pool and more. Our fees do not include garbage and water here like they do at Coast Village. Our annual assessment per property owner is \$185 annually. It's an extra \$25 a year if you want to use the pool. The pool is spring-fed. I think the money that collected from tourists at the restaurant, rv park, etc helps to keep the fees down. This is a huge place with 5000 owners (from our place we can only see two), many which have never seen or never come out to their property. Our assessment is mainly used for upkeep of the ranch roads. Here at Terlingua Ranch we have 1100 miles of dirt roads our POA cares for. And they get messed up when it rains.

We hope you are well! We miss you!

Love, Kim and Michelle



all

Currently there are many bears in the park, they are all looking for food to fortify themselves for winter sleep.

This is what happens when you leave your trash out on Sunday night instead of the day of pickup. Please avoid fines and put your garbage out only on the day of pickup (usually Monday).



Association Communication: (Updated 1/27/21)

We now have space at our meetings for in-person attendance. We ask that you where a mask if you have not been vaccinated. Remember, you can still communicate with the Board/ Association. You can either fill out an Action Request located at the office or email the Operations Manager. Action request forms are always available located just outside the office door in the clubhouse. If the decision or request cannot be handled administratively, it will be copied to the Board for discussion at a future Work Session. Then, if needed, it will be voted on at a future Board Meeting. We ask that any request for discussion at a Work Session or Board Meeting be submitted at least a week prior to the meeting with enough information for the Board to base a decision on.



Maintenance

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.

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

Our Maintenance Staff: Mikhail and Mike



Who to call for:

- Water leaks on your property & home: POM—360-521-8428 or Office 541-997-3312
- Water leaks near the road or common area: POM or office
- Fire: 911
- Injury or non-responsive person: 911
- Trespassers: 911
- Loose dog or threatening dog: Police 541-997-3515
- Wildlife (bear, cougar, coyote) notify POM
- Dog barking incessantly for hours, early or late disrupting sleep: Code Enforcement: 541-999-1714 and also notify the Office.
- Music or disruptive parties after 10 pm: 911
- Cars that don't stop at stop sign (take a picture if you can): POM
- Wellness check: Police 541-997-3515

If you think your question is not a true crisis, please wait until morning and notify the POM or Office.

If you have questions about removing brush, trees, foliage please check with the office. You may be referred to the GPAC but the office may be able to address your concern.

Questions about building an addition, garage, shed, fence: You will be referred to the ARC.

COVID vaccine is available in Florence. For locations go to <https://getvaccinated.oregon.gov> Currently the following are listed: Bi-Mart, Fred Meyer, Florence Pharmacy, Rite Aid, Safeway. Check to see if appointment is required.

MAINTENANCE TEAM

(541) 997-3583

Carlla van de Vyver, Park Operations Manager

Mikhail Renner, Lead —Days

Michael Brady—Days

Ben Davidson & Robert Bishop—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

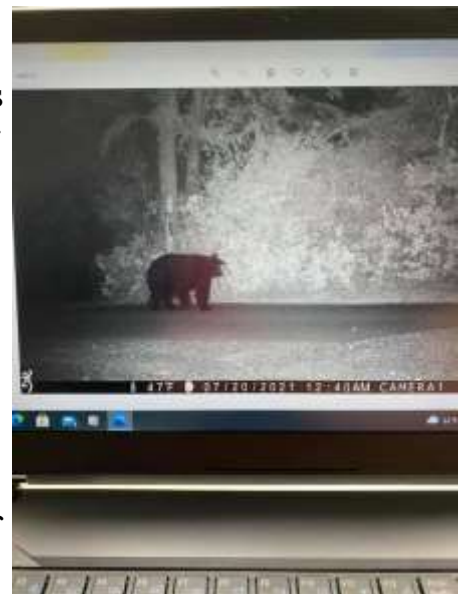


Creative Happy Hour!
Fridays, 4-6pm
Serene Abundance Studio
1790 Hwy. 101
Florence, OR 97439
541-590-3877
Ages 16 +
New & fun projects weekly!
Light refreshments served.

The poster features a black background with a yellow sun-like splat on the left and an orange paint palette with a brush on the right. The text is in various colors: red for the title, blue for the time, and yellow for the studio name and address.

Living with Bears:

We share our home with black bears. They eat berries, fruit, plants and may consume small mammals and insects. Bears should never be allowed access to human food or garbage; it habituates them to people and increases the chance of conflict. Once habituated to food near homes, bears can become a threat to humans and must often be destroyed. We can prevent this! • Do NOT put your trash out overnight • Keep pet food indoors • Hang bird feeders from wire at least 10' off the ground, 6+ feet from trunk; or take in at night • Remove fruit that has fallen from trees • Keep barbeque clean. Store inside. Do not leave any food residue or ice chests outside • Do not approach or feed them • Do not leave food, food packages, ice chests in vehicles Information from Oregon Dept. of Fish & Wildlife



OCTOBER 2021

SUN	MON	TUE	WED	THU	FRI	SAT
					1 Water Shut Off 8 am to 1pm	2
3	4 Garbage 9am	5 Brush 9 am	6 No Coffee & Donuts	7	8 Water Shut Off 8 am to 1pm	9
10 Rose Room Reserved 10 am to 6 pm	11 Garbage 9 am Columbus Day!	12 Brush 9 am	13	14 Rose Room Reserved Thursday Threaders	15 Water Shut Off 8 am to 1pm	16 BOARD MEETING 10:00 AM
17	18 Garbage 9 am	19 Brush 9 am	20	21	22 Water Shut Off 8 am to 1pm	23
24	25 Garbage 9 am	26 Brush 9 am	27	28	29 Water Shut Off 8 am to 1pm	30
31 Halloween						



Here's to celebrations! Happy Birthday!

Ron Martin
Vicki Dunaway
Vincent Mauk
Lola Crippin

October 2nd
October 20th
October 27th
October 31st



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

Jerry & Becky Lowe October 12th

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.



Architectural Review and Greenbelt Committees Greenbelt

Both newer residents to Coast Village, as well as some of those who have lived here a while are often confused about the expectations of Greenbelts. The original purpose for the Greenbelt continues today. It is designed to give each owner privacy. From the beginning of Coast Village, expectations were laid out.

Each property owner should have a 5-foot Greenbelt for you and your neighbors benefit. If you have neighbors on each side and in the back, you need a 5-foot Greenbelt around all sides. Between you and your neighbor, there would be 10-feet of Greenbelt.

Greenbelts do require maintenance, such as removing dead and/or diseased vegetation, water during the summer heat, fertilizer, prune to foster and improve new growth. Planting trees and shrubs to provide privacy between you and your neighbor(s). Remember fall is the best time for planting.

Weeds

Noxious Weeds to the Florence Region should not be planted or maintained in your landscape. Below are some of the most common. A complete list is available at <https://www.ci.florence.or.us>

- Himalayan Blackberry
- Scotch Broom
- Butterfly Bush (wild species)
- English Ivy
- Pampas Grass

If you need assistance or have questions, please call the office and they will get you in contact with a Greenbelt committee member. Let's work together to create a beautiful green environment to live in!



COAST VILLAGE BOARD OF DIRECTORS

Ila Mae Robinson, Director



Tashi Fonteyn, Director



Tommy Brunetto, Secretary



Jay Guettler,
President



Dory Hethcote, Treasurer



Diana Wolf-Newman,
Vice President



Paul Deemer, Director

COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETINGS - CVPOC - Rose Room

Board Meeting, 2pm July 17, 2021
Approved 9/18/2021

President Jay Guettler
ARC Committee Chair Mose Starkey
and Park Operations Manager Carlla Van De Vyver

The meeting called to order 2:05pm by Jay Guettler, Quorum was established.

Modification to previous minutes. Under new complaints a letter from June 17, 2021 Board needs to modify the minutes and remove the name of the complainant.

Motion to approve the last emailed minutes as modified without reading. Motion made by Glenn Singley. Seconded by Dory Hethcote.

Discussion: None

Motion passed

Treasurers Report

Treasurer's report was read by Dory Hethcote.

Motion to transfer \$1399 for the electrical project. Motion by Dory Hethcote. Seconded by Glenn Singley.

Discussion: None

Motion passed unanimously

Motion to transfer \$530 for maintenance of the shop. Motion made by Dory Hethcote. Seconded by Paul Deemer.

Discussion: None

Motion passed unanimously

Motion to transfer \$4100 for the west side electrical project. Motion by Dory Hethcote. Seconded by Donna Rudd.

Discussion: None

Board Meeting minutes pp 2

Motion passed unanimously

New board members and election of officers

Jay Guettler explained the process of sitting new board members.

Ila Mae Robinson nominates Diana Wolfe-Newman for Vice President. Seconded by Dory Hethcote.

Discussion: None

Passed unanimously

Ila Mae Robinson nominates Dory Hethcote for Treasurer. Seconded by Paul Deemer.

Discussion: None

Passed unanimously.

Dory Hethcote nominates Tashi Fonteyn for secretary. Tashi declines.

Diana Wolfe-Newman nominates Paul Deemer for secretary. Paul Deemer declines.

Dory Hethcote nominates Tommy Brunetto for secretary. Paul Deemer seconds.

Discussion: None

Passed unanimously.

Old Business

Lot 155 letter

Discussion: One of the suggestions by the ARC was to send an apology letter to lot 155. Dory Hethcote said that the letter that was sent was very gentle and doesn't want to send an apology. There was no fine or repercussion. Dianna Wolfe-Newman agrees, it is the job of the board to protect the CCR's and the board was acting appropriately. Donna Rudd asks about the seating of the board before old business.

New Business

Speed bump painting

The Operations Manager says that the speed bumps were put on the agenda by Glenn and is unnecessary as they are already scheduled to be painted.

West side electrical approval

No discussion necessary

Good of the Order

During the annual meeting Jay missed item number 2, which would be moving greenbelt fine monies to the greenbelt fund.

Motion to adjourn. Motion made by Diana Wolfe-Newman. Seconded by Dory Hethcote.

Discussion: None

Motion passed unanimously.

Meeting adjourned 2:23pm

PARK OPERATIONS REPORT

Post Office: The repair of the post office is nearly done. The cost of repair is \$58,000.00. The insurance company has offered \$46,357.97. I have refused the offer. To accept means CV would have to cover the difference of \$11,928.00. I have reached out to our insurance company for advice at this point.

There is a complaint regarding key management of the post office. Some residents believe we should provide two keys. One resident believes we should not be allowed to keep a key for access in emergency. We use the maintenance key often when our residents misplace a key. It avoids having to charge residents \$25.00. If a key is in fact “lost” we do rekey and charge. We must have access to the inside of the door in order to rekey without damaging the door to the mailbox. We never access a box without the box owner being present, or with written permission.

I am requesting the BOD approve a repair to the remainder of the building as we discovered we have dry rot in the side walls and back which came to light as we were doing the other repairs. This repair would cover both “sides” and the back. The quote is \$26,750.00. I think now is the time to do these repairs.

Laundry: I have finally gotten a repair person to take on our on-going repairs for the laundry machines. This will be great as several of our machines were down. As of this newsletter publication they should be fixed. Remember, do not overload the machines or add too much soap. This causes breakdowns with the machines.

Currently our janitorial staff is out. Please wipe out the machines after use. This prevents others from dealing with a dirty (sand, etc.) machine when the next person needs to use the machines. Please stay with your clothing while you are using the laundry room. If your load becomes unbalanced and you are not there to adjust it, the machine will simply stop—and you will have to add additional money (the machines try 3 times to balance, after that they shut down).

Roads: In reaching out to Norm Wells for our patching issues on the roads we are looking at November or December as weather permits. COVID has slowed response time down considerably from the contractors. Meanwhile we will continue to use gravel to fill pot holes etc.

6 month secondary dwellings: Please remember that a secondary dwelling unit may only be occupied for 6 months. The office will be sending out notices for those who have exceeded the limit. Fines will be issued 30 days after the notice for those who do not comply.

Property at 101 North of Coast Village on the West Side. I have contacted the owner of this property. We have an on-going conversation regarding the cleanup and homeless issue on this property.

Water Project: Ongoing – water line is now in the middle of the road so there will be some road closures happening soon.

Water Bill: Water bill is up somewhat. The July water bill was \$10,576.87. The August bill is \$11,307.11 for an increase of \$730.24. Considering the amount of watering due to the dry weather and increase in population in the park right now this not unusual. There was a small leak on 74 Easy Street that was repaired.

Electrical Project. The project is complete.

The post office “outbox” is now installed but the post office has not “re-keyed” it. We will put up a notice when the box is available for use.

IN THE KITCHEN

Carlla's Best Ever Chili

- 1 lb. ground lean beef or turkey
- 2 onions diced (medium size)
- 1 green pepper, diced
- 1 tablespoon jalapeno, finely chopped
- 3 cloves garlic or 1 teaspoon garlic powder
- 1 14 oz. can Mexican style tomatoes (like Rotel)
- 1 8 oz. can diced tomatoes undrained
- 4 oz. can diced green chilies
- 1 tablespoon cumin
- 2 tablespoons chili powder
- 1 teaspoon salt
- 1 teaspoon cayenne pepper
- 2 teaspoon smoked paprika
- 2 Tablespoons brown sugar
- 1 Tablespoon apple cider vinegar
- 1 teaspoon oregano
- 1 14 oz. can of pinto beans or small red beans drained and rinsed
- 1 14 oz. can black beans, drained and rinsed
- 1 cup beef broth (or water)

In medium Dutch oven over medium-high heat add 1 Tablespoon olive oil. Add the ground meat and cook breaking up the into pieces, until browned. Add the onions, bell pepper, jalapeno, garlic and cook until softened. Add the tomatoes, tomato sauce, spices and one cup of beef broth or water. Mix to combine.

Add the beans, mix and bring back to simmer. Cover and cook—1 to 2 hours.

Serve with sour cream, cheese, or other toppings as desired. (Gene likes cornbread with his)

SEND ME YOUR FAVORITE RECIPE FOR THE WINTER—WE WILL POST IT IN THE NOVEMBER NEWSLETTER.

A GREAT SOUP, DESERT, STEW—OR SOME OTHER COMFY WINTER FOOD THAT YOUR FAMILY LOVES.

PLANTING:

Now is the time to plant in your greenbelt. This is a great time of year to plant trees and bushes without the need to water. The plants have enough time to establish by next summer.

You will see some planting going on around the Village as we will be planting some trees in various locations to replace the diseased Shore Pines that have been removed. The locations will be different as many of the Pines were too near structures.

