

COAST VILLAGE REPORTER

September 2020

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

VOLUME 27 ISSUE 9

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Paul@cvpoc.com

Business Office: (541) 997-3312
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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

CVPOC President's Message

September 2020

In my president's message a few months ago, I put out an inquiry to the membership about their take on the care of your greenbelts in the hopes to get some conversation going about the subject. I didn't get anyone coming to me directly with ideas or perspective, but I've heard that the subject is getting some play at the informal discussion sessions formed at the road intersections by those out for a walk. This is good. It's a difficult subject and has been debated for a long time in the Village.

Debate or not, there still needs to be some guidelines to help us answer questions from members on how they are supposed to care for their greenbelt areas. Now, I know that there are some who say that you are not supposed to touch anything in your greenbelts. At all. Ever. Which may be fine if your greenbelt area has plenty of room to grow outside its 5-foot boundaries and is well-established already and no plant ever dies. There are also those who would like to scrape off everything that is there and put in a nice bed of flowers, of course ensuring that their neighbor kept their greenbelt intact to perform the function of a visual screen. Not very fair. So, is there a middle way?

I'm sure that the framers of our CC&Rs thought they had the definition complete in their minds when they wrote, "Greenbelt vegetation shall not be disturbed or removed on any lot within five (5) feet from the side and back property lines. The greenbelt must be fostered and maintained." Depending on how you define these two sentences, there could be confusion about what to do or even the sentences construed to be in conflict with each other. Yet, these are the sentences we have to work within.

I am not going to suggest any definition in this message, but I am seeking to get the conversation going in the hopes that we have some guidance in the middle that can be brought to the membership at the next Annual Meeting (if we ever get to have one of those again).

NOTICES

◆ **Facility Hours:** Hours for the laundry room 24-7 with code, Clubhouse bathrooms—24-7. Clubhouse are 8:00—10:00 p.m., mailroom is 8 am-10:00 pm. Satellite Bath with code only. **CLOSED LABOR DAY**

◆ **BOARD MEMBER MEETING:** Sept. 19th—social distancing will be observed. Clubhouse—10:00 a.m. Workshop Rose Room 3:00 p.m. Friday, Sept. 18th.

Pool: Pool is open. Sauna is now open. Please use disinfectant when you are done. Disinfectant is available in the club house.

President's message cont.

There are a couple of reasons I'm shooting for the next annual meeting. The most important is that this is a central aspect of our environment here in Coast Village and a lot of the reason that many of you chose to live here, so I want you to be involved in the decision of how we choose to maintain, encourage and love our greenbelts. The next is a motion from the 2018 Annual Meeting that prevents us from "making new rules or interpretations of the Greenbelt rules in the CC&Rs until the CC&Rs are passed." The CC&Rs in question were not passed and a new round will take some time (think years) to push through a committee and bring to the membership.

The current method of guidance is not very effective, as we don't provide any practical guidance. There are a lot of heavy fines, though, if your interpretation of the current CC&R language is different from the current park management's or board's. There are a lot of those who are willing to give you their interpretation as guidance, which may be helpful in forming your interpretation. But, there is no written, practical, consistent guidance that can be used to help a member, new or established, decide what can and what can not be done to their greenbelts.

What I would like to see happen at the next Annual Meeting is a good handful of proposals of useful, practical guidance based on our current CC&R language pertaining to greenbelts presented and debated. The result should be something that clearly shows not only what can and should be done, but how and when. It's a high bar and will take some work, but an owner should not have to go to office and have some "authority" visit the lot to give an interpretation of what and how the greenbelt should be "foster and maintained."



TREASURER'S REPORT

OPERATIONS:

\$43,958.39

RESERVE:

\$114,374.33

Petty Cash: \$200

Total: \$158,532.72

Motion for a transfer for \$779.00 Water Project

Motion for transfer for \$5680.00 Water Project

All A/P are current

Dory Hethcote
Treasurer CVBOD

Park Operations Manager

Fence – Spruce Street: We now have the paint in and will be painting ASAP. We also have received the fencing for the West Side perimeter fence and will be scheduling that. There was a hit and run on the South Side Fence double gate that has damaged a post. I have charged the lot owner on 149 \$500.00 for the repair to the fence. The person responsible for the damage has been arrested and charged and the \$500.00 will be reimbursed to the owner. The fence has been repaired by our staff.

The perimeter fence that was wood by Lot 17 is being replaced currently. The old fence was rotten and had holes in it where people were seen cutting through it. It is being replaced with chain link. Our staff is completing this work which will save us several thousand dollars as we were able to purchase the materials at a good price we are doing this work in-house.

There are several lots that are updating their dwelling units to park models. This is great to see and will further improve property values in the park. Congratulations to the new owners! Remember, if you are making changes to your lots by installing a new dwelling unit, deck, etc. need to contact the ARC Committee first and fill out the appropriate paperwork at the office.

Road: Norm Wells completed the road resurface on 8/11/20. Rhody Loop and Driftwood were repaired.

Water: 3 gate valves were replaced this month. The gate valves were corroded and not functional. The valves came in at \$5,680.00 which is outside the scope of the water project, however the funds are Reserve funds for major maintenance. The west side is finally completed. There are only 37 lots to go!! The work will be on Outer Drive and there may be some road delays as the work is completed.

The pool has finally been repaired! The temp is holding at a warm 90 degrees and it's good to see water aerobics has returned to Coast Village!

The water bill for August is \$11,517.34 and increase of \$461.40

Spruce Street sidewalk. There is an issue on the west side where a tree has lifted the sidewalk. We have marked it with caution paint and we will be replacing the section in the next few weeks and cutting the root. The city at this point refuses to remove the tree.

On 8/26/20 a tree fell on Castaway Cove and was successfully removed without anyone being injured. A huge thank you to Josh Johnson for coming to the rescue when I called! Josh was on another job and left it to help us in this urgent situation. He is a huge help to Coast Village whenever we need it.

There are a number of trees (shore pines) in Coast Village that are leaning or dead. Lot owners are responsible for trees that can be a danger in their greenbelts. I encourage owners to evaluate their trees and make changes to remove them if there is a chance they will fall on the roadway or another lot. When a tree comes down on a road and we have to bring someone in to remove them in an emergency situation it costs far more than a regular removal. If you have a tree that needs to be removed you need to report it to the office. Often times if a number of people have trees to remove, an arrangement can be made with the tree service to schedule a day of work and it reduces the cost to everyone.

I have received several verbal complaints and one written complaint of vehicles speeding and not stopping at stop signs again. Also reports of vehicles that are not licensed. Any vehicle that is not licensed and is not being driven can be considered a "junk vehicle" and is only allowed on a lot for 7 days. We will be advising lot owners by letter of these vehicles and asking that they be licensed or removed.

Operations report cont.

Remember that the speed limit within the park is 10 mph. Please drive safely as there are many people walking with their dogs or just having a walk and the roads within Coast Village do not always have wide shoulders.

Days are becoming shorter. Daylight comes later and leaves earlier. Please drive safely and watch out for walkers and animals.

The accountant for Coast Village is working on our year end closure of the financials. We will hopefully have them completed by the end of the month. We will be sending out a copy to each lot owner. They will also be placed on our website which can be accessed with a password which you can obtain from the office upon request.

We replaced/repaired a tire on the trailer which was under warranty.

We have two new part time workers for grounds and the pool.

There are more activities starting to take place with private groups. The Rose Room is being utilized once again. You may request a reservation if you want a small get-to-gather. Contact Nancy at the office if you would like to do that.

Update Your Information: Does the office have current information from you on file? Could we get hold of your family if there was an emergency? People move. Phone numbers change. Situations don't remain the same. Stop in the office and give us any updates.

We have many new owners in the park. If you have not filled out your emergency contact information, please do so. Remember to view your lot file if you are a new owner. Many times there are property surveys and other information in the files that will be helpful to you as you start making your place your own and will help with information as you add a shed or change out a dwelling unit.

Note: We are having some issues with the chain coming off of the inner workings of the men's toilet at the Satellite bath. When you flush make sure the chain is in place. The toilet will run non stop if you do not.

Carlla Vandervyver



One day of tomatoes, normally formed and good texture to the produce.

Wow-the end of August and fall is just around the corner. It has felt very strange to spend an entire summer at home and no visits to our six children and their families. It has been strange and definitely tested my limits to not be able to foster and nurture my family and friends in ways I am accustomed to. I expect you all have felt this and missed hugs, intimate talks with kids and friends, the excitement of "going somewhere". We stayed home and gardened for the first time since we moved here.

In my last news letter I reported to you that I felt rather defeated with my garden due to yellow leaves on our cucumbers, small tough tomatoes, misshapen zucchini and cucumbers with a unappealing flavor...upon reading up on this I thought I might have a culprit that I had discussed in the July newsletter. Chlorine levels that influence the produce quality. As I reported last month chlorination of drinking water has been used to control water contaminants that can harm us. I grew up ranching and we only had our own wells to use. Our produce was amazing, prolific, and wonderfully tasty. Mose and I use our greenhouse, which is a blessing and thought growing simple things would be a snap and so we were surprised to find that with good soil, regular fertilizing, adequate water, and singing to the plants we were failing as plant whisperers:)

So what happened after we filtered the water system to extract the chlorine? The following month we have juicy, plump lemon cucumbers and long, firm green Armenian cucumbers with great flesh. Our tomatoes are lovely, tasty and prolific. The foliage on the plants on the new growth are green, healthy and not curled and yellow. Hmm.

We are excited to grow next years garden with non-chlorinated water—at least the plants that are in containers. I did not see that the chlorinated water impacted the larger built up boxes that were outside as much for some reason (more earth to filter out the chemicals? Who knows.). So here's to next year bearing more veggies and fruit and hopefully providing a better balance of safe ways to see our families and friends that is sustaining and safe. Oh just a reminder don't forget to get your flu vaccine this year perhaps a bit earlier than you normally do as we may run into a shortage later in the year...here's to your best health my friends!!! You will notice the healthy looking cucumbers and leaves after 6 weeks of filtered water!!!

Dory



Before



After!



Howdy neighbors!

We're still in Yellowstone as camp hosts in a closed campground. Everyday is a different adventure. We got word that there is an aggressive grizzly bear not too far from our campground. We haven't seen her yet (thankfully), however we wouldn't mind seeing her two cubs.

A couple weeks ago we were caught in a traffic jam on our way back to camp. Around here people stop to look at animals, so, a traffic jam would actually be called a "bear jam", "bison jam", "elk jam", etc. This traffic jam turned out to be a disabled vehicle blocking most of one lane. We asked if he needed help and he said he did as there was no cell phone service. We had our park radio so Kim communicated with dispatch while Michelle donned her orange vest and directed traffic. We stayed until help arrived. We did our good deed for the day.

On Mondays and Tuesdays we walk the boardwalk at the upper terraces of Mammoth Hot Springs. We engage with visitors in a variety of ways. We answer questions about the thermal features, (we know enough to sound a little smart). Michelle carries a grabber and grand litter with it, but has also rescued a child's shoe and another child's book that had fallen into the thermal area. Kim carries Jr. Ranger stickers and Yellowstone Quest books for the young ones. Adults want them too sometimes. Occasionally we have to warn people for things like walking pets on the boardwalk (not allowed) or to back away from wildlife or to stay on the trail. One of our main features at the upper terraces is Canary Springs. We got there one morning and it was dormant. When we told the rangers they were all excited. It's back up and flowing again stronger and more beautiful than before. We also hike trails to pick up litter and pull out invasive weeds (Spotted Knapweed- not only invasive, but carcinogenic). We are quite proud of ourselves for cleaning up Bunsen Peak trail. It was tough, 8000' elevation is crazy compared to the elevation of Coast Village. Bunsen Peak is named after Robert Bunsen, the German scientist who invented the Bunsen Burner. He worked on theories about the geysers and thermal features here.

We are enjoying our private campground, but we'd equally enjoy filling it with campers!

We think of all our Coast Village friends a lot. We hear bits and pieces of news from you all and enjoy it. You are all in our prayers.

Love, Kim and Michelle



What To Do If You See A Bear

If you live in Florence, you may never see a bear. Even so, there are many places in the Florence community and surrounding areas where frequent bear sightings occur. If you observe one of these extraordinary animals, notify the Florence Police Department. If you live outside the City, notify the Lane County Sheriff's Office or Oregon State Police. If you see a bear, what you should do depends on the situation.

If a bear approaches you or poses a threat to you or animals you own, act immediately to scare it away. Make as much noise as possible by yelling loudly. Don't worry about waking people in the neighborhood if it's nighttime. If you are with other people, stand together to present a more intimidating figure, but do not surround the bear. If you frequently have bear sightings, carrying bear or pepper spray may be a safety alternative. Bears that become comfortable around people lose their natural fear of us and sometimes become too aggressive. When they become comfortable enough around people that it leads to aggression, they either need to be relocated or killed.

Most importantly, do not leave cat food or dog food out on your porch or patio, this will attract bears and raccoons which can be destructive.

Be sure to put your garbage out "only" on Monday mornings, never overnight and use the "bear cans" at the maintenance office if you will be leaving prior to Monday and have food items in your garbage.

If you follow these guidelines it will keep you safe and the bear safe as we don't like calling in the authorities to destroy these beautiful wild creatures.



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



VEHICLE BREAK-INS:

The Florence Police Department has taken more than a dozen reports in the last few weeks of unlawful entry into a motor vehicle. Thefts from a vehicle generally have one thing in common: personal belongings, such as purses, bags, clothing, laptops and other electronic devices, are left in vehicles. So make sure doors are locked, alarms set, and personal belongings removed from vehicles parked outside. Report any suspicious activity to the police.

AFFORDABLE HOUSECLEANING: 541-991-3208 or 707-980-1477

Katie: cattmarks@yahoo.com



by appointment at
Oregon Integrated Health
1441 – 7th Street Suite B
Florence
(503) 972-0235

TRADITIONAL CHINESE MEDICINE
Pamela Zilavy, L.Ac.
~ whole body health care in your community ~

Marshall's Maintenance: 541-991-3022
Call Marshall's if you need a sewer cleanout.

For Sale: Call 541-997-9982

Like New

Kenmore portable Air conditioner/
Dehumidifier with remote control

10,000 BTU

Manual and stand included \$200.00



Meet the Candidates:

How do people feel about having a “Meet and Greet” with the candidates running for office for the City of Florence?



The candidates are:

Mayor: Jo Beaudreau and Joe Henry

City Council: Maggie Bagon, Dan Lofy, William Meyer, and Sally Wantz

You could bring your questions for the candidates that apply to the City of Florence only.

We would be limited to the number of people because of Covid-19. If you would like us to arrange something you need to contact the office. If there is enough interest I can request a Meet and Greet in the Rose Room. Masks would be required.

Once again we are having reports of people throwing cigarette butts out of their car windows (lighted) and throwing butts on the ground. If you are driving or walking in Coast Village, please dispose of your cigarette butts in an ashtray or container in your vehicle; or take the butt home with you to put in the trash.

PLEASE STOP!!!! This is a serious fire hazard and it is an unsightly mess for staff to pick up.



**COAST VILLAGE POOL
LADIES WATER AEROBICS**
(Men's water aerobics time available upon request)

**TIME: 9:00—12:00 - Limit of 12 participants
TUESDAYS AND THURSDAYS**

COVID WATER AEROBICS

WARM UPS

JOG, JUMP ROPE, JUMP OVER FENCES CROSS COUNTRY
ROCKING HORSE, WASHING MACHINE, SUMO

UPPER BODY WITH WATER WEIGHTS

UP AND DOWN SIDES, STRAIGHT ARM - FRONT, SIDES
ROLL DOUGH - REVERSE, BREAST STROKE, FIGURE 8
STRAIGHT ARM BEHIND, PALM UP LOWER ARM CURLS- PALM UP, PALM DOWN

LOWER BODY/CORE

STRAIGHT LEG KICKS, FRONT, SIDE BACK HIP CIRCLES
FROG KICKS, CRUNCHES

MIND GAMES

SQUAT, FLAP KNEES, PLAY PIANO, CAT SCRATCHES, CASTANETS, COUNT FINGERS

STRETCHES

C STRETCH REACH UP, SIDE TO SIDE - CIRCLES - FIGURE 9
PAT ON BACK - OTHER ARM PUSH ELBOWS BACK TRY TO TOUCH BEHIND YOU
CLASP HANDS BEHIND BACK TRY TO TOUCH SHOULDER BLADES TOGETHER
STRETCH DOWN SIDES - WALK FINGERS PAST YOUR KNEES
GRAB SHIN - TWIRL ANKLES, RIGHT, LEFT FOOT BACK, YOGA STRETCH
HEAD - LOOK UP, RIGHT, LEFT, DOWN TILT SIDE TO SIDE, ROLL ALL AROUND
SHOULDERS - SHRUG UP AND DOWN, ROLL FRONT ROLL BACK

OPEN SWIM

SATURDAY AND SUNDAYS—KEEP SOCIAL DISTANCING

LIMIT OF 10 PEOPLE IN THE POOL

ADULT SWIM MON—SUNDAY EXCEPTIONS BELOW

CHILDREN SWIM

MON—FRIDAY

2:00—4:00

MUST HAVE AN ADULT IF UNDER 16 YEARS OF AGE

LIMIT OF 10 PEOPLE IN THE POOL

LAP SWIM

MON—FRIDAY

12:00—1:00

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 ARC 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.



Lost & Found Items:

Be sure to check with the office if you have lost keys, cards, phones, jackets, shampoo, or any other items.

The owner of 157 Outer Drive has lost an aluminum crutch, if anyone finds it, please bring to the office or return to the owner.

Thanks Coast Village residents.

MAINTENANCE TEAM (541) 997-3583

Carlla van de Vyver, Park Operations Manager

Mikhail Renner, Lead —Days

Michael Brady—Days

Dennis Barker—Janitorial Monday thru Friday

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

360-521-8428

COMMUNITY CORNER

This month we are featuring our employee Nancy Brock.

Nancy is a resident of Coast Village and works in the office as our Office Assistant.

She is also a huge part of our Activities Committee and can always be counted on to help out at our potlucks.

I couldn't do my job without her!

Please thank Nancy when you see her for all she does.

Coast Village is fortunate to have such wonderful employees.

**Noise Disturbance Violation:**

Quiet hours are from 10 PM to 7 AM. Every effort shall be made to avoid disturbing residents with construction noise, loud talking, high radio or television volume, and other loud sounds.
b. Contractor's hours are from 7:00 AM-6:00 PM unless emergency repairs are required.

Please remember noise carries and many who live in travel trailers can hear everything from their neighbor's lot. Be considerate and mindful so other people are not disturbed late at night.

Bicycles and Road Safety

There have been many discussions about safely operating vehicles here in Coast Village, from speed bumps to observing the 10mph speed limit. It's equally important to know those riding bicycles; two- or three-wheeled, whether pedaled or powered, are required to follow the same rules and regulations as motor vehicles. Under Oregon Law, ORS 814.400(1)(a), bicycle/tricycle riders must travel with traffic, obey stop signs, observe the posted speed limit, and watch out for other traffic.

**Note: Everything to
the dump day!
September 14th**

SEPTEMBER 2020

SUN	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4 Water Shut Off 8 am to 1pm	5
6	7 Labor Day! No Garbage Pick-up! Office closed	8 Garbage 9 am	9 Brush 9 am No Coffee Klatch thru COVID-19	10	11 Water Shut Off 8 am to 1pm	12
13	14 Everything to the Dump Day! 9 am	15 Brush 9 am	16 No Coffee Klatch thru COVID-19	17	18 Water Shut Off 8 am to 1pm Board workshop 3:00 pm	19 Board Meeting 10:00 a.m. Rose Room
20	21 Garbage 9 am	22 Brush 9 am	23 No Coffee Klatch thru COVID-19	24	25 Water Shut Off 8 am to 1pm	26
23	24 Garbage 9 am	25 Brush 9 am	26 No Coffee Klatch thru COVID-19	27	28 Water Shut Off 8 am to 1pm	29
27	28 Garbage 9 am	29 Brush 9 am	30 No Coffee Klatch thru COVID-19			



Here's to celebrations! Happy Birthday!

Denise Crowe
Janelle Brown
Ann Curry
Faran Wampole

September 9th
September 10th
September 11th
September 13th



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

Dick & Janelle Brown September 30th

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.



COAST VILLAGE BOARD OF DIRECTORS

Ila Mae Robinson, Director



Donna Ruud
Secretary



Glenn Singley, Director



Jay Guettler,
President



Dory Hethcote,
Treasurer

Paul Deemer
Director



Diana Wolf-Newman,
Vice President

Board
of
Directors



POOL HOURS

OPEN SWIM

SATURDAY AND SUNDAYS—KEEP SOCIAL DISTANCING

LIMIT OF 10 PEOPLE IN THE POOL

ADULT SWIM MON—SUNDAY EXCEPTIONS BELOW

CHILDREN SWIM

MON—FRIDAY

1:00—4:00

MUST HAVE AN ADULT IF UNDER 16 YEARS OF AGE

LIMIT OF 10 PEOPLE IN THE POOL

LAP SWIM

MON—FRIDAY

12:00—1:00

NOTE: We have had reports of up to 23 people in the pool at a time on the weekends.

There is a limit of only 10 people (this includes children) in the pool at a time due to Covid.

There are also NO guests other than family members allowed to swim at Coast Village at this time.

An owner or renter of record must be with their family members to use the pool.

NO CHILDREN UNDER THE AGE OF 4 YEARS ARE ALLOWED IN THE POOL AT THIS TIME.

ALL YOUNG CHILDREN ARE EXPECTED TO WEAR A SWIM DIAPER IF NOT POT-TY TRAINED.

IN THE KITCHEN

Broccoli Tuna Casserole

Ingredients

- 5 cups uncooked whole wheat egg noodles or regular egg noodles
- 1 teaspoon butter
- 1/4 cup chopped onion
- 1/4 cup cornstarch
- 2 cups fat-free milk (I use evaporated milk)
- 1 teaspoon dried basil
- 1 teaspoon dried thyme
- 3/4 teaspoon salt
- 1/2 teaspoon pepper
- 1 cup reduced-sodium chicken broth
- 1 cup shredded Monterey Jack cheese, divided
- 4 cups frozen broccoli florets, thawed
- 2 pouches (6.4 ounces each) albacore white tuna in water
- 1/3 cup panko bread crumbs
- **1 tablespoon butter, melted**

Directions

- **1.** Preheat oven to 350°. Cook noodles according to package directions; drain. Transfer to a shallow 3-qt. or 13x9-in. baking dish coated with cooking spray.
- **2.** Meanwhile, in a large nonstick skillet, heat butter over medium-high heat. Add onion; cook and stir until tender. In a small bowl, whisk cornstarch, milk and seasonings until smooth; stir into pan. Stir in broth. Bring to a boil; cook and stir until thickened, about 2 minutes. Stir in 3/4 cup cheese until melted; stir in broccoli and tuna.
- **3.** Spoon over noodles; mix well. Sprinkle with remaining cheese. Toss bread crumbs with melted butter; sprinkle over casserole. Bake, covered, 45 minutes. Uncover and bake until cheese is melted, 15-20 minutes longer.

This is pure comfort food! Low calorie to boot....I hope you try it!

SHOWER BEFORE SWIMMING: Anyone using the pool must shower before entering the water. This health-related rule applies to both guests and residents. Those who don't comply will forfeit their rights to pool use.



Mimsy Shotwell, Judith and Leroy Shotwell's lovely family pet left to walk the Rainbow Bridge in July. She loved walks, watching in the window for Leroy to come home, and Nancy—for her dog treats.

Always a joy.

She will be missed.

EMERGENCY PREPAREDNESS

Be Prepared! September is Emergency Preparedness Month. Living on the Oregon coast comes with the constant threat of Earthquake on the Cascadia Subduction Zone and or Tsunami. Oregon Emergency Management (OEM) and FEMA Recommend every person have an Emergency To Go Kit and a Disaster Plan.

At a minimum your Emergency To Go Kit should have the items listed below: ☐ Water: 1 gallon per day per person 3 day supply for evacuation, 2 weeks supply for home (Shelter in Place) ☐ Food: non-perishable easy-to-prepare items (3-day supply for evacuation, 2 -weeks supply for home) ☐ Manual can-opener ☐ Flashlight with extra Batteries ☐ Battery powered or hand-crank Radio (NOAA Weather Radio if possible) ☐ First Aid Kit ☐ Medications (7- day supply min) ☐ Multi purpose tool ☐ Sanitation and Personal Hygiene items ☐ Emergency Blanket ☐ Hearing aids with extra batteries & reading glasses.



WINTER SAUSAGE AND VEGGIE BAKE

Ingredients

2 parsnips, sliced

1½ cups broccoli, chopped

1½ cups cauliflower,
chopped

¼ cup red onion, sliced

1½ tbsp avocado oil

2 tsp Italian seasoning

¼ tsp salt

¼ tsp pepper



Preparation

Preheat oven to 425°F. Toss 2 sliced parsnips, 1½ cups each chopped broccoli and cauliflower and 1/2 cup sliced red onion with 1½ tbsp avocado or olive oil, 2 tsp Italian seasoning and ¼ tsp each salt and pepper; spread in a single layer on a large baking sheet. Roast, stirring occasionally, until vegetables are tender and beginning to caramelize. In the last 10 minutes, add 2 sliced chicken or lamb sausages.



INVASIVE SPECIES

Once again we are seeing several varieties of plants in our greenbelts/on our lots that Coast Village asks that you view your lot and if you have the following items growing please remove them. If you need assistance to remove them please notify the office and we will arrange some help on removal.

The plants are:

Scotch Bloom

English Ivy

Butterfly Bush

Questions? Please call the office at 541-997-3312

Please remember to turn off outside hoses when you leave. I turned off a hose that had been running for at least a week before a walker notified me it was running and I knew the owner had been gone several days.

Our water bill is lower than it used to be, but if people are not being responsible with their outside hoses it will raise our bill considerably.



- "Be the person your dog thinks you are."
— C.J. Frick

-
- "My fashion philosophy is, if you're not covered in dog hair, your life is empty." — Elayne Boosler

-
- "Dogs' lives are too short. Their only fault, really." — Agnes Sligh Turnbull

-
- "No matter how little money and how few possessions you own, having a dog makes you rich." — Louis Sabin

-
- "Happiness is a warm puppy." — Charles M. Schulz

-
- "A dog is the only thing on earth that loves you more than he loves himself." — Josh Billings

-
- "Dogs are great. Bad dogs, if you can really call them that, are perhaps the greatest of them all." — John Grogan

-
- "Dogs do speak, but only to those who know how to listen." — Orhan Pamuk

-
- "Everything I know, I learned from dogs." — Nora Roberts



Peaches—the “don’t mess with me cat!”

VEHICLE CARE

Oil and filter changes play a critical role in the longevity of a vehicle engine's health. So it's important to know how often to have the oil changed. Different vehicles have different maintenance needs, especially with recent advances in automotive technology that have pushed some newer vehicles' oil change intervals out to 7,500 or 10,000 miles, or once every 6 to 12 months. But if you read your vehicle's owners' manual carefully, oil/filter change intervals actually fall under two categories, "severe" and "normal." What the owners' manuals call "normal" operating conditions are mostly long highway trips, not around-town driving, which is how many of us here in Coast Village use our vehicles. The exact definition of severe driving service varies with the automaker, but it usually involves ongoing operation of your car under one or more of the following conditions: primarily short trips (10 miles or less); sustained stop-and go driving; and the carrying of heavy loads or towing a trailer. The reason around-town driving is hard on oil is the engine never getting warm enough to burn off any condensation inside. It typically takes about 10 miles to burn off that moisture, so if trips under 10 miles are the majority of your driving, follow the "severe" schedule. Most newer vehicles come with oil-life monitoring systems that automatically determine when an oil change is needed and notify you with an alert on the instrument panel.

Washing your vehicle. This time of year especially when the pine/fir needles are falling it is important to wash your car or have it washed. The needles can lodge in the seals of sunroofs, doors, etc. and over time allow water inside in places it does not belong.



Happiness

Just hanging out with my family!

BE A GOOD NEIGHBOR

If there is one thing I've learned in life and that's 'Be a good neighbor.' Neighbors depend on one another. Being a good neighbor doesn't take much effort. Be courteous and kind, be aware of your neighbor's feelings. This is a community, and as in any community neighbors must stick together.

Sometimes fences are put up, but that doesn't mean your neighbor is angry or upset with you...it is simply a privacy fence. Get to know your neighbors, branch out into this community. Coast Village is one of the best communities around, and we, as neighbors must maintain our community. Team effort goes a long way around here! Get to know your neighbors.

Someone who loves a neighbor allows him to be as he is, as he was, and as he will be.



EVENTS

If you are looking for something to do, remember the Military Museum is open; although there are no events planned. Hours are 12 to 4 pm.

The Elks are looking for volunteers for the Share Shop. All proceeds from the Share Shop go to our military vets.

The Elks will be hosting the annual POW/MIA program; September 18th at 11 am. Call the Elks at (541) 997-2610 for more information.

Remember you may reserve the Rose Room if you want to have a *small* group gathering.

Recycling:

Our recycling volunteer just came into the office and advised of cardboard boxes placed in the dumpster without being flattened.

Please make sure you flatten all your boxes before you put them in the recycling dumpster.

The dumpster gets full faster, and then the volunteers have to pull everything out and flatten boxes, take out plastics, etc.

Thanks for your help, we don't have that many volunteers, so we want to do what we can to make the job easier.



COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
July 18, 2020

Call to Order: Jay Guettler President called the meeting to order at 10:04 am.

A **Quorum** was established with President Jay Guettler, Vice President Diana Wolfe-Newman, Treasurer Dory Hethcote, and Directors Pat Thompson, Donna Rudd, Glenn Singley and Noel Smith. All board members are present.

Seating of New Board Members:

New Board members elected on July 2020 ballot were: Paul Deemer, Dory Hethcote, and Ila Mae Robinson. Welcome to the board, thank you for serving. Ila Mae has previously served as a board member, Dory Hethcote was re-elected, and Paul Deemer is new to the Coast Village board.

Jay Guettler thanked exiting board member Pat Thompson, for her 4 years of service on the board and volunteering as Election Committee Chair. Also, thanks to Noel Smith for volunteering, he stepped in to replace the director's spot vacated by a mid-term resignation. We appreciate both of you, all your time, input, and experience to help us become better board members.

Diana Wolfe-Newman nominated to be Vice-President, **motion** made by Glenn Singley, 2nd by Donna Rudd, vote yes was unanimous. Diana Wolfe-Newman elected Vice-President.

Donna Rudd nominated to be Secretary of the Board, **motion** made by Ila Mae Robinson, 2nd by Dory Hethcote, vote yes was unanimous. Donna Rudd elected Secretary.

Dory Hethcote nominated to be Treasurer of the Board, **motion** by Ila Mae Robinson, 2nd by Donna Rudd, yes vote was unanimous. Dory Hethcote elected Treasurer.

Approval of the Agenda:

No Membership items to be added to the Agenda.

Motion made by Dory Hethcote, 2nd by Donna Rudd to accept the Agenda with one item added under "New Business". "Transfer to Operations Fund from Reserve Fund to the Operations account for Reserve Study and for repair on the Perimeter fencing (see Treasurer's report). To be added after reading Treasurer's report. Motion passed unanimously.

Reading of the Minutes:

Minutes from the June 20, 2020 board meeting were read by Dory Hethcote. **Motion** to approve June minutes with 2 corrections:

- 1) Remove any comments about noise complaint.
- 2) Remove any comment about CC&R violation.

Motion made by Ila Mae Robinson, 2nd by Dory Hethcote, to approve Amended June 2020 Board meeting minutes, vote was unanimous.

Roberts Rules of Order states that Board Meeting minutes must only record the name of the speaker and the subject. Minutes should not include any summary of the speakers' remarks.

Treasurer's Report was read by Treasurer Dory Hethcote. **Motion** was made by Dory Hethcote, 2nd by Ila Mae Robinson, to transfer from Reserve Fund to the Operations Fund **\$3600.00** for payment of the Reserve Study. Also, to transfer funds of **\$601.60** for fencing; and **\$1,133.94** for paint; from the Reserve Fund to the Operations fund to repair the perimeter fence.

The **Park Operations Manager's Report** was read by POM Carlla Van deVyver. Many issues discussed; pool heater delay due to part that hasn't been received; quarter for laundry available in the office. If you use the Satellite Bath, **do not** give the code out.

The **Activity Committee Report** read by Nancy Brock; still no coffee klatch or game nights due to Covid-19.

July minutes cont.

The **Architectural Review Report** was read by committee chair, Mose Starkie. Paul Deemer mentioned that he had a note from Pat that Lot **254 Outer Drive needs ARC** approval for their dwelling unit; new owners. Jay stated that all ARC Fence requests must be approved by the board, either at a meeting or through an "Action Without a Meeting".

The **Elections Committee Report** was read by Diana Wolfe-Newman. Revised CC&R ballots returned; only a total of 144 ballots on our last count; June 18, 2020. The ballot return was so low on the "Revised CC&R's": that the board decided to drop the Revised Document for now.

The **Greenbelt Preservation & Advisory Committee Report** was read by Donna Rudd. Committee has been contacting new lot owners and welcoming them with a new "reusable" grocery bag if they want them.

The **Garden Committee Report** was read by Jay Guettler. The theft problem has abated and Committee Chair Vicki has been sharing herbs on the mail room sharing table.

There was no **Covid Committee Report**; Jay & Diana attended a Zoom meeting with Vial Fotheringham, our Coast Village HOA attorneys regarding Covid.

Old Business:

ARC: Mose will review setbacks for trailers with slide outs.

Code of Conduct: Motion made by Dory Hethcote, 2nd by Glenn Singley: to accept "Coast Village Code of Conduct Guidelines" as amended. Code of Conduct Guidelines will be available on request.

Data Entry for motions into website database is still being completed by Glenn until other arrangements are made. No one has yet been hired to take the board meeting minutes and motions. Donna will review completing the Secretary work with Carlla; the POM. The CC&R's revision has been postponed. The pool heater issue was covered in the Park Manager's Report.

A new ARC Document was submitted by Mose Starkie; the ARC Chair, for a new "**Standards for Greenbelts**" document. . A Motion was made to accept the document so that all board member could review and discuss the issue. **Motion** was voted on; motion failed with unanimous NO vote.

New Business:

Complaints were reviewed and decided upon at the Board Workshop.

Limit of **Canvas Top** temporary structures on Coast Village lots next to roadside will be included in the Coast Village Rules & Regulations when it is updated. No obstructions on roadways will be permitted. Board wants to create a committee to work on a "Policy & Procedure" document for carports.

Motion to adjourn meeting made at 1:17 pm by Dory Hethcote, 2nd by Ila Mae Robinson. Motion passed unanimously.

Why are Census People Coming to Your Door?

Many folks here in Coast Village have seen me, either walking from house to house with my black Census bag, or at their doorstep asking a bunch of questions. A lot of people tell me they've already filled out the Census and they wonder why someone is coming to their home. Sometimes more than one person, sometimes leaving notices. Let me explain.

Enumerators are people like me who are going around trying to fill in the gaps. We are assigned to various households each day, attempting to complete Census information for households that have not responded to the Census. Note that the Census is done by address, not by names, so we don't know if you've already filled in the Census somewhere else.

There are several reasons a Census-taker might visit, even if you've already submitted your Census information.

1. About 10% of respondents are re-visited or called to do a quality control check on what previous enumerators have entered into the database. This is to make sure that, among other things, enumerators are not just filling in false information without actually doing interviews. Re-interviews are usually short with just a few questions.
2. There may be mistakes in your address in the Census computer system. For example, here in Florence there is a group of apartments in a building that the management calls the F building, and Census had the apartment numbers as F3, F5, F9, etc. However, the residents don't use the 'F' in their address, so when they submitted their Census online or by mail, the mailing address didn't match and the F# apartments were still listed as non-responding. We've also had lots of instances where the pre-Census surveyors included both streets for a corner lot; in other words, a house on a corner might be listed as 109 Jones Street and 109 Smith Street, when the address is actually 109 Jones Street. The enumerator is trying to get information on 109 Smith Street, which does not exist. That needs to be corrected in the database, so please cooperate if this happens to you. Enumerators are not out to harass you. (Unfortunately, for some reason, we've had way more of these kinds of errors this Census than we had in 2010.)
3. If your place in Coast Village is a second home, or you just bought it and were not here on Census Day, April 1st, the Census needs to know that. If your place was vacant, or if someone else was living there on April 1, that's critical information. If you submitted a form for your other address, the interview about your second home will be short and sweet.
4. Another possible reason you may get an enumerator at your door, even though you submitted information, is that you may have been scammed. Especially early in the year, there were numerous scam artists, pretending to be the Census, attempting to collect personal data. Google "5 Census scams" for more info.

It is understandable that people are suspicious about people coming to their door asking for information, but the Census is important for many reasons. It is mandated by the Constitution and has been going on since 1790. The data are used to determine how much representation Oregon gets in Congress (we're expected to get a new representative this time!), but businesses and other organizations also use Census data for many purposes.

Some ways that Census data helps communities

Federal funds support community needs like:

- ◇ Senior centers
- ◇ Hospitals and clinics
- ◇ Schools
- ◇ Housing
- ◇ Education
- ◇ First responders
- ◇ Transportation and road improvements
- ◇ Attract new businesses and professionals
- ◇ Funds for programs like school lunches, Head Start and SNAP
- ◇ Support for Veterans

The sooner your Census information is clarified and correct in the database, the sooner people will stop coming to your household. If you don't want to talk to an enumerator, you can call or go online to complete your information. A phone number and website are found on the Notice of Visit that the enumerator leaves at your house if you're not there. If the enumerator has written in a Census ID number, please include that when you call or go online.

The Census website is: **2020census.gov** and the phone number is **844-330-2020**.

Vicki Dunaway

Disclaimer: I am writing this article in my capacity as a citizen and resident of Coast Village, not as a Census employee. My aim is to offer fellow villagers answers to questions about the Census.



↑ A Picture of a healthy, flourishing greenbelt! ↑

The GPAC had a meeting on August 26th, 2020 and we have decided to lower the price of our Coast Village **reusable grocery bags**. We are going to sell them for **\$3 each**; so if anyone would like to purchase a bag, see Nancy at the office.



The Greenbelt Advisory & Preservation Committee will be purchasing more Rhododendron/Azalea Fertilizer, so if you would like a “free” bag; let one of the committee member know, or call Nancy at the office: (541) 997-3312.

The Greenbelts in Coast Village make our Community the wonderful place it is to live, please care for your greenbelt so we can continue to have this natural beauty to enjoy.

This is a copy of the Greenbelt Requirement Document that all Coast Village owners signed if they purchased their lot after August 29, 2016:

Coast Village Greenbelts



The city of Florence zoning describes Coast Village...

"...it is a unique residential community that allows a blend of recreational vehicles and conventional single-family homes, surrounded by greenbelt buffers between each lot to maintain a park-like setting."

Greenbelts are required on the sides and rear of each property extending 5 feet in from the property line. This area may be used for nothing other than greenbelts.

If you have questions or concerns regarding removal of any vegetation, contact the Coast Village office at 541-997-3312. They will direct a member of the Greenbelt Committee to contact you. Failure to verify vegetation concerns before removal may result in significant fines. The Greenbelt Committee is here to assist all lot owners with any greenbelt concerns.

Greenbelts are required under Coast Village CC&Rs Article 10.2.A

Property Address _____

Buyer Signature _____

_____ Date

Buyer Signature _____

_____ Date

Coast Village Authorized Signature _____

_____ Date

Native Rhododendron Care:

One of the more spectacular North American native shrubs is the Pacific rhododendron (*Rhododendron macrophyllum*). Other names for the plant include California rosebay and coast rhododendron. Using Pacific rhododendron plants as part of natural landscaping provides eye-popping blooms combined with ease of care. These wild plants are very adaptable and versatile. Keep reading for tips on how to grow a Pacific rhododendron in your garden.

Pacific Rhododendron Info

Using native plants in the landscape is a foolproof way to reduce maintenance. This is because they are already adapted to growing well in the region and suffer less problems than exotic or imported species. The soil should be acidic for growing California Rosebay and it needs to live in an area that has cool winters and mild summers.

If you're looking for a bee magnet and a breathtaking early summer bloomer, consider Pacific rhododendron plants. They have lance-shaped, leathery, evergreen leaves that provide color all year. The shrub can grow up to 12 feet (3.6 m.) but is generally shorter.

A search for Pacific rhododendron info reveals the plant's toxicity, so it is best to keep away from young children.

Pacific Rhododendron Care

The shrubs do well in either moist or damp sites, but they will need consistent water for the first few months while the plant establishes. Spread an organic mulch around the root zone to conserve moisture and prevent weeds.

These plants actually thrive in low nutrient situations but they do enjoy some acid-loving slow release food in early spring.

To keep your plant looking its best, remove spent blooms. These just pop off easily by hand. Also, coastal rhododendrons can get quite gangly in nature. This may be due to a lack of light, as they often establish in woods. To keep your plant tight and compact, dead head the blooms after flowering, prune any dead stems or blooms.

Watch for spider mites and the characteristic yellow leaf stippling that they cause. If you see notched tips on the leaves, suspect root weevils, their young can damage roots.

In most cases, this is a low maintenance plant that will beautify your landscape for many seasons.

This information is from a Gardening Know How article: <https://www.gardeningknowhow.com>

Pruning

If new plants are selected properly, taking into consideration mature plant size and space to be filled, little pruning should be necessary. Remove dead and injured branches. If pruning is necessary, prune the plants soon after flowering to allow flower bud formation for the following year. "Dead-heading" is a pruning operation that involves removing spent flower clusters. It should be done annually.

Information from Oregon State University website: <https://catalog.extension.oregonstate.edu/fs12/html>

Nursery Rhododendron Care:

Information taken from the American Rhododendron Society website: <https://www.rhododendron.org>

Pruning to rejuvenate:

Rhododendrons that have outgrown their site or have become tall, ungainly, and sparse of bloom can be rejuvenated by judicious pruning, preferably in early spring. Don't attempt to do it all at once. The plant likely will survive one-shot surgery, even make a strong recovery, but it is no way to treat an old friend. It is better to spread the rehabilitation over 2 or 3 years. Each year cut back some of the heavy branches to latent buds. Let the light in to encourage new shoots to form. Plants that have deteriorated in the top should be cut back and rejuvenated with new growth originating low on the bole (**the main stem of a tree**). Prune with the dual objective of retaining the mature structure of the rhododendron and of improving its vigor and capacity to bloom.

Wax Myrtle Care Tips:

Wax myrtle care involves fertilization and pruning for shape or pruning when limbs are damaged or split off by heavy ice and snow. Historically, leaves of the wax myrtle tree were used for fragrance and flammability when making candles. This fragrance, still used today, has earned the shrub a common name of southern bayberry. Wax myrtle often exhibits growth of 3 to 5 feet (1 to 1.5 m.) a year. As a shrub it has a rounded, narrow form and is attractive when limbed up for use as a small tree. Use the wax myrtle tree in mixed shrub borders and as shade for the deck or patio. When growing wax myrtle, avoid planting annuals and perennials around the roots of this plant. Root disturbance or injury results in numerous suckers that must be pruned to keep the plant healthy and for proper wax myrtle care.

Read more at Gardening Know How: Wax Myrtle Care: How to Plant Wax Myrtle in Your Garden -

<https://www.gardeningknowhow.com/ornamental/trees/wax-myrtle/wax-myrtle-care.htm>

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Common laurel, perfect for an evergreen hedge

Common laurel is a shrub evergreen that is often shaped to form hedges.

A list of Common Laurel facts

Name – [Prunus laurocerasus](#)

Family – [Rosaceae](#)

Type – shrub, [bay](#)

Height – 3 to 16 feet (1 to 5 m)

Exposure – full sun to shade

Soil – ordinary

Flowering – April

Foliage – evergreen

It is appreciated for its rapid growth and its view-breaking properties.

Planting common laurel

You can plant common laurel from October to March with a preference for fall to favor root development before winter.

In the hedge, place the base of each stem at least 32 inches (80 cm) to 3 feet (1 meter) apart for a hedge around 6 ½ feet (2 meters) feet tall. If you need to climb higher, space the plants a bit more.

Common laurel prefer locations with high exposure to sunlight.

It can tolerate any type of soil.

Look up our advice on [planting shrubs](#).

Pruning common laurel

There are 2 pruning seasons for your common laurel, in spring and in fall.

It is a shrub that can bear pruning well, even heavy pruning.

In hedges, if you want to slow its growth, opt to prune annually in fall, as the sap descends.

If you prune in spring, your common laurel will develop faster.

Refer to our guidelines on [how to correctly prune shrubs](#).

Common laurel and diseases

It is a shrub that is quite resilient to most diseases, but isn't without its own share of parasite attacks, especially **aphids**.

They are easy to recognize on the underside of leaves, they are small green-colored insects.

Here is how to [treat against aphids](#).

When leaves turn yellow or begin to lose their color, it usually means that some type of nutrient is lacking in the soil, and adding fertilizer might be necessary.

Finally, if orange spots appear on the common laurel, it is due to silver leaf disease. The only solution is to eliminate infected specimens, because there is no known treatment and it would spread to the entire common laurel hedge if left unchecked.

Toxicity of common laurel

Common laurel, also called cherry laurel, contains cyanide that one should of course never ingest.

Some herbivores can even die from it, as well as animals such as dogs who might try to taste the common laurel's leaves, branches, or fruits.

Common laurel, a natural sound barrier

Common laurel is an excellent natural sound barrier. If you live near a busy passing road, near a highway or simply in a noisy neighborhood, this shrub is one of the best possible natural sound barriers there are.

Due to its dense foliage made of thick, leathery leaves, noise is absorbed and reduced much more than most other types of shrubs.

Planting the specimens rather close together will quickly give you a nice plant wall.

Regular pruning will make foliage even denser, which will heighten the sound-absorbing performance.

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Website: <https://www.nature-and-garden.com/gardening/common-laurel.html>

