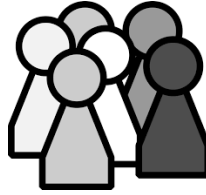




SEPTEMBER 2022

VOLUME 30 ISSUE 8

September 2022 CVPOC President's Message



Social media critics mainly direct their comments about discourse to the newer technology stuff of Facebook and Twitter and such, but social media has been around for as long as we have been able to write and probably at the inception of communication. The image of Martin Luther nailing his 95 theses to the door of the Wittenberg Castle Church would come to mind, even if the dramatized event didn't actually happen that way (Historians are still discussing the possibility some 500 years later.). This is not a message about religion, but about how change is made. Criticism is easy. Criticism that is thoughtful, respectful, and kind is difficult. Criticism that meets the criteria of "difficult" but also includes possible solutions is rare. I haven't read Martin Luther's 95 theses, but I have a pretty good idea that the bishop of that Catholic Church did and I'm pretty sure that bishop wasn't happy about the suggestions Martin had in mind. Criticism, itself, I don't think is the problem. Where I think we (I'm included in this "we") need some work is in how we criticize.

Coast Village is changing and has been since its inception. Just like Florence and Oregon and the U.S.A and the rest of the world. Changes in how we deal with...

NOTICES

- Facility Hours: Hours for the laundry room 24-7 with code, Clubhouse bathrooms—24-7. Clubhouse is open 8:00 am — 9:00 pm
- Office hours M-F 9:00 am — 3:00 pm
- The mailroom is open from 8:00 am to 8:00 pm
- Pool is open—9:00 am — 8:30 pm
- Satellite Bath with code only.
- BOARD MEMBER MEETING: September 17th, 2022
- Work shop: ZOOM September 14th, 2022 at 10:00 am

WWW.COASTVILLAGEFLORENCE.COM

Board of Directors 2022-2023

President Jay Guettler

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

Vice President Diana Wolfe-Newman

(503) 927-9315

Treasurer Dory Hethcote

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

Tashi Fonteyn

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

Tommy Brunetto

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

Director Ila Mae Robinson

(541) 991-3891 or seamstressila@hotmail.com

Director (Secretary) Glenn Singley Glenn@cvpoc.com

Business Office:

(541) 997-3312

Fax: (541) 902-0103

Available for general business
9am - 3:00pm

Park Operations Manager:

Carlla Van de Vyver
POM@CVPOC.COM

Phone 360-521-8428

Maintenance Office:

(541) 997-3583

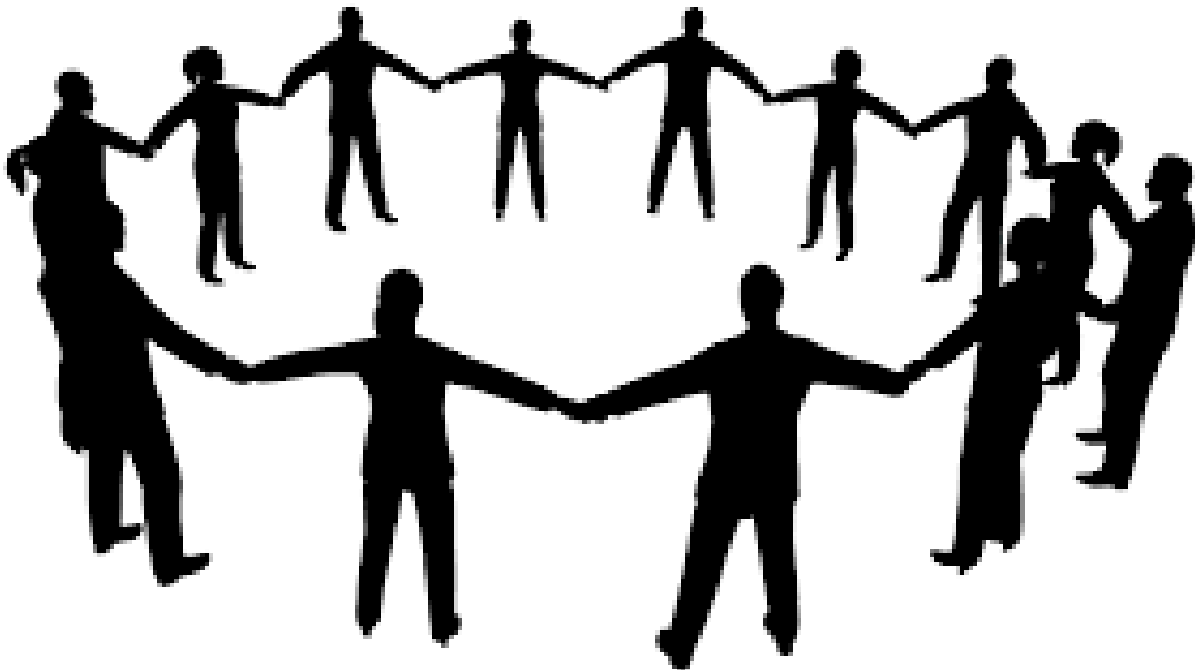
Hours of Operation
Maintenance staff on premises
Mon - Fri from 7:30 am - 4:30pm
Available 24/7 for
park maintenance emergencies

(360) 521-8428

...fences in our Village have ebbed and flowed like the tide over our almost 50 years of existence. It's still ebbing and flowing as the ARC works to make the definitions of fences clearer and the process to build and repair fences simpler. The same goes for our famous green belts. Probably since early on in Coast Village history, there were those who purchased a lot and then started to clear cut their green belt in the hopes for a few more square feet to park their boat or put a shed. This put the burden on their neighbor to hold up their end of the 10-foot requirement of green belt. The response was fines and penalties focused on the prevention of such acts. This struggle continues today. Solutions range from never, ever, cutting anything and letting nature do her thing to clearing out what exists and planting anew. Extremes always seem simple and effective, but rarely contain the balance necessary to sustain most facets of the situation. Until we all get this issue resolved, I suggest that we all keep planting something new every year wherever there is an existing bare spot in our green belts while keeping the existing plants happy with water and fertilizer.

While I'm on this subject of change, let me address our governance organizations—committees and board. In my short five years living here and being involved in some committee or board role almost that whole time, there have been constant changes. The board changes every year, many times changing mid-year. Committees are constantly bringing on new people who have some time and interest until they no longer have those to offer. Many times these groups of neighbor volunteers are faced with the same questions over and over—and the answers given depend on the neighbors involved at that time. So, which group of neighbors was right? Which wrong? That answer depends on which group of neighbors you ask. This conundrum happens everywhere people are involved. Simple criticisms are easy from the sidelines. Developing criticisms that are thoughtful, respectful, and kind is akin to dipping your toe into the waters of participation. Working to develop workable, sustainable solutions is still rare.

- Jay



Perhaps you have noticed an increase in our rat population this season...

This is a friendly reminder to bring in all bird feeders and pet food at night. DO NOT set out rat poison, unless it is *first generation* poison. This ensures our other furry friends within the park are not harmed. DO set out electronic or snap traps instead.



ATTN: DOG WALKERS ON WEST SIDE

There is an unfortunate increase in dog waste in our Storage Lot on the West Side. **Be a responsible pet owner and pick up after your pet.** Coast Village has a number of Dog Waste Stations—Utilize them in order to ensure a clean and healthy environment for residents. Cameras may be installed in this area if the problem persists, and fines may occur as a result.



2016 Hwy 101, Florence
541-997-5834



Shop local, help local

Empower local families to build a place to call home.

Attention Coast Village Residents!

Have you wondered about who is running for Florence City Council? Well, you can certainly find out during our *Coffee With Candidates* event this month.



Please join us in the Rose Room on Friday, September 16th from 9:30am-11:00am.

Coffee will be provided!

Event hosted by the Beveridge's



Coffee & Donuts has officially returned! Come and visit with your neighbors every 1st and 3rd Wednesday of the month in the Coast Village Rose Room from 10:00am-11:00am.



RECIPE CORNER

One Pot Lemon Herb Chicken and Rice

INGREDIENTS

- 4 boneless skinless chicken breasts
- 2 tablespoons butter
- salt and pepper to taste
- 2 teaspoons Italian seasoning

Rice

- 1 cup uncooked white rice
- 2 ¼ cups chicken broth
- juice of 1 lemon
- 1 teaspoon Italian seasoning

INSTRUCTIONS

1. Melt butter over medium heat in a large skillet or pan (one that has a lid). Season chicken with salt and pepper to taste, and Italian seasoning. Brown chicken in the butter for 1-2 minutes on each side. (Chicken shouldn't be cooked through at this point) Transfer chicken to a plate.
2. Add rice, chicken broth, lemon juice, and remaining Italian seasoning to the pan (no need to clean it first). Place chicken on top, then cover and simmer over medium-low heat for 20-25 minutes until liquid is dissolved.
3. Garnish with fresh parsley or cilantro if desired and lemon wedges for squeezing. Serve immediately.



September 2022

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4 Rose Room Reserved 1:00-6:00pm	5 No Garbage Office Closed Labor Day Rose Room Reserved 5:30-8:00pm	6 Garbage 9 am	7 Brush 9 am Coffee & Donuts Rose Room 10:00-11:00am	8	9	10
11	12 Garbage 9 am Rose Room Reserved 5:30-8:00pm	13 Brush 9 am ARC 4:30	14 BOD Workshop 10 am (Zoom)	15	16 Rose Room Reserved 9:00-11:00am	17 BOD Meeting 10am
18	19 Garbage 9 am Rose Room Reserved 5:30-8:00pm	20 Brush 9 am	21 Coffee & Donuts Rose Room 10:00-11:00am	22	23	24
25	26 Garbage 9 am Rose Room Reserved 5:30-8:00pm	27 Brush 9 am ARC 4:30	28	29	30	



Here's to celebrations! Happy Birthday!

Denise Crowe
Janelle Brown
Ann Curry
Matthew Green

September 9th
September 10th
September 11th
September 17th



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 Carlla at 541-997-3312 or just stop by the office; we can update our file that you would like to be added.



Florence Events for the month of September



Located at the intersection of Bay and Kingwood Streets in Old Town Florence.

9/6/22 Tuesday 3:00pm—6:00pm
9/13/22 Tuesday 3:00pm—6:00pm
9/20/22 Tuesday 3:00pm—6:00pm
9/27/22 Tuesday 3:00pm—6:00pm

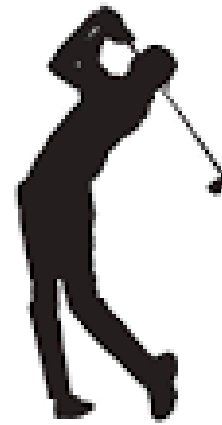
Florence Community-Wide Garage Sale September 9-11, 2022

**presented by the Siuslaw News &
the Florence Area Chamber of Commerce**



**Pick up a copy of the Wednesday,
September 7, 2022 issue of the
Siuslaw News for the map or
online at thesiuslawnews.com**

**Maps will also be available at the Siuslaw News
and the Florence Visit Center**



12th Annual Siuslaw Open

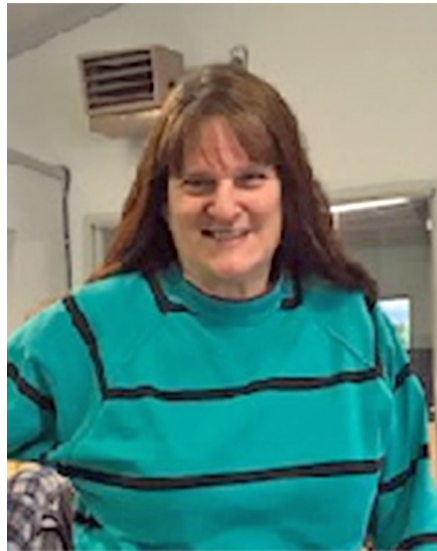
at Florence Golf Links

Saturday, September 10th

To benefit Siuslaw Outreach Services



Jay Guettler
President



Diana Wolfe-Newman
Vice President



Dory Hethcote
Treasurer



Tommy Brunetto
Director



Glenn Singley
Secretary



Tashi Fonteyn
Director



Ila Mae Robinson
Director

OPERATIONS, Carlla Van deVyver

Administration: Change in Maintenance staff, change in Office staff

Ben Davidson has joined Coast Village as a full time employee. Donna Smith has joined the office staff. We will be moving forward at this time with only two regular maintenance employees and one 6 hour a week employee for the length of time the pool is open.

There is now a cover on pump station #1, currently we are replacing the porch/steps/ramp at the maintenance office due to rot.

The insect issue at the front of the clubhouse has been resolved.

The electrical project is 40% complete, and should be finished by the end of August.

The door on the maintenance garage has been painted.

Four lots have sold in the last 30 days.

The pool has been repaired and is functioning well.

A huge thank you to Tom and Kathee Melahn as well as Lisa von Wald for all of the work they have been performing at the entrance to the park on the East side and the flowers planted on the West side. They have spent many hours weeding and trimming the plants and have returned them to a better state of health. In the past there were lot owners that volunteered there but it has been some time since anything but minimal care has been given. It's nice to see this type of volunteer work for our park, it does indeed take a village!

I also want to thank Noel Smith and Keith Davidson for volunteering to drive our truck and trailer when we were short one person. We were able to keep our garbage and brush on schedule.

The office again is receiving numerous verbal complaints regarding the loud music originating from a lot on Horseshoe Bend. This is an issue I will be turning over to the Board to resolve. Level of sound is not out of bounds for city rules however it is a nuisance to those lots in the area to listen to someone trying to compose music which is very different than someone playing a song. I encourage those effected to submit written complaints regarding a nuisance issue. Those written complaints will be given to the BOD.

There have been some questions to the office regarding dog runs. It would be helpful if the Board could define what a temporary dog enclosure or dog run is. In some cases owners want a temporary dog...



Question of the Month – September 2022

“What do I do about increasing rodent populations around my property?”

The first recommendation you will hear from Coast Village staff is, keep your property exterior free of food items overnight. Prevention is the best deterrent when it comes to managing rodents.

Not only does leaving food outside attract rodents, but you may find yourself noticing a black bear sniffing around and making a mess of your yard.

The negligence of residents in regards to leaving food out causes a dangerous situation for the local wildlife who are looking for something to eat.

The next recommendation is to look into purchasing electronic or snap traps. An electronic trap uses a high-voltage shock to humanely kill the rodent. They are powered by batteries and require a small amount of bait.

Snap traps are what most of us are familiar with, in which a metal or wooden snapping mechanism kills the rodent. Both electronic and snap traps are ideal for smaller

rodent infestations.

In rare instances of a larger infestation, a resident may consider purchasing rodent poison. It is worth noting that Coast Village prohibits the use of rodent poisons that are not considered as First Generation poison.

First Generation poison simply means that the critter that eats the poisoned bait will be the only one who suffers the effects of the poison. This means that a *First Generation* poison may not harm a secondary critter who chooses to come along and eat the poisoned rodent.

First Generation poisons should be handled with care, and are not recommended for outdoor use since Coast Village has a host of various wildlife (cats, dogs, squirrels, etc.) that wander through our community.

The bottom line is, when it comes to managing rodent populations, prevention should be a priority. Additionally, ensuring the safety of the wildlife around us, and educating ourselves on appropriate methods of removal is a responsibility we all share as resident of Coast Village.

PARK OPERATIONS PP 2

...pen or run installed how do we handle those questions.

Our backflow issue has been resolved. The inspection is scheduled for the end of the month.

Coast Village water usage is up a small amount. This is usual for this time of year due to watering.

Surgery is scheduled for me on the 25th of August. The office is covered and I will be able to work from home to process statements and payroll. I anticipate very little disruption to processes.

Carlla van de Vyver

Park Operations Manager



DO YOU HAVE AN ITEM OR SERVICE FOR SALE?

LET THE OFFICE KNOW AND WE'LL
PLACE YOUR ADVERTISEMENT HERE.

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

Support our local people!

TELEPHONE FOR SERVICES

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



Hello friends!

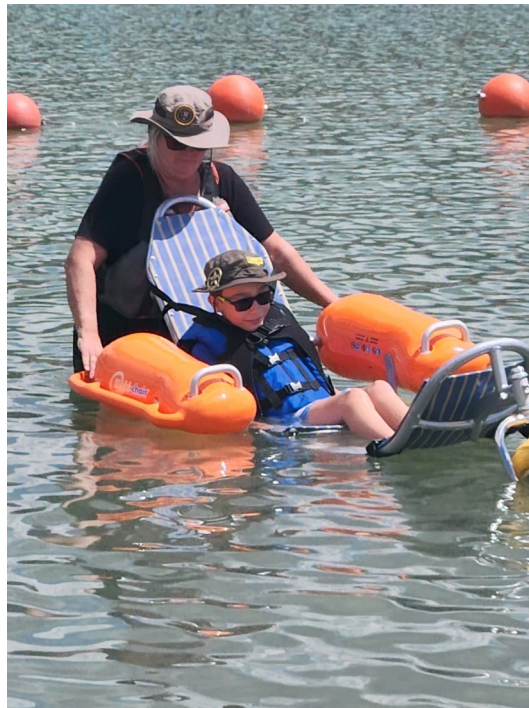
We had a great time at Mesa Verde, but we came down from there a couple days early. We're "sea level" gals and have trouble with the high altitude. While there we had ranger-led tours of Cliff Palace and Long House. Long House was our favorite because got to spend more time there and actually go into it. There is a spring behind the dwellings where the ancient Pueblo people could easily get their water. That was really neat.

After that we spent a week at Ridgway State Park with Michelle's best friend from elementary school, Dani, her boyfriend Jimmy and Dani's son Aiden. Aiden is ten, and is Kim's best buddy. He gets around mostly in a wheelchair and sometimes uses a special walker. The park just got some accessible items and Aiden was their "guinea pig". One was a wheelchair that could go on the sand and then right into the water to float. The other was a trek chair made to go on trails. At first we used the remote on our ranger-led hike, but halfway through the hike he controlled the chair himself and he stayed on the trail just fine. It was so rewarding. When they took off from the campground to go home they got in a terrible accident totaling their car a little over an hour from us. No one was seriously injured, just some bruises. We rushed there and helped them get their luggage and get settled in a hotel because they couldn't get a rental car until the next day. They are all home safe and sound.

Now we're in Prescott, Arizona. Kim's sister and hubby bought 6 acres here so we're going to check it out. They own latitudevans.com and are awaiting some vans they ordered, so, they thought they'd visit their property and do some planning for the home they intend to build. Also, our little dog Scruffy needs knee surgery, so we have a vet appointment here.

We love and miss you all!

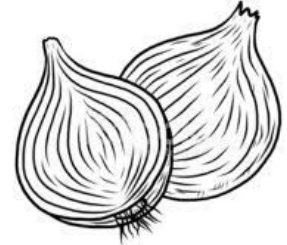
Love, Kim and Michelle



Gardening on the Oregon Coast

The following excerpt was pulled from Oregon State University's *Growing Your Own* publication. The aim of the Oregon State University Extension Service gardening program is to help beginning and experienced gardeners alike effectively and sustainably use their soil and water resources for productive harvests, aesthetically pleasing landscapes, and personal satisfaction.

Gardening on the Oregon coast isn't impossible. On the other hand, it isn't easy. Wind, fog, and cool temperatures are obstacles to gardening success. However, if you match your plant needs and garden design to the coastal climate, gardening by the beach can be a rewarding experience.



Site Selection: Make the most of available heat by planting on the south side of a wall or building. Plastic hotcaps, cloches, row covers, or small greenhouses can modify the planting environment to increase heat. Be sure to provide ventilation when using plastic covering or plants will dry out.

Soil Preparation and Fertility: Many coastal soils are sandy and don't hold water well. Gardens on these soils need additional organic matter and frequent watering during the drier summer months. A lack of nutrients limits plant growth in any gardening environment. Be sure to apply adequate fertilizer to coastal gardens during the growing season.

Choice of Crop Varieties: A key detail in coastal gardening success is the selection of appropriate varieties. Cole crops, root crops, lettuce, peas, spinach, zucchini, leeks, and onions do well here. Tomatoes and corn will do well if you use short-season varieties and some type of row covering to speed germination and early growth.

Climate and Seasonal Issues: Lack of sunlight and warmth often are limiting factors on the coast. Sometimes, removing trees will make a big difference. Orienting garden rows in a north-south direction helps maximize sunlight to all parts of the garden. Heavy rainfall in the spring is a problem where soils drain slowly. Add organic matter and use raised beds to improve soil drainage and speed up soil warming. Wind protection is essential on the coast. Wind causes moisture to evaporate from plant leaves more quickly than roots can take in new moisture. This causes drought stress, which in windy areas can occur even when the ground is saturated with moisture. Place small fences, tires, shade cloth, snow fencing, or other objects around plants to break the wind.



If you're interested in further research, please visit OSU's Gardening Program website at <https://extension.oregonstate.edu/gardening> for more resources and tips.

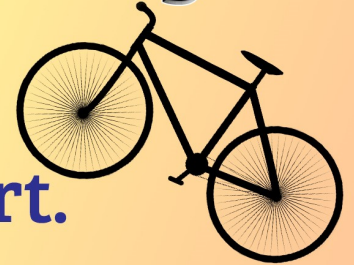
Planting Schedule				
Vegetable	Start plants indoors this long before outdoor planting date	Region 1. Coastal, Astoria to Brookings	Distance between rows	Distance apart in the row
Artichokes (globe)	Crown pieces	Aug-Oct, May-June	48-60"	48-60"
Asparagus	1 year	March-April	60"	12"
Beans (snap)	Not suitable	May-June	12-24"	2-6" bush, 12-24" pole
Beets	Not suitable	March-June	12"	1-2"
Broccoli	6 weeks	May-June	12-24"	12-24"
Brussels Sprouts	6 weeks	May-June	24"	24"
Cabbage	6 weeks	Jan-April, July-Sept	24"	24"
Carrots	Not suitable	Jan-June	12"	2"
Cauliflower	6 weeks	Jan & June	24"	24"
Celery	9 weeks	March-June	24"	5"
Chard	Not suitable	Feb-May	24"	12"
Chinese Cabbage	4 weeks	July-Aug	30"	6"
Chives	6 weeks	April-May	Needs 4 sq ft	Scatter
Corn (sweet)	Not suitable	April-May	36"	15"
Cucumbers (slicing)	4 weeks	April-June	48"	24"
Cucumbers (pickling)	4 weeks	May-June	48"	6-12"
Dill	Not suitable	May-June	24"	6-9"
Endive	6 weeks	March-July	12"	10"
Garlic	Not suitable	Sept-Oct	18"	3"
Kale	Not suitable	May-July	24"	24"
Kohlrabi	Not suitable	July-Aug	24"	3"
Leeks	Not suitable	Feb-April	24"	2"
Lettuce (head)	5 weeks	Feb-July	12"	12"
Lettuce (leaf)	5 weeks	Feb-Aug	12"	6"
Onions	10 weeks	Jan-May	12"	3"
Parsley	10 weeks	Dec-May	12"	8"
Parsnips	Not suitable	May-June	24"	3"
Peas	Not suitable	Jan-Aug	36" bush, 48" vine	2"
Peppers	10 weeks	May	24"	12-18"
Potatoes (white)	Not suitable	Feb-May	30"	12"
Pumpkins	4 weeks	May	12"	1"
Radish	Not suitable	All year	12"	1"
Rhubarb	crown pieces	Dec-Jan	48"	36"
Rutabagas	Not suitable	June-July	24"	3"
Spinach	Not suitable	Aug-Feb	12"	3"
Squash (summer)	4 weeks	May	48"	24"
Squash (winter)	4 weeks	May	72"	48"
Tomatoes	8 weeks	May-June	36-48", closer if supported	24-36"
Turnips	Not suitable	Jan & Aug	24"	2"

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



Scan code to go
to Green Bike's
Website

Also accepting donations
for Green Bike in Waldport.



Supports Seashore Family Literacy



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

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





Is there an artsy person in Coast Village who would like to help brighten up the garden area a bit? You've probably seen we have compost bins made from recycled pallets. It might be cool to have those pallets painted and/or decorated. A friend has offered me some paint she has left over that we can use for a background, so it wouldn't require that you purchase paint.

Let me know if you're interested

- Vicki

ladybug7@charter.net

Tommy & Becca

Let us do your dirty work !! Inside and outside lot maintenance. No job too small.

Yard work, roof & gutter cleaning , garage clean outs, Handyman Service. Easy cash, check or credit card payments accepted.

Email. Tbrunetto405@gmail.com

Call or Text: (541) 901-1938

Did you know Coast Village has a "Free Table" ?

Residents are welcome to donate clean and reusable items in the lobby area of the Clubhouse entrance. If you donate food items, they must be unopened and not expired! All residents are encouraged to check out the **Free Table** from time to time. Who knows, maybe you'll find *that something* you've been looking for!

Hello Coast Village Neighbors!

I can't believe September is already here! 2022 has been FLYING by! I would like to take this opportunity to share some facts about the ARC with you so you know what to expect from the ARC. Communication helps TONS. The ARC has biweekly meetings (meeting twice a month) Our meetings are the second (2nd) and fourth (4th) Tuesdays of the month. Meetings begin at 4:30 p.m. and run one (1) hour. ARC meetings happen on Zoom. Members can access Zoom either on the internet or by telephone. Zoom by telephone is very easy and sounds just like a regular phone call. The invitation is posted on Facebook COAST VILLAGE COMMUNITY page. If you submit an ARC application, it is a good idea to try to join in on the zoom video or call as the committee does occasionally have questions. The best person to answer questions about your project is you! Another important fact about the ARC and your (potential) upcoming project(s) is knowing about the timing of moving your application through the process to get to your 'building' stage. Once your application is filled out, return it to the office. They will scan it and email it to the ARC so that it may be discussed at the next meeting. In order to make it to the next ARC meeting, the application must be submitted at least one week prior to the upcoming meeting. After the ARC receives the email, scanned application, it is forwarded to the committee, added to the upcoming ARC meeting agenda, and it then gets addressed at the Zoom meeting. The ARC also likes to visit lots so that we may "see" the vision of your project. We acknowledge that a drawing IS submitted with each application, but nothing substitutes seeing the real thing. The ARC schedules project "look-ins" on Thursdays. As you can see, any potential ARC request could take weeks. We know there are members who are here part time, and may be under a time constraint, we make every attempt to accommodate those tight schedules, as some of you travel quite some distance to get here and have limited time to get projects accomplished. We ARE in the busiest time of the year, so if you have a project in mind, it's better to start the application process sooner rather than later; it will make your project less stressful if you can take your time.

Another topic I need to bring up is that it has been noticed that some people seem to feel free to enter onto neighbors' lots without invitation; some have even been the victim of vandalism. Yes, you read that correctly, some people here in Coast Village feel free to walk onto the properties of others' WITHOUT permission. This type of behavior is not welcome. Trespassing and vandalism are against the law. Please keep your eyes open. These incidents have happened after dark. If you see or hear someone suspicious, call the Florence City Police. The number is: (541) 997-3515 In closing, I'd like to thank you for the greenbelt donations people have dropped off to me. I have a pretty nice collection of Laurels, and fir trees growing... Come the rainy season, I'll be looking for homes for these babies. If you have space in your greenbelt or you just want to add some greenery to your landscape, I will be adopting them out soon... Stay tuned!

-Tashi



Please, do not set your garbage cans out prior to Monday mornings.

This is a recurring problem and fines will continue.

Please, do your part in making Coast Village a Bear Smart Community.

- Bears will naturally investigate food odors. They are attracted to garbage, bird seed and suet, pet foods, compost piles and grease on barbecue grills.

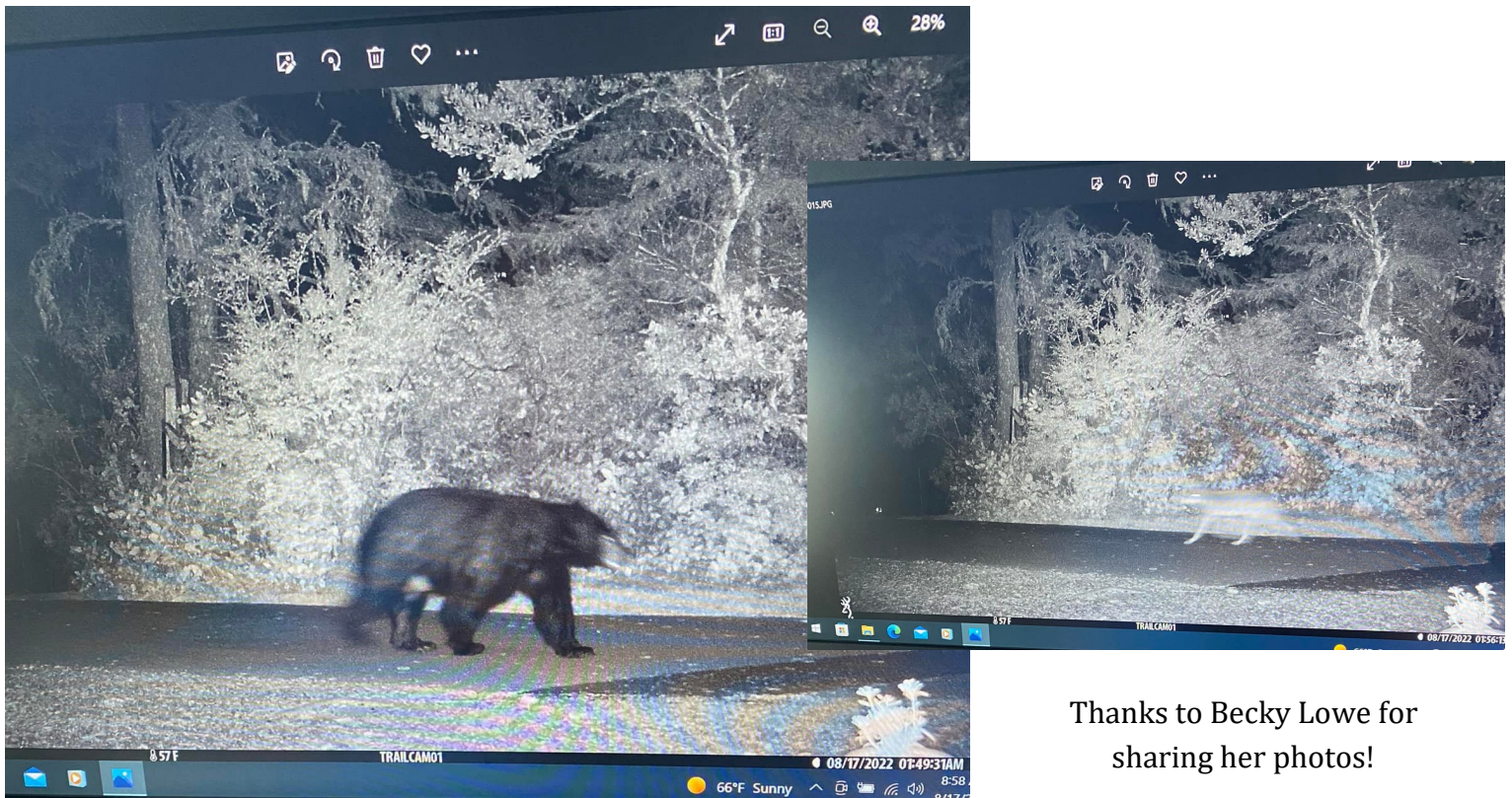
DO secure bags of trash inside cans and store these cans in a garage, basement, or other secure area. If you have no place to put your garbage can, we recommend purchasing a “bear proof” can. They can be purchased at Bi-Mart or online.

DO keep all garbage sites clean and free of food debris.

DO clean all food and grease from barbecue grills after each use. Bears are attracted to food odors and may investigate.

DO bring bird feeders and hummingbird feeders inside at night. Even if a bird feeder is advertised as “bear proof”, it is not safe to use near bears.

DO NOT leave pet foods out overnight. Make sure all food is consumed and empty bowls are removed.



Thanks to Becky Lowe for sharing her photos!

Facts About Florence

The following excerpt was pulled from the Siuslaw News' publication *Florence Business Profile 2022*

Nickname

City of Rhododendrons

Florence in the Polls

No. 1 Most Beautiful Town—*Expedia*

No. 1 Best Oregon Coast Getaway—*OregonLive*

Date Incorporated

1893

One of Oregon's Coolest Coastal Towns—

Portland Business Journal

Population

8,700

Annual Cultural Event

Rhododendron Festival—

Since 1908

Median Age

57

Siuslaw River Bridge

Art Deco draw span bridge designed by famous engineer Conde McCullough

Veterans

1,504



Claims to Fame

Exploding Whale Incident in 1970

U.S. Coast Guard City

Heceta Head Lighthouse—Most photographed lighthouse on the Oregon Coast

Known for...

Oregon Dunes National Recreation Area

& having the best clam chowder on the Oregon Coast!

COAST VILLAGE PROPERTY OWNERS CORPORATION
ANNUAL MEMBERSHIP MEETING
JULY 16, 2022
APPROVED MINUTES

Prepared by Glenn Singley, Secretary

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

A quorum was established by the Elections Committee Chair with 52 voting members present.

The agenda was accepted without objection.

Jay thanked everyone who attended and gave meeting rules / notices. He then introduced the staff and Board.

Karla Holloway of Holloway & Associates was introduced by Jay. Karla read the Annual budget and budget comparisons.

Julie Berndt Lot 100 asked how much was set aside from insurance. Karla responded that she doesn't know. POM said that the common areas are covered for disaster except for earthquake. The insurance covers liability.

Robert Davidson Lot 147 asked whether the loss declared in the budget was credit or a budget loss. Karla expressed that it was a budgeted loss. And that the PPP loan from 2021 was forgiven.

Karla said that there is just under \$100,000 in the bank and explained that the organization is in good shape.

Motion to dispense with the reading of the minutes: made by Christina Van Hook Lot 252. Jerry Lowe Lot 259 seconded. Motion passed.

REPORTS:

POM Report

Carlla Van de Vyver read the POM report and revised the accountant's statement that the organization has over \$100,000 in the bank.

Sue Foss Lot 239 wants to know what kind of fines are assessed for the pool.

Someone on Easy Street asked about the pump station cover.

Larry Beveridge Lot 251 asked about the satellite bath usage and costs. POM explained that the satellite bath is used regularly by multiple people and the costs for electrical runs about \$200 per month.

Ted Hocker Lot 142 asked about the number of maintenance staff. POM explained the amount of maintenance staff. Ted was concerned that there are volunteers pulling weeds in the flower beds. POM explained that the front of the park is slightly neglected and that Tom and Kathee Melahn volunteered to clean it up, so since it saved money to have them do it, she allowed and encouraged it. POM explained the maintenance staffs process for cleaning the park.

Chris O'Neil Lot 190 asked about the bathroom code and why it is different than the gate code. POM explained that it was to keep vagrants and those who were not supposed to use it out.

Vicki Dunaway Lot 145 said that the shower outside by the pool should be cooler, and that there should be a webcam to tell you if there are 10 people in the pool. POM said you can call the office.

Elsie McKean said the shower isn't too warm.

Jerry Sanford Lot 57 said that there are signs that say you shouldn't let food or beverages in the pool area, but there were people eating or drinking by the pool the other day. POM explained that if there is someone by the pool eating, you should call her.

Glenn Singley Lot 150 said there could be privacy issues regarding the webcam on the pool.

Jay thanked the POM for her diligence and kindness.

Activities Committee

No report presented.

ARC Report

ARC Chair Tashi Fonteyn read the 2021-2022 ARC report.

Ted Hocker Lot 142 stated that removal of a tree was not allowed and that trimming is allowed. Tashi said it was added to the file.

Pam DeWolfe Lot 27 had a fence request that was approved.

Greenbelt Committee

No report presented.

Susan Hekimoglu Lot 193 wants to know why there isn't a report from the Greenbelt Committee. Jay explained that there is no Greenbelt Committee. Susan asked why, if there are a lot of discussions about greenbelts in meeting minutes, there is no activity for greenbelt. POM explained that the Greenbelt Committee was disbanded because of a lack of volunteers, and that greenbelt issues are now under the ARC and POM purview.

Glenn Singley Lot 150 recommended that anyone who is interested in greenbelt issues and rules, to go to the home page of our website and click on the underlined greenbelt link.

Elections Committee

Elections Committee Chair Ila Mae Robinson read the Elections Committee report.

Jay thanked Ila Mae and all of the members of the Elections Committee.

OLD BUSINESS:

Update on the Motion to go to the city regarding a change to 10-29 for changing definitions to address soft top carports. Motion passed in 2021 Annual Meeting.

Jay asked to move this into the new business. Larry Ames Lot 26 explained that the city will not consider changing 10-29 until the CC&Rs have been changed. Jay explained that this motion is to move the item to new business. Glenn Singley Lot 150 was the volunteer to approach the City regarding soft top carports. During the process of reviewing for the soft top issue the city explained that they would be willing to look at 10-29 and that if they did, changes might occur beyond the issue of soft top carports.

Becky Lowe Lot 259 asked what the question regarding soft top carports was. Glenn explained the carport issue with setbacks and why the 20 foot setback that the City requires shouldn't apply to Coast Village.

Kathee Melahn Lot 23 said that if we are going to change the setback we need to change the CC&Rs and that liability will be on Coast Village if they allow violations of the setback.

Jerry Sanford Lot 57 made a motion to move the topic to new business. The motion is unnecessary.

NEW BUSINESS:

Motion: Ban all fires in Coast Village unless fire pit/receptacles are approved by ARC. Pat Rongey Lot 205 - Motion withdrawn.

Motion: Keep bushes by stop sign to be even with the bottom of the stop sign. (Outer Drive and Azalea). Pat Rongey Lot 205 - Motion withdrawn.

Motion: Add to the Rules & Regulations: All Soft Top Carports without sides shall be set back at least 5 feet (5') from the closest edge of the pavement. All soft top carports with sides shall be set back at least 10 feet (10') from the closest edge of the pavement. No carport shall be placed that requires driving on a neighboring property to enter or exit. Glenn Singley Lot 150. Carlla Van de Vyver Lot 22 seconded.

Discussion: Glenn explained that the city is not enforcing setback rules. There are no CC&R rules regarding carport setbacks. Glenn wants the membership to make a decision about whether to create a rule or ignore the issue.

Julie Berndt Lot 100 asks about the definition of the carport in question. Glenn said he will review during discussion.

Larry Beveridge Lot 148 doesn't agree with the changing of laws.

Tom Melahn Lot 23 says this feels rushed and there is no specification about what a soft top carport means.

Dianne Newman Lot 85 says that the board has been reviewing the issue and that this is moment for the membership to decide.

Sandy asked if the city is going to look at 10-29 and then start wanting to enforce things they haven't been.

Glenn said that it's unlikely that the city will change 10-29. Glenn then read the description of soft top carports that can be added to the R&Rs.

Julie Berndt Lot 100 asked for clarification.

Susan Hekimoglu Lot 193 wants to know why we're bothering if the city isn't.

Glenn responded that there are carports that are in violation and that a greater definition would be helpful.

Ted Hocker Lot 142 said that the city is negligent about enforcing the rules even for hardtop carports.

Kathee Melahn Lot 23 wants to know how many carports are in violation. Glenn said 10 to 12. Kathee said that it's less than 2% of the population of Coast Village, and asks if it is worth it for 2%. Glenn responded that the 2% might appreciate it.

Larry Ames Lot 26 talked about how he fought for his 10' setback. He reminded that 5 years ago The Board voted soft top carports out of the park. Then a month later they were voted back in by the Board. He says that the major issue is that people are using other's properties for turning into them.

Larry Beveridge Lot 148 calls for the vote. Seconded by Ted Hocker Lot 142.

Glenn reread the motion.

Motion failed by a vast majority.

New Motions

Motion: Prohibit loud music, or other intentional disturbing noises, that can be heard outside of the lot boundaries. Such disturbances will receive a verbal warning on the first offense, followed by a written warning on the second offense. Any offenses thereafter will result in a fine as documented in the Rules & Regulations. Motion by Carlla Van de Vyver Lot 22. Seconded by Dory Hethcote Lot 97.

Robert Davidson Lot 147 stated that Nuisances are covered in R&Rs 5.5.

Diana Newman Lot 85 asked if it's just music or all noises. Carlla said loud music or other disturbing noises.

Julie Berndt Lot 100 asked for clarification of the definitions. Carlla explained that loud noises are described partially in the CC&Rs.

Diana Newman Lot 85 asked "During what hours?" Karla said during City Code hours.

Glenn Singley Lot 150 asked to have the motion reread.

Robert Davidson Lot 147 asked what an intentional noise is and that it is ambiguous and why don't they just call the police. Carlla explained that the police would need to record decibels and that decibels are difficult to determine.

Donna Rudd Lot 18 asked if her daughter can have a party with music.

Claudia Garrett Lot 243 said the motion is geared toward her lot. The music is used during their worship and their house is near the street. They have tried to resolve this with the neighbors. She believes the conversation that has been had around the issue has been false.

Pat Thompson Lot 136 asked if there is a rule for the daytime noises. She doesn't hear the music in question. She was under the impression that we have a 10pm noise curfew.

Larry Ames Lot 26 said that the noise travels very easy in the park. The rule needs to be clarified.

Pat Rongey Lot 205 asked why Carlla doesn't go out and record decibel levels.

Julie Berndt Lot 100 agreed that the rule needs to be clarified.

Claudia Garret 243 said the City came out and recorded the decibels and they said it was below indecent levels.

Robert Davidson Lot 147 had an issue with a neighbor complaining about noise levels. The City Code requires certification for noise measuring.

Glenn Singley Lot 150 asked if anyone could define “Nuisance”.

Janet Ainsworth Lot 211 said that everyone has an opinion about what a nuisance is.

Jacquie Beveridge Lot 148 doesn’t think we need a rule.

Call to vote by Tashi Fonteyn Lot 77. Seconded by Jerry Sanford Lot 57.

Motion failed by a vast majority.

Motion: Ask membership to adopt the new ARC Policies and Procedures. Motion by Tashi Fonteyn Lot 77, seconded by Diana Newman Lot 85.

Discussion: Tashi explained what she did to create the new P&Ps.

Susan Hekimoglu Lot 193 said that she hasn’t had a chance to read the document and doesn’t want to vote until she’s read it.

Glenn Singley Lot 150 suggested that people take a chance to review it during the lunch break. Tashi asks that everyone reads it.

Break for lunch at 12:10pm

Returned from lunch at 12:40pm

Susan Hekimoglu Lot 193 asked about the handwritten page. Tashi explained that the handwritten page was just the motions that the board had made that needed to be added in.

Mose Starkie Lot 97 said that voting this through at an Annual Meeting means the only way to revoke or modify the document is in another annual meeting.

Janet Ainsworth asked if the P&Ps motion stating that projects over \$2000 applies to the owner performing the work. Glenn Singley Lot 150 said that it does not.

Susan Hekimoglu Lot 193 asked why the board cares if it’s on a private lot. Glenn Singley Lot 150 responded that it is State law.

Diana Newman Lot 85 said that it only applies with contract work.

Robert Bishop Lot 260 wants to know why this document exists when everything is already in other documents.

Larry Ames lot 26 agrees with Mose Starkie and this should be passed at a Board meeting.

Kathee Melahn Lot 23 brought up the ARC P&Ps from previous years and that the modifications were made in writing by a committee of one.

POM states that the push to have a \$2000 limit on contractors was created to stop contractors from taking advantage of older members. She also corrected Kathee’s statement that the document was created by a committee of one.

Glenn Singley Lot 150 agrees with Mose Starkie that this is not the venue to approve this document but should be done at a Board meeting.

Motion failed by a vast majority.

Good of the Order:

Sue Foss Lot 239 has a concern that the internet doesn’t work well in the clubhouse. She believes it is a health hazard to not have the ability to make calls.

Susan Hekimoglu Lot 193 wants to thank Tashi and the ARC for all the work they’ve done. She believes the decisions like that the P&Ps should be run at the Board level.

Motion to adjourn made by Diana Newman Lot 85, seconded by Jerry Lowe Lot 259. Motion passes.

Motion adjourned at 1:01pm

COAST VILLAGE PROPERTY OWNERS CORPORATION

BOARD OF DIRECTORS MEETING

July 16, 2022**Approved MINUTES**

Prepared by Glenn Singley, Secretary

The July 2022 BOD Meeting was called to order in the Coast Village Rose Room at 1:15pm by President Jay Guettler shortly after the 2022 Annual Membership Meeting adjourned.

A quorum was established with President Jay Guettler, Vice President Diana Newman, Treasurer Dory Hethcote, Secretary Tommy Brunetto and Directors Ila Mae Robinson, Tashi Fonteyn, and Paul Deemer.

Others in attendance: Carlla Van de Vyver – Park Operations Manager, Lot Owners; Glenn Singley Lot 150, Kathee Melahn Lot 23, Lisa Von Wald Lot 86, Marylin Mercer Lot 61, Jerry Sanford Lot 57, Sue Foss Lot 239, Robert Davidson Lot 147, and Cristal Gutierrez Lot 229.

The agenda was accepted without objection.

Carlla read the June 2022 minutes. Approved with corrections. Tommy moved, Tashi seconded, approval was unanimous.

Reports: All reports were read previously at the Annual Meeting.

Seating of New Directors: Dory Hethcote and Ila Mae Robinson were re-elected and Glenn Singley replaced Paul Deemer.

Election of Officers:

Vice-President – Dory nominated Diana. Tashi seconded. Diana accepted. Approval was unanimous.

Treasurer – Tashi nominated Dory. Tommy seconded. Dory accepted. Approval was unanimous.

Secretary – Ila Mae nominated Glenn. Tommy seconded. Glenn accepted. Approval was unanimous.

Old Business:

Board of Directors to adopt the revised “original” ARC POLICIES & PROCEDURES document dated 2010. - Tashi requested the item be tabled until the August meeting so all of the Directors could read the document.

New Business:

Motion: Transfer \$6635.00 for the backflow repair by Scott Ryland Plumbing from reserve to operations. Motion by Dory. Tommy seconded. Motion passed unanimously.

Good of the Order:

Robert Davidson Lot 147 asked about the CC&Rs that were modified by Vial Fotheringham.

POM asks that the board go into executive session

Executive session entered 1:47pm.

Returned from Executive session at 2:03pm.

Personnel matters were discussed, no motions made.

Adjournment: Motion by Tommy, seconded by Ila Mae, Motion passed unanimously. Meeting adjourned at 2:04pm.



All of us at Coast Village wish our Park Operations Manager, Carlla, a speedy recovery after her recent surgery. Thank you to Elsie for organizing this surprise for Carlla!



The Thrift Shop

1193 Bay St., Old Town Florence, 97439

(541) 997-5705

Hours:

Monday - Saturday 10am-4pm

Come see us on Facebook and stay updated on our most recent deals and treasures!

www.facebook.com/OCHSThriftShop/

The OCHS Thrift Shop is on the corner of Kingwood St. and Bay Street in Old Town Florence.

If you would like to donate items to benefit the animals at our shelter, bring them to our donation room during business hours. We are asking the community for dishes, utensils, pots & pans, appliances, and clean/gently used linens. We will assist you and provide you with a receipt. If you have larger items you may arrange for them to be picked up by calling (541) 997-2340.

We are a 501(c)(3) organization. All donations are tax deductible as allowed by law. Your generosity supports the animals under our care at our shelter.



THRIFT STORE ASSISTANT MANAGER:

Providing exceptional customer service, pricing and merchandising items, caring for the shelter pets who "work" there every day, cashiering if needed, opening and closing responsibilities. Schedule could vary based on business needs, but currently we need Saturday through Tuesday (off Wednesday through Friday). Stop by the thrift store and speak to Manager Renee or Executive Director Elizabeth for more information and to schedule an interview. Resumes can be mailed to exec.director@oregoncoasthumanesociety.org.

ANIMAL CARE TECHNICIAN:

We are hiring for full-time and part-time positions caring for our animals and helping them find their FURever homes. Shifts start as early as 7am and end as late as 6pm. Benefits include vacation/holiday/sick pay along with a discount on pet food purchased through the shelter. Stop by the shelter and speak to Manager Pam or Executive Director Elizabeth, or email a resume to exec.director@oregoncoasthumanesociety.org to schedule an interview.