

COAST VILLAGE REPORTER

APRIL 2015

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

VOLUME 19 ISSUE 04

CVPOC

Board of Directors

2014-2015

Robert (Keith) Davidson
President (541) 590-0354
Roger Emigh (602) 625-0962
Vice President
Ila Mae Robinson (541) 997-2386
Treasurer
Secretary Vacant
Larry Ames (832) 600-1350
Director
David Wood (541) 626-1174
Director
Elizabeth Anderson (503) 899-5368
Director
Diana Wolf-Newman (503) 927-9315
Director

FROM THE PRESIDENT'S CORNER

My personal opinion – the park is looking great. Not only looking great, but is also fiscally in great shape. We continue to maintain and improve the amenities within the park. As such we will be replacing the 15 year old gates very soon. This should prevent damage to vehicles that are entering the park one-at-a-time. It should also prevent damage to anything under the gates while they are up.

We are a little over three months away from the next Annual meeting. At that meeting we will be seating four – that's four – members of the Board. That's the President and three directors. It's time to start thinking about volunteering for the Board. The Elections Committee will be sending out letters of intent as we get closer to the Annual meeting – please think about volunteering.

As we continue to have people bypassing the Rhody Loop – Driftwood Drive stop sign using the clubhouse parking lot as a road which they drive at speed and then blow through the south stop sign. The Board, under its authority within the Bylaws, Section 5.9.a(2), "Promote the health and safety of lot owners", voted to install a speed bump at the two openings to the parking lot.

Sooner or later you will note the two new signs posted by stop signs in the park. The first is at the sign on the corner of Manzanita and Rhody Loop. This sign now states that the stop is for right turns only. Those going down Manzanita no longer have to stop at the sign. The second sign is posted at the stop sign on Rhody Loop where Rhody meets the main entrance area. As we have had a number of near misses reported by many members when someone fails to stop at this sign, the Board voted to have this sign which states, "Failure to stop may result in fines" installed. Please note, if you are unaware, this area is covered by two cameras that operate 24/7, and are good enough to read license plates. The Rules and Regulations have

BOARD MEETING

Saturday, April 18, 2015
10:00 a.m. Rose Room

NEXT SCHEDULED BOARD MEETING

Saturday, May 16, 2015
10:00 a.m. Rose Room

Business Office: (541) 997-3312
Available for general business
9 am to 3 pm M-F
No lunch closure

Office staff: Carlla van de Vyver
Nancy Brock

Maintenance Office:
(541) 997-3583

Hours of Operation

Maintenance staff on premises
Mon - Sun from 7am – 10pm

Available 24/7 for
park maintenance emergencies

Website:

www.coastvillageflorence.com
FAX line: 541-902-0103

NOTICES

- ♦ **Facility Hours:** Hours for the laundry room and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 7am-10pm.
- ♦ **Meter Reading:** Park electrical meters will be read this month beginning Friday, April 17, 2015.
- ♦ **Wi-Fi:** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- ♦ **Cable** is now available for your enjoyment in the clubhouse. This is for everyone's use.
- ♦ All members are invited to attend the Workshop and Board Meetings, please attend and let us know how we are doing.
- ♦ The pool is now closed. Reopening scheduled for May 15, 2015

finest for traffic violations, and we will be enforcing them – a word to the wise.

I hope you and yours are well. I am looking forward to having the snow birds returning soon.

Robert Davidson
President CVPOC

CC&R CHANGES

Currently the CC&R Committee and the Board of Directors are working with the CVPOC Attorney Vial Fotheringham to update Coast Village's CC&Rs. The last update was in 1997 and it is outdated as the Oregon and City of Florence Legal Statutes have changed. Our Covenants need to be in compliance and we need to include in the CC&Rs verbiage that future City and State laws would automatically update our CC&R's to comply with future changes without a vote.

We have many long time residents plus a large number of new owners at Coast Village and we would like input from them regarding CC&R rules that they want to see stay the same and/or changes they feel should be considered as part of finalizing the new CC&R document for voting. Approval will require 'YES' votes from 75% of the lot owners, so this is a challenging and expensive activity, we want everyone's voice to be heard.

Please take a look at your CC&Rs paying close attention to Article 5 and 10.

Once we have input, we will be calling a Town Hall Meeting for discussion on proposed changes.

If you have questions, please contact Robert Keith Davidson or Roger Emigh for clarification. Their telephone numbers are listed on the front of the newsletter.

Please send back your input (if you have input) to the Business Office. The address is 131 Rhody Loop, Florence Oregon.

Name _____ Lot # _____

I would like to see changes made as follows:



A huge THANK YOU for all your help in the CVPOC Office goes out to Judith Shotwell! We miss your smiling face and all our help. Get Well Soon!

I have it on good authority that the lakes are once again stocked with trout! With some great sunny days just around the corner, get out and enjoy Spring with a fishing rod and take home the bacon! Oops—I meant trout!!!



illustrations of.com #1044427

UPDATED CVPOC WEBSITE

IF YOU HAVE NOT VISITED THE COAST VILLAGE WEBSITE LATELY PLEASE TAKE A TOUR.

YOU WILL FIND NEW PHOTOS, SOME NEW INFORMATION AND I HOPE YOU WILL ENJOY THE NEW LOOK!!!

A HUGE THANK YOU TO OUR PRESIDENT RICHARD KEITH DAVIDSON FOR ALL THE WORK YOU DO!!!

JUST A NOTE, OUR PROJECT CONTINUES PUTTING ALL OF THE MOTIONS FROM PAST BOARD MEETINGS INTO A DATABASE. THIS WILL EVENTUALLY MAKE IT FAIRLY EASY TO LOOK BACK AND SEE BOARD MOTIONS THAT HAVE BEEN PASSED. WITH THE DATABASE WE WILL NOT BE "REDOING" WORK THAT'S BEEN DONE PREVIOUSLY.

REMINDER—Maintenance is spending a huge amount of time picking up cigarette butts in the children's play area, parking lot and in front of the clubhouse. PLEASE, use containers provided to put your butts or field dress your butt and take it home. DO NOT throw it on the ground!!!! Let's keep our property clean and nice to look at.

Recipe Corner:

Oatmeal Raisin Cookies

(makes 18 cookies)

Ingredients

- 1/2 cup butter, softened
- 2/3 cup light brown sugar, packed
- 1 large egg
- 1/2 teaspoon vanilla extract
- 3/4 cup all-purpose flour
- 1/2 teaspoon baking soda
- 1/2 teaspoon ground cinnamon
- 1/4 teaspoon ground nutmeg
- 1/4 teaspoon table salt
- 1 1/2 cups rolled oats
- 3/4 cup raisins



Directions

1. Preheat the oven to 350F
 2. In a large bowl, cream together butter, sugar, egg, and vanilla.
 3. In a separate bowl, combine flour, baking soda, cinnamon, salt, and nutmeg until well mixed.
 4. Mix the flour mixture into the butter mixture.
 5. Stir in the oats and raisins until well incorporated.
 6. Line a baking sheet with parchment or wax paper.
 7. Scoop the dough into even balls on the parchment paper, about two inches apart (you may need more than one baking sheet depending on the size of the cookies you make).
 8. Bake for 10 to 12 minutes, removing them when they are golden around the edges.
 9. Let sit on the hot baking sheet for 5 minutes before transferring to a cooling rack.
- Enjoy!

ATTENTION: THE 10TH AND 11TH OF APRIL IS "ROUND UP" DAY AT THE DUMP. THEY WILL TAKE OLD PAINT CANS ON THOSE TWO DAYS. SO IF YOU HAVE OLD PAINT CANS HANGING OUT AT YOUR HOUSE THIS IS A PERFECT OPPORTUNITY TO DISCARD THEM AT THE DUMP FOR FREE!!!!

March 21, 2015
TREASURERS REPORT

Ila Mae Robinson, Treasurer

BANK ACCOUNT BALANCES AS OF MARCH 17, 2015

Operating Fund Account:	\$ 91,286.28
Reserve Fund Account:	<u>\$121,330.49</u>
Total Funds in Bank:	\$212,616.77

Petty Cash Fund	200.00
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Currently I am looking at State Farm rates on CD's for investment of Reserve Funds. A rate sheet is attached to this report for your review. Both online banking options do not work with Commercial Accounts.

In the month of March we have collected \$1,920.00 in past due revenue including past due in repayment plans. All repayment plans are current.

Dues and Electric Past Due from Owners:

Total \$ 8,061.58

Account of \$4,313.05 Owner is deceased. CVPOC is foreclosing.

Account of \$1,811.30 Demand Letter has been sent. Lien will be in effect on April 6, 2015.

Account of \$1,937.23 Lien on property

Lot 75 has been cleared and is ready for the Utilities upgrade to remove the lot from park power.

I am requesting that the BOD approve an increase in OD fees for NSF checks. Currently CVPOC charges only the \$25.00 bank charge. Due to the paperwork and processing the NSF checks for resubmittal I wish to increase the charge to \$50.00 for the first NSF and thereafter a \$100.00 charge per overdraft. This should discourage owners from submitting NSF checks in future. These charges would not exclude the automatic late fees also charged if the check has not cleared by the 25th of the month cut-off date.

IMPORTANT!!!!

REMINDER IF YOU HAVE NOT UPDATED YOUR LOT FILE TO INCLUDE EMERGENCY CONTACT INFORMATION COME BY THE OFFICE AND FILL OUT THE FORM.

NEW THINGS TO LOOK FORWARD TO:

Crochet/Knitting Club meeting @ 2:00 in the Rose Room on Tuesday's. (Please call the office to confirm that the class is meeting. 541-997-3312)

Once again we are in the planning stages for a water aerobics class when the pool opens. Interested? Contact the office for a sign up list.



Accept that some days you are the pigeon and some days you are the statue. ~ David Brent

Below is the required City of Florence form that enables CVPOC to get a discount for every 30 days or more that a lot is not occupied. If you have not completed such a form please fill out the form below and mail with your payment for dues. Thank you!

**City of Florence – Utility Department**

Phone: {541} 997-3436 Fax: {541} 997-6814

250 HWY 101 – Florence, OR 97439

Vacation Status Request – Coast Village

To request relief from Street Maintenance Fee

Property/Lot Owner Name: _____

Property/Lot Address: _____

Place this account on a vacation status from _____ until _____
(Date) (Date)

By signing this form I affirm that my property will be vacant for a minimum of 30 days and no more than six months. I acknowledge that fees applicable to my lot will resume as directed above or automatically after six months unless another Vacation Status Request form is submitted to the City requesting further relief.

Property Owner

Signature: _____

Request

Date: _____

THIS FORM MUST BE RETURNED COMPLETED AND SIGNED TO THE CITY OF FLORENCE UTILITY BILLING DEPARTMENT FOR FEE WAIVER TO BE PROCESSED.

**** This side for
OFFICE USE
only****

RESUME Month/Year	
JAN	
JAN	
FEB	
MAR	
APR	
MAY	
JUNE	
JULY	
AUG	
SEPT	
OCT	
NOV	
DEC	

ACTIVITIES AT THE VILLAGE

The Activities Committee continues to look for volunteers! If you would be interested in participating in the planning and execution of potlucks and other fun events, please contact Carlla at the CVPOC office.

We are going to build 4 new garden boxes. All of the boxes are currently spoken for. We have had inquiries to have additional boxes for planting. A HUGE thank you to Gerald Lowe who will be framing the boxes with Gene van de Vyver's assistance! Two of these planned 4 boxes are open so if you want to be a part of the "community" garden stop by the office and let Carlla know. It's the beginning of planting season now—so time is of the essence!

Potluck Schedule: There are plans in the works for a May 2nd "Derby Party" Potluck, mint julips, watch the race, big hats—This could be fun!!!! Please let us know if you would like to help with the event! Chili Dogs are on the menu! See the flyer at the end of the newsletter.

One of the great things about living in Coast Village are the people! A huge thank you to Ann Waters for arranging the planting of several fruit trees around Coast Village proper. It is our hope you will enjoy the spring blossoms and later there will be fruit to pick from our very own trees!

It's also time to remind everyone (new owners especially) that our friendly neighborhood bears will be out and about. Please do not leave cat food out overnight. This encourages the bears to enter your yard as well as raccoons. Both can do damage to your property.

There are new books in the post office, take one or two home for a nice read! Thank you to all who continue to donate to the library.

Finally, do something nice for someone else today! It will make you feel great!

WELCOME TO NEW OWNERS:

JAMES TUBESING AND DONNA GRIFFEN—LOT 186
NOEL AND RUBY SMITH—LOT 261
GLEN SINGLEY AND NANCY ANDERSON—LOT 150

MAINTENANCE

Robert Keith Davidson

Maintenance Report

As always it has been a busy month for your maintenance department. The work on the sauna is nearly complete. We have had some problems with the new heater and control panel, but are on the way to having them repaired. We salvaged materials from Lot 75 which were donated to Habitat for Humanity and individuals that wanted pieces of lumber. Leisure Excavation has now removed the structures from the lot. We have been working with the City of Florence to get the west side sign and Spruce Street fencing approved to be in the City's right-of-way. The satellite bath is being reworked. Currently only lighting and heat needs to be installed and the satellite bath will be good to go. We have contracted with Overhead Door to have four new gates installed on the Spruce Street entrances and exits. Additionally, these gates will have sensors to prevent them from coming down when something is under the gate. We have contracted with Ray Wells Inc. to repair a partially collapsed sewer line connected to the north-east pump station. We contracted with Coast Pavement to have the pot hole and surrounding area by the entrance control panel on the west side paved.

We continue to pick up brush. I have been informed that we have on occasion missed a pile or two on our pass through the park. If you have been missed call the maintenance department and let them know. We will make every effort to have the pile picked up; if not the Tuesday it was missed, then the following week.

When working in the park the maintenance staff is typically carrying out the instructions given them by the maintenance supervisor – that's me. I have instructed them that should a lot owner tell them (hopefully in a calm and friendly manner) that they are to stop whatever they are doing they should contact me. If you see them back working, then you can be assured that I've told them to do so. At this point your contention is with me, and I'm the one you need to contact. Spring is with us and I hope you all have a great one. I believe the park is looking great – I hope you do also.

Robert Davidson
Maintenance Supervisor



COMMUNITY CORNER

**Community Emergency Response Team Class
Spring 2015
(Revised 2-12-15)**

Thursday April 2	6:00 – 9:00 PM	Disaster Preparedness
Monday April 6	6:00 – 9:00 PM	Fire Safety
Thursday April 9	6:00 – 9:00 PM	Disaster Medical 1
Monday April 13	6:00 – 9:00 PM	Disaster Medical 2
Thursday April 16	6:00 – 9:00 PM	Light Search and Rescue
Monday April 20	6:00 – 9:00 PM	CERT Organization/Disaster Documentation
Thursday April 23	6:00 – 9:00 PM	Disaster Psychology/Terrorism & CERT
Monday April 27	6:00 – 9:00 PM	ICS Structure/Course Review/ Final Exam
Saturday May 2	9:00 – 12:00 Noon	Disaster Simulation Exercise
Thursday May 7	6:00 – 8:00 PM	CERT Crowd and Traffic Management

Contact Information:

Frank Nulty

Email certsvfr@gmail.com

Phone 541-997-3212

April 2-27, Classes held at Siuslaw Valley Fire & Rescue, 2nd Floor Training Room, 2625 Hwy 101, Florence, OR.

Saturday May 2nd – Disaster Simulation Exercise held at Sutton Lake Fire Station, 88973 Sutton Lake Rd, Florence, OR.

Thursday May 7th – CERT Crowd and Traffic Management Class held at Siuslaw Valley Fire & Rescue, 2nd Floor Training Room, 2625 Hwy 101, Florence, OR.

You are invited to join the Coast Chamber Ensemble for an evening of classical, popular, folk, Latin and ragtime music. This concern is especially for the CVPOC membership, their guests and CV employees. It is our way of saying THANKS!

Thursday, April 16th, 7:00 P.M. in the CV Rose Room

Don't miss this evening of mostly familiar music.

Please join the musicians following the concert for goodies and some social time.



HABITAT FOR HUMANITY NEWS

Here is an excerpt from Habitat for Humanity's newsletter regarding CVPOC.

Our Neighborhood Repair Program is absolutely taking off! Ken Gaylord our Neighborhood Repair Manager, currently has 35 applications for repair projects, and he was successful in acquiring a grant award in the amount of \$60,000.00, which will allow Florence Habitat for Humanity to help approximately 40 residents in Coast Village to convert their power to Central Lincoln PUD.

Note: This is exciting news for us at CVPOC. There will be meetings with the Habitat group soon and we hope if you are converting to Lincoln PUD and you need assistance with the costs you will get your application in to Habitat. There are forms in the post office, please pick one up.

KENTUCKY DERBY PARTY

“THE RUN FOR THE ROSES” May 2, 2015

2:00 PM at the Rose Room

MINT JULIPS—BYOB

POTLUCK—CHILI DOGS/HOT DOGS

Bring the condiments, salads, grated cheese, chopped onions, chopped peppers, etc.

Deserts are also welcome.

**Preliminary Horse races from 1 hour prior up to post time (2:30—4:00)
Bring your nickels and dimes! This is a fun game!**

If weather is nice we will have a horseshoe tournament for those who want to participate!

**HAT CONTEST: Ladies—wear your biggest and best “Derby Hat”,
there will be a prize!**



This is our first potluck of the year so be sure and attend!



CATERPILLARS ARE BACK

Those nasty caterpillars that destroy evergreen trees have arrived. In the early stages you will see them near the end of a branch eating the tender shoots. Later they are easily identified by the clustered web they make in the tree branches. By the time you see the web it may be too late to treat effectively; often the entire branch must be removed. Therefore, treating at the first sign of an infestation is very important. If left untreated they will destroy your evergreens and quickly spread to other trees. The treatment used by the Forestry Department is "Bacillus Thuringiensis" (BT) available at local nurseries, hardware stores and Bi-Mart under various trade names. This product is safe to use around streams and will not harm beneficial insects. Follow directions carefully and continue treatment as necessary. If you notice an infestation in common areas, please call the CVPOC Office at 541-997-3312

Architectural Committee

As delegated by the Board, the Architectural Committee is assigned the responsibility to help assure that CVPOC maintains certain standards for architecture and appearance and to promote the beauty and desirability of Coast Village HOA.

- The Arc meets on the second and fourth Thursday of each month in the Clubhouse. If you have questions, stop by. Refer to your CVPOC CC&R's for specific restrictions, etc.
- All homeowners and contractors are required to submit all plans to the office by noon on the Tuesday before the Arc Meeting.

This month the Arc addressed the following:

- ◆ Fence at 150 Outer Drive approved
- ◆ Shed at 163 Outer Drive approved
- ◆ Repair of asphalt on 93 Outer Drive approved
- ◆ Shed extension 177 Outer Drive approved
- ◆ New residence (Double Wide) 261 Outer Drive approved

The birds are happily eating out of bird-feeders, the hummingbirds especially are happy because there are not many flowers yet. Please however bring in your seed bird-feeders in at night and don't throw bread on the ground, this will attract rats and other creatures that you don't intend to feed.

Also, remember that if you let your dog out of the car to run to the house instead of using a leash your pet could quickly dash out into the street and be hit by a car or the UPS truck etc. It only takes a moment to leash up your pet and only a second to lose your beautiful pet forever. Please be safe and not sorry.

NOTE: The City of Florence discourages seed type birdfeeders due to bear and raccoons being attracted by the seed. Coast Village CC&R's forbid feeding wildlife.

April 2015

Su n	Mon	Tue	Wed	Thu	Fri	Sa t
			1	2 Coast Chamber <u>3:00 - 5:00</u> ARC / <u>4:00</u>	3	4 Walk grp 10:30 Weeding the garden!
5 Easter	6 Garbage Pickup Walk 10:30	7 Brush Pickup Knitting/2:00 Chamber Practice 5-7	8 Walk 10:30	9 Coast Chamber <u>3:00 - 5:00</u> ARC / <u>4:00</u>	10 Coast Chamber 1:00 - 3:00	11 Walk grp 10:30
12	13 Garbage Pickup Walk 10:30	14 Brush Pickup Knitting/ 2:00 Chamber Prac- tice 5-7	15 Coast Chamber <u>1:00 - 3:00</u> Walk grp 10:30	16 Coast Chamber <u>3:00 5:00</u> CCE CONCERT 7:00 Rose Rm.	17 Work Shop <u>10:00</u>	18 Board Meeting <u>10:00</u> Walk grp 10:30
19	20 Garbage Pickup Walk 10:30	21 Brush Pickup Knitting/ 2:00 Chamber Prac- tice 5-7	22 Walk 10:30	23 Coast Chamber <u>3:00 - 5:00</u> ARC / <u>4:00</u>	24	25 Walk grp 10:30
26	27 Garbage Pickup Walk 10:30	28 Brush Pickup Knitting/ 2:00 Chamber Prac- tice 5-7	29	30		

HAPPY BIRTHDAY TO: Here's to celebrating YOU!!

Sharon Mauk - April 11th.
 Beverly Barrow - April 16th.
 Diana Glasgow - April 16th.
 Ann Lampropulos - April 24th.
 Elsie McKean - April 26th.
 Joe McKean - April 28th.



HAPPY ANNIVERSARY WISHES are going out to:

Ed & Dari Johnson - April 8th.

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

Don't forget, if you would like your birthday/anniversary added to our newsletter just let the office know. You can call Nancy at 541-997-3312 or just stop by the office.

