

COAST VILLAGE REPORTER

April 2017

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

VOLUME 23 ISSUE 4

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Phone 360-521-8428

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(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

President's Rant:

Will it ever stop raining? For those not already aware of this, Florence has been receiving record rainfall since last October and it is causing flooding now as the ground becomes increasingly saturated and unable to absorb the water fast enough.

Siuslaw News, Friday March 17: "With rain predicted to continue for four out of the next five days, and local rainfall already at record highs, standing water and runoff accumulation has closed streets and area roads, as well as created flooding in neighborhoods."

Our 'Water Year' starts October 1 and since then, we have had more than 85 inches of rain. The average rainfall from October 1 to March 31 is 57 inches. So as of the end of March, we will be at more than 150% of normal. Since our average annual is about 70 inches, it also means we will be well over our annual average after just the first 6 months of the 'Water Year'.

So with standing water and flooding on many lots within Coast Village, all lot owners are encouraged to do what they can to move water to the road and storm drains.

Roger Emigh



Coast Village Board Meeting, April 15, 10 am in the Rose Room

NOTICES

- ◆ **Facility Hours:** Hours for the laundry room, Satellite Bath and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 8 am-9:45 pm.
- ◆ **Wi-Fi:** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- ◆ All members are invited to attend the Board Meetings, please attend and let us know how we are doing.
- ◆ The Dry Sauna is open—Hours 9:00 a.m. to 8:00 p.m.
- ◆ **Open Forum:** There will be an Open Forum on April 15th at 2:00 p.m. in the Rose Room to discuss the upcoming changes to the CC&R's. Please attend if you have questions.

RECIPE CORNER

Corn Chowder

2 tbsp. butter
¼ cup chopped onion
1 cup sliced celery
2 cups cooked or frozen diced potatoes
1 bay leaf
¾ tsp. salt
¼ tsp. pepper
1/8 tsp. coriander
1 can (12 oz.) whole kernel corn, drained, reserving liquid
3 cups milk
½ cup all-purpose flour



In a large saucepan, melt butter, sauté onion and celery for 2 minutes. Add potatoes, bay leaf, salt, pepper, coriander and reserved corn liquid. Cook over medium heat until mixture comes to a boil, stirring occasionally.

Reduce heat; cover and simmer 3 minutes. In a medium bowl combine milk and flour. Stir into vegetables. Cook over medium heat or until thickened, stirring frequently. Stir in corn; heat thoroughly, uncovered. Spoon into bowls and top with saltines.

Makes 6 (1 cup) servings.

From the Park Operations Manager
Carlla.CVPOC@Qwestoffice.net

Park Operations Manager

The staff are working hard digging ditches and it's been difficult with all the rain. I want to acknowledge their efforts.

We have completed 5 change outs. I have photographs of some of the saddles and as you will see they are in very bad shape. It is surprising to me and our contractor that we have not had worse problems than we have been experiencing.

There are some changes that have occurred in the scope of the work. First of all, paperwork in the old files indicated that the transition from Transite pipe to PVC took place at or around Lot 153 Outer Drive. This is not the case. When we begin our excavation we discovered we have Transite in that area. We are not sure where the change-over actually occurs although we believe it might be around Lot 148. This means we have to have a larger and different type of saddle for replacement. We were able to cut a deal on the saddles which are regularly \$129.00 each. Because we are purchasing our other parts at the same place, they dropped the price to \$79.00 each. The saddles for the PVC are only \$29.00 each. Quite a difference.

Digging for replacement on the Transite also is more complicated than digging for PVC. Therefore additional man hours are required. Changing this type of saddle is more labor intensive for the contractor as well. There are going to be some increased costs on the project. My thought is that we will continue on until we have used the money allocated and then look to see how much it will be to complete. At that point if it is under the 5% we can do it as an additional project. I will be talking about this in the newsletters to keep owners apprised that we have run in to some difficulties that may change what we ultimately have to spend.

We have been having sewer difficulties close to lot 66 Outer Drive. This is the second time I have had to clear the line in two months so I had a camera run. It appears we did not have a collapsed line as we suspected. What we did have was a totally blocked line that had to be replaced. We have contracted with Ray Wells who made the repair. We are also replacing two covers which currently do not make code.

There has been several issues surrounding flooding because of all the heavy rain we are experiencing. Our staff assisted two owners whose lots had flooded by digging drainage ditches to direct water to the street drains. Currently there is an owner at #7 Redwood

who is having flooding that is encroaching her back entrance. I have assessed her lot and also asked the Greenbelt Committee to look at the greenbelt along Village Street to see if we can make some recommendations. This lot normally does not flood and I believe it is just the increased rain that is creating an unusual amount of water.

We are now down to 5 lots still on 30 amp power. 3 of these lots are unoccupied.

One of these lots on Outer Drive is the only one on that Transformer so I will be asking Public Power to remove it. The Lot will have to change over if it is to be occupied again.

I am still working on a firm auction date on 84 Manzanita. At this point it is still not scheduled.

The drain at the office was overflowing and I had that drain snaked and cleared as part of the sewer issue so we saved a call charge. We will need to excavate the drain and extend it to avoid further blockage issues.

With the BOD permission I am discontinuing "Maintenance" reports. I cover our maintenance issues in my POM report and feel the other report is somewhat redundant.

The water/sewer bill was \$10,934.66 for the month of February. About 900.00 more than I like to see this time of year but we did have two leaks in February. I have not received the March water bill as of the publishing of this newsletter.

The cost of permits totaled \$8,407.84 for the water project. This is well under the \$20,000.00 we were initially quoted for permits.

There is a lot of interest in garden boxes this year and all of the boxes have been reserved. We have room to build some additional boxes if anyone wants to volunteer for that project.

Oscar Ricker is back working on weekends only. He does not carry a phone so if you have a maintenance need on the weekends you need to call the Park Operations Manager at 360-521-8428.

Carlla van de Vyver

WATER PROJECT UPDATE

- We are continuing our digging on the water project. The rain has been hindering our progress a bit.
- We have changed out 5 saddles on the water main on Outer Drive.
- I have photographs of our work and the old saddles at the office.
- If you are interested—please stop by.
- We will be turning off the water while doing that on Fridays.
- The time will be approx. 10:00 a.m. until 12:00 p.m. This will happen every Friday until further notice.
- Some lot owners have requested we “move” their turnoff valves when they are located on their paved driveways. If you choose to move your turnoff valve you will be responsible for the cost. CVPOC will only be paying for the “change” to the turnoff and addition of the meter and addition of new line from the turnoff to the saddle. If you read the CC&R’s you will find that if you have chosen to pave your drive then any damage to your driveway must be repaired by the lot owner. We will be cutting roads in some areas as we work this project. When it comes time to repair those cuts we will bring a contractor in to do them all at one time. If your driveway needs repair after the project you might want to wait and we can include your drive repair at the same time as it will cost you less. Contact the office if you wish to do this.



I

CURB YOUR PETS

I received an unsigned letter criticizing the statement for donating money to the local shelter. Our apologies if we offended anyone.

As regards to the TV we are donating—that TV was donated to us. We did not purchase it. The shelter was not interested in taking it because they do not have room and this type of TV (old type) is hard to sell. I thought Goodwill was a good choice because they hire handicapped people to work there. We have not donated it yet so if people have a better idea of where to donate we are open to recommendations.

On a different subject—we are still finding a lot of dog waste on the roadsides. Please pick up after your dog.

Thank you for your input.



FOR SALE AND OTHER ADVERTISEMENTS

Please look on the CVPOC website “under for sale” for additional property for sale by owner.

If you would like to see something new or different added to our website, please let us know.

Our storage lot has been rented.

If you would like to run an ad for something you want to sell, please let us know

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



TREASURERS REPORT**APRIL 2017****Scott Murray, Treasurer**

Bank Account Balances as of MARCH 29, 2017

Operating Fund Account:	\$ 46,118.13
Reserve Fund Account:	\$ 65,563.09
 TOTAL FUNDS IN BANK:	 \$ <u>111,681.22</u>
Petty Cash Fund	\$ 200.00

84 Manzanita is still in foreclosure with no auction date set. We are foreclosing on two additional lots. There are liens on 4 lots that are in arrears.

I am requesting the BOD approval a transfer of \$8,407.84 from Reserve to Operations paid to the City of Florence for permits. This is for the water project.

All A/P are current.
CVPOC has no long term debt.

Scott Murray
Treasurer

There will be an Open Forum to discuss upcoming CC&R changes on April 15th at 2:00 p.m. in the Rose Room after the BOD meeting.

Copies of the proposed new document will be available at the Office on April 15th, meanwhile please go to our website as everything is there and it will show what we are proposing to change.

The CC&R proposed changes effect everyone at Coast Village. We hope you will attend and make your thoughts known on this important document.

THE CAT'S MEOW

We have had some complaints of young cats roaming the neighborhood and looking for food. If you have cats of your own we advise you to feed your cats inside your house. That way stray cats won't find the food and think they have a new home! Personally if I see a cat/kitten obviously hungry it's hard not to feed it. But even so—I encourage you to walk away unless you want to adopt the hungry cat.

Cats are fearless predators of the birds in the park—so don't put out bird feed if you know you have cats hanging around.

We have had two bears spotted in the park. Also we are seeing more raccoons. Both of these wild animals will kill your cat. I encourage everyone to make sure their cats are in after dark.

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	

NEW PROPANE SERVICE FOR COAST VILLAGE

Coast Village has changed suppliers for their propane. It will save us considerably not only on price per gallon, but also tank rental.

I requested a quote from the Suburban for any individual user here in the Village who might like to change from Amerigas.

They quoted me the following:

Complete change-over per customer \$135.00 (this is new tank, etc.)

Price per gallon: \$2.19 (this price can fluctuate but will always be only .30 cents above wholesale). If you wish to change over please call Gary Hepting at 503-639-8691. Tell him you live at Coast Village. This will assure your price to change over and price per gallon. If you currently have a tank that is full or half full, they will off-load to your new tank. The tank rental price is \$40.00 per year.

We hope this will assist those of you who wish to lower your propane costs.

NOTICE:

EVERYTHING TO THE DUMP DAY WILL BE HELD ON MONDAY APRIL 10TH. REMEMBER WE WILL "NOT" PICK UP HAZARDOUS WASTE PRODUCTS.



MAINTENANCE

Carlla van de Vyver

Maintenance Report

1. Water line work continues
2. Sewer line work in progress
3. Drains cleaned out
4. Gutters cleaned out
5. Pool deck cleaned

If you have questions or would like to see photos of the water line replacement, please stop by the office.



New Owners

We have had 4 lots that sold in the last 30 days, a warm welcome to the new owners at Coast Village.

Carlla van de Vyver
Nancy Brock
Richard Brown
Mikhail Renner
Dennis Barker
Oscar (Rick) Ricker



MAINTENANCE TEAM

(541) 997-3583

Carlla van de Vyver, Park Operations Manager

Mikhail Renner, Lead —Days

Richard Brown—Days

Dennis Barker—Janitorial Monday thru Friday Evenings

Oscar Ricker—Streets and maintenance weekends

COMMUNITY CORNER

Coast Village Activities

Coast Village hosted a St. Patrick's Day potluck in the Rose Room on March 11th. We also celebrated **Lucille Lonnecker's** birthday. **Lucille turned 98 on the 21st of March.** We all had a good time. We missed you if you didn't come, but we had a great Irish feast with Corned Beef and Cabbage!



Coffee & Donuts

We have been hosting the Coffee & Donuts on Wednesday mornings at 10 am.

We provide coffee, donuts, or make muffins, scones, or something similar. For those of us that want a healthier snack, we usually have cottage cheese, yogurt, fruit, or some cheese sticks. Please join us in the Rose Room on Wednesday morning at 10 am if you haven't already.



We are hosting the Coast Village "Run for the Roses" Kentucky Derby Party/Potluck on Saturday, May 6th, 2016, 2:30 pm until whenever. Coast Village will furnish hamburgers, hot dogs, buns, chips, mint tea for juleps. You can have Alcoholic Beverages in the Rose Room, but it is "Bring your own Bottle". There will be a sign-up sheet in the Coast Village post office bulletin board. Posters will be placed on all the Bulletin boards. Please come and join the fun. The weather should be better by then and we look forward to seeing all our friends that have been out of town. We will have the horse shoe pits available if we see some sunshine.

If you have any family or friends coming to town, you can reserve the Rose Room for your event if it hasn't already been reserved by another owner.

April 2017

SUN	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 Garbage 9 am	4 Brush 9 am	5 Coffee Klatch 10 am OA Meeting 7:00 pm	6	7	8
9	10 Every thing to the dump day . Garbage 9 am	11 Brush 9 am	12 Coffee Klatch 10 am OA Meeting 7:00 pm	13 ARC Meeting 4pm	14	15 Board Meeting 10 am CC&R Open Forum 2 pm
16	17 Garbage 9 am	18 Brush 9 am	19 Coffee Klatch 10 am OA Meeting 7:00 pm Brush Pick-up	20	21	22
23	24 Garbage 9 am	25 Brush 9 am	26 Coffee Klatch 10 am OA Meeting 7:00 pm	27 GBC Meeting 3 pm ARC Meeting 4pm	28	29
30						

HAPPY BIRTHDAY: Here's to celebrations!



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



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

Guy & Aileen Kampstra April 16th



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.