COAST VILLAGE REPORTER

April 2016

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 22 ISSUE 4

CVPOC Board of Directors 2014-2015

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BOARD MEETING

Board Meeting April 16,2016
10:00 a.m. Rose Room

Business Office: (541) 997-3312
Available for general business
9am - 3pm
Office staff: Nancy Brock
Park Operations Manager:
Carlla Van de Vyver
Carlla.cvpoc@qwestoffice.net
Phone 360-521-8428

Maintenance Office:
(541) 997-3583
Hours of Operation
Maintenance staff on premises
Mon - Sun from 7am –10pm

Available 24/7 for
park maintenance emergencies
(360) 521-8428

Website:
www.coastvillageflorence.com

"President's Rant"

Carports. We love them here on the Oregon Coast; they help keep our cars, boats, and stuff out of the rain…so what are the rules for them here in Coast Village? Where can they be located? What about Building Permits and/or ARC approval? The city recently clarified some information on these and that prompts me to provide an update on Carports.

Our city zoning requires a 20' front and 5' side/rear set-back for non-dwelling structures. (for lots that have road pavement encroaching on the front of the property, the front set-back is reduced to 10'). So what can be located in the front set-back? Temporary stuff (things that can be moved): cars, boats, utility trailers, 'guest quarters' (we covered these in a recent Rant), and the fabric covered carports (these need to be 5' back from the edge of the road but require no permits or approvals if they are under 500 square feet).

What about carports with metal tops? First, the city always requires a building permit for these regardless of their size (to ensure they are properly secured to the ground) and they need ARC approval using form ARC001. However, the city has decided that these can be considered temporary provided they are not too large or heavy to be easily moved but they did not set a specific size or weight limit, that is left for Coast Village to decide. The one that has been approved and installed is 18' x 20' and it was moved into place in one piece using small wheels under the corners. Much larger and heavier than this and it would be hard to agree that it was temporary and easily moved.

So here is where we are:

Fabric covered carports are still allowed, at least 5' back from the road edge, and require no permits or approvals but they must be maintained in good condition with the covers repaired/replaced as needed.

Metal covered carports all require a city building permit and ARC approval but they can be located in the front set-back, at least 5' back from the road edge, provided the city and CV ARC/BOD agree that they are not too large to be considered 'temporary'…

NOTICES

- ***Facility Hours:*** Hours for the laundry room, Satellite Bath and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 7am-9:45pm.
- ***Meter Reading:*** Park electrical meters will be read this month beginning Friday, April 15, 2015.
- ***Wi-Fi:*** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- **Satellite TV** is now available for your enjoyment in the clubhouse. This is for everyone's use.
- 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 8:00 a.m. to 8:00 p.m.

NOTICE

The Greenbelt Committee is recycling cans and bottles to help finance plants, etc. to assist with their replanting efforts. If you would like to donate your cans and bottles you may do so by bringing your CLEAN, WASHED, bottles and cans to the office. We will then take them to be turned in. Questions? You can e-mail Glenn at cvgbc1@gmail.com. Thanks again go to Glenn and all the people who volunteer!

Oak Roll top desk for sale: 541-968-8613 Price $100.00

97 Ford F250 4 Wheel Drive. Great condition! New tires and brakes: $7,000.00 or best offer. Call 503-577-2424

PASSINGS

Our deepest sympathy goes out to the Smart family. Mrs. Smart of 151 Outer Drive passed away in March.

Coast Village Activities

Our March 19th Potluck for St. Patrick's day had a good turn out. We also celebrated Lucille Lonnecker's 97th birthday, we wish her well this year and she says she's going for 100. We received donations of $50 for the meal; the Raffle for the Armitron Ceramic watch donated by Elsie McKean was a hit. We collected an additional $50 for the raffle.

We are having the **Kentucky Derby Potluck** on May 7th, 2016, Saturday from 2:30 pm to 5:00? Coast Village will supply the Hot dogs, Hamburgers, and buns, and we ask residents to bring condiments, salads, desserts, side dishes, snacks, drinks, etc. We will have Horse Shoe games (weather permitting), Kentucky Derby Board Game, and a Hat contest with a prize for the winner.

We still need more volunteers for the Activity Committee. Any residents that would like to volunteer or suggest events; bingo, cards games, board games, etc., please stop by the office or call Nancy at 541.997.3312.

Remember, you can always reserve the Rose Room for a coffee klatch, get together with friends, or a game night; as long as no one has already reserved it. Coast Village just asks that you leave the area clean and tidy. We ask a $100 deposit if you will be having a large group and using the kitchen or need set up with more tables and chairs.

From the Park Operations Manager

Carlla.CVPOC@Qwestoffice.net

March 15, 2016

As of March I have turned off 6 additional meters that are no longer supporting electrical services. This will save CVPOC approx. $2,631.36 per year for meter charges. With the February turn-off of one meter this will be a total savings of $2,967.36 per year. When the final electrical switchover of all CVPOC owners to PUD occurs I will have additional meters that will be turned off.
A special thank you goes out to Robert Davidson who completed the survey on electrical and was able to report back usage which enabled me to disconnect the above services.
There are an additional 3 meters that PUD is charging us for that we have been unable to locate. If we cannot locate them, we will also turn them off. This will be an additional savings to CVPOC.

We have received many positive comments on our new website. I will be looking ahead to adding financial information that will require a password to view. Passwords will then be given out per request to lot owners only. Again, if someone has input on additional items you would like to see on the website, please feel free to contact the office.

We have planted two new trees at the entrance to the park to replace the fir tree which had to be removed. The new trees are a type of fir that only grows to about 30 feet and are a slow growing variety. The location of the new trees will prevent any further root invasion into our water/sewer lines.

We have scheduled the date of the new fire alarms to be installed by the Red Cross in our community. The date is Saturday, April 23rd and will commence approximately 9:00 a.m. on that day. Nancy will be posting notices and we will be contacting those who requested the fire alarms so that they will be home for the day of installation. If you have not let us know if you want them, please contact the office. If your alarms are 10 years old or are not working properly we encourage you to have them replaced. This is a free service.

We have replaced two of the electric panels on the list of 6 that I wish to replace. I went with JD Electric whose bid was the most appropriate. I will move forward on the other 4 in the next couple of months. These funds will come from the Reserve Account. The amount for the second panel is per the bid $1,165.00.

As per the BOD instructions I have contacted our liability insurance regarding the replacement of playground equipment. The insurance company advised that there is no problem with replacing the equipment with standard playground equipment. We do not need to buy special “commercial” rated equipment.

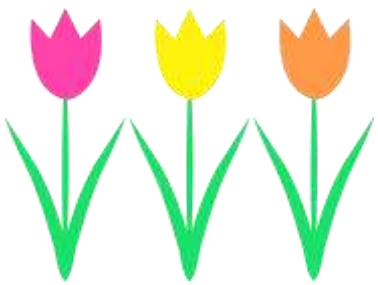
The employee on workers compensation has returned to full duty employment and was cleared with a doctor’s permission for regular duty.

The mental health issues discussed at the last BOD meeting seem to have resolved somewhat so I did not move forward with any type of legal order. I am playing that by ear. Further incidents will be addressed by a legal order.

Several people have asked about the pool opening. At this time I am waiting on the weather to warm up a little more so it will probably be mid-April before we open the pool.

I want to replace the flooring in front of the door in the maintenance office. The vinyl is torn and a safety issue. I will have staff install a small area with a non-matching remnant in the area where there are tears and the vinyl is sticking up creating a trip hazard. Also with the floor in this condition it is impossible to clean appropriately. I expect this to be a very inexpensive fix.

We had another issue with the trailer plug and it has been repaired. I had the plug moved to the back of the truck, this will prevent failure in the future.



Recipe Corner:

MARRY ME CHICKEN

1 T extra-virgin olive oil

5 bone-in, skin on chicken thighs

2 cloves garlic, minced

1/2 cup heavy cream

1/4 cup grated Parmesan

1 T thyme leaves

1 tsp. crushed red pepper flakes

3/4 cup chicken broth

1/2 cup sun-dried tomatoes

Salt and pepper

Fresh basil for serving (optional)

1. **Preheat oven to 350 degrees. In a large skillet over med high heat, heat oil, add chicken and season with salt and pepper. Sear until golden and skin is crispy. 3 minutes per side. Transfer chicken to a plate and pour off half the fat.**
2. **To skillet, add garlic, thyme and crushed red pepper flakes and let cook until fragrant. Approx. 2 mi nutes. Add chicken broth, heavy cream, sun dried tomatoes and parmesan and season with salt. Bring to a simmer, then return chicken to skillet and bake for 15 minutes, until chicken is fully cooked through.**
3. **Garnish with basil and serve.**

GARDEN BOXES

All the garden boxes are now spoken for! Happy planting!

March 16, 2016

TREASURERS REPORT

Scott Murray, Treasurer

BANK ACCOUNT BALANCES AS OF March 30, 2016

Operating Fund Account:	**$ 48,692.27**
Reserve Fund Account:	**$ 64,839.75**
Total Funds in Bank:	**$ 113,532.02**
Petty Cash Fund	**200.00**

Dues and Electric Past Due from Owners:

Total $ 10,201.84

Account of $ 7,738.67 Owner is deceased. CVPOC is foreclosing.
Account of $ 1,044.00 Repayment Contract in place.
Account of $ 517.22 Repayment Contract in place.
Account of $ 491.58 Property is in foreclosure. CVPOC is placing a lien on this property.
Account of $ 901.59 Repayment Contract in place.

All accounts payable are correct and up to date.

IT'S A DOG EAT DOG WORLD

Hey did you know that animal abuse is now a felony in all 50 states! That took a lot of work from many dedicated animal lovers. Hurrah! Now folks need to say something, when they see it happening. No excuses, because it's a living creature's life at stake. Better to be wrong than silent.

Tip of the month: Here's a recipe for Dry Dog Shampoo. Get a large empty shaker and clean it REALLY well. Put in 1 cup cornstarch, 1 cup baking soda and 3 to 5 drops essential oil of lavender or vanilla. Mix well. Sprinkle all over your pet, brush it though the coat thoroughly. Let stay on pet for at least 5 full minutes, then towel it off. Use a hair dryer to get more off if needed.

Many people use diatomaceous earth as a flea repellent for their pets. **REMEMBER**—if you use this as a flea treatment it is not meant to be on the animal "forever". After treating your animal, you must comb the animal thoroughly with preferably a flea comb. Then after 3 or 4 days, you need to wash the animal with a non irritating shampoo—oatmeal based is best. Comb out the animal again to remove any remaining dead eggs or fleas left behind. You may also treat the sleeping area for your pet, vacuuming up the dust every couple of days to remove dead fleas and/or eggs.

If you don't—your animal can develop severe skin irritation and itching from the diatomaceous earth.

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

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

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.

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

Greenbelt Committee

The Greenbelt Committee is up and running, and we recently completed a blackberry removal project (in between raindrops). We have at least six more projects on the schedule. If you would like some help maintaining your greenbelt or would like to help us with labor on a project, or to make a financial donation, please contact the office or send an email to cvgbc1@gmail.com. We really need volunteer labor on projects, so if you are able and have some time and\or horticulture knowledge, please contact us.

Our greenbelts are primarily made up of four main plants: Rhododendron, Wax Myrtle, Huckleberry, and Salal (see pictures below.) Rhododendrons can be full and bushy or tall and spindly. Wax Myrtles can be pruned and kept as a dense hedge or left alone to become a 20 to 30 foot tall tree. They can also grow sideways and in all sorts of directions. Huckleberry bushes can also be pruned to a hedge-style appearance or left alone to grow naturally to 4 to 6 feet tall and the same in diameter. Salal is the medium leaf, low lying vegetation that grows 2 to 4 feet tall in spindly groups. These are the four main plants the Greenbelt Committee will concentrate on, but are not the only plants allowed in a greenbelt (see the City of Florence approved natural vegetation list-- copies are available in the Coast Village office or on the website).

Trees are not officially considered part of the greenbelt as they really don't contribute to privacy, but they are a very important component of our Coast Village environment. As more and more shore pines are being cut down for safety reasons, we encourage everyone to plant trees, not just bushes. It will take a while for the trees to grow and continue to enhance our area, so we need to get started now.

One of our priorities, at lot owners' requests, is to reestablish missing greenbelts in the village. The lot owner is responsible for providing plants, and our volunteers will put them in the ground. We would also like to provide plants for lot owners who have difficulty providing them (the main reason for financial contributions) and would like to relocate as many plants as possible that are being removed from non-greenbelt areas. We will even help dig them up and remove them. If you have any Rhododendrons, small Wax Myrtles, or Salal you plan on removing, please let us know. Unfortunately Huckleberry bushes have a very low transplant success rate, so if you really need to remove them, just put them out for Tuesday brush collection.

The Greenbelt Committee meets on the second and fourth Thursday of each month at 3:00 PM in the conference room next to the office. Please come to a meeting and get to know us, and if you see a group of people working on a greenbelt it's probably us, so stop by and say “Hello”.

Rhododendron **Wax Myrtle** **Huckleberry** **Salal**

MAINTENANCE
Carlla van de Vyver

TASKS COMPLETED:

- Installation of Bollards to protect gates
- Brush removal
- Pool area cleaning and pool heater service.
- Installation of safety concrete barrier at pool entrance.
- Cleaning of all beams in clubhouse
- Shampoo carpet in adult lounge
- Roof cap on maintenance shop
- Replacement of #4 Lift Station electrical panel.
- Replacement of #2 Lift Station electrical panel.
- Installation of new handicapped signs.
- Installation of solar light for flag pole
- Removal of old tires and broken equipment at playground.
- Disposal of old broken equipment
- Cleaning of all storm drains

TASKS TO BE COMPLETED:

- Finish painting on Spruce Street fence.
- Installation of playground equipment (awaiting BOD approval)
- Bark dust and weed cleanup at entrance and in front of clubhouse.
- Fix flooring in maintenance office.
- Replace broken toilet seats in bathrooms

Hello Coast Village Residents:

We appreciate you leaving a note on the washer or dryers when they aren't working properly, but we need you to call Maintenance; maintenance phone numbers are: 541.991.0373, or 541.991.2338. If the office is open, please come to the office, the office phone number is 541.997.3312. We can refund any money you may have lost. If the maintenance personnel is available; they can reset the washers and dryers and that may correct the problem. If Maintenance can't reset the machine; they can make a note for us that you need to be refunded; or they can set another machine for your use with their maintenance key.

MAINTENANCE TEAM
(541) 997-3583
Carlla van de Vyver, Park Operations Manager
Hector Castellanos—Days
Robert Aguilar—Days
Oscar (Rick) Ricker Weekend Days and Evenings
Lauren Hare Evenings

COMMUNITY CORNER

Coast Village Residents – Dogs do require a License

All dogs within city limits that have a set of permanent canine teeth are required to be licensed - Usually at about six months of age. Licenses must be obtained within 30 days of establishing residence within city limits unless the dog has an unexpired license issued by another jurisdiction in the state of Oregon. Licenses from other jurisdictions within the state are valid in the City until they expire. *City Code Section: 6-6-020 Dog Licensing*

Licenses may be obtained at the finance counter at City Hall at 250 Highway 101 by showing proof of a current rabies vaccination with renewal date and paying a licensing fee.

- The fee for spayed or neutered dogs is $7 for a year and $15 for unaltered animals.

Resolution No. 25, Series 1994

What you need to bring to City Hall:

1) Proof of rabies vaccination with a renewal date
2) Documentation that shows whether the dog has been altered or not
3) Payment for licensing fee (cash, check, or credit/debit card):

- Altered (spayed or neutered) - $7.00
- Unaltered - $15.00

4) Owner's contact information

REMEMBER TO PICK UP YOUR POOP!!!!!

Walking every day around Coast Village gives me another perspective to things that need to be done. As the weather is improving I am noticing more and more dog feces along the edge of the road. PLEASE PICK UP YOUR DOG'S WASTE……. There are fines if you are observed allowing your dog(s) to relieve themselves and you don't pick it up. It only takes a moment and prevents others from stepping in it or diseases to be passed on.

COMMUNITY CORNER

NEW SMOKE DETECTORS

THE NEW SMOKE DETECTORS INSTALLATION DATE IS APRIL 23, 2016

IF YOU SIGNED UP TO RECEIVE THE FREE SMOKE DETECTORS PLEASE PLAN TO BE HOME ON THAT DATE. INSTALLATION WILL BEGAN APPROX. 9:00 A.M.

IF YOU HAVE NOT SIGNED UP, IT'S NOT TOO LATE!!!!

CALL OUR OFFICE AND WE WILL ADD YOU TO THE INSTALLATION LIST. IF YOUR SMOKE DETECTOR IS 10 YEARS OR OLDER IT SHOULD BE REPLACED. IF IT IS LESS THAN 10 YEARS YOU MIGHT WANT TO REPLACE IT BECAUSE THE NEWER SMOKE DETECTORS ARE BETTER AND WILL HAVE A 10 YEAR BATTERY IN THEM.

THE RED CROSS ARE REPLACING SMOKE DETECTORS FOR FREE.
WE HOPE YOU WILL TAKE ADVANTAGE OF THIS OPPORTUNITY.

Florence Area Humane Society, 541-997-4277

A Plea for donations for our shelter!

We are running low on the following items

Any Donations will be gladly accepted! Donations not used at the shelter go to the FAHS Thrift Shop. If we do not use food donations for the shelter animals then it goes to help people in the community who are struggling to feed their pets. Lately, we have been low on food and sadly have had to turn many people away.

Shelter Supplies
-Bleach
-Ajax Dish Soap
-Paper Towels
-Sponges
-Tall Kitchen Trash Bags
-Copy Paper
-HE Laundry Soap
-Rubber Backed Bathroom and Kitchen Rugs
-Nature's Bedding Pine Pellets
-Unscented Non-clumping cat litter
-Good Mews Paper Litter
-Dog Treats

Cat Food
Premium Edge Adult
-Premium Edge Finicky
-Premium Edge Senior
-Kirkland Maintenance Cat
-Kirkland Healthy Weight and Hairball Cat
-Kirkland Cat and Kitten
-Kirkland Signature Super Premium Maintenance Cat Formula
-Goodlife Indoor Recipe
-Goodlife Chicken Recipe
-Cat Treats All Varieties
-Canned Food All Varieties
-Purina Kitten Chow

Dog Food
-Kirkland Super Premium Puppy Chicken, Rice & Vegetable Formula
-Kirkland Super Premium Adult Dog Chicken, Rice & Vegetable Formula
-Kirkland Super Premium Adult Dog Lamb, Rice and Vegetable Formula
-Nutra Nuggets Puppy
-Nutra Nuggets Professional Formula
-Nutra Nuggets Performance Formula
-Nutra Nuggets Lamb Meal and Rice
-Pedigree Adult Dog Food
-Dog Treats All Varieties
-Canned Food All Varieties

April 2016

	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 **Garbage 9am**	5 **Brush 9 am**	6 Chamber Music Group 1-3 pm	7 Chamber Music Group 3-5 pm Greenbelt Meeting 2:30 ARC 4 pm	8	9
10	11 **Garbage 9am**	12 **Brush 9 am**	13 Chamber Music Group 1-3 pm	14 Chamber Music Concert 4-8:30 pm Recycle Group 5-7:30 pm	15	16 **Board Meeting 10am**
17	18 **Garbage 9am**	19 **Brush 9 am**	20 Chamber Music Group 1-3 pm	21 Chamber Music Group 3-5 pm Greenbelt Meeting 2:30 ARC 4 pm	22	23
24	25 **Garbage 9am**	26 **Brush 9 am**	27 Chamber Music Group 1-3 pm	28	29	30

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

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

Ed & Dari Johnson April 8th

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.

SURVEY

QUESTIONS RE MOTORCYCLE USE IN CVPOC

As many of you are aware, we are currently working on updating the CC&R's and Bylaws for Coast Village Property Owners Corporation. They need to be updated to comply with Oregon State Requirements for HOA's and to update other items that are no longer valid since the last change in 1997.

One of the items on the list to discuss is motorcycles. This is a "hot" topic we know. Both Florentine and Green Trees have changed their "no motorcycle" rule to allow motorcycles in their HOA with noise stipulations. The following are some thoughts regarding a change here. Please let Carlla know at the office of your thoughts.

1. Do we want to change our rule on "no motorcycles" at all?
2. Do we want to allow some access (going to and from an individual lot which would mean entrance and exit only?
3. Do we want to adopt access but with noise limitations and/or time limitations. For example no entrance or exit before 8:00 a.m. and after 8:00 p.m.

We have several owners who would like to be able to utilize their motorcycles when they come to the coast. Some live here part time, some visit in summer months.

Keep in mind that many people of retirement age now have "touring bikes" that they would like to use.

Please let us know what you think.

You will be seeing additional information regarding CC&R and Bylaw proposed changes as well as explanations of some legal terms used in the documents as time goes on. You will also be receiving a "DRAFT" copy of the proposed new documents in the future. Please read the documents and be ready to come to an Open Forum with your thoughts and questions. All Forums will be advertised by poster, in the Newsletter and on the Web page with adequate notice so owners can make plans to attend.

Thank you,
Carlla van de Vyver
CC&R Committee Chair