

COAST VILLAGE REPORTER

APRIL 2014

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

VOLUME 17 ISSUE 04

CVPOC

Board of Directors

2013-2014

Robert (Keith) Davidson
President (541) 590-0354
Ila May Robinson
Vice President (541) 997-2386
Charlotte Frye
Secretary (541) 997-1779
Carlla van de Vyver
Treasurer (360) 521-8428
Garda Page
Director (541) 746-0745
Lois Hundtoft
Director (406) 697-7339
Pat Rongey
Director (541) 603-5730

BOARD MEETING

NEXT SCHEDULED BOARD MEETING MEETING

Saturday, April 12, 2014
10 am Clubhouse Lounge

Business Office: (541) 997-3312
Available for general business
9 am to noon
1 pm to 3 pm M-F

Maintenance Office:
(541) 997-3583
Hours of Operation
Maintenance staff on premises
M - F from 7am -10pm
Sat. & Sun from 7am -10pm
Available 24/7 for
park maintenance emergencies
(541) 997-3583

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

FROM THE PRESIDENT'S CORNER

Well it has been a busy, busy month for the staff and committees. I guess the first thing would be to thank Celeste Day, Pat Rongey, Donna Rebello, Paula Harrison, Caroline Davidson, and of course Ila Mae Robinson of the Elections committee for spending the day counting ballots. The Directors for attempting to make contact with the membership. Finally, all of you who took the time to review the amendments, come to a decision, and vote. So here were the results of the vote:

Amendment 1: The Greenbelt Amendment – 128 yes and 40 no.

Amendment 2: Signs – 135 yes and 33 no.

Amendment 3: Changing Budget to Operating Budget – 142 yes and 17 no.

Amendment 4: Fiscal and Assessment Years Concurrent– 144 yes and 20 no.

Amendment 5: Temporary Structures – 113 yes to 53 no.

Amendment 6: Changing the Definition of the ARC – 148 yes and 20 no.

Total ballots returned 176. Total valid ballots returned 175. Total ballots needed at 75 percent (75%) 189. Therefore, none of the votes cast counted and all amendments failed.

So needless to say I was a little disappointed that we missed the required number of ballots returned by 14. I guess I could have lead with this first; however, as stated I was disappointed until our corporate attorney responded to the questions I had asked regarding this vote. So here's what he had to say. Please note that Declaration means CC&Rs.

Article 11 of the Declaration provides that the Declaration may only be amended by "an affirmative vote of at least seventy-five (75%) of the total votes in the Planned Community." Similarly, and perhaps stated somewhat more clearly, ORS 94.590(1)(a) provides that the Declaration "may

Continued on Page 5

NOTICES

- ◆ **Facility Hours:** Winter hours for the clubhouse, laundry room & mailroom are 7am-10pm.
- ◆ **Meter Reading:** Park electrical meters will be read this month beginning Thursday, April 17th.
- ◆ **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.
- ◆ **Board Games:** There are new board games in the adult lounge. Please enjoy them, but leave them in the lounge. Taken items will not be replaced and we want them to be available for all to use.

ACTIVITIES COMMITTEE NEWS

Committee members: Sharon Moores, Carlla van de Vyver, Judith Shotwell, Gene van de Vyver

The Activities Committee wishes to thank all the people who came to the March 15th Potluck! The baked potato bar was a huge success. There were tons of good toppings, wonderful deserts and it was fun to meet with new owners of property in the park and catch up with some of you we had not seen in a while.

We have been cleaning up the garden boxes and I would appreciate it if you came into the office if you are interested in planting this year. The two covered boxes are taken, and two in the front are also spoken for—this means we still have four open. I know several of the residents enjoyed the bounty of fresh green beans growing along the fence last year, those fence boxes will be replanted this year and I hope more people will come out and pick once the beans are ripe.

If you are interested in utilizing a box, please leave your name and number at the office with Judith and Carlla will contact you. Remember however, if you do decide to plant, the expectation is that you will keep your box watered, healthy and weed free.

The bowling group is having fun with 6 people bowling every Thursday. If you would like to participate please let Judith know at the office.

Recipe Corner: By “Becky”



Italian Sausage Soup
2 lbs Italian Sausage (mild or hot) – your choice
3 carrots
1 onion
4 cloves garlic
3 qts chicken broth
2 cans (14.5 oz) tomatoes
2 cans (15 oz) cannellini beans
1 TBLS dried basil
2 C small shell pasta
4 qts fresh spinach
Salt, pepper

1 C parmesan cheese on top

Fry out sausage, add next 3 ingredients and cook until onions are transparent. Add everything else except pasta and parmesan.

Simmer for 1 hour or more. (can remove some for freezing at this point)

Add pasta 20 minutes before serving,

Serve with parmesan cheese on top.

Becky Lowe, Lot 259

MAINTENANCE DEPARTMENT

We had the streets cleaned using a local business. This was a test to see how the park would look after having the sweeper come through, and just how long it would take to complete the cleaning. This cleaning removed over 6000 lbs of yard debris, or to put it another way over 233 bags at 25 pounds a bag.

If you like the way the park looked after the sweeper came through let your Board of Directors know, as we will be talking about contracting an outside source for this service at the quarterly Board Meeting.

In the month of March we've pulled at least 18,000 lbs of yard debris from the park. The maintenance staff finished painting the post office and touching up the laundry room. We currently have a new washer on order to replace the unit that sounds like a jet engine when it goes into its spin cycle. It should be here by the first week of April. We are looking at a possible replacement of a coin mechanism for another. Maintenance would request that you don't slam the coin slides as they will simply cause you to lose your funds when the machine goes down.

We are finishing the repair of the front of the storage shed behind the garage. We finished putting in new lights in the men's and women's bathrooms. We will be adding still more to the women's bathroom over the showers. We liked the design of these lights so well that we will be putting them up behind the post office boxes.

We have installed the second Coast Village sign on the west side of the park. We will be lighting the sign and putting in a small garden under the sign similar to the East side sign.

We have been working on the gates. Several of them have been coming down on vehicles – no damage, but it is startling. I think we have them fixed at this time. As you may have noticed we are reworking our road signage. We are pulling down the old painted signs and putting up wood identification and metal directional signs. Several sign types went backorder, so this has taken longer than originally anticipated.

We repaired pump station #1 which failed on a Friday night at 10PM. Fortunately Wally's was able to come out and pump the cistern dry. They were nice enough to come out on Saturday to pump the $\frac{3}{4}$ full cistern dry again so we could pull the pump and replace it, as well as a float.

We responded to a couple of home owner's electrical needs, and repaired two water leaks on lots, and a broken valve on CVPOC's lot 12. We are prepping for the installation of an additional pool filter and pump. These we are getting at little or no cost for equipment through PUD and an equipment supplier.

You should see us out and about trenching for the new security system at the front gates which will be going in during the first three weeks of April. Over the next couple of weeks the Finance and Facility committees will be looking over all of the bids received for the repair of the clubhouse roof and siding, and choosing a contractor. As the amendment for allowing CVPOC to tap the reserve account to repair buildings and infrastructure failed to pass, you should be getting a ballot to grant CVPOC to do this work sometime this month. Be safe.



Treasurers Report



BANK ACCOUNT BALANCES AS OF 3/29/14

Operating Fund Account:	58,323.27
Reserve Fund Account:	254,177.18
Total Funds in Bank:	<u>312,500.45</u>
Petty Cash:	<u>200.00</u>

As our president announced in his message there were not enough ballots returned to make a change in the CC&R's, therefore we will be sending out a ballot to get approval for funds to repair the clubhouse. Please watch for it in your mail and vote. Our hands are tied on this expenditure without approval for the repairs.

Dues and Electric Past Due from Owners:

Currently CVPOC has in collections Past Due or Liens of \$7,089.41. Repayment plans are up to date on all others.

\$1,815.55	Owner has died, Lien is on property.
\$ 559.57	Owner has died, Lien property.
\$ 504.72	Owner has died collections to estate.
\$1,618.94	In Collections—Lien will be placed in April 2014
\$2,590.63	Account is in bankruptcy. CVPOC is listed as a creditor.

Major Maintenance Projects scheduled in 5 year plan for this fiscal year 2013/2014, but not yet completed:

- On-going maintenance and oiling of Spruce Street Fence
- Security Cameras at gates and clubhouse.
- Replacement/upgrade of Sewer Pump Station
- Replacement of washer in laundry room
- Upgrade of Telephone System in Office/Maintenance
- Pool—Hydrazzo/upgrade chemical pump
- Repair of Clubhouse roof and siding dry rot replacement.
- Purchase of Utility vehicle

Income Property:

Lot 261 is currently being rented month to month. It is still for sale. Rental Rules and Regulations will apply. Lot 12 is still for rent. Lot 11 requires some upgrades before it can be rented. Currently lot's 11 and 12 are being rented for \$25.00 per space on a month to month basis as storage lots. A huge thank you to Keith Davidson for doing the work with the City of Florence to reach an agreement regarding use of these two lots.

Lot 261 is being rented for \$400.00 per month. This excludes electric. Lot 12 will be rented for \$30.00 per day and includes electricity. Lot 12 will also be available for month to month under the same rules as Lot 261 if there is an interest.

Water Leaks: Two leaks were repaired with repairs being charged back to the lot owners. Flushing of the new hydrants and these water leaks were deemed responsible for the small increase in our water bill for last month.

be amended only with the approval of owners representing at least 75 percent of the total votes in the planned community or any larger percentage specified in the declaration" (emphasis added). Both of these provisions mean that any proposed amendment must receive the approval of at least 75% of the total voting rights in the community, as allocated in the Declaration. According to Section 4.2 of the Declaration, each Lot is allocated one vote. In other words, the Owners of at least 75% of the voting rights must vote in favor of the amendment. Accordingly, this does ***not*** mean that members holding at least 75% of the voting rights must vote and at least a majority of those votes must be in favor of the amendment.

Put simply – for any amendment of the CC&Rs to pass, the corporation needs to receive 189 "Yes" votes. Good luck with that.

Moving on. I want to thank the Activities Committee for putting on the Potato potluck on March 15th. I don't know about the other attendees, but I walked out stuffed and extremely satisfied. Also an added thanks to those who brought the cakes – yum! Finally, to Lucille Lonacker a very happy 95th Birthday, and many more to come.

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

Request

Signature: _____

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 THINGS TO LOOK FORWARD TO:

The security systems should be in place by the end of May.

Neighborhood Watch Meeting April 15th at 1:00 p.m. at the Clubhouse. Door prize!!! Hope to see you there!

If you want the rainbow, you gotta put up with the rain.



2005 17' Trail Lite "Bantam Flyer" Travel Trailer. Perfect for hunters and fishermen. \$8,000.00 or best offer. Call 541-997-8269

Don't forget CVPOC will now place an ad for you in the monthly newsletter. Submit your ad's by the 15th of each month. You can stop by the office or send us an e-mail if you have something to sell!

IN THE NEWS

REMEMBER: If you use Amerigas for your butane source to let them know you expect the "Coast Village Rate". This could save you approx. 30—40% on your bill. One of our owners saved \$2.00 a gallon on her last purchase!!!!

THERE ARE NEW BOOKS IN THE POST-OFFICE—BE SURE AND CHECK THEM OUT AND ENJOY, AND IF YOU HAVE "BOOKS" YOU WISH TO HAVE OTHERS READ, DONATE THEM BY PLACING ON THE BOOK SHELVES!

WE ARE LOOKING FOR SOMEONE WHO WOULD LIKE TO VOLUNTEER TO TEACH A CROCHET/AND OR KNITTING CLASS ONCE PER WEEK. IF YOU WOULD BE WILLING TO TEACH A CLASS PLEASE LET JUDITH KNOW AT THE OFFICE AND THE ACTIVITIES COMMITTEE WILL PUT IT TOGETHER.



*****Village Meeting – April 9th *****

Please come to the Village Meeting, Wednesday, April 9th from 6:30 pm to 8:00 pm in the Clubhouse. Why are we having a Village Meeting just a couple of months before the annual meeting? Because we need your input regarding your interest and ideas about the present and near term future of CV., and want to utilize these few weeks to research and prepare a report about potential desired changes. The goal is to have this report ready by the annual meeting so that next step decisions can be made. We are asking for your thoughts and ideas, what's important to you, what changes you would like to see at Coast Village as we evolve away from being a campground and ready ourselves for the residential community we have become.

Some questions to explore:

- Recent comment from realtor re: property sales in Coast Village. "Property in Coast Village is hard to sell." Assuming some or all of this is true, WHY is it that property in CV is hard to sell?
- How marketable is property in CV? How is CV viewed and described by others in the community?
- If others describe CV in a way that you feel is not complimentary what is it you wish they would say instead?
- Is the value of your investment/property what it should be or could be? If not why not- what's holding the value down?
- Are there things about CV that need to change, now that we are no longer an HOA Campground but a HOA Residential Community, currently with 60% of the properties being year-round.

As noted in last month's newsletter we are hoping to form an exploratory team to help with the research. If we can locate 4-5 volunteers for a couple of hours a week – the hope is we could have the report completed in 4-5 weeks. It would be most appreciated if you can give this some consideration as this is a very important time in the evolution of CV. AND, CV will be all the better prepared and satisfied with the future the more member participation there is in preparing options as regards to what happens next at CV.

We hope you will be able to attend the meeting on the 9th and share your thoughts about these important questions so we may begin the in depth research. If you are unable to attend and have input on these questions or other ideas to share, please send them to the office by mail or email and we will include them on the work list. The hope is to receive input from as many of our member owners as is possible. Just put --For The Village Meeting on the envelope or e'mail.

Location: Adult Lounge at Clubhouse
Refreshments will be served.

THE ARC

As some of you now know and some of you will, the Board of Directors is now enforcing the CC&Rs and the Rules and Regulations. As stated in the Rules and Regulations we are granting time for you to correct the various issues on your lots, and as long as we have an indication that you are working towards correction no fines will be assessed.

As the “Greenbelt” and “Sign” amendments failed to pass the Board of Directors can no longer push off enforcing the provisions in our CC&Rs, §10.2 and §5.12. As has been stated repeatedly, at the October 2013 Board meeting, a motion was passed that all properties within Coast Village be inspected for violations/incursions of the “Greenbelt”. The incursions will be conditionally waived. The CC&Rs does not give the Board of Directors the authority to waive **NOT** having “Greenbelt”. Once all the inspections are completed the Board will meet to determine the conditions for waiver. The corporation’s lawyer has determined that per our CC&Rs and Bylaws and Oregon Statute the Board does have the right to enter and inspect. We will be providing each lot owner with a letter indicating when we plan to inspect their property.

The CC&Rs are pretty specific as it comes to signs in the park on your property. No signs other than identification signs are permitted on any lot or any part of the properties. I believe that that would include signs placed in windows, as said windows would be on the lot.

The Board and ARC will continue to work towards complying with the memberships desire to have Coast Village’s CC&Rs and Rules and Regulations enforced.

Robert Davidson
ARC Chairperson



Community Emergency Response Team Class Spring 2014

Thursday April 3	6:00 – 9:00 PM	Disaster Preparedness
Monday April 7	6:00 – 9:00 PM	Fire Safety
Thursday April 10	6:00 – 9:00 PM	Disaster Medical 1
Monday April 14	6:00 – 9:00 PM	Disaster Medical 2
Thursday April 17	6:00 – 9:00 PM	Light Search and Rescue
Monday April 21	6:00 – 9:00 PM	CERT Organization/Disaster Documentation
Thursday April 24	6:00 – 9:00 PM	Disaster Psychology/Terrorism & CERT
Monday April 28	6:00 – 9:00 PM	ICS Structure/Course Review/ Final Exam
Saturday May 3	9:00 – 12:00 Noon	Disaster Simulation Exercise

Contact Information:
Frank Nulty
541-997-3212

All Classes held at Siuslaw Valley Fire & Rescue, 2625 Hwy 101, Florence, OR

Next CERT Course

The class is scheduled for every Monday and Thursday evening during the month of April, beginning on Thursday April 3rd, 6-9:00 PM at Siuslaw Valley Fire and Rescue, 2625 Hwy 101 in Florence. Saturday, May 3rd will complete the course with a Disaster Simulation Exercise from 9 AM – Noon. To sign up for the course, please email cert@svfr.org. Questions call 541-997-3212.

April 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 April Fools Day BRUSH PICK UP	2	3 CHAMBER ENSEMBLE 3:00 –5:00	4	5
6	7 GARBAGE PICK UP	8 BRUSH PICK UP	9 Village Meeting 6:30 CHAMBER ENSEMBLE 1:00-3:00	10 CHAMBER ENSEMBLE 3:00 –5:00 ARC 4:00	11 BOARD WORK SHOP 10:00	12 BOARD MEETING 10:00 ADULT LOUNGE
13	14 GARBAGE PICK UP	15 BRUSH PICK UP NEIGHBORHOOD WATCH MEETING 1:00 PM CLUBHOUSE	16	17 CHAMBER ENSEMBLE 3:00 –5:00 ELECTRIC METER READ	18	19
20 Easter 	21 GARBAGE PICK UP	22 BRUSH PICK UP	23 CHAMBER ENSEMBLE 1:00-3:00	24 SPRING BEGINS CHAMBER CONCERT 7:00 P.M. ARC 4:00	25 DEADLINE FOR NEWSLETTER	26
27	28 GARBAGE PICK UP	29 BRUSH PICK UP	30			

Happy Birthday Wishes are going out to:

Beverly Barrow — April 16th.
Diana Glasgow — April 16th.
Ann Lampropulos — April 24th.
Elsie McKean — April 26th.
Joe McKean — April 28th.
ENJOY!!



Happy Anniversary Wishes are going out to:

Ed & Dari Johnson — April 8th.
Hearts that love stay young forever.

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