

COAST VILLAGE REPORTER

AUGUST 2014

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

VOLUME 18 ISSUE 08

CVPOC

Board of Directors 2013-2014

Robert (Keith) Davidson
President (541) 590-0354
Roger Emigh
Vice President (602) 625-0962
Elizabeth Anderson
Secretary (503) 899-5368
Carlla van de Vyver
Treasurer (360) 521-8428
Larry Ames
Director (832) 600-1350
David Wood
Director (541) 626-1174
IlaMae Robinson
(541) 997-2386

BOARD MEETING

Saturday, August 16, 2014
10:00 a.m. Rose Room

NEXT SCHEDULED BOARD MEETING

Saturday, September 20, 2014
10:00 am Rose Room

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 - Sunday 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 a year has come and gone. We have accomplished a lot, and we have more to do. I want to take this opportunity to thank the Coast Village directors that have finished their term of office: Lois Hundtoft, Charlotte Frye, Pat Rongey and Garda Page. Their work on behalf of the Corporation is greatly appreciated. I also want to congratulate and also thank Roger Emigh, Elizabeth Anderson, Larry Ames, and David Wood for volunteering and then being elected as new directors. I hope they enjoy their time on the Board.

We had a rather peaceful annual meeting. I hope that all of you that attended had your questions answered satisfactorily. The questions about the park becoming a 55+ community and rental restrictions were answered by the HOA law firm to which we addressed these changes prior to the meeting. The firm basically stated that any changes that directly affect/restrict the usage of property here in the park need to be part of our "source" document (i.e. CC&Rs). As you know, if you've read my past comments on our attempt to change this document, it takes a vote of 189 "Yes's" to change the CC&R's.

This last month we sent out a survey about various aspects of the park that you might like to see added, changed, and/or meetings that you would like to attend. As a result of your responses we will be scheduling a couple of meetings in the near future to cover 55+ and water metering. I will get together with the powers-that-be over at Greentrees and Florentine Estates and see when they can meet with us. A full tally of the survey will be included in this newsletter. I want to thank Garda Page for creating and overseeing this project.

Cont. PP3

NOTICES

- ♦ **Facility Hours:** Hours for the laundry room, Clubhouse bathrooms—24-7 & Clubhouse and mailroom are 7am-10pm.
- ♦ **Meter Reading:** Park electrical meters will be read this month beginning Friday August 18th.
- ♦ **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 so please attend and let us know how we are doing.

NEWSLETTER NOTICE

REMEMBER THIS MONTH YOU MUST PICK UP YOUR NEWSLETTER AT THE POST OFFICE OR CLUBHOUSE. If you DO NOT live full time at the Village, you may request your newsletter be mailed by calling the Village office. REMEMBER the newsletter is posted monthly on the CVPOC Website.

ACTIVITIES COMMITTEE NEWS

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

The Summer BBQ was well attended and enjoyed by all. Keith did the honors BBQing Hot Dogs and Hamburgers. Everyone brought salads, deserts and chips. Great Food and good Company!!!

In August an Ice Cream Social is planned for Saturday the 9th at 2:00. Please come by and visit and enjoy a banana split or sundae!

Sad news, but true—unless we have some new volunteers to keep the Activities Committee going it will be disbanded after the August Ice Cream Social.

If you enjoy the monthly potlucks please join and get involved.

Recipe Corner:

.GREEK CUCUMBER SALAD

DICE CUCUMBERS, TO MAKE 2 CUPS

DICE TWO MEDIUM TOMATOES

DICE 1/2 RED ONION

JUICE OF TWO LARGE LEMONS

1 T OF OLIVE OIL

CRUMBLED FETA CHEESE

MIX ALL TOGETHER—SALT AND PEPPER TO TASTE

ENJOY!!!!



Presidents Message cont.

Complaints. Yep we always seem to have them and I will be addressing them here. The first is people not stopping at the stop sign at the end of Outer Drive at the main exit. Quite a few people have complained that they have been almost hit by individuals not stopping at this stop sign. Please STOP. We have a fine for traffic violations and I really don't want to have the Board feel it is necessary to start issuing them. Remember there is a high definition camera pointed at that stop, as well as the entrance gate. The second complaint is regarding loud music when entering the park being played in cars. There are homes surrounding the entrance gates and the residence don't like getting an early wakeup call via someone's car radio. Please be considerate... Thanks.

At the annual meeting I was pleased to hear from our CPA, Carlla Holloway that Coast Village is in a strong financial position with over \$100,000 in our operating account and \$79,000 in our reserve account. This last year a lot of things have been upgraded or procured. "Little Blue" our maintenance vehicle purchase this last fiscal year is really great. I think in the approximately 2+ months since its purchase we've filled it with gas twice.

Finally, I want to welcome Chuck Dobson, our maintenance lead back from his medically induced vacation. He was missed -- especially by me, and I'm glad to have him back insuring that the park is being well maintained. Over and Out.

MAINTENANCE DEPARTMENT

Annual Maintenance Report 2014



This is a list of some of the maintenance actions accomplished this past year.

- Assisted with the replacement of three pump stations
- Rewired and ventilated the pool storage building.
- Assisted in the re-plumbing of the pool equipment room.
- Replaced the roof and siding on the maintenance storage building.
- Put trim on the garage.
- Put new signage up throughout the park. Shouldn't be anyone going the wrong way who doesn't know it.
- Put up the new entry signs.
- Repaired fencing.
- Repaired or replaced pumps in the various lift stations.
- Cleared or assisted in the clearing of several sewer clogs
- Re-keyed the truck after it was returned from being borrowed.
- Put in new guardrail around side of Club house.
- Assisted in the installation of the security surveillance system.
- Repaired the gates more times than we'd care to count.
- Continue to keep the park looking nice

Treasurers Report



TREASURERS REPORT

BANK ACCOUNT BALANCES AS OF July 29, 2014

Operating Fund Account:	\$ 101,716.61
Reserve Fund Account:	\$ 82,963.43
Petty Cash Fund	200.00
Total Funds in Bank:	<u>\$ 184,880.04</u>

All Creations Construction has been paid for the Clubhouse Repair/Remodel in the amount of \$4,700.00 which completes the project. The total paid to All Creations to date is \$119,700.00.

CVPOC will be moving forward and hiring a employee to manage the business end of the Corporation and to oversee the maintenance team now in place.

The finance Committee is meeting, looking at costs and reduction of costs for this next year in Operations. An announcement will be made in September regarding any dues change for the coming year.

New Account Codes: New Accounting codes have been created. A separate set of codes for the maintenance department was included in this project. The maintenance codes cover the various aspects of the park's buildings and infrastructure. These codes will allow for a more accurate budgeting process. They will allow this and future BODs, and the Membership to know exactly what a particular building, room, or piece of infrastructure costs to the Corporation.

In the past CVPOC was keeping "two" sets of books. One system for Accounts Receivable and one system for Accounts Payable. Those two systems have been combined this last year to simplify our accounting processes.

Moving the Accounting to Holloway and Associates has streamlined our accounting, assuring that there will be no errors, and that we are always compliant with the State and Federal bookkeeping requirements for an HOA. They are an excellent resource for the Corporation.

Cont. pp 5

The collections process has been changed somewhat in the past year. There is now only one person working with past due accounts and with our Collections Company, Vial Fotheringham. We now have repayment plans in place with several of our owners and we have recovered several thousand dollars of past due revenue. The new process is working well.

Dues and Electric Past Due from Owners: **Total \$13,527.00**
Account of \$3,092.00 is in bankruptcy. CVPOC is listed as a creditor.

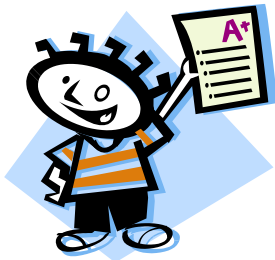
**Account of \$1,240.58. Owner is deceased, CVPOC is in process of placing a lien.
Account of \$2,199.00 Owner is deceased. CVPOC is foreclosing on this property.
All other past dues are in collections or in repayment contracts.**

Income Property:

Both lots that can support full time living are rented. One lot will continue to be rented for parking.

All Vendor A/P, payroll and payroll taxes are up to date and will continue to be paid timely.

**Carlla van de Vyver
Treasurer**



**INTERESTED IN COMPUTER TALK — BRING YOUR LAP-
TOP TO THE ROSE ROOM!**

What would you like to know about your computer? Use of
Windows?

E-mail?

Please call Becky & Paul 541-997-9631

Or email PNB900@msn.com

If there is an interest let them know so a class can be sched-
uled.

FREE COMPUTER CLASS—DATE TO BE ANNOUNCED

NEW THINGS TO LOOK FORWARD TO:

Crochet/Knitting Club meeting @ 2:00 in the Rose Room on Tuesday's

August 9th — Ice Cream Social 2:00 PM in the Rose Room.

Jumping for JOY is good exercise. Author Unknown

House for rent. Two bedroom, one bath. \$700.00 per month. Call 541-997-2386

NEIGHBOR NEWS

We are saddened to learn of the recent sudden passing of Dennis Himes. Dennis and Deidre have been owners in Coast Village since 2013. Our sincerest sympathies to Deidre, their family and friends.

Safety Alert

If you see someone on the road in one of those little electric carts, please think twice before passing them. A gentle tap on your horn to let them know you are behind them and intend to pass would alert them to your presence. I was told it is startling to all of a sudden have a car or truck come up beside them when they were not aware one was behind them. It could be disastrous if they decided to turn left, not realizing you were planning to pass. Mirrors don't always show things as clearly as they should. Your patience for these little slow moving scooters would be greatly appreciated. Someday you might be cruising on one yourself.

FREE: Lounge chair, good condition. Please call Phil: 1-208-391-1604

GOT WEEDS?

Home made weed killer, **SAFE FOR PETS.** One gallon white vinegar, one cup table salt, 2 tablespoons dishwasher soap. Mix to dissolve, shake. Use in spray tank or hand sprayer. This really works and is cheaper than Roundup and other ready made killers.

Contributed by Gene & Donna Shotwell



PLEASE CONSIDER VOLUNTEERING.

**VOLUNTEERS FOR THE ACTIVITIES COMMITTEE
ARE NEEDED.**

+++++

POOL ISSUES

There is nothing as uplifting as hearing the laughter of children at play. Kids have certainly been enjoying the pool, as well as adults. With the beautiful weather we've been having the pool has been in almost constant use and this is a welcome sight. Unfortunately, along with the good we need to report some not so happy incidents. It seems that some children have been pulling pieces off of the foam flotation toys. While this may not seem like such a big deal, it really is. These pieces get caught in the drains and filters, making extra work for our maintenance staff, plus destroying the toys for someone else's enjoyment. If you see someone destroying equipment/toys around the pool area or misusing it, please report it to the office or a staff member. You can remain anonymous. Anyone who is not using the pool in an appropriate manner will be asked to leave.

Our pool is for the enjoyment of everyone in Coast Village.

PLEASE

Help us to keep it a fun, friendly and safe place for everyone to hang out and have a great time!

THANK YOU!!

FOUND

H.P. inkjet cartridge. Come to office to claim.

Siuslaw Middle School theater ticket for "Alice in Wonderland." May be a keep sake. Claim in the Coast Village office.

ITEMS WILL BE HELD FOR 30 DAYS THEN DISCARDED.



**STOP AT THE GATES EVEN IF THE GATE IS UP AND ENTER
YOUR CODE. TAILGATING WILL CAUSE THE GATE TO
COME DOWN ON YOUR CAR.**

ARC Committee Annual Report 2014

July 2013

Meeting Cancelled - no applications

August 2013

- ♦ Final Inspections Approved
 - Room addition 188 Huckleberry Lane & Park Model at 43 Easy St
- ♦ Applications Approved
 - Installation of a travel trailer at 126 Sailor Lane
 - Lot clean-up and replant in process
 - Deck and solarium at 43 Easy St
 - Postponed fence at 22 Sand Dollar due to city regulations on height of fence

September 2013

- Application for 239 Horseshoe Bend postponed due to further review of corners and retaining wall.

October 2013

- 239 Horseshoe Bend for construction of retaining wall approved -- engineering study came in. Fence still postponed.
- Room/deck enclosure at 206 Bourbon Street approved

November 2013

- ♦ Finals Approved:
 - 259 Outer Drive - Replace, extend & cover back porch
 - 3 Village Street - Ramada Construction
 - 155 Outer Drive - Ramp construction
 - 191 Nob Hill - Replace Fence
- ♦ Applications Approved.
 - Approved temporary car cover on 47 Easy Street. Drawing changed to move structure for 20' setback.

December 2013

- Application for work at 1 Village Street postponed because of setback violations.

January 2014

- Fence replacement at 14 Village Street left to Corporation's perimeter fence policy.
- Application for Home placement at 98 Outer Drive removed due to the City's utility upgrade fee not being paid.
- Application for a green house to be placed at 162 Outer Dr. was postponed due to the number of structures already on the lot. Need to insure that the 35/64% Florence code is not violated.
- Application for the raising of Ramada at 251 Outer Drive was denied because the city denied his permit.

February 2014

- Approved construction/placement of a new dwelling unit on 76 Outer Drive
- Approved moving of a retaining wall and construction of a Ramada on 125 Sailor Lane
- Reviewed construction at 249 Horseshoe Bend. Digging out from under Ramada hasn't changed the drainage for the lot to adjacent lots.

March 2014

No Applications received - no actions taken

April 2014

- Approved application at 251 Outer Drive for decking and work shop.
- Approved fence in a non-green belt area on 170 Outer Drive

May 2014

- No Applications - no actions taken
- Lot Surveys started

June 2014

- Approved application for storage shed on 261 Outer Drive
- Approved shed replacement at 206 Bourbon Street
- Approved Ramada at 112 Sailor Lane

ARC Actions For July 2014

- ♦ Final Inspections Approved
 - Room enclosure 206 Bourbon Street
- ♦ Applications Approved
 - Carport extension 177 Outer Drive

REMINDER:

The Clubhouse is for everyone's use, however it is NOT a bedroom. It has been noticed that we have some residents sleeping all day on the couch. That means no one else can set and watch TV etc.

Please notify the office or a Board Member if you notice anyone spending the day sleeping in the Clubhouse.

Please notify the office or a Board Member if you see any activity occurring that prevents others from enjoying the TV or the computer or phone. Spending all day chatting on the telephone is also not appropriate if it restricts others from telephone use.

Thank you.

ACCOMPLISHMENTS 2013/2014 FISCAL YEAR

Over the past year the Board of Directors (BOD), various committees and individuals have accomplished a lot in getting the Corporation running smoothly. Here is a short list of some of the accomplishments made:

- 1) The position of Office Manager was eliminated, and the Corporation's bookkeeping was moved off-site. This move now protects the Corporation from the erroneous handling of our books.
- 2) The files were reviewed and all of the documentation, not current, was moved into our document storage room.
- 3) All of the storage rooms were reassigned their functionality.
- 4) All of the lot files were reviewed and the documentation sorted into past owners, ARC, current owner, and if appropriate rental and collections information.
5. All of the computers were updated and appropriate software was installed.
6. A new safe was added to the office to store personnel and other confidential information.
7. The Personnel Committee reviewed our employee policies and procedures. Established an employee folder checklist, and created or procured the necessary documents to have employee folders that have all the required documentation.
8. The Personnel Committee reviewed and modified the hiring procedures placing the BOD as the final hiring authority in the appropriate position in the process.
9. The Personnel Committee solicited applications for a part time customer support person. The Committee then conducted interviews and presented its selection to the BOD for its approval and the authorization for the President to offer the position.
10. The Facility Management Committee's (FMC) role was expanded to maintenance supervision when all but one employee was left after Frank Brooks was terminated and Tim and Toby quit. The committee continued in this expanded role until the President took over the role of maintenance supervision in October, 2013.
11. The FMC has continued its role as the group that selects the maintenance staff. The Committee forwards their employee selections to the Personnel Committee for final review, salary, and then the Personnel Committee passes this information to the BOD for their approval pending background checks.
12. The FMC as its primary function of overseeing the various large maintenance projects necessary to the operation of the Corporation has gone out for bids on the Clubhouse siding and roof repair. They also supervised the replacement of three sewage lift stations.

Accomplishments cont:

13. Per the Membership's complaints that the Board of Directors had not been doing its due diligence Cont. PP11 in insuring that the various lot violations hadn't been corrected, the BOD attempted to make a change to the CC&Rs. This change to the CC&Rs didn't have a sufficient number of affirmative votes to pass.
14. Additionally the BOD attempted to make some changes to the CC&Rs to correct some accounting procedures and procedures for signs. All of these failed due to insufficient response.
15. An Access Database has been created and all motions by past and current BOD (with the exceptions of approval of minutes and adjournment of meetings) are being entered into it. This will allow the BOD to review past decisions quickly and somewhat easily.
16. The Coast Village reserve study using the WinReserve software is in the works.
17. New accounting codes have been created. This is talked about in the Treasurer's report.
18. As a result of the amendments to the CC&Rs not passing, the ARC has been conducting lot surveys in order to determine the various violations to the "Greenbelts" (i.e., encroachments). These surveys should be completed in July. A list of encroachments, by type, will be presented to the BOD, and they will come up with a set of "conditions" for which the encroachments will be waived.
19. A new (used) utility vehicle was purchased to provide maintenance with an economical way of getting around and servicing the park. This 3 cylinder, 4-wheel drive, vehicle is greatly reducing the wear and tear of the Corporation's F-350, as well as cutting the monthly fuel bill. Additionally, the width of the vehicle allows it to be parked on the street without blocking the street.
20. Working with the city, we now have permission to utilize lots 11 and 12 for rental income.
21. We have combined the two accounting systems previously used by the Corporation into a single accounting system. This has reduced the possibility of errors, and the requirement to manually make journal entries that combined the two sets of books each month.
- These are just the highlights. There have been many more minor changes made into how the Corporation is doing its business.

With the June newsletter and at the Annual Membership Meeting a survey was presented to the membership in order to get a feeling about where you want Coast Village to go. A total of 60 surveys were returned by the membership and the results of this survey are presented here. .

Survey questions abbreviated with tallied results, but no change in numbered order.

- | | | |
|-----------------------------|--------------------------|------------------|
| 1. Year round pool | Favorable: 38 | Unfavorable: 22 |
| 2. Craft Center/Area | Favorable: 30 | Unfavorable: 23 |
| 3. Game Room | Favorable: 30 | Unfavorable: 26 |
| 4. Exercise room "mini gym" | Favorable: 38 | Unfavorable: 22 |
| 5. Activities: | | |
| Concerts: 13 | Educational Lectures: 14 | Dance Lessons: 7 |
| Dances: 6 | Walking Club: 15 | Book Club: 5 |
| Card Club: 6 | Language Club: 4 | Computer Club: 5 |
| Choir: 3 | Music Club/Band: 5 | Swim Lessons: 1 |
| Water Aerobics: 14 | Cooking Club: 3 | Garden Club: 1 |
6. Attend 55+ information session: 46
Not attend 55+ information session: 11
7. Attend information session on water metering: 38
Not attend session on water metering: 20
8. Satellite Bath opened
Annually Yes: 12 No: 22
Seasonally Yes: 18 No: 0
9. Swimming pool repair/replacement
I would like a pool and am open to exploring funding: 38
I would not be in favor of repair/replacement and am ok with no pool at CV: 18
10. Park Manager
I am in favor of accepting a dues increase: 44
I am not in favor of accepting a dues increase: 17
- 10a. Regarding retaining the park
I am open to participating in some further discussion on park manager: 24
I am not opposed to the possibility of selling Coast Village: 5
I am open to de-annexation and giving Coast Village to the City of Florence: 17

A small number of questions were left blank, but most surveys were completed.

August 2014 Neighborhood Watch



Please report if you see a questionable activity in Coast Village.

Call 911 if it's an emergency or 541-997-3515 (police)

Please report any incidents to office in writing or email paron205@gmail.com or call office---541-997-3312

Neighborhood watch business cards are available in PO and Coast Village office.

We also have Florence police phone number magnets.

Video cameras are on. The gate was broken 4 times

Dispute at club house or swim pool, one time.

If you are leaving –please fill out form in office. We have a secure person to check on your home during your absence.

Thefts are down! –great job everyone.

Pat Rongey

With Appreciation

THANK YOU to Dennis Smart for helping to weed and clean-up the park entrance. We thought we had thanked everyone, but just became aware that Dennis was a huge help in the clean-up effort. Your help was really appreciated!

AUGUST 2014

Su n	Mon	Tue	Wed	Thu	Fri	Sa t
					1	2
3	4 Garbage Pickup	5 Personnel Mtg 1:00 Brush Pickup Knitting/2:00	6	7	8	9 Ice Cream Social 2:00
10	11 Garbage Pickup	12 Brush Pickup Knitting/2:00	13	14 ARC Meeting 4:00	15 Work Shop 10:00	16 Board Meeting 10:00
17	18 Garbage Pickup	19 Brush Pickup Knitting/2:00	20	21	22	23
24 _____	25 Garbage Pickup	26 Brush Pickup Knitting/2:00	27	28 ARC Meeting 4:00	29	30
31						

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

Rachelle Emigh - August 3rd.

Georgia Dame - August 13th.

Ron Morago - August 21st.

Sharon Moores - August 25th.

Mike Bray - August 27th.

&

Happy Belated Birthday Wishes go out to Leon Tilton who told me he was
77 years young on 7/ 7!!

Happy Anniversary Wishes are going out to:

Gary & Patti Hunt - August 7th.

Doug & Beverly Barrow - August 23rd.

Jason & Corrine Wilson - August 23rd.

Terry & Karolynn Hiam - August 27th.

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 Judith at 541-997-3312 or just stop by the office.

