

COAST VILLAGE REPORTER

AUGUST 2015

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 21 ISSUE 08

CVPOC

Board of Directors 2014-2015

Roger Emigh
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Roger.cvpoc@qwestoffice.net

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Larry.cvpoc@qwestoffice.net

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David.cvpoc@qwestoffice.net

Donna Griffin
Secretary (808) 463-9916
Donna.cvpoc@qwestoffice.net

Diana Wolf-Newman
Director (503) 927-9315
Diana.cvpoc@qwestoffice.net

BOARD MEETING

**Saturday, August 15, 2015
10:00 a.m. Rose Room**

Business Office: (541) 997-3312

Available for general business

Office staff: Nancy Brock

Park Operations Manager:

Carlla Van de Vyver

Carlla.cvpoc@qwestoffice.net

Phone 541-991-0762

Maintenance Office:

(541) 997-3583

Hours of Operation

Maintenance staff on premises

Mon - Sun from 7am –10pm

**Available 24/7 for
park maintenance emergencies**

(541) 991-0762

Website:

www.coastvillageflorence.com

FAX line: 541-902-0103

“President’s Rant”

Summer is in full swing on the beautiful Oregon Coast and here in Coast Village that means a new Board of Directors (BOD) and new Officers for CVPOC. First let me thank our outgoing Board members: Keith Davidson has completed a full 2 year term as President of the BOD that I hope most will agree went extremely well. Keith has agreed to stay on as Chairman of the Facilities Management Committee to ensure that some big infrastructure (gate/sewer/water) projects are completed smoothly and also help with long-term facilities planning which is an important part of our 5-year planning process. Ila Mae Robinson has been Treasurer for the final year of her Board term and has run the Elections Committee for many years, a role she will be giving up once a replacement is trained. Elizabeth Anderson completed a 1 year Board term and has been supporting several committees. CV owes a big thank you to all these folks for their time and efforts.

Starting new 2 year terms on the BOD are Diana Wolfe-Newman (she continues on the BOD after being appointed to fill an open seat last year), Noel Smith, (who the BOD has elected to fill the VP position), and Donna Griffin, (who was elected to be Secretary and is chairman of the newly formed Ad-Hoc Neighborhood Revitalization Committee in partnership with Habitat for Humanity of Florence. We also welcome Scott Murray to the BOD, he was elected to complete the second year of my term (Scott has been elected Treasurer). Continuing on the BOD in the second year of their terms are Dave Wood and Larry Ames.

On a Summer related note, the Board in July approved the purchase of a sophisticated pool water analysis tool that starts by accurately testing the water and then calculates the correct amounts of each treatment product that should be added to maintain ideal pool chemistry and water clarity. This will really help us avoid any pool closure days due to water issues and the use of this system should reduce our chemical cost (usage) a great deal.

NOTICES

- ♦ **Facility Hours:** Hours for the laundry room, Satellite Bath and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 7am-10pm.
- ♦ **Meter Reading:** Park electrical meters will be read this month beginning Friday, August 17, 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 Workshop and Board Meetings, please attend and let us know how we are doing.
- ♦ The pool is now open. Hours are 8:30 a.m.—9:00 p.m.

President's Rant—cont.

As everyone should have heard, recreational marijuana use and cultivation is now legal in Oregon under some very specific rules. To help people understand what can and cannot be done legally now, here are some parts of the new law that I think people should be aware of:

USE: “adults 21 and older can use recreational marijuana at home or on private property. You can’t use recreational marijuana in public places defined as “a place to which the general public has access and includes, but is not limited to, hallways, lobbies, and other parts of apartment houses and hotels not constituting rooms or apartments designed for actual residence, and highways, streets, schools, places of amusement, parks, playgrounds and premises used in connection with public passenger transportation.”

From “<http://whatslegaloregon.com/>”

GROW AND PROCESS: Every residence in Oregon is now allowed to have 4 ‘mature’ plants under the following restriction: “**SECTION 55...(A person may not produce (grow), process or store homegrown marijuana or homemade [marijuana] cannabinoid products...if the homegrown marijuana or homemade [marijuana] cannabinoid products...can be readily seen by normal unaided vision from a public place.**”

From HB3400, signed into law June 30, 2015, which implements the voter initiative.

LOCAL LAWS: also from HB3400 is a restriction on local rules: “**SECTION 57.. The provisions of sections 3 to 70...are designed to operate uniformly throughout the state and are...superior to and fully replace and supersede any municipal...or local ordinance inconsistent with the provisions. Amendments and ordinances that are inconsistent with the provisions... are repealed.**”

Summary: Use of recreational Marijuana is restricted to ‘at home or on private property’ but there is no requirement to keep legal use out of public view. Legal growing and processing of marijuana plants cannot ‘be readily seen by normal unaided vision from a public place’. The law is applied uniformly across the entire state and no local rules or restrictions are allowed.



From the Park Operations Manager
Carlla.CVPOC@Qwestoffice.net
Phone: 541-991-0762 (Cell)

Maintenance:

The pressure washing of the Spruce Street fence has been delayed due to equipment issues. It should resume by the first of August if not before. We will be repairing any rot and painting with a clear coat sealer.

Staff are continuing with water pressure checks and have found several small problems which are being taken care of.

Water meters have been installed in the clubhouse, Laundry/post office buildings and Satellite bath. The work was completed on July 28th. We will now be able to monitor water usage for the facilities and have a much easier method of turning off water to these buildings in case of a problem.

There have been some complaints on water temps in the pool since I turned it down a bit because of the warmer weather. So we are turning it back up for water aerobic classes.

We have been picking up brush more often due to the additional trimming going on. Please let us know if we miss you and we will pick up immediately.

Residents have been putting garbage in the back of the trailer even though there is a partial load of brush. It is NOT OKAY to put your garbage in the back of the trailer! Animals climb in, they spread the garbage out among the brush and our maintenance staff have to pick through everything before we can dump the brush. The bear proof cans are available, if you are not dumping smelly waste—please put your garbage out in your can at the street. If the bear proof cans are filled unnecessarily with general waste there is no room left for people's fish or crab waste. Many are here only for the weekend and they need the use of those cans because they are not here on Mondays to put out their trash. Once again, PLEASE, DO NOT PUT IN THE TRAILER.

Operations:**Talking water—**

Water is one of the largest costs at CVPOC. The City of Florence has raised water rates and CVPOC no longer receives the monthly credit that it did previously. While we have some success in identifying and fixing leaks we still must all be vigilant in this area. If you have a leaking toilet, fix it. If you are watering your garden or flowers please do not forget to turn the hose off when finished.

Although we have installed water saving devices in the bathrooms/showers we can all do our part.

I believe the Activities group are planning something for August. Please support those who plan activities and volunteer when you can. Donations are down (when you come to a function) without donations we cannot continue to provide the main course at pot-lucks.

Beets, squash and green beans have been offered up to residents. Hopefully the tomatoes will be ripe soon in the garden. Please always check with the office—DO NOT just pick.

I have received some calls with concerns regarding the Habitat project here at CVPOC. If you have questions regarding that project please notify Donna Griffin who is Chair of the Committee and/or come to a meeting they are listed in the calendar section of the newsletter.

We are having a lot of “walk-ins” at the office. Although the office staff wishes to be welcoming please go to the window if you need assistance. Walking into the office itself often causes disruptions and we might have confidential information laying out which should not be shared. If you need to have a discussion about something, please let us know and I can go into the Board room where it is private. Thank you

Recipe Corner:

Chicken Vegetable Soup with Potatoes

Ingredients:

- 1 lb. boneless skinless breasts cut into cubes
- 2 cups chicken broth divided.
- 1 teaspoon Italian seasoning
- 1 garlic clove minced
- 1/3 teaspoon paprika
- 4 small red potatoes cut into 1 inch pieces
- 3 small carrots cut into 1/2 inch pieces
- 5 celery ribs cut into 1/2 pieces
- 1 medium onion, cut into wedges
- 2 Tablespoons chopped celery leaves
- 2 Tablespoons all-purpose flour
- 2 Tablespoons minced fresh parsley
- 1-1/2 teaspoons lemon juice

Directions:

In a large saucepan, combine the chicken, 1-3/4 cups broth, Italian seasoning, garlic and paprika. Bring to a boil. Reduce heat; cover and simmer for 10 minutes. Add the potatoes, carrots, celery, onion and celery leaves. Bring to a boil. Reduce heat; cover and simmer for 20-25 minutes or until veggies are tender.

In a small bowl, combine flour and remaining broth until smooth; gradually add to pan. Bring to a boil; cook and stir for 2 minutes or until thickened. Stir in parsley and lemon juice. Yield: 4 servings.

Nutritional Facts: 1 cup equals 219 calories, 3 g fat, 20 gram carbohydrate, 4 g fiber



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TREASURERS REPORT

July 18, 2015

Ila Mae Robinson, Treasurer

BANK ACCOUNT BALANCES AS OF July 15, 2015

Operating Fund Account:	\$ 69,696.66
Reserve Fund Account:	<u>\$ 129,380.78</u>
Total Funds in Bank:	<u>\$ 199,077.44</u>
 Petty Cash Fund	 200.00

Dues and Electric Past Due from Owners:

	Total \$ 6,474.53
Account of \$ 5,603.05	Owner is deceased. CVPOC is foreclosing.
Account of \$ 201.68	Repayment Contract in place.
Account of \$ 669.80	Repayment Contract in place.

All accounts payable are correct and up to date..

Lot 75 is for sale at \$32,500.00 and will be listed with a realtor by August 1, 2015 unless sold.

SPEEDING IN THE PARK:

The office is receiving numerous complaints about speeding in the park. PLEASE SLOW DOWN!!! We don't want to accidentally run over a person or animal. Often we don't realize we are speeding as we make our way down the street to go somewhere or on the way home. Think, look, slow down if you are moving faster than 10 mph!



The greatest possession you have is the 24 hours directly in front of you. Use those hours well.

You can win more friends with your ears than with your mouth.

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.

The next activity will be in August. Watch for posters with dates!

Remember the pool is open.

Monday, Wed., Friday:

8:30 a.m. = 10 a.m. = Adults Only

10:0 a.m. = 7 p.m. = Open Swim

7 p.m. = 9 p.m. = Adults only

Tuesday & Thursday:

8:30 a.m. = 11 a.m. = Water Aerobics

11 a.m.=7 p.m. = Open Swim

7 p.m.= 9 p.m. Adult Swim

Saturday and Sunday:

8:30 a.m.= 9 p.m. Open Swim

NOTICE: AT ALL FUTURE BOARD MEETINGS THAT RUN PAST 1:00 PM THERE WILL BE A BREAK TAKEN FOR LUNCH FROM 1:00 PM—2:00 PM.

GARBAGE:

RESIDENTS ARE PUTTING THEIR GARBAGE IN GARBAGE CANS WITH NO BAG.

NOTICE: YOU MUST HAVE YOUR GARBAGE IN A LARGE BAG IN THE CAN OR INDIVIDUAL CLOSED SACKS. OTHERWISE YOUR GARBAGE WILL NOT BE PICKED UP. QUESTIONS? CALL THE OFFICE; 541.997.3312.

**POOL WATER AEROBICS
TUESDAYS AND THURSDAYS
LEADER: BECKY LOWE
TIME 10:00 A.M.—11:00 A.M.
SIGN UP SHEET AT THE OFFICE
LET'S GO! LET'S GO!**



MAINTENANCE

Carlla van de Vyver

Scott Ryland has completed the installation of the water meters on the Clubhouse, Laundry Room, and Satellite Bath the last week in July.

The new flag pole arrived damaged so it was not accepted. It has been re-ordered but now it will be a couple of months before we can receive it and install it.

We are on hold for lift station #2. The installation will be done by Ray Wells Inc. There has been a delay due to equipment. We are hoping to have it completed by the end of August.

The Board has approved the purchase of a new computerized piece of equipment to allow us to do a better job with chemical monitoring for the pool. This equipment should reduce the cost of our chemicals significantly.

We have worked out a deal with Scandia Mfg. to repair the sauna and maintain its warranty. We are still waiting on the delivery of the heater.

Water pressure checks are on-going and we have located some small leaks which have been repaired. My 3:00 a.m. check of the large meters on the edge of the park did not show any significant run which is encouraging. Although we may have some small leaks which certainly use more water than we like I do not believe we have a major leak anywhere. The water bill is reflecting the addition of our snowbirds returning and the pool repair which required us to fill the complete pool. That is a lot of water! When we use extra water our sewer bill also increases, please be mindful as we have found a couple of hoses running with no one home—this is a huge water waste. We did one repair on Sunday morning that was a significant leak. Remember, if the leak is on the Owner side you will be charged.

We have started the power washing of the Spruce Street fence. Due to equipment failure this project is stopped until the end of July. We will be putting a clear coat sealer on when we are finished wash-

ing and we are repairing any rotten boards as we go. This will also have a significant impact on our water usage for July/August but it must be done to maintain the integrity of the fence.

We have installed a privacy screening around the exercise equipment in the clubhouse. So if you have delayed using the equipment—please come and exercise!

There are some issues occurring in the men's bathroom in the clubhouse. Someone is making a mess and leaving adult diapers on the floor next to the toilets. PLEASE, put these in the waste receptacle.

The dryers and washers are being over-loaded by some in the laundry area. Not only will this break the machines but your clothes won't be clean at the end! Please do not over-load the machines.

There are some lots that are starting to overgrow with grass and weeds. This can be a fire danger. Please cut any over-grown weeds and grass. If you are unable to cut it for some reason please contact the office and I can arrange it mowed for a small fee.



MAINTENANCE TEAM

(541) 997-3583

Carlla van de Vyver, Park Operations Manager

Pat Green—Days

Robert Aguilar—Days

Oscar (Rick) Ricker Weekend Days and Evenings

Lauren Hare Evenings

COMMUNITY CORNER**PASSINGS**

We send our sympathies to the family of Warren Scherich. Mr. Scherich, lived at Coast Village for many years. He had just turned 89 the day before he passed away on July 11, 2015. He is survived by his children: Warren Jr., Clarence and Bonnie; his grandchildren: Teza Ross, Warren III, Nancy, Megan, Ryan Scherich; and by a great grandson Warren Harry Scherich IV.

We are losing many, but they are always in our hearts.

FIRES IN THE PARK (CAMPFIRES, ETC.)**Florence City Code****Title 6, Chapter One**

It seems we have had a resident in our park that complained to the fire department regarding a resident that was burning a recreational fire in a small chiminea on their property.

Because of this complaint the Siuslaw Valley Fire Department contacted this office and the following rules must now be followed for ALL OPEN FIRES IN FIREPITS OR OUTDOOR FIREPLACE BBQ SETS WITHIN CVPOC:

- 1. Outdoor recreation fire used for cooking with fire in a fireplace, barbecue set, outdoor fire pit fueled with "cut and split" firewood.**
- 2. Recreation fire in a an approved campsite in fire pits provided and fueled with "cut and split" firewood.**
- 3. Duraflame Logs are allowed.**

This means NO burning of ends of 2 x 4"s, plywood scrap, or branches from trees or bushes.

The fire department informed me that while they usually have looked the other way regarding CVPOC now that there is an official complaint they will be checking all future fires in fire pits etc. within CVPOC. The fine for ignoring the rules is \$500.00.

VOTING

Thank you!! It was a great voting turnout for the elections of our new Board of Directors. It is important for the people who own property at CVPOC to be a part of the decisions that are made regarding this great place we live! Be sure and attend Board meetings so your voice will be heard and questions answered. The CC&R Committee is continuing to work with our HOA Attorneys to update the CC&R's and ready them for a vote. We hope you will attend meetings down the road to provide input for things you want to see changed (if any) and you will VOTE when the request goes out. Meeting times will be posted when we have dates.

HAPPENINGS IN FLORENCE

**“It’s About Time Productions” Present:
“Whose Wives Are They Anyway”
An American Farce
By Michael Parker
Directed by Judy Adams**

**Friday and Saturday August 21, & 22nd and August 28th & 29th at 7:00 p.m.
August 30th at 2:00 p.m.
At the Event Center
Box Office: 541-997-1994
\$15.00 for reserve seating**

SECOND STAR FESTIVAL

Two days of mirth, myth& mayhem!

**Calendar Date: Saturday August 8th and Sunday August 9th at 10:00 a.m.
A family friendly festival of art, music, and film. A festival dedicated to cultivating
and sharing the Creative Spark!
At the Event Center
Saturday night concert \$20.00
Day festivities \$18.00 for weekend.
Children 8—12; \$7.00
Children 0-7 Free**

YACHATS RIVER VALLEY FARM TOUR

YACHATS, OREGON 97498

541-547-4461

SUNDAY, AUGUST 23, 2015

The Yachats River Valley Tour is free and open to the public. Meet “up the river folks” who are using their land to raise anything from llamas to edible flowers. Visit up to seven, survey the operations and purchase locally produced products, including honey, vegetables, herbs and more!

**SAVE THE
DATE!**
*Saturday,
August 29th
12 Noon*

Coast Village and Florence Habitat for Humanity will be hosting a **Cook-out** to kick off the Coast Village Neighborhood Revitalization Project (CVNR) for all Coast Village owners and residents. Habitat for Humanity Neighborhood Revitalization Manager Ken Gaylord will be on hand until 2pm to answer questions general and specific, and listen to your feedback about the CVNR Project, which is now under way.

Members of the local media will be invited to share information about our Revitalization with the community at large, and to encourage volunteers to apply and/or donate funds or materials to assist with individual projects. A surprise guest or two may also show up!

Bring a dish to share if you are able, come socialize with

your neighbors and help us celebrate the selection of Coast Village as the inaugural Neighborhood Revitalization Project for Florence Habitat for Humanity. A main dish will be provided. Please co-ordinate with the Activities Committee on what side dish to bring.

Stay into the afternoon for live music, a horseshoe tournament, and other activities for young and old courtesy of the Coast Village Activities Committee.

For additional information or questions, feel free to contact the CV Revitalization or Activities Committees by leaving a note in the Committees' respective "In Box" in the Coast Village office.

***Watch the bulletin
boards for more details as
the date approaches!***

ARC update, August

During my first year as chairman of the ARC there was lots of discussion about CV lot development rules so this month I would like to summarize the governing documents that as a group determine what we can and cannot do with our lots in CV:

CV CC&Rs: enacted 1997: these are the oldest and most difficult to change rules (75% yes vote from all lot owners required). Except where in conflict with state laws or city zoning, the CC&Rs are the top rules here in CV.

Florence City Zoning, 10-29: enacted Jan 2012: these are not easy to change but it can be done, the city Planning Director informed us recently that if there are things that were overlooked or areas where CV is doing things slightly different from the zoning and provided those variations are not in major conflict with other city zoning rules, our 10-29 document can be amended.

CV Bylaws, last updated Oct 2013: approving updates to these requires a majority vote of lot owners and these primarily define operational stuff within CV, the Bylaws do not define lot use or restrictions.

CV Rules and Regulations: last approved October 2014, these are updated and approved periodically by the BOD and thus are relatively easy to change. They are primarily an implementation of the CC&Rs and City Zoning, adding detail to things included in those documents and defining a list of fines that are applicable for certain CV rules violations. The Rules and Regulations cannot allow anything that isn't allowed by the CC&Rs or City Zoning.

ARC Policies and Procedures: last updated and approved by BOD in October 2010: these are the BOD instructions to the ARC committee for how to carry out its role of "reviewing and approving architectural improvements in accordance with CV Covenants and Bylaws" (CC&R) and acting "as a reviewing, inspection and approval body for the purpose of fostering an environment that preserves and enhances the character and quality of living at CV" (Bylaws). The current version of ARC Policies and Procedures were approved prior to CV City Zoning and need to be updated, which is planned for later this year. This means the BOD will need to decide on the details of the rules that it wants lot owners to follow in order to meet the requirements of the CC&Rs and City Zoning rules.

One last bit about our City Zoning- the City tried as much as possible and wherever possible to minimize the impact of these new rules on things here in CV but they definitely expect them to be followed as lots are developed and redeveloped. Most existing things in CV that were in place as of 2012 are considered "existing and non-conforming" and this is why the city is not in here ordering people to move sheds and dwellings that do not meet the set-back requirements for front, side, and rear property lines. But they expect the rules to be followed going forward. Here is one way to look at it- think of the city zoning as putting a speed limit on a highway called "Coast Village". That speed limit exists and should be followed (for the most part) whether or not a city patrol car is on the street with a radar gun. At this time, the city is expecting the CV ARC to be the local enforcement, incorporating the new city speed limit into the rules coming from our CC&Rs.



august 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 Coast Village Revitalization Committee Meeting 10 am - 12 noon Rose Room
2	3 Garbage Pickup 9 am	4 Brush Pickup 9 am Water Aerobics 10 - 11 am	5	6 Water Aerobics 10 - 11 am Coast Chamber 3:00 - 5:00	7	8
9	10 Garbage Pickup 9 am	11 Brush Pickup 9 am Water Aerobics 10 - 11 am	12	13 Water Aerobics 10 - 11 am Coast Chamber 3:00 - 5:00 Recycle Group 5-8 pm ARC - 4pm	14 Work Shop 10 am	15 Board Meeting 10:00
16	17 Garbage Pickup 9 am	18 Brush Pickup 9 am Water Aerobics 10 - 11 am	19	20 Water Aerobics 10 - 11 am Coast Chamber 3:00 - 5:00	21	22
23 /	24 Garbage Pickup 9 am 31 Garbage Pickup 9 am	25 Brush Pickup 9 am Water Aerobics 10 - 11 am	26	27 Water Aerobics 10 - 11 am Coast Chamber 3:00 - 5:00 ARC - 4pm	28	29 Habitat for Humanity Media Day 9am - 5pm
30 /						

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

Rachelle Emigh August 3rd
Georgia Dame August 13th
Ron Morago August 21st



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

Gary & Patti Hunt August 7th
Doug & Beverly Barrow August 23rd
Jason & Corrine Wilson August 23rd
Terry & Karolynn Hiam August 27th

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.