COAST VILLAGE REPORTER

December 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.

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Board of Directors 2016-2017

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POM@CVPOC.COM
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(541) 997-3583
Hours of Operation
Maintenance staff on premises
Mon - Fri from 7am –10pm
Available 24/7 for park maintenance emergencies
(360) 521-8428

Website:
www.coastvillageflorence.com

President's Rant:

The water system in Coast Village needs significant repairs. The repairs will reduce the chance of large leaks and also help us quickly locate leaks occurring on individual lots. More details on the project can be found later in this newsletter. The BOD approved a plan to complete the water system repairs in 2017, using funds from the reserve account. In December the Elections Committee will be sending out ballots to all lot owners; approval requires that a majority (50% plus 1 vote) of the returned ballots is required for approval of this project. Please watch for these ballots and return them so your vote can be counted!

Roger Emigh

NEXT BOARD MEETING JANUARY 21, 2017

NOTICES

- ***Facility Hours:*** Hours for the laundry room, Satellite Bath and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 8 am-9:45 pm.
- ***Meter Reading:*** Park electrical meters will be read this month beginning Friday, December 19, 2016.
- ***Wi-Fi:*** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- **HOLIDAY CLOSURE: The office will be closed on Monday, January 2, 2017 in observance of the New Years Day.**
- All members are invited to attend the Board Meetings, please attend and let us know how we are doing.
- The Dry Sauna is open—Hours 9:00 a.m. to 8:00 p.m.

BEST PORK CHOPS YOU WILL EVER EAT!!!!!

1/2 pound thin cut pork chops (5) (Boneless works well) or even pork steak.

1/2 small onion, sliced

1/4 cup Hellman's mayonnaise (or more, if you really love mayo) (Do NOT use low fat)

4 oz Kraft extra sharp cheddar cheese, shredded

sea salt, black pepper, to taste

Directions

Bring the oven to 350 degrees F. Using a meat hammer (or any other appropriate kitchen utensil) tenderize the meat on each side.

Place meat side by side on a baking sheet lined with Reynold's aluminum foil.

Season the pork with salt and pepper and then spread sliced onions on top.

Spread Hellman's mayonnaise over meat and onion and then top with Kraft shredded cheese.

Bake 35-45 minutes until cheese is bubbly on top and meat is cooked through to about 165.

NOTICE

DECEMBER 10TH IS OUR CHRISTMAS POTLUCK DATE!

WE WILL BE HAVING OUR ANNUAL CHINESE GIFT EXCHANGE!

IF YOU WOULD LIKE TO PARTICI-PATE BRING A WRAPPED GIFT VALUE $20.00 OR LESS. WE HOPE IT WILL BE AS MUCH FUN STEALING GIFTS AS LAST YEAR!!!!

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

We have repaired three additional water leaks in November. Two on individual lots, one at the turnoff valve. All leaks were in the faulty black water lines. I have turned the water off at one empty lot that has a leak that has not yet been repaired. The owner has been notified.

Our water bill for the month of October is $10,629.87. It has greatly reduced due to a reduction of leakage. The August water bill was $20,126.65. We did receive a credit for that one of $3,511.57. The City has declined to give us any further credit so the September bill will stand at $16,615.08. The city has confirmed there will be no further credits considered until we can show that we are being proactive to fix the problems with our water leakage issues.

I have received a quote of $375.00 per lot to replace the outdated water line from the saddle to the water turn-off, this includes labor, materials and the addition of a meter. This is a very good quote and several hundred dollars less per lot than Greentrees is paying. Part of the cost reduction is that our own staff will assist in the excavation work of the old lines. Our materials cost is coming in at much less from Consolidated because we would purchase it all at once. This will also include the ability to turn off the water at the saddle when working at a valve which will reduce all the pressure surges that come with turning off a street or the entire park. We would be using ¾ "pex and compression fittings. This will reduce greatly the problems we have had due to the use of bands which are cutting into the current line and the pex line will withstand pressure changes well. This will be the same standard as the city uses.
The total approximated cost to redo the entire park comes in at $93,750.00. By adding meters we will be able to notice a leak immediately and more importantly know how much water is leaking. This will enable us to charge the lot owner appropriately if they do not repair a leak on their property immediately. Checking for water leaks will also take less man hours per lot. Currently the process takes 15—20 minutes per lot of staff time. Instead of doing quarterly checks we would begin doing monthly checks.

The CC&R's clearly state that utilities which include water/sewer are part of your HOA fees monthly. So, adding a meter is not going to mean we would be charging individual water usage. It would only mean we can more accurately see where and how much water is being used and where leaks are.

We should be able, with approval from the park to do this project in pieces which means it will be affordable to us.

Our brush bill was $806.00 for the month of October. This is about $400.00 higher than normal and is the result of 3 trees being disposed of as well as final cleanups by owners before winter.

Two properties have been turned into rentals within the park. These were vacant lots. Both rentals will be occupied full time. This brings our full time resident status up to 166 at last count.

Two more properties have sold in CVPOC. One property has been upgraded to PUD.
We received a refund check from SAIF in the amount of $904.00 and our rate has also been lowered. We hold documented safety meetings once per month.

Carlla van de Vyver

The Missing Five Dollars

A Christmas Story

George worked for the Post Office and his job was to process all the mail that had illegible addresses. One day just before Christmas, a letter landed on his desk simply addressed in shaky handwriting: 'To God'. With no other clue on the envelope, George opened the let-ter and read:

Dear God,

I am an 93 year old widow living on a state pension. Yesterday someone stole my purse. It had $100 in it, which was all the money I had in the world and no pension due until after Christ-mas. Next week is Christ-mas and I had invited two of my friends over for Christmas lunch. Without that money, I have nothing to buy food with. I have no family to turn to, and you are my only hope. God; can you please help me?

George was really touched, and being kind hearted, he put a copy of the letter up on the staff bulletin board at the main Post Office where he worked. The letter touched the other postmen and they all dug into their pockets and passed the hat around. Between them they raised $95. Using an officially addressed Post Office envelope, they sent the cash on to the old lady, and for the rest of the day, all the workers felt a warm glow thinking of the nice thing they had done.

Christmas came and went. A few days later, another letter simply addressed to 'God' landed in the Sorting Office. Many of the postmen gathered around while George opened the letter. It read:

Dear God,

How can I ever thank you enough for what you did for me? Be-cause of your generosity, I was able to pro-vide a lovely luncheon for my friends. We had a very nice day, and I told my friends of your wonderful gift - in fact we haven't gotten over it and even Father John, our parish priest, is beside himself with joy. By the way, there was $5 missing. I think it must have been those thieving fellows at the Post Office.

CURB YOUR PETS

It can be difficult to stay on top of what's best for your own health and well-being, so knowing what's good for your pet may seem a little confusing.

Keep your feline friends and canine companions healthy and happy by following these 10 pet care tips the pros want you to know.

1. Regular Exams are Vital

Just like you, your pet can get heart problems, develop arthritis, or have a toothache. The best way to prevent such problems or catch them early is to see your veterinarian every year.

Regular exams are "the single most important way to keep pets healthy," .

2. Spay and Neuter Your Pets

Eight million to 10 million pets end up in U.S. shelters every year. Some are lost, some have been abandoned, and some are homeless. Here's an easy way to avoid adding to that number -- spay and neuter your cats and dogs. It's a procedure that can be per-formed as early as six to eight weeks of age.

Remember also that a good diet is key, both to prevent obesity and for overall health.

If you can, walk your dog each day—it will promote emotional well being for your dog and yourself!!!!

FOR SALE AND OTHER ADVERTISEMENTS

For Rent: Lot 65 Outer Drive. Contact the office for additional information.

For Sale: Beach scene painting. Contact the office for information.

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

NOTICE NEW E-MAIL ADDRESSES FOR THE OFFICE

PARK OPERATIONS MANAGER:
POM@CVPOC.COM

OFFICE: OFFICE@CVPOC.COM

CARLLA VANDEVYVER:
CARLLA@CVPOC.COM

NANCY BROCK: NANCY@CVPOC.COM

PHONE NUMBERS AND FAX NUMBERS REMAIN THE SAME AND ARE LISTED ON THE FRONT OF THE NEWSLETTER

TREASURERS REPORT
November 16, 2016

Operating Fund Account:	$27,153.43
Reserve Fund Account:	$80,435.62
TOTAL FUNDS IN BANK:	$107,589.05
Petty Cash Fund	$ 200.00

Past Due Over 90 Days: $21,703.41

Currently the following lots are in foreclosure:
84 Manzanita
21 Sand Dollar
37 Easy Street

$9,753.00 is the past due on 84 Manzanita and is included in the total of $21,703.41 past due accounts listed. We are still waiting for this to go to auction.

The water bill is $10,629.87 for the month of October. The City of Florence has advised the Park Operations Manager that going forward they will not be crediting CVPOC for sewer costs until Coast Village can show a definite plan of action to correct the water leak issues that are on-going.

Property taxes for 2016/2017 in the amount of $2,023.75 have been paid as of November 1, 2016.

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

Scott Murray

HAPPY HOLIDAYS

IT'S A DOG EAT DOG WORLD

Just this side of heaven is a place called Rainbow Bridge. When an animal dies that has been especially close to someone here, that pet goes to Rainbow Bridge. There are meadows and hills for all our special friends so they can run and play together. There is plenty of food, water and sunshine and our friends are warm and comfortable. All the animals who have been ill and old are restored to health and vigor, those who were hurt or maimed are made whole and strong again, just as we remember them in our dreams of days and times gone by. The animals are happy and content, except for one small thing; they each miss someone very special to them, who had to be left behind. They all run and play together, but the day comes when one suddenly stops and looks into the distance. His bright eyes are intent; his eager body begins to quiver. Suddenly, he beings to run from the group, flying over the green grass, his legs carrying him faster and faster. You have been spotted, and when and your special friend finally meet, you cling together in joyous reunion, never to be parted again. The happy kisses rain upon your face; your hands again caress the beloved head, and you look once more into the trusting eyes of your pet, so long gone from your life but never absent from your heart.
Then you cross the Rainbow Bridge together.

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

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

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.

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

Newsletter on Web Page

Just a reminder, the Coast Village Reporter monthly news-letter is always available on-line. You can read the current newsletter and also newsletters from past months. Visit our web page at CoastVillageFlorence.com

2017 Assessments: A reminder that starting in January 2017 your monthly assessment amount will be $175.00 per month. If you are on an auto payment through your bank you will need to update your payment information with them.

Books at the Post Office: Recently we had several large bags of new/current best sellers donated to our library at the post office. (About 50 books in all) The very next day all the new books were gone. Please, if you are taking books for your own reading pleasure do not take "all" of the books at once. Give others a chance to borrow a book also. Remember—these books are not "yours for the taking", they are for borrowing and returning so others can enjoy.

Everything to the Dump Day: It was a light trash day for our "everything to the dump day". We probably will wait until summer to do this again.

Lights out in the park: FYI, we have put in requests for the power company to fix the lights that are out on both the west side and east side of the park. It is taking some time. There is power in the community however, so feel free to call and complain if the lights that are out are impacting you.

FOOD DRIVE: How do you feel about Coast Village having a pet food drive to benefit the Humane Society? Let us know, we will coordinate it if you would like to be a part of helping the local Animal Shelter.

Christmas Lights: I hope you are enjoying the Christmas lights this year. FYI, we use low wattage LED lights so they very minimal impact on our electricity usage.

NOTICE:

PLEASE CONTACT OUR OFFICE IF YOU HAVE NOT UPDATED YOUR EMERGENCY CONTACT INFORMATION.

WE HAVE HAD TWO ISSUES WITH OWNERS WHO HAVE FALLEN ILL WITH NO EMERGENCY CONTACT INFORMATION IN THEIR FILES.

IT IS YOUR RESPONDIBILITY TO LET US KNOW SO THAT YOUR HOMES, PETS, ETC. ARE PROTECTED IN CASE OF AN EMERGENCY.

THANK YOU,
CVPOC STAFF

MAINTENANCE
Carlla van de Vyver

Maintenance Report

Tasks that have been completed:

- Water pressure checks are completed for 100% of the Village where owners are home.
- 2 Water leaks repaired.
- Cleaned Gutters on all common buildings.
- Cleaning of pool
- Cleaning of storm drains.
- Shampoo of carpet in Office.
- Refrig. and oven in Rose Room cleaned.
- Replacement of heater in men's bathroom.
- Electrical repair work in office area.

Tasks that are in the process of completion:

- The Spruce Street fence painting .
- Repair of white metal entry gates (remove rust and re-paint).
- Replacement of worn turnoff valves—Ongoing.
- Paint Chemical shed
- Repair of Rhody Drive at parking lot from tree root damage.
- Flooring in maintenance office
- Yearly maintenance on the pool deck.

From all of the staff at Coast Village , we want to wish you a very happy Holiday Season.

Carlla van de Vyver
Nancy Brock
Richard Barnard
Mikhail Renner
Dennis Barker
Sherryl Ball

MAINTENANCE TEAM
(541) 305-1416
Carlla van de Vyver, Park Operations Manager
Richard Barnard Lead —Days
Mikhail Renner—Days

Dennis Barker—Janitorial Monday thru Friday Evenings
Sherryl Ball—Janitorial Saturday and Sunday evenings

COMMUNITY CORNER

THANKSGIVING POTLUCK

Thank you to everyone that came out to the Thanksgiving potluck. The Turkey, dressing, ham and all the trimmings were a success! The "ladies" decorated tables, cooked and cleaned up. Thank you to the great group of crafting ladies who step up to do so much. Carlla vandeVyver won the quilt and several people also won garden fairy jars with candy put together by the crafting ladies. The raffle and potluck netted $126.00 for the Activities group and will be spent on the Christmas potluck coming to Coast Village on December 10th! If you missed out on the Thanksgiving event, please plan to attend the Christmas "Finger-food" pot-luck and participate in the Chinese gift exchange which is always fun. Ted from lot 142 will be there to try and steal everyone's gift!

Hope you enjoy the photos of the Thanksgiving festivities.

Additional photos on page 11

COMMUNITY CORNER

THANKSGIVING POTLUCK

GREAT FOOD, GREAT PEOPLE

HAPPY HOLIDAYS!!!!

DECEMBER 2016

SUN	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 **Garbage Pickup 9 am**	6 **Brush Pickup 9 am**	7 **OA Meeting 7-8:00 pm**	8 **ARC Meeting 4 pm**	9	10 **Christmas Potluck 3 pm**
11	12 **Garbage Pickup 9 am**	13 **Brush Pickup 9 am**	14 **OA Meeting 7-8:00 pm**	15	16	17 **NO Board Meeting**
18	19 **Garbage Pickup 9 am**	20 **Brush Pickup 9 am**	21 **OA Meeting 7-8:00 pm**	22 **GBC Meeting 3 pm ARC 4 pm**	23	24
25	26 **Garbage Pickup 9 am**	27 **Brush Pickup 9 am**	28 **OA Meeting 7-8:00 pm**	29	30	31 **New Year's Eve!**

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

Ray Dunning December 11th
Jack Shields December 13th
David Wood December 21st

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

Joe & Elsie McKean December 2nd
Gerald & Ann Bryant December 24th

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.