

COAST VILLAGE REPORTER

DECEMBER 2017

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 23 ISSUE 12

Board of Directors 2017-2018

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Director
egykim@aol.com

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Fax: (541) 902-0103

Available for general business
9am - 3pm

Office staff: Nancy Brock
Park Operations Manager:
Carla Van de Vyver
POM@CVPOC.COM
Phone 360-521-8428

Maintenance Office:

(541) 997-3583

Hours of Operation

Maintenance staff on premises
Mon - Fri from 7am - 4:30pm

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

Website:

www.coastvillageflorence.com

Presidents Message:

Happy Holidays and Merry New Year!

Staff are finding a lot of regular garbage in the recycle containers— PLEASE DON'T DO THAT! If you are trying to use the bear proof cans and they are full, speak to a staff person or take the garbage back home and put it in your trash can. If we continue to have regular garbage in our recycle the company will stop servicing our account.

And please remember that plastic recycling is on hold until further notice.

I would like to welcome to the Board of Directors Kim DeNolf-Davis. She will be serving out the remainder of Larry Ames's term. We encourage owners to attend our BOD meetings, so I hope I will see you in January at the next one! Remember there is no BOD meeting scheduled for December.

Roger Emigh, President

Oregon Coast weather changes fast in November



**30" Siltcoos Coho caught
during a gusty downpour**



**Same fish 20 minutes later
after the sun came out.**

NOTICES

- ◆ **Facility Hours:** Hours for the laundry room, Satellite Bath and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 8 am-9:45 pm.
- ◆ **Wi-Fi:** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- ◆ **BOARD MEMBER MEETING No December Board Meeting**
- ◆ The Dry Sauna is open—Hours 9:00 a.m. to 8:00 p.m.
- ◆ **The office will be closed on December 25th, January 1st.**
- ◆ Please do not change settings on the TV with the remotes! Use them to turn on the TV and change channels only! The cost of a new remote = \$25.00!!

Coast Village Activities

December 2017

Please join us in the Rose Room on December 16th at 4pm for the Annual Christmas Potluck and White Elephant Gift Exchange. Our Christmas get together is usually about 2-3 hours, so come join the fun, or just have a piece of pie and coffee. We will be bringing just appetizers, finger foods, and desserts this year. So don't count on a Christmas ham or Turkey! I think I'm bringing little smokies and some kind of fancy bread and cheese dip or cheese ball. I don't know what anyone else is bringing, but the sign-up sheet is in the Post Office building. Our gift exchange is for fun, don't spend a lot of money, just about \$10 for some little present. It's always a fun time stealing the favorite gifts. Activities committee will furnish the coffee, soft drinks, and water. If you want anything fancy (or alcohol) it's byob.

Our Thanksgiving Potluck was a lot of fun, I think everyone that attended had a great time. We had many new owners come in and join us, and I really appreciate all the volunteers that made our Potluck and Raffle so successful. I think we started cleaning up a bit early, so at our Christmas Potluck I won't be cleaning up until about 7pm, so no one will be clearing tables while you are still finishing your pie.

Coffee & Donuts

Please join us on Wednesday mornings at 10 am for coffee and snacks in the Rose Room. We still have many folks that live all year in Florence, so we will keep putting on the coffee pot through the winter months.

Man does not live
by coffee alone...
have a donut!



Annual Holiday Lights at Shore Acres

Just down the road in Coos Bay, address: 89039 Cape Arago Hwy, Coos Bay, OR 97420 . Lights run from Nov. 23rd thru Dec. 31st: The brightest and most beautiful place on the West Coast shines as brightly as ever this season. At least 325,000 lights. Plenty of Parking; Parking fee: \$5 per vehicle. Thanksgiving thru New Year's Eve: 4:00 – 9:30 PM every night (including Christmas Eve, Christmas and New Year's Eve). Walk-thru Display – All abilities accessible. Open Garden House with hot cider, punch, coffee and cookies!

A Whale of a Christmas

Drive up to Depoe Bay on December 7th, f119 US-101, Depoe Bay, OR 97341; or the Annual Christmas tree lighting. Amidst festive decorations and carolers, the Depoe Bay Christmas tree is lit. Join them for this truly magical event at the Whale Center. The Depoe Bay Whale Watching Center is in Depoe Bay west of Hwy. 101 near Bay Street.

POM REPORT

Happy Holidays everyone! My wish is that you enjoy a special holiday season full of joy and peace. Thank you for your support throughout the year.

Staff are starting to put up the Christmas lights. We hope you will enjoy them. The Rose room will be decorated next week. Don't forget the Christmas party on the 16th and we hope you will participate in the Chinese Christmas gift giving (stealing) gift exchange! Please watch for the signup sheets. This year the Activities Committee are planning on appetizers.

Many are starting to decorate for the holidays. Take the time to drive around the park at dark to look at all the festive lights!

Maintenance: Maintenance staff have been busy cleaning gutters, digging holes for water change-outs, blowing roads whenever the rain lets up. Remember we only have two regular maintenance staff currently and they are working hard. I will hire a part-time person to help work on streets and brush trimming in the spring. This helps keep employee costs down. It's important to remember to notify the office by Friday mornings if you are coming in and need your water turned on. We have no regular maintenance staff on the weekends except emergencies.

Post Office: Please check your mail on a daily basis. Especially now that the holidays are here there are a lot of packages being delivered. If you don't pick up your mail or parcel boxes then there is no room for others to receive theirs. We don't wish to have the postman deliver your mail to the office. We are not open on the weekends and evenings.

Water: I had a meeting with the City of Florence's Public Works Officer Andy Parks on the 21st of November. We reached an agreement for some sewer cost relief as we evaluate the increased amount of our water/sewer bills. I expect to hear from the City on how much that will be in December. I went over our water project with him. The City will be looking at "averaging" our bill until we finish our project. Mr. Parks also explained that the City is looking at utility charges for all the HOA's in Florence who have one bill as ours does. One of the changes after the first of the year is the credit we receive on part-time residents. Currently if you fill out a form that you will be gone we receive a credit on the "street charge" of approximately \$7.00 per month. After the first of the year the program will end and the charge will be per lot without any credit to Coast Village.

Florence is also looking at an increase overall from 5% - 15% in water/sewer charges over the next 5 years starting sometime in 2018. This will need to be looked at by our CVPOC Finance Committee going forward. I will report

on further details as I receive them from the City.

The bottom line, it is a very good thing we are moving forward to repair our water system. We continue to find leaks as we go. The most important thing we can do to keep our costs down is manage our water use.

We have had a report of someone entering a person's glassed in porch and defecating. Please, keep an eye open if you know your neighbor is gone. If you see someone you don't think belongs, call 911. Do not approach.

We have some nice new weight equipment in the Clubhouse. I would ask if you do not know how to use it to check in with the office prior to use. We would like to keep our equipment in good working order.

We are still experiencing problems with residents putting regular garbage into the recycle. PLEASE stop this! We will lose our recycle bins if it continues. And remember, currently NO plastics go into the recycle.

Please keep your dogs on leash at all times. This includes in the laundry room and post office. Other's do not feel comfortable if they approach and there is an off-leash dog. It does not matter the size of the dog; if you are inside the park and not in your yard your dog must be on leash!

Remember that the rule at Coast Village regarding garbage is that all garbage must be inside a can and in a bag. Do not place bags of garbage on the side of the road on Mondays. Put your garbage in your garbage can. If this continues the Board will start fining every lot that does not comply. It does not matter how large or small the amount is, put it inside a can.

If you are speeding inside the park—please stop. If you don't, you will be fined.

A huge thank you to all our volunteers. This place would not be the same without you! A special thank you to Glenn Singley for his continuing hard work to keep our web-site up to date.

Have a great December everyone!

Carlla van de Vyver
Operations Manager



Scott Murray, Treasurer**TREASURERS REPORT**
November 18, 2017**Bank Account Balances as of November 16, 2017**

Operating Fund Account:	\$35,255.00
Reserve Fund Account:	\$67,719.37
Petty Cash Fund	\$ 200.00
TOTAL FUNDS IN BANK:	<u>\$103,174.37</u>

Dues and Past Dues from Owners: 84 Manzanita has still not been cleared for auction.

I am requesting a transfer of funds as follows:
\$2,800.00 for the water project.

There are three properties past due with liens in place. One of these properties has just went in to Lane County foreclosure and therefore we will lose our past due if they foreclose.
All accounts payable are current.

Scott Murray
Treasurer

LOT 57 OUTER DRIVE HAS NOW MOVED TO FORECLOSURE AND WILL BE SOLD AT AUCTION. YOU CAN CHECK THE LANE COUNTRY TAX WEBSITE FOR THE AUCTION DATE IF YOU ARE INTERESTED.



FABULOUS FIVE-MINUTE FUDGE

Ingredients: (1) 12 ounce package semisweet chocolate pieces (2 cups). 2/3 cup sweetened condensed milk (one-half of a 14 oz. can) 1 tablespoon water, 3/4 cup chopped walnuts, toasted if desired, 1 teaspoon vanilla.

Line a cookie sheet with parchment or waxed paper; set aside. In a medium micro safe bowl, combine chocolate, sweetened condensed milk and water. Microwave, uncovered on 100% power for 1 minute. Stir. Microwave about 1 minute more or until chocolate is melted and smooth, stirring every 30 seconds. Stir in nuts and vanilla. Pour mixture onto prepared cookie sheet and spread it into a 96 rectangle or drop mixture by rounded teaspoons on to cookie sheet. Chill fudge about 30 minutes or until firm. Cut fudge into squares.

CURB YOUR PETS

It's the holidays and so we want to remind everyone that mistletoe is poisonous to cats and dogs.

If you have a young animal in the house remember they love to chew and keep your Christmas light wires well secured.

Remember to pick up your dog's waste as you take those cooler winter walks.



**ABSOLUTELY RELIABLE
CAT-SITTING**
of Florence
BARBARA LORELL
licensed & insured

Dependable, Loving Cat-Care in your home
(541) 999-7640
www.absolutelyreliablecatsitting.com

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



CC&R MEETING

THE CC&R COMMITTEE WILL MEET AGAIN IN JANUARY—PLEASE WATCH FOR A POSTING ON THE DATE

THIS MEETING IS OPEN TO OUR RESIDENTS

WE WILL BE MAKING CHANGES TO BE SUBMITTED TO THE ATTORNEYS FOR THEIR INPUT AND APPROVAL AND THEN MOVING FORWARD TO PASS THE NEW CC&R'S

PLEASE ATTEND IF YOU ARE INTERESTED.

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	

THE CAT'S MEOW

I have it on good authority by Oceanside Vets that this time of year they see many cats with problems from ingesting icicles off the Christmas trees. Please keep them out of reach for your pets.

Remember the goodies of the holidays like chocolate can also make your animals ill.

Mistletoe is also poisonous to our furry friends.

Be sure and call the office if you notice dogs running loose in the park. We have had a few incidences lately and we want to stay on top of it. Remember, you can be fined if your dog is loose and we will call animal control to pick the dog up.



Wed morning coffee time—missing all the regulars who have flown to warmer climates—Some terrific snacks to have with the coffee!!!



Please try and remember to clean out the lint baskets when you finish drying your clothes in the laundry room.



A Great Crew! Helping to make the Thanksgiving Potluck a success!

Thank you everyone!



Laughter is the BEST medicine!



Maintenance

We no longer have regular weekend maintenance on site. We do have janitorial staff in the evenings.

If you have an emergency maintenance issue on the weekends you may call the Park Manager at 360-521-8428 and we will do our best to assist you. If it can wait until Monday please call the office after 9:00 a.m.

If you are planning on a weekend visit and need your water turned on, please advise us during the week so the water can be turned on, on Friday prior to your visit. If you do not notify us you may not have water for the weekend you are here, or you may be charged if maintenance has to be called in.

Note: If you experience air bubbles in your faucets after a park water turn-off, run your water for 15 minutes. If that does not work, go out to your hose bib and turn the water on. If it bubbles with air—let it run for 10 minutes to take the air out of the lines.

If your water is discolored, it should clear after one or two days. The water is safe to bathe and to drink, however you can choose to drink bottled water until the lines clear up.



Wishing everyone a very Merry Christmas and Happy New Year from the staff at Coast Village.

It's a pleasure to work with all of you.



Nancy, Mikhail, (our “Santa” Roger), Dennis, Rich, and Carlla!

MAINTENANCE TEAM

(541) 997-3583

Carlla van de Vyver, Park Operations Manager

Mikhail Renner, Lead —Days

Richard Brown—Days

Dennis Barker—Janitorial Monday thru Friday & Sunday Evenings

Remember to call the Park Manager on weekends if there is an issue.

360-521-8428

COMMUNITY CORNER

Architectural Committee Tips

A reminder to everyone that if you are planning on making additions to your home or lot, you need to check with the Architectural Committee to see if you need to obtain a permit. Generally a permit is required if you are planning to add any type of addition that would change the coverage of the lot.

Remember you could receive a fine from the City if you build without appropriate authority.

The **Greenbelt Committee (GBC)** is here to help lot owners maintain and/or rehabilitate their greenbelt (that is required on both sides and the rear of each lot) by providing advice, labor, and in some cases plants that will work well to fill in a struggling greenbelt. If you would like some help, please contact the office or email cvgbc1@gmail.com. You can also contact Gene vandeVyver at Slager300@yahoo.com. Gene is the new Chairman of the Greenbelt Committee.



Thanks to a joy ride, Christmas was nearly canceled.

December 2017

SUN	Mon	Tue	Wed	Thu	Fri	Sat
					1 Water Shut Off 8 am to 1pm	2
3	4 Garbage 9 am	5 Brush 9 am	6 Coffee Klatch 10 am	7 Odd Thursday Game Night Rose Room 6:30 pm 6:30 pm	8 Water Shut Off 8 am to 1pm	9
10	11 Garbage 9 am	12 Brush 9 am	13 Coffee Klatch 10 am	14 ARC 4 pm	15 Water Shut Off 8 am to 1pm	16 Christmas Potluck White Elephant Gift Exchange 4 pm Rose Room
17	18 Garbage 9 am	19 Brush 9 am	20 Coffee Klatch 10 am	21 Odd Thursday Game Night Rose Room 6:30 pm	22 Water Shut Off 8 am to 1pm	23
24	25 Christmas Office is closed No maintenance on grounds	26 Garbage 9 am	27 Brush 9 am Coffee Klatch 10 am	28 GRC 3pm ARC 4 pm	29 Water Shut Off 8 am to 1pm	30
31						

HAPPY BIRTHDAY: Here's to celebrations!



Ray Dunning
Jack Shields
David Wood

December 11th
December 14th
December 24th



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

Joe & Elsie McKean
Gerald & Ann Bryant

December 2nd
December 24th



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.



Florence December 2017 Events

Florence Nativity Festival

December 1, 2017 @ 1:00 PM - December 3, 2017 @ 6:00 PM

Hundreds of manger scenes will be on display for the 12th annual Nativity Festival in Florence. Attendees will have a chance to explore the crèche tradition in the folk art of many cultures. The festival has grown from a one-day event displaying 119 nativity scenes to a three-day festival with almost 400 crèches, tapestries and other art forms depicting the birth of Christ. Most of the Nativity sets are on loan from local members of the community. These are cherished pieces to them that have become part of their family traditions. This year's Nativity Festival will be held December 1st, 2nd, and 3rd and runs from 1:00 pm to 6:00 pm each day. The event takes place at The Church of Jesus Christ of Latter-Day Saints' local building located on the corner of North Fork and Munsel Lake Roads (2705 Munsel Lake Road) and is free of charge. Children are welcome. Mark your calendar and plan to attend.



Holiday Bazaar at Shorewood Senior Living

Friday & Saturday, December 1st & 2nd – 10 am to 2pm.

1451 Spruce Street, Florence, OR, (541) 997-8202

Website: shorewoodsl.com

Stroll around and see over 14 tables of fun featuring local homemade gifts and unique items. Demonstrations, hot apple cider and music to put in a Holiday mood.



Bingo Night at the Florence Elks Lodge

1686 12th St., Florence, Oregon 97439 (541) 997-2610

Ladies of Elks bingo night happens every

Tuesday at the Florence Elks Lodge. All are welcome. Early Session at 3:45 pm, late session 5:45 pm. Bring a first time player and receive a half-pack free.



150th Birthday of the National Grange Bingo Celebration

December 2, 2017 @ 12:00 PM - 3:30 PM

Come join us for a special Bingo afternoon celebrating the National Grange's 150th Birthday! Kitchen opens at 12Noon and Bingo starts at 1pm. At half time enjoy complimentary cake and ice cream to celebrate! Family friendly so bring everyone!!! Look for us on Facebook @ Ada Grange #570. Held at Ada Grange, 82457 S Canary Rd, 10 miles out Canary Road, Westlake, OR 97493, Telephone: 541-997-1543. Email: harolyn49@yahoo.com.

Holly Jolly Follies 2017

Friday, December 1, 2017 - 7:00pm to Sunday, December 3, 2017 - 2:00pm



Each year, happy local folks head to the Florence Events Center the first week of December for the community event, "The Holly Jolly Follies." This year's Follies, subtitled "Totally Twisted Tinsel: The True Meaning of Christmas," will be produced December 1st, 2nd, and 3rd by local non-profit, Children's Repertory of Oregon Workshops (C.R.O.W.). C.R.O.W. Rose Ellen Jacobson has penned a quirky plot, involving many creative and clever characters, guaranteed to get you into the holiday spirit.

This year, the theme revolves around friendship, patience, understanding, and the true meaning of the holiday season. But of course, these important concepts are not always easily attained

For tickets to "The 2017 Holly Jolly Follies," visit the Florence Events Center box office or call 541-997-1994. Tickets are \$18 for adults and \$10 for kids 12 and younger. Show times are Friday at 7 pm, Saturday at 7 pm, and Sunday at 2 pm. All proceeds from the Follies support youth scholarships and the ongoing arts programming that C.R.O.W. provides to local kids. For additional details about C.R.O.W. and the Follies please visit www.crowkids.com.

A Christmas Story

CITY LIGHTS CINEMAS

Thursday 7, December, 12:00 pm & 7:00 pm

Phone: (541) 305-0014

info@citylightscinemas.com

[1930 Highway 101](#)

[Florence, Oregon 97439](#)



Ballet Fantastique's American Christmas Carol

Saturday, December 9, 2017 - 7:00pm



In Ballet Fantastique's sparkling holiday tradition, An American Christmas Carol, re-imagines Charles Dickens' beloved story in iconic post-WWII America. Donna and Hannah's new retro-glam choreography fuses drama and humor as it weaves the story of penny-pinching Ebenezer Scrooge's transformative quest to winsome original jazz arrangements of holiday standards by Frank Sinatra, Ella Fitzgerald and Nat King Cole. Actor Adam Goldthwaite joins the company as "Smokey Joe" Marley. Ballet Fantastique's flagship American Christmas Carol is for the young and young at heart (post-sugarplum set included), and it promises to charm even the stoniest of humbug hearts.

Victorian Christmas at Heceta Head Lighthouse

[Heceta Head Lighthouse Bed & Breakfast, Interpretive Center and Gift Shop](#),
US 101, Florence, OR 97439

December 9, 2017 - December 17, 2017
Weekly on Sunday, Saturday

Come one, come all to the 22nd Annual Victorian Christmas Open House at the Heceta Head Keeper's House. Enjoy the beautifully decorated House while listening to local musicians play holiday favorites. Warm drinks, goodies and even Santa Claus will be there! Heceta Lighthouse Gift shop will also be open for last minute gifts. Parking \$5 or free with current State Park Pass. Shuttle service from the state park below will be available. The State Park will have the lighthouse open as well, so bring your flashlight.... and rain jacket, just in case.

Phone: 866-547-3696
Time: 4:00 PM to 7:00 PM
Price: \$5 Parking Fee; Free Admission to Keepers House



Jazz Kings an Old Fashioned Christmas

Wednesday, December 13, 2017 - 7:30pm

Join Jesse Cloninger and the **Emerald City Jazz Kings** for their 9th annual Christmas concert! Jesse has promised to bring back all our **favorites**, from "**White Christmas**", "**The Christmas Song**", "**I'll Be Home For Christmas**" and "**Have Yourself a Merry Little Christmas**" to "**Button Up Your Overcoat**", and "**Mele Malimaka**", along with a fine selection of sacred and traditional songs, including "O Holy Night" and "Silent Night". Don't forget to spruce up your singing chops to join in on some good old fashioned sing-alongs! As always, it will be an evening for the **entire family** not to be missed.

Living with Wildlife - Mountain Lions

December 16, 2017, Saturday, 1:00 pm, Price: Free

[Cape Perpetua Visitor Center](#)



2400 Hwy 101, Yachats, OR 97498, (541) 547-3289

David Thompson, a lifelong educator and retired Interpretive Specialist for the Siuslaw National Forest, will recount his encounters with a mountain lion while living and working in the Redwoods as a National Park Service Ranger. Learn about living with large predators through David's masterful storytelling at the Cape Perpetua Visitor Center.

Royal Opera Ballet: The Nutcracker

CITY LIGHTS CINEMAS

Wednesday, December 20th, 6:00 pm

Phone: (541) 305-0014

info@citylightscinemas.com

1930 Highway 101

Florence, Oregon 97439



It's a Wonderful Life

CITY LIGHTS CINEMAS

Thursday, December 21st, 12:30 pm & 6:30 pm

Phone: (541) 305-0014

info@citylightscinemas.com

1930 Highway 101

Florence, Oregon 97439



CLASS ACT THEATRE
509 Kingwood Street
Florence, OR 97439
Email: fatcatflorence@gmail.com
Phone: 541-991-3773

“Whats coming next?.....
For one weekend only

December 15th & 16th at 7:00 p.m.
December 17th at 2:00 p.m.
\$15.00

A Christmas Memory
By Truman Capote
Plus..... A hilarious RADIO RE-RUN!!!!

All profits from this show go to Florence Food Share

Merry Christmas



**MAY PEACE BE YOUR GIFT AT CHRISTMAS AND YOUR
BLESSING ALL YEAR THROUGH!**



Remember doing something for someone else is the