

COAST VILLAGE REPORTER

DECEMBER 2013

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

VOLUME 17 ISSUE 12

CVPOC

Board of Directors 2013-2014

Robert (Keith) Davidson	
President	(541) 997-8828
Charlotte Frye	(541) 997-1779
Secretary	
Carlla van de Vyver	(360) 521-8428
Treasurer	
Lois Hundtoft	(406) 697-7339
Director	
Ila May Robinson	(541) 997-2386
Director	
Pat Rongey	(541) 603-5730
Director	

BOARD MEETING

NEXT SCHEDULED BOARD MEETING MEETING

**Saturday, January 18, 2014
10 am Clubhouse Lounge**

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

Maintenance Office:
(541) 997-3583
Winter Hours
Maintenance staff on premises
M - F from 7am -5pm
Sat. & Sun from 7am -4pm
Available 24/7 for
park maintenance emergencies
(541) 997-3583

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

FROM THE PRESIDENT'S CORNER

Time flies when you're having fun. Last month we had quite a large *Coast Village Reporter* as there was a lot of information to get out to you. This month I hope to have a smaller edition. I want to thank Carlla van de Vyver, Diane Phillips, Sharon Moores, Rick Ricker and Jean van de Vyver for putting on a GREAT Thanksgiving Dinner. Also my thanks to all those who brought a side dish and to all those who came. It was really nice seeing the adult lounge filled with happy people. I hope you all enjoyed it as much as I did.

This is the required notification of the annual assessment that begins on January 1st, 2014. The assessment for this year will be the same as last year's. The amount of the assessment is \$1740. This amount is typically paid at \$145 per month, but may be paid in any monthly increment you wish (i.e., yearly, quarterly, etc.)

In November we had 37 members come in and fill out a form requesting that the greenbelt motion be put before the membership, before we pulled the forms. The reason, a past member of the board indicated that the form being presented was vague, confusing, and probably wouldn't pass muster if challenged. Therefore, a new form has been created and is outside the office window. It will also be posted on the website. To those 37 members -- my apologies for any hardship caused. Some of you are now wintering elsewhere. We will get you a copy of the form to fill out. If you have internet access check out the motions tab on the Coast Village website.

While I am on the subject of Motions to revise the CC&R's, I'd like to bring up my favorite pet peeve. For some unknown reason the author's of the CC&Rs split the Corporations fiscal and assessment

Continued on Page 5

NOTICES

- ◆ **Facility Hours:** Winter hours for the clubhouse, laundry room & mailroom are 7am-10pm.
- ◆ **Meter Reading:** Park electrical meters will be read this month beginning Monday, December 16.
- ◆ **Wi-Fi:** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- ◆ **Cable** is now available for your enjoyment in the clubhouse. This is for everyone's use.
- ◆ **Board Games:** There are new board games in the adult lounge. Please enjoy them, but leave them in the lounge. Taken items will not be replaced.

ACTIVITIES COMMITTEE NEWS

Happy Winter! Is it cold enough for everyone?

The November potluck was great! We served 51 people and I believe everyone was happy with the food and conversation. It was wonderful to see all of you!

CV's Christmas dinner will be served on the 21st of December (Saturday) at 5:00 p.m. Coast Village will supply the main course. I hope everyone will attend. We will have some Christmas entertainment for your enjoyment, as Dave Craddick will be playing for us. We want to do a fun gift exchange (sometimes called a Chinese Christmas exchange) where we can steal each other's gifts and have a lot of laughs. If you would like to participate in the gift exchange, bring something wrapped—does not have to be a new gift—just something in good shape—maybe a gift you got last year and have no idea what to do with! Once again, the sign-up sheet will be at the post office and at the office in the clubhouse. Also if we have any shut-in's, we will be happy to deliver a dinner for your enjoyment. Just call and let me know. (my phone #360-521-8428 or the office #541-997-3312)

Bingo had a slow start. It is on the calendar for December 5th. If we do not have a turnout, it will be canceled until further notice. I hope you will join us at the clubhouse for popcorn, a little wine and fun. The cards are 10 cents per card. Blackout is 50 cents per card. All monies are paid back. There are new games (cards, dominos, checkers, cribbage) in the adult lounge. The games are for everyone's use. Do NOT remove them from the clubhouse. Replace them in the cupboard when finished. We are having issues with donated items (Wee Game, DVD's, pool toys) being stolen. If the games disappear they will not be replaced.

The Coast Chamber Ensemble will be presenting it's annual winter concert for CV residents and their guests on December 12th at 7:00 p.m. in the adult lounge. There will be refreshments after, which will be provided by our musicians. This season's program will be the works of Archangelo Coretti, plus a suite from the "The Nutcracker", as well as seasonal favorites. Please turn out and show your appreciation for the show.

We are hoping to form a fun bowling group! This would be on a Thursday and is open bowling not a league. A sign-up sheet will be in the post office. Please sign your name if you are interested. If we have at least 5 people we will start a monthly bowling day.

Carlla van de Vyver
Activities Committee Chairperson

December's Recipe: Chicken and dressing casserole.

Don't feel like cooking a turkey with your dressing? Well here we go! 4 chicken breasts (cooked, I boil mine). 1 pan 9 x 12 of cornbread—use a mix or make yours from scratch. 2 cans cream of mushroom soup. 1.5 cans chicken broth (I just use the broth I boiled the breast in) 4 hardboiled eggs, chopped. 1 large onion, chopped, 1/2 cup celery chopped, 1/2 cube butter. Garlic powder 1/2 t., poultry seasoning 1 t., salt and pepper to taste. Dice the chicken, put aside, sauté in a little butter or olive oil the onion and celery until soft. Combine the diced chicken, the crumbled cooled cornbread, melted butter and the veggies and the eggs, folding all together. Add the cream of mushroom soup, and chicken broth. If your mixture is a little dry add the leftover half can of broth.

Put into baking dish, bake at 350 for about 40 minutes until top is slightly browned. Enjoy!

MAINTENANCE DEPARTMENT

Happy December everyone! November was a busy month for your Maintenance Department.

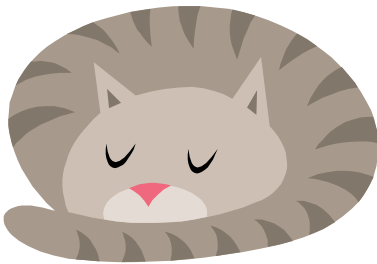
Per Board decision we have started a new pick-up routine for appliances, metals, and lumber. As it is not cost effective to co-mingle these items, we are collecting them separately one type per month. This month we will be picking up any miscellaneous lumber that you would like to dispose of. This lumber pick up will be on December 4th starting at 10am — weather permitting. If it's raining too hard then we will reschedule, so keep an eye on the bulletin board in the mailroom for updates. NOTE: As we have had people asking, we will not be picking up any washers, dryers, refrigerators, or metal etc. this month.

The last Lift Station has been installed. Our big project for the rainy days is getting everyone who needs it, a new lot number sign. We have some in the works, but I have yet to hear from those who want a new sign. If you need a new sign please notify the maintenance department at 541-997-3583.

RayLynn
Associate Maintenance Supervisor



CATS AT COAST VILLAGE



It's been brought to our attention that someone has been trapping and removing cats from Coast Village. We have several owners that have lost their cats. This is a notice that it is a felony to trap and remove cats. If you are having a problem with nuisance cats please report it to the office.

DO NOT ATTEMPT TO TRAP AND RELOCATE ANY CAT.

If you feel you have a feral cat problem please call the following number for information: 541-997-4277. They will arrange to trap them. BUT BE SURE AND NOTIFY THE OFFICE BEFORE YOU DO THIS. Also, if you see a stray or injured dog or cat along the road, you can call Sherry Fisher at 541-97-3515. Sherry is in charge of Animal Control and can make arrangements for the injured animal to be rescued or picked up.

Treasurers Report



BANK ACCOUNT BALANCES AS OF 11/25/2013

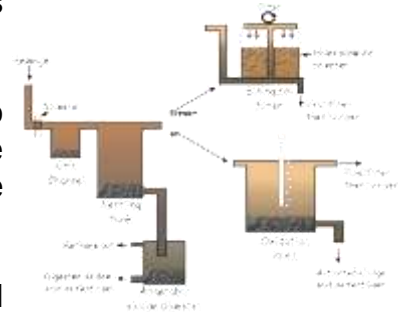
Operating Fund Account: 60,326.25
Reserve Fund Account: 240,943.71
Total Funds in Bank: 301,269.96

Currently we are working on the following projects: Perimeter fencing this is complete along the south side of the park. Cost to Coast Village \$7,280.00 which came in well under budget. We will be reimbursed for the gates which were special order gates requested by lot owners.

I continue to encourage all residents who do not live here full time to submit the City of Florence Road form to the Coast Village Office so we can keep the road fee at a minimum. Again, this form is in the newsletter for your convenience.

There is one property in bankruptcy that we are filing a claim on. All other past dues are on repayment plans.

A copy of the Monthly P&L and Balance Sheet are posted at the Post Office. Please feel free to ask questions at any time. You can request time with me thru the office. We will continue to include the Quarterly Fiscal reports in the newsletter.



BECAUSE WE NOW HAVE OUR ACCOUNTS RECEIVABLE WITH AN ACCOUNTING SERVICE YOUR CHECKS COULD POSSIBLY TAKE LONGER TO CLEAR. PLEASE DO NOT WORRY IF YOUR CHECK DOES NOT SHOW AS CLEARED "IMMEDIATELY". IN GENERAL, WE MAKE DEPOSITS ONLY ONE TIME PER WEEK. ALL CHECKS/DUES THAT THE OFFICE RECEIVES PRIOR TO 26TH OF THE MONTH WILL NOT INCUR A LATE FEE.



WELCOME TO ALL NEW PROPERTY OWNERS!

We have several new property owners in the Village and we are pleased to have new neighbors! Thank you to Pat Rongey for being our official welcome person!

A HUGE THANK YOU TO SHIRLEY HUNT FOR ALL HER WORK WITH THE TITLE COMPANIES IN OBTAINING DEEDS OF RECORD FOR OUR LOT FILES. AS THE SAYING GOES—IT TAKES A VILLAGE ...! THE WONDERFUL PEOPLE WHO VOLUNTEER AT COAST VILLAGE IS WHAT MAKES US ALL SUCCESSFUL.

years, and then set the start dates in the CC&R's. In the day when I was the Treasurer this made me nuts. And here's why – the Treasurer is tasked with generating a budget. This budget covers the Corporation's finances for the fiscal year – currently July 1st to June 30th. However, the assessment year runs Jan 1st to Dec 31st. So what does this mean? If the budget committee gets together and decides that we can cut the dues by \$10 per month for the coming fiscal year, the Treasurer can't make that change until Jan 1st, and you are out \$60 for the six months the change couldn't take effect. Likewise if an increase is needed, then the change can't go into effect for six months, and the Corporation is running in the "Red" for six months. So here's the fix.

"The Corporation's fiscal and assessment years shall run concurrently, and shall start at the discretion of the Board of Directors."

This one sentence change fixes the issue. Expect to see this on the motions page on the website, and in future newsletters.

I told you that I would have the new Rules and Regulations out on November 10th. Although they were completed I needed to go through the Board of Directors for its approval, and I didn't have a quorum to get it approved through an Action without a Meeting. The Board will discuss the changes made at the work session on December 2nd. Hopefully, after any requested changes are made, I'll get them passed and out to you in the mail.

Continued on page 7

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	

NEW THINGS TO LOOK FORWARD TO:

New signage is coming to Coast Village! We should have the new signage in place before Christmas.

Annual Winter Concert by the Coast Chamber Ensemble — 12/12/13 at 7:00 p.m.

This year we will be decorating the entrance to the Village with Christmas Lights.

Super Bowl Sunday at the Clubhouse! Come and enjoy a “hot” bowl of Chili—Bring your own drink—Sunday February 2, 2014 at 3:00 PM!



BEAR SIGHTINGS

We encourage our community to be extra careful this time of year. We have had several “Bear Events” recently. The owner of 219 Azalea has a “porch” visitor most evenings. The owners of 180 Outer had their fence demolished (5” high”) looking for dinner, and another home on Outer also had a fence taken down. A gentle reminder, make sure any garbage cans are well secured. If you have cat or dog food outside please bring inside for the night. Finally, if you are leaving the park prior to a garbage pickup you can drop your garbage into one of the bear proof garbage cans on the side of the Maintenance Building. Place your finger in the slot, pull left and raise the lid at the same time. Please insure that the lid is down and secure after using.



If you have something you would like to advertise to the Coast Village Community for sale, notify the office before the deadline with your ad. We will advertise “one” time for you. List item, your phone number and price. We hope that this will allow you to find a new home for those items you no longer want. You may also list things you want to “give” away. Also if you “want” something, here is the place to make your request!

Wanted: 4 drawer chest of drawers - inexpensive. Call Carlla at 360-521-8428 or let the office know.

Here is another issue with the CC&R's -- after reviewing the Rules and Regulations a couple of Directors felt that the signage provision in §5.12 was too prohibitive (i.e., "no sign or other advertising device of any character shall be placed or erected on any lot...") This prevents a member from placing a security placard on the lot, or for that matter a holiday greeting decoration on the lot. You get the idea. We will look at putting something a little more reasonable before the membership for a vote.

It came to my attention that there is a belief that lots 11 & 12 Village Street can not be used for habitation. I've talked to the Florence City Planning Department about this. Primarily in the light of the new changes to the zoning regulations contained in Title 10, Chapter 29. Where "Lot" is defined as "Any private land platted numerical lot within Coast Village, excepting Lot 4, Block 1 of Coast Village which shall not constitute a buildable lot for residential purposes;..." Lot 4, Block 1 is the club house. It sounds to this individual that with the exception of Lot 4, Block 1, all private land platted lots are buildable for residential purposes. However, we should be hearing from the City in the next week or two, as we are in the holiday season. We'll let you know what they have to say.

We have made a tentative offer to a second part-time employee who will work nights and weekends. The offer was made pending Board approval and a satisfactory background check. Hopefully, we'll get all of this done by the 5th of December.

You should have gotten your ballots for the open Director position by now. Please take a few minutes and vote for your choice of applicant. They are both great people, and they've both been on the Board before.

I want to finish at the beginning of this rambling. As stated, it was great to see the turnout we had for the Thanksgiving dinner. It was great to see the clubhouse being used. I can't speak for all, but a number of the Board of Directors have discussed the evolution of Coast Village. Are we going to be a community, a family (albeit one with a somewhat autocratic father figure) or are we going to become a housing track that happens to have a pool and clubhouse? We are planning on spending a substantial sum of money repairing the clubhouse, and it would be nice to think that it would be used more than it is today. We have extended the hours to allow people to recreate later. We have installed wireless wifi, and installed a newer and faster computer. We have added DirectTV and connected it to the large screen TV. We have given access to the laundry room on a 24/7 basis. It is our intent to get all of the playground equipment updated. In short this Board wants to make Coast Village a fun place to live. I/we hope we are going down the right path. If you think we are, let your directors know, and if you don't, also let them know.

This President believes that the Board of Directors and the Corporation in general are here to serve you the members who **pay** for all of this. We do this by insuring that the guidelines you and your predecessors have approved via the CC&R's and the Bylaws are now being followed. That Coast Village is maintained and functioning properly. Hopefully at the end of this President's term you'll be satisfied with what was accomplished. On the 20th of this month I will have been on the Board for one-half of a year. Again, time flies when you are having fun.

Robert Davidson
President CVPOC

DECEMBER 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 10:00 BOARD WORKSHOP ADULT LOUNGE GARBAGE PICK UP CHAMBER ENSEMBLE 3:00-5:00	3 BRUSH PICK UP	4 LUMBER PICKUP 10:00 A.M.	5 BINGO 6:30 PM CHAMBER ENSEMBLE 3:00-5:00	6	7
8	9 GARBAGE PICK UP CHAMBER ENSEMBLE 3:00-5:00	10 BRUSH PICK UP	11	12 ARC MEETING 4PM CHAMBER ENSEMBLE CHRISTMAS CONCERT 7:00 PM	13	14
15	16 GARBAGE PICK UP ELECTRICAL METER READING	17 BRUSH PICK UP	18 MAINT. COMMITTEE MEETING 1:00 P.M.	19	20 DEADLINE FOR NEWSLETTER	21 COAST VILLAGE CHRISTMAS DINNER/ POTLUCK 5:00 PM
22	23 GARBAGE PICK UP	24 BRUSH PICK UP	25 MERRY CHRISTMAS 	26	23	24
25	26 GARBAGE PICK UP	27 BRUSH PICK UP	28	29	30	31 NEW YEARS EVE

**Happy Anniversary to
Joe and Elsie McKean on December 2nd.**

Gerald and JoAnn Bryant on December 24th — their 20th.

We are still updating our records regarding birthdays and anniversaries. If you would like to see your birthday or anniversary in the *Coast Village Reporter* please let the office staff know via phone, e-mail, or by post.

If you have an event that you would like to advertise and/or have the Coast Village Membership attend; again, please let the office staff know and we'll be glad to include it in the *Coast Village Reporter*. Please note that cutoff for the newsletter is the 20th of the month.

