

COAST VILLAGE REPORTER

DECEMBER 2014

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

VOLUME 18 ISSUE 12

CVPOC

Board of Directors 2013-2014

Robert (Keith) Davidson
President (541) 590-0354
Roger Emigh (602) 625-0962
Vice President
Ila Mae Robinson (541) 997-2386
Treasurer
Larry Ames (832) 600-1350
Director
David Wood (541) 626-1174
Director
Elizabeth Anderson (503) 899-5368
Director
Diana Wolfe (503) 927-9315
Director

BOARD MEETING

No Board Meeting in December

**NEXT SCHEDULED BOARD
MEETING**
January 17, 2015
10:00 a.m.
Rose Room

Business Office: (541) 997-3312
Available for general business
9 am to 3 pm M-F
No lunch closure

Office staff: Carlla van de Vyver
Judith Shotwell

Maintenance Office:
(541) 997-3583
Hours of Operation
Maintenance staff on premises
M - Sunday from 7am - 10pm
Available 24/7 for
park maintenance emergencies

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

FROM THE PRESIDENT'S CORNER

I hope you all had a great Thanksgiving. Speaking of Thanksgiving I again want to thank all of you who attended Coast Village's Thanksgiving Potluck put on by the Activities Committee. Thank you Carlla for cooking the turkeys and ham, and the scalloped potatoes – YUM! The Activities Committee – now down to one – that's the aforementioned Carlla, would like you to know that anyone – yep anyone wanting to volunteer for the committee would be welcome. Assisting the Activities Committee were Jean, Judith, Pat, Elizabeth and Kurt. A big round of applause – yes you can do that – wait until you get home.

Committees. I want to thank all of you who are participating on Coast Village's committees. Our committees are of great assistance to the Board of Directors (BOD) in distilling information and presenting options for the BOD so that they can make informed decisions. In the past the BOD has relegated their authority to make decisions down to the various committees. Over the past 1 ½ years and over the next half of a year this has not and will not be the case. I can't speak for when I am no longer President, but I hope future BOD will not relinquish their authority.

For those of you who rent their properties in Coast Village and currently have electrical service provided by Coast Village. Per Coast Village's Rules and Regulations, "Effective 1 January 2015, no lot can be rented or have the rental renewed which has not upgraded to PUD service." Currently Habitat for Humanity is working on getting funding in order to assist the membership of Coast Village in procuring low cost conversion through low interest loans. I am not sure if this will be available for properties which are not a primary residence. Something to look into.

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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 Monday December 15, 2014.
- ♦ **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, please attend and let us know how we are doing.
- ♦ The pool is now closed.

Coast Village recently purchased 75 Outer Drive. We will be renovating the lot and converting the electrical service to PUD. We will then sell the lot to cover the associated costs. For those of you wondering – the purchase price fell far below the 5% threshold for Membership vote. And for those of you who have been complaining about the lots appearance for years your prayers have been answered.

There will be no BOD meeting in December. The next scheduled Board meeting will be in January, 2015. Yes that's 2015, WOW!

Don't forget that the Coast Chamber Ensemble will be having their winter concert on December 4th at 7:00 p.m. I know I plan on attending. Also, Kurt and Elizabeth Anderson will be hosting a Christmas potluck on Saturday, December 20th at 4:00 p.m.

So, if I don't see you in December have a great holiday season!



A Special thank you goes out to Robert Keith Davidson, Curt Anderson, Elizabeth Anderson, Leroy Shotwell, Gene van de Vyver for helping at the Thanksgiving Potluck.

14 lbs of ham, 31 lbs of Turkey, dressing, potatoes and all the trimmings were enjoyed by all who attended. A “special” thank you also to the CVPOC community for attending the event.



MAINTENANCE DEPARTMENT

The Maintenance Department has been quite busy in November, and is carrying this momentum through the rest of the year. We will be putting in a sidewalk from the laundry room to the main entrance of the clubhouse. We will also put in a small pad at the front office door for those in motorized mobility devices to drop off their dues and be able to turn around without going into gravel.

The pool will be tented, drained and resurfaced during the month of December. During this process the pool will be checked for structural defects and repaired if necessary. According to Emerald Pools this resurfacing should last for many years.

We have started work on completely renovating the sauna. This project will take a couple of months to accomplish, but we'll end up with basically a new sauna.

This month we will be contracting with a local plumber to install the water meters that have been approved by a previous Board on the laundry, main clubhouse and satellite bath (SB). This action will allow us to check for water leaks for the common facilities. As the decision to close the SB was not a Membership decision the board has decided to reactivate the facility. The duration of operation for the SB during the year will be decided by later Board action.

Again, and always, we want to insure that your properties are protected. The maintenance department is now conducting security patrols at least once a night and typically twice a night. Additionally, if you wish us to actually monitor your properties for damage due to winds and freezes, contact the Coast Village office and have Judith or Carlla place your request on a maintenance action form.

The maintenance department wishes you and yours a happy holiday season and a joyous and prosperous New Year.

Maintenance Staff

Robert Davidson,
Maintenance Supervisor

Dave Fast, Maintenance Lead
Pat Green Day Shift
Oscar (Rick) Ricker "B" Shift
Robert Aguilar "A" Shift



Treasurers Report



TREASURERS REPORT

November 6, 2014

Ila Mae Robinson

BANK ACCOUNT BALANCES AS OF November 6, 2014

Operating Fund Account:	\$ 83,739.06
Reserve Fund Account:	\$111,730.63
Petty Cash Fund	200.00
Total Funds :	<u>\$195,669.69</u>

In the month of October we have collected \$1,050.00 in past due revenue in repayment plans.

Dues and Electric Past Due from Owners:

Total \$13,222.57

Account of \$4,149.52 is in bankruptcy. CVPOC is listed as a creditor.

Account of 533.00 is in collections.

Account of \$3,582.84 Owner is deceased. CVPOC is foreclosing.

Account of \$2,918.21 CVPOC has placed a lien.

Account of \$2,039.00 Owner is deceased, lean on property.

All other past dues are in collections or in repayment contracts.

Income Property:

One lot is rented. One lot will continue to be rented for parking.

The Board of Directors has approved the purchase of lot #75. The property should close in about two weeks. This purchase allows CVPOC to retain an asset for the Corporation and in doing so create a future positive income stream. The property will be cleaned up, and will be listed for sale.

The CVPOC water bill has reduced by \$5,000.00 for the month of October. The maintenance staff have corrected some minor leaks, there were two faucets found on properties that had been left running and we are no longer back flushing the pool as it is closed. I would like to stress the importance of continuing to monitor for water issues on owner's lots. We monitor the bill for excessive water use, but that is after the fact. We need to continue to be vigilant about water usage to keep our water bill under control.

The deposit has been paid for the pool repair. \$5,700.00 will be moved from the Reserve Fund to the Operating Fund. This repair is in the Reserve Budget expenditures approved by the Board.

Lane County taxes for this fiscal year are paid. The total for the year is \$3,700.91.

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

Ila Mae Robinson, Treasurer

NEW THINGS TO LOOK FORWARD TO:

Crochet/Knitting Club meeting @ 2:00 in the Rose Room on Tuesday's. (Please call the office to confirm that the class is meeting. 541-997-3312)

Weight loss group/walking group @ 10:30 a.m. Monday, Wed. and Saturdays

"As a child my family's menu consisted of two choices: take it or leave it."

Buddy Hackett

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

For sale: 5—55 gallon water barrels. \$25.00 each. Contact Charlotte Frye

**For sale: 5th Wheel cover for 24-26 foot 5th Wheel Goldline. 5 year warranty
Retails for \$539.00, asking \$400.00—negotiable. See specs at rvcoverkingdom.com.**

Call Jerry or Becky Lowe at 541-590-3320. (259 Outer Drive)

Wish You Joy All Though

I wish you joy all though your holidays,
I wish you good luck that forever stays.
I wish you the love of family and friends,
I wish you happy days that never ever
ends.
Merry Christmas to you!



CHRISTMAS AT COAST VILLAGE

**THE CHRISTMAS POTLUCK WILL BE HELD SATURDAY, DECEMBER 20TH AT
4:00 P.M. THE ANDERSON FAMILY WILL BE HOSTING.**

**ON THE MENU: HAM, MACARONI AND CHEESE, MASHED POTATOES
YOU BRING THE SIDE DISHES!!!**

**THERE WILL BE A CHINESE CHRISTMAS! SO BRING A GIFT IF YOU WOULD
LIKE TO PARTICIPATE. PRICE LIMIT IS \$10.00 FOR THE GIFT OR BRING SOME-
THING TO REPURPOSE—THOSE ARE THE BEST KIND!!**

December 2014 Neighborhood Watch**NOTICE:**

If you are leaving your property for an extended length of time this winter and would like our maintenance staff to check your property, please give us permission “in writing” to do a walk-around. We are happy to check on your property while you are gone, but NOT without permission.

Recipe Corner:**CORN CASSEROLE (A great side dish at Christmas)**

1 Can Cream Corn
1 Can Corn, drained
8 oz Sour Cream
1 egg
1 stick butter
1 Box jiffy mix
1 can Ortega Chilies (optional)
1/2 cup shredded cheese (optional)

Spray baking pan with non stick spray
Mix all but butter and put in baking dish
Slice butter on top

Bake in preheated oven at 350 degrees approx. 1 hour.



A huge thank you to Pat Rongey for taking on the Thanksgiving and Christmas decorating. We appreciate CVPOC's volunteers.



PLEASE, NO STYRAFOAM PACKING OR BUBBLE WRAP IN THE RECYCLE BINS. THE GARBAGE COMPANY WILL NOT TAKE THEM.

Simple Acts of Kindness

Sometimes we need to take time to thank someone for a simple Act of Kindness.

We have so many here in the Park that help out others daily. A huge Thank you to the Anderson family for delivering meals for the Thanksgiving Dinner. You guys are GREAT!!!!

If you know someone that has done something special, let us know so we can celebrate them here.

WELCOME TO ALL OF THE NEW OWNERS/RESIDENTS AT COAST VILLAGE! WE HOPE YOU WILL COME TO THE ACTIVITIES LISTED IN THE NEWSLETTER, AND INTRODUCE YOURSELVES! LIVING AT THE "VILLAGE" IS A GREAT EXPERIENCE!



Join the Coast Chamber Ensemble (CCE) on Thursday, December 4th for their annual winter concert.

Starting at 7:00 P.M. in the Clubhouse Rose Room, CCE will present an evening of seasonal music including excerpts from Handel's "Messiah". In addition there will be a holiday Rock and Roll medley and more.

CCE's semi-annual concerts are especially for the residents of Coast Village, staff and their guests.

Join the musicians following the concert for some social time and goodies and punch provided by CCE.

Help us celebrate the season by enjoying this traditional, familiar music performed live right here in Coast Village.



Maintenance Message:

If you are a full time resident of Coast Village, please use your own garbage can for Monday trash pick-up and not the bear proof garbage cans. These cans are for the benefit of the week enders who leave on Sunday and need to have a safe, bear proof place to put their garbage. Some full-time residents have been using the bear proof cans, probably not realizing these cans were not for everyone's use and that's an easy mistake to make. The only time your encouraged to use the bear proof cans is if your leaving town yourselves on a Sunday and won't be able to put your can out on Monday, then please put your garbage in the bear proof cans on the side of the maintenance building on Sunday. And, these cans really do work. Our maintenance team have found the cans turned over, chewed on and clawed, but never opened.

Have a second request. Please don't throw garbage bags of trash into the Coast Village trash trailer . This is an open invitation to the raccoons, birds and bears who have a field day ripping them open and scattering the contents all over. This not only delays our maintenance team from starting their regular assignments, but is also a very unpleasant task having to clean everything up.

**Robert Keith Davidson
Maintenance Manager**



DECEMBER 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Garbage pickup Walk Grp 10:30	2 Brush pickup	3	Concert 4 Coast Chamber 7:00 pm	5	6 Walk grp 10:30
7	8 Garbage Pickup Walk grp 10:30	9 Brush Pickup Knitting/2:00	10 Coast Chamber <u>1:00 - 3:00</u> Walk grp 10:30	11 Coast Chamber <u>3:00 - 5:00</u>	12	13 Walk grp 10:30
14	15 Garbage Pickup Walk grp 10:30	16 Brush Pickup	17 Walk grp 10:30	18 Coast Chamber <u>3:00 - 5:00</u> ARC Meeting <u>4:00</u>	19	20 Walk grp 10:30
21	22 Garbage Pickup Walk grp 10:30	23 Brush Pickup Knitting/2:00	24 Walk grp 10:30 <u>Christmas Eve</u>	25 <u>Christmas Day</u> <u>Office Closed</u>	26	27 Walk grp 10:30
28	29 Garbage Pickup Walk grp 10:30	30 Brush Pickup Knitting/2:00	31 Walk grp 10:30 <u>New Years Eve</u>			

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

Murl Long - December 6th.
Douglas Barrow - December 9th.
Ray Dunning - December 11th.
Jack Shields - December 13th.
David Wood - December 21st.



HAPPY ANNIVERSARY WISHES are going out to:

Joe & Elsie McKean - December 2nd.
George & Sandy Ansie December 18th.
Gerald & Ann Bryant - December 24th.

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.

