

COAST VILLAGE REPORTER

December 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 12

CVPOC Board of Directors 2014-2015

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remigh@gmail.com

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Donna.cvpoc@qwestoffice.net

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

BOARD MEETING

**No Board Meeting December
10:00 a.m. Rose Room**

**Business Office: (541) 997-3312
Available for general business
9am - 3pm**

**Office staff: Nancy Brock
Park Operations Manager:
Carlla Van de Vyver
Carlla.cvpoc@qwestoffice.net
Phone 360-521-8428**

**Maintenance Office:
(541) 997-3583**

Hours of Operation

Maintenance staff on premises
Mon - Sun from 7am –10pm

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

Website:

www.coastvillageflorence.com

“President’s Rant”

Saturday’s board meeting went well and timely even though the BOD has decided to suspend the Friday workshops. It was a productive meeting with the new Rules and Regulations approved. Thank you to the committee for doing great work!

The park is looking good and in this first qtr. of the fiscal year much has been accomplished. There are no large projects scheduled for the remainder of the year so it’s time to build our reserve budget back up.

The community has returned to “winter” status with many of our neighbors traveling to warmer climates. I encourage everyone to be aware while out on your walks for any suspicious activity and report it if you see something. This way we keep our community safe.

We have many new residents and I would like to welcome all of you to Coast Village. My hope is that you will become involved, volunteer, and be part of a great place to live!

Our attorneys in Portland have delivered the first draft of the proposed CC&R changes. The CC&R Committee will be working on finalizing a draft that can then be presented to the community for input.



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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, December 18, 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 Board Meetings, please attend and let us know how we are doing.
- ◆ The Dry Sauna is open—Hours 8:00 a.m. to 8:00 p.m.

We want our source documents to represent all who live in this community. Information will be posted in January 2016 as the committee begins it's work.

A reminder to everyone who lives at Coast Village, the Board welcomes input from our residents. We are dedicated to maintaining a high quality and peaceful living experience for everyone. Please consider attending a Board meeting to meet your Board of Directors and give us your ideas about how to make Coast Village the best it can be.

A word regarding the Architectural Committee.

As delegated by the Board, the Architectural Committee is assigned the responsibility to help assure that Coast Village maintains certain standards for architecture and appearance to promote the beauty and desirability of our community as well as meeting the statutes of the City of Florence. Your Arc Committee members are: Roger Emigh, Chair; Glen Singley, Noel Smith, Keith Davidson, and Gene van de Vyver.

- The ACC meets on the 2nd and 4th Thursday of each month.
- All homeowners and contractors are required to submit all plans to the Committee before a permit will be issued.
- If you have any questions, please feel free to contact any committee member or come into the office to obtain forms.

I would like to wish everyone a happy Holiday Season and to thank everyone who puts in so much work to make Coast Village the best place to live in Florence!

Roger Emigh
President CVPOC

New Fee Schedule

Gate Access Cards \$15 each
Gate Remote Openers \$35 each
New Mailbox Lock plus 1 key \$25 each
Commercial Gate Access Cards \$25 each

HOLIDAY SEASON OFFICE HOURS

THE OFFICE WILL BE CLOSED ON THURSDAY, NOVEMBER 26 AND FRIDAY, NOVEMBER 27TH. FOR DECEMBER THE OFFICE WILL BE CLOSED AT 12:00 P.M. ON DECEMBER 24TH AND CLOSED FOR THE DAY ON DECEMBER 25TH. IF YOU HAVE AN EMERGENCY YOU CAN CALL CARLLA VAN DE VYVER AT 360-521-8428.

THE OFFICE WILL ALSO BE CLOSED ON JANUARY 1, 2016 FOR NEW YEARS DAY.



From the Park Operations Manager

Carlla.CVPOC@Qwestoffice.net

Phone: 541-991-0762 (Cell)

With the fix on the water leak at the east entrance to the park our water bill has returned to normal. That said, we have spent \$77,454.00 for water and sewer so far in this fiscal year. This is way above budget. I am pleased to report however, that after 3 meetings with officials at the water/sewer department at the city they have agreed to credit Coast Village with a total of \$18,621.46. This will go a long way towards bringing our budget back under control for our utilities.

We are down to one day maintenance employee. Since we are in winter mode right now, by bringing in a part time person we are covered for garbage and brush days so I am going to delay hiring. It is difficult to find staff who are qualified and I want to take my time and have a larger group to interview. Currently we are under budget for staff and this will be good financially for the corporation particularly with the water leak issues the park has experienced this fiscal year.

I am still trying to obtain a traffic monitor from the city to address speeding in the park. It has improved but we are not where we need to be. We will continue to remind residents through the newsletter to be mindful of their speed while traveling through the park. We are also having issues with someone driving very aggressively in the park. This is NOT okay. Please, if anyone acts aggressively towards you while you are driving let us know.

The sauna is being utilized and so far no complaints. Many have commented that they are happy to have it fixed and are using it.

We have some trees near Lift Station #2 that need to be removed to protect the integrity of the lift station. Those will be removed sometime in the first two weeks of December.

The Board has authorized the purchase of a trail camera for additional digital monitoring in areas where we have had some vandalism. We will be able to utilize multiple areas which will allow us to address the vandalism more effectively.

23 homes have sold in the park this year! That is an excellent boost to property values in the park. We welcome the new owners!

A new committee has been added to CVPOC. This is the Greenbelt Committee. I am looking forward to working with them as they assist residents with green belt issues. Please see the letter at the end of the newsletter for more complete information.

The office will close on December 24th at 12:00 p.m. for Christmas Eve. Because the holiday is on December 25th please have your payments in by 12:00 p.m. on December 24th. Bills will be out at the normal date for December.

There was vandalism to the Spruce Street fence on Saturday, November 21st. Several boards were popped off the new fence. We have repaired the fence, however please continue to be observant if you hear something in your back yard along the Spruce Street fence go and look, hopefully we can identify who is doing this and request police assistance.

Just a reminder, if you see police at someone's home please do not interfere or ask the police what they are doing. The police department requests that we stay back from an area they are working in. That is safer for everyone concerned.

As always I encourage residents to let us know if there are issues. The door is always open for input.

I would like to create a "e-mail" list of residents to use only for notification of such things as water turnoffs or electrical issues or emergency notifications. The list would not be publicized and would only be used by the office. This would help a great deal because calling everyone is not very efficient. Please let me know if you would like being on a list to alert you via e-mail. There will be a form at the office for you to fill out if you would like to participate.

Also a reminder—we will e-mail you your invoice instead of mailing it if you wish. Just let us know!

Finally I want to wish everyone the happiest of holidays!

Carlla van de Vyver
Park Operations Manager

Happy Holidays!



HiToon.com #230763

Recipe Corner:

Sugar Free Chocolate Fudge

1/2 cup coconut butter or [Homemade Coconut Butter](#). (120g)
1 large, overripe banana (160g) (For a banana-free version, just use 2/3 cup more coconut butter)
1/2 tsp cinnamon (optional)
scant 1/8 tsp salt
pinch uncut stevia (or 2 tbsp. powdered sugar or pure maple syrup or honey)
1/4 cup cocoa powder or cacao powder (20g)
optional: 1/2 tsp pure vanilla extract

Make sure your coconut butter is melted before use. Combine all ingredients in a food processor. Then smooth the fudge into a container or candy molds. (Plastic containers work well, because you can pop the fudge right out.) Place in the fridge for a few hours, or freeze for a few minutes. You can freeze it for longer periods of time; just be sure to thaw at least 15-20 minutes prior to eating. Homemade Coconut Butter: I took a bag of shredded coconut (Let's Do Organic brand) and simply blended it in my Vita-Mix for about 3-5 minutes. (Note: If you use a food processor, blend for 10-ish minutes.) That's all there is to it! Chocoholics can also make [Homemade Chocolate Coconut Butter](#). Side note: Depending on where you live--and the temperature/altitude--you might have trouble with this recipe. It works perfectly for me, and many of the commenters have also reported being wildly successful, but coconut butter reacts oddly in different climates. A few people have left comments saying they've encountered trouble -- If it refuses to turn to butter for you, add some virgin coconut oil to the blender... usually that fixes things right up!



TREASURERS REPORT**Scott Murray, Treasurer****November 20, 2015****TREASURERS REPORT****BANK ACCOUNT BALANCES AS OF November 20, 2015**

Operating Fund Account:	\$ 51,633.12
Reserve Fund Account:	<u>\$ 46,066.66</u>
Total Funds in Bank:	\$ 97,699.78

Petty Cash Fund	200.00
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Dues and Electric Past Due from Owners:

	Total \$ 7,639.16
Account of \$ 6,658.84	Owner is deceased. CVPOC is foreclosing.
Account of \$ 79.75	Repayment Contract in place.
Account of \$ 665.78	Repayment Contract in place.

Although our Reserve Fund balance seems low it is anticipated that we will be at \$89,000.00 as of June 2016. There are no scheduled expenditures from the Reserve until Fiscal Year 2016 except the new flagpole installation.

All accounts payable are correct and up to date.

IT'S A DOG EAT DOG WORLD



Tip of the month:

Remember that dogs and cats can't eat everything humans do. Christmas can be a really dangerous time for pets. Vet's advise they see more cases of pancreatitis in dogs and cats at the holidays than any other time. Poultry bones of any kind are an absolute no-no, they can splinter and cause a painful emergency, especially for dogs. Check to see a list of "BAD" foods for your pets and always have a can of plain pumpkin handy in case they get hold of something on that "no-no list". If you want to give your pet a safe treat for the holidays get something specially made for them. (Not stuff from China or those Greenies that can clog the colons of some pets).

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

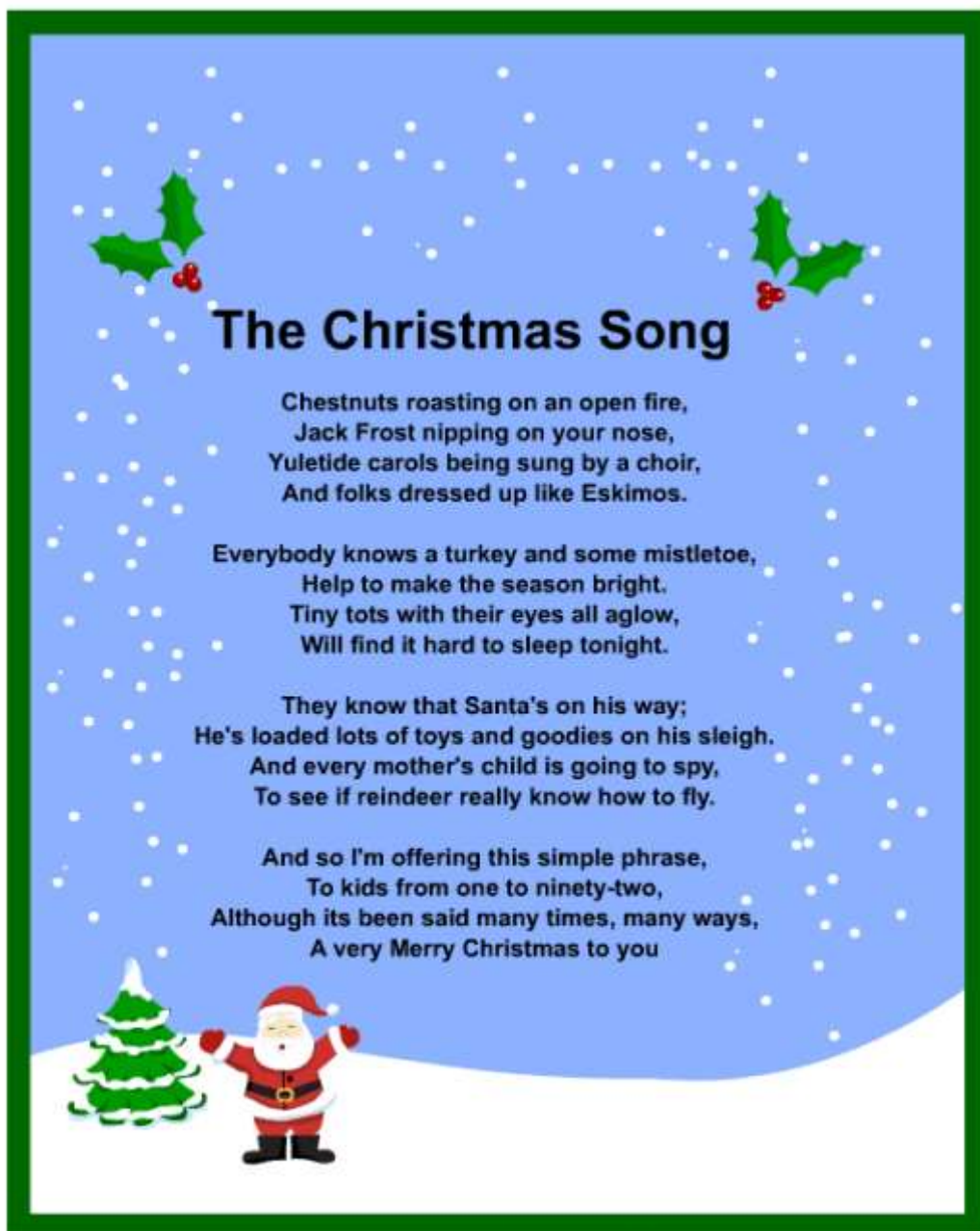
Date: _____

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	

HAPPY HOLIDAYS
FROM CARLLA, NANCY, ROBERT, RICK AND LAUREN



MAINTENANCE
Carlla van de Vyver

Maintenance Report for November
2015 Board Meeting

Tasks that have been completed:

- Lift Station 2, located on Outer Drive, is installed and operational.
- Two water leaks were repaired.
- Two new tires have been replaced on the trailer. Ball joints have been replaced.
- Repair of break connection on truck and gooseneck is completed.
- New Sewer line under Outer Drive is in place and road repaired.
- Sewer drains have been cleaned out in all areas of the park.

Task that are in the process of completion:

- New Flag Pole will be installed in December.
- The Spruce Street fence painting will be finished as weather permits.
- The Northwest perimeter fence has two sections that will be replaced in February/March 2016.
- A new roof cap on the maintenance building will be replaced as weather permits.
- Two new gate loops will be installed in December on east and west side to prevent gates opening incorrectly. (These are on the "in" gates).

- Water pressure testing continues.
- 3 trees will be removed near the #2 Lift Station for safety reasons.



MAINTENANCE TEAM

(541) 997-3583

Carlla van de Vyver, Park Operations Manager

Robert Aguilar—Days

Oscar (Rick) Ricker Weekend Days and Evenings

Lauren Hare Evenings

COMMUNITY CORNER**COAST CHAMBER ENSEMBLE CONCERT**

The Coast Chamber Ensemble will be presenting the Annual winter concert for Coast Village residents, their guests and CVPOC staff on Thursday, December 10, 2015 at 7:00 pm in the adult lounge; the Rose Room. This is our way of saying thank you to Coast Village for hosting our weekly rehearsals.

The evening's program will consist of mostly familiar Christmas Carols.

Please join us for this season of joy in music and stay following the concert for some social time and goodies and punch provided by the musicians!



COMMUNITY CORNER

DANGEROUS DRIVING

We have had reported that someone driving a gray or silver car is intimidating drivers who are using the speed limit. The report indicated that this person is swearing at, swerving around, and actually “bumping” someone’s car from behind. PLEASE, IF YOU KNOW WHO THIS IS, REPORT IT TO THE OFFICE IMMEDIATELY.

ACTIVITIES

Thank you to all the people who came to the Annual Thanksgiving Feast! Everyone seemed to enjoy the turkey, ham and trimmings! We served 62 people.

We are looking for volunteers to help coordinate the Christmas event. This will be a “Hors-d’oeuvre” party with a Chinese gift exchange. Limit on the gift is \$10.00. Bring your favorite goody to share with the group. Last year we had a lot of fun stealing gifts from one another!

Date: December 19th

Time: 4:00 p.m.

Place: Rose Room

Also we would appreciate help in decorating for Christmas including putting up the tree.



December 2015

Mon	Tue	Wed	Thu	Fri	Sat
		1 Brush Pickup 9 am Coast Chamber 5:00 - 7:00	2 Coast Chamber 1:00 - 3:00	3 Coast Chamber 3:00 - 5:00	4
6	7 Garbage Pickup 9 am	8 Brush Pickup 9 am Coast Chamber 5:00 - 7:00	9 Coast Chamber 1:00 - 3:00	10 ARC 4 pm Coast Chamber Ensemble Winter Concert 7 pm	11
13	14 Garbage Pickup 9 am	15 Brush Pickup 9 am	16	17 Coast Chamber Library Meeting 12:00 - 5:00	18
20	21 Garbage Pickup 9 am	22 Brush Pickup 9 am	23	24 Office will close at 12:00 p.m.	25 Christmas Day
27	28 Garbage Pickup 9 am	29 Brush Pickup 9 am	30	31	



HAPPY BIRTHDAY: Here's to celebrating YOU!!



Murl Long December 9th
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
George & Sandy Ansie December 18th
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.