

COAST VILLAGE REPORTER

FEBRUARY 2015

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

VOLUME 18 ISSUE 02

CVPOC

Board of Directors

2014-2015

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

FROM THE PRESIDENT'S CORNER

I don't know how many of Coast Village's owners read this newsletter, I like to think that all of you do, but I know from comments made that this isn't necessarily the case. At the January Board meeting we had four owner's in attendance. I and the Board assume that this is a good thing – in that if you were not happy with the way things were going you'd come to a meeting and let us know. I run an informal meeting. Those that come are allowed to ask questions and participate in discussions. As I have said – repeatedly – CVPOC is here to do your bidding. Part of this is in our charter to maintain the common areas in good repair. Another is through enforcement of the CC&Rs (not as easy as it sounds). At the November 2014 Board meeting the President was directed to contact our law firm of Vial Fotheringham and contract with them to revise our CC&Rs and Bylaws. Vial Fotheringham has indicated that they will do an initial revision of our governing documents. The primary task of this initial revision is to eliminate contradictions between our governing documents and to insure that these 18 year old CC&R's are in compliance with 2015 Federal, State and local statutes, laws, and ordinances. Once this is accomplished the documents will be given to CVPOC and we will start the process of making the changes germane to Coast Village in particular. Along the way I have been told by the Chairman of the Bylaws Committee that there will be numerous open meetings for members of Coast Village to attend and give your input.

Over the past 1 ½ years I have had both Directors and Members complain about some action that a past or current Board has made. I would remind everyone that CVPOC is here to serve you. The membership has insured that it has a voice in the operations of Coast Village. How you ask? Our Bylaws section 2.2, *Special Membership Meetings*.

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BOARD MEETING

Saturday, February 21, 2015
10:00 a.m. Rose Room

NEXT SCHEDULED BOARD MEETING

Saturday, March 21st.
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
Mon - Sun from 7am – 10pm

Available 24/7 for
park maintenance emergencies

Website:

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

NOTICES

- ♦ **Facility Hours:** Hours for the laundry room and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 7am-10pm.
- ♦ **Meter Reading:** Park electrical meters will be read this month beginning Wednesday, February 18, 2015.
- ♦ **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.

PRESIDENTS CORNER cont.:

*“A special meeting of the members shall be called by the President or the Board of Directors upon the vote for such a meeting by a majority of the Board of Directors or **upon receipt by the Board of Directors of a written request stating the specific purpose of the meeting, signed by at least fifty (50) members.**”*

But how do I get 50 members? Coast Village generates a membership directory – available to the membership. This directory contains the names, addresses, and phone numbers (for those who don't mind getting calls). If you know that there are like minded individuals who don't like a specific rule or regulation, etc. then see if you can get fifty members to sign a letter and the Board of Directors will set up a meeting. You vote and voila it is changed. **Please note:** this procedure can not be used to change the CC&Rs, or procedures that would fall within the purview of the CC&Rs (i.e., limiting rentals or 55+). The aforementioned changes would be brought up at the open meetings presented by the Bylaws Committee.

Last and then I'll get down from the box. I have noticed that there are a few individuals who have decided that the clubhouse parking lot is a bypass for the stop sign at the corner of Rhody Loop and Driftwood Drive. They are speeding through the parking lot and blowing through the south exit stop sign. If it continues, under CVPOC's Bylaws, section 5.9.a(2) I will provide for the safety of the membership by installing speed bumps at the entrances/exits of the clubhouse parking lot. I don't want to do this – please, don't force me to.

Robert Davidson
President, Coast Village

**REMINDER IF YOU HAVE NOT UPDATED YOUR LOT FILE TO
INCLUDE EMERGENCY CONTACT INFORMATION COME BY
THE OFFICE AND FILL OUT THE FORM.**



MAINTENANCE DEPARTMENT

We continue to upgrade the facilities here at Coast Village. The pool has been repaired and resurfaced with a gunite coating. I am happy to report that Emerald Pools didn't find any structural damage and none of the multitude of cracks were leaking. Further they found that the pool did not have any water built up under it at the time of the repair. So no more cracks, and we have a pool coating that should last for another 20 years.

It was reported last month that the Hwy 101 gate was being replaced, and it has. There is now a sliding gate and 4' walk-through gate on Hwy 101, and it is slated in green. We will look into getting all of the chain-link on Hwy 101 slated in the future.

We are well into having the floors in the clubhouse, laundry room, post office, and sauna being covered with a new floor coating.

We are working our way through Lot 75. A majority of the refuse on the lot has been removed. By direction of the Board we are looking into having a local excavating company remove the two structures. Once this is done we will level the lot and put in the required PUD electrical and the lot will go on the market.

Per direction of the Board, the Satellite Bath has been surveyed. The entrance to the path has been identified as a result.

We are working with Charter Cable to have the four lots that have cable run above ground – buried.

We continue to do the day to day operations of cleaning and repairing. Finally, as stated last month, we have had several very cold days and at least one freeze warning. If you are out of town and want your property monitored by the maintenance department call the office and have Judith or Carlla put in a maintenance request.

Robert Keith Davidson
Maintenance Manager

Maintenance Phone:
541-997-3583

Maintenance Staff

Dave Fast, Maintenance Lead
Pat Green Day Shift

Oscar (Rick) Ricker "B" Shift
Robert Aguilar "A" Shift

Recipe Corner:

Sauerkraut Soup

Ingredients:

1 (10.75 ounce) condensed cream of mushroom soup.
1 (10.75 ounce) condensed cream of chicken soup.
2 and 1/2 cups water
4 cups chicken broth
1 pound smoked sausage of your choice, sliced.
1/2 pound sauerkraut (2 cans drained and rinsed)
1 onion, finely diced
Sliced carrots (2 cups)
2 large potatoes, peeled and chunked
1 teaspoon dried dill weed
1 teaspoon minced garlic
Salt and pepper to taste



- 1. In a 4—to 6 qt slow cooker, blend the soups, water and chicken broth. Stir in sauerkraut, onion, carrots, potatoes and sausage. Add seasonings.**
- 2. Cover, and cook on high for 4 hours or low up to 8 hours. Taste and season with salt and pepper to your liking.**

ENJOY!!!!

This is an excellent, warming soup even if you are not a big fan of sauerkraut. Serve with a crusty bread for a complete dinner.



**TREASURER'S REPORT
JANUARY 17, 2015**

Ila Mae Robinson, Treasurer

BANK ACCOUNT BALANCES AS OF JANUARY 15, 2015:

Operation Fund:	\$ 81,221.33
Reserve Fund:	<u>\$124,972.12</u>
Total Funds in Bank:	\$206,013.45

Petty Cash:	\$ 200.00
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In December 2014 we received \$25,000.00 from Charter Cable for access to CVPOC Common Grounds.

My recommendation to the board is to move these funds as well as the funds in the Reserve (Money Market) Account to a higher interest bearing account than we are currently using. We are earning only .0600% interest on our Reserve Account at this time.

In the month of December/January we have collected \$7,160.00 in past due revenue, including the past due in repayment plans. All repayment plans are current.

Dues and Electric Past Due from Owners: Total \$9,832.24

- Account of \$886.60 is in repayment agreement.
- Account of \$3532.52 loan on property
- Account of 674.59 is in collections.
- Account of \$4,063.94. Owner is deceased, CVPOC is foreclosing.
- Account of \$674.59 is in collections.

All other past dues are in repayment contracts.



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



He is rich or poor according to what he is, not according to what he has.: Henry Ward Beecher

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	

If you have a rental unit and your tenants move out, please let the Coast Village office know so that we can update our “tenant rental” log. It also lets us know your unit is available to rent so we can forward that information and advise when we receive inquiry calls regarding rental availability.

THANK YOU.

ATTENTION ALL MEMBERS

The TV area is open for all members to come and enjoy. It is expected that everyone will conduct themselves in an orderly and adult fashion.

On the evening of the Ducks game there were two men who came in bringing a non-service animal and beer. When they were told they could not drink in the family area, they became verbally abusive to our staff and continued to drink and became loud and obnoxious, making it unpleasant for others who had come to watch the Ducks game.

This type of behavior will not be tolerated and in the future if staff requests visitors to leave and they do not cooperate, the police will be called to escort them out, Clubhouse privileges will be suspended and the access card to the clubhouse will be deactivated.

Anyone who witnesses such behavior should report it to the office or a member of the maintenance team. Maintaining a positive image for Coast Village is something we should all strive to do and your reporting conduct that is not acceptable is encouraged and confidential.

Two lots have sold since January 1st!!!!

WELCOME TO COAST VILLAGE

FEBRUARY 2015 Neighborhood Watch



Thank you to all the new volunteers for CVPOC's Neighborhood Watch program

Next Neighborhood Watch Meeting— Date & time to be announced.



What is Neighborhood Watch and how does it work?

Neighborhood Watch groups, the foundation of community crime prevention, were created to encourage citizen involvement in preventing residential crime. Involved neighbors report suspicious activities to the Lane County Sheriff's Office; members watch out for their neighbors either through observing from their homes or through patrols. Patrols may be foot patrols or vehicle patrols. Neighborhood Watch educates participants in the principles of deterrence, delay, and detection. The program depends on a communication network organized with three levels of participants - the resident, watch leaders, and the Sheriff's Office.

Neighborhood Watch is a proven crime-reduction program, and like any self-help program, its success depends upon you and your neighbor.

Neighborhood Watch does not condone vigilante actions. No one is asked to take personal risks.

Hard to believe it's February already! July is just around the corner really and there will be a change in Board of Director membership. Please give some thought about serving on the Board at Coast Village.

There are a lot of changes that have been made over the last two years. Positive Changes. We need good leadership going forward to keep Coast Village in good repair, in good financial status for making sure necessary upgrades are covered.

So once again, I encourage to you participate and think about serving on the Board of Directors. There will be four spots open in 2015.



COMMUNITY CORNER**THE IMPORTANT THINGS IN LIFE.**

A philosophy professor stood before his class with some items on the table in front of him. When the class began, wordlessly he picked up a very large and empty mayonnaise jar and proceeded to fill it with rocks, about 2 inches in diameter.

He then asked the students if the jar was full. They agreed that it was.

So the professor then picked up a box of pebbles and poured them into the jar. He shook the jar lightly. The pebbles, of course, rolled into the open areas between the rocks.

He then asked the students again if the jar was full. They agreed it was.

The professor picked up a box of sand and poured it into the jar. Of course, the sand filled up the remaining open areas of the jar.

He then asked once more if the jar was full. The students responded with a unanimous “Yes.”

“Now,” said the professor, “I want you to recognize that this jar represents your life. The rocks are the important things – your family, your partner, your health, your children – things that if everything else was lost and only they remained, your life would still be full. The pebbles are the other things that matter – like your job, your house, your car. The sand is everything else, the small stuff.”

“If you put the sand into the jar first,” he continued, “there is no room for the pebbles or the rocks. The same goes for your life. If you spend all your time and energy on the small stuff, you will never have room for the things that are important to you. Pay attention to the things that are critical to your happiness. Play with your children. Take your partner out dancing. There will always be time to go to work, clean the house, give a dinner party, or fix the disposal.”

“Take care of the rocks first – the things that really matter. Set your priorities. The rest is just sand.”



For Sale: 219 Azalea

One bedroom, One bath, Travel trailer with add –on .

Upgraded Electric. Contact Coast Village Office. \$59,000.00

Elizabeth Anderson is the new “official” Renter Committee Chairperson as well as Coast Village’s official “Welcome” person. Thank you for your service Elizabeth!! Elizabeth will be working with office personnel to keep rental files updated, to greet new tenants and make sure all the appropriate paperwork is filled out. If you are considering renting your property please check with her so the proper procedures can be followed.

FOUND

Two necklaces in the playground area. If these could be yours please come by the Coast Village office to describe what they look like and claim.

BOOKS AT THE POST OFFICE

Recently we had a donation of newer paperback books for the post-office reading area. Before we had a chance to clean out bookshelves and put the new books away, all three boxes of books disappeared.

The books that are donated are for everyone to read, however to take “ALL” of them is not okay. They are not donated for anyone to take for re-sale etc.

The books are for “everyone” NOT just one person. Please be considerate, take one or two home and enjoy them, then return it for another person’s pleasure.

Also we are currently looking for another bookcase to add, if you have one you would like to donate, please contact the office. Thank you.

February 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Garbage pickup Walk 10:30	3 Brush Pickup Knitting/2:00	4 Coast Chamber <u>1:00 - 3:00</u> Walk 10:30	5 Coast Chamber <u>3:00 - 5:00</u> ARC / <u>4:00</u> 5	6	7 Walk grp 10:30
8	9 Garbage Pickup Walk 10:30	10 Brush Pickup Knitting/2:00	11 Coast Chamber <u>1:00 - 3:00</u> Walk 10:30	12 Coast Chamber <u>3:00 - 5:00</u> ARC / <u>4:00</u>	13	14 Walk grp 10:30
15	16 Garbage Pickup Walk 10:30	17 Brush Pickup Knitting/ 2:00	18 Walk grp 10:30	19 <u>Bunco 6:00</u> Coast Chamber <u>3:00 5:00</u>	20 Work Shop <u>10:00</u>	21 Board Meeting <u>10:00</u> Walk grp 10:30
22	23 Garbage Pickup Walk 10:30	24 Brush Pickup Knitting/2:00	25 Coast Chamber <u>1:00 - 3:00</u> Walk 10:30	26 Coast Chamber <u>3:00 - 5:00</u> ARC / <u>4:00</u>	27	28 Walk grp 10:30

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

Jerry Lowe - February 4th.
 Corrine Wilson - February 8th.
 D.J. Forbes - February 13th.
 Larry Phillips - February 14th.
 Gloria Wood - February 17th.
 Diana Phillips - February 18th.



HAPPY ANNIVERSARY WISHES are going out to:

Guess cupid took the month off. There are no anniversaries for February.

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.

