

COAST VILLAGE REPORTER

JANUARY 2015

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

VOLUME 18 ISSUE 01

CVPOC

Board of Directors

2014-2015

Robert (Keith) Davidson

President (541) 590-0354

Roger Emigh (602) 625-0962

Vice President

Ila Mae Robinson (541) 997-2386

Treasurer

Secretary Vacant

Larry Ames (832) 600-1350

Director

David Wood (541) 626-1174

Director

Elizabeth Anderson (503) 899-5368

Director

Diana Wolf-Newman (503) 927-9315

Director

FROM THE PRESIDENT'S CORNER

It was just last month that I was thanking those for the Thanksgiving potluck and now I want to thank all of those who made the Christmas potluck a great success. It was quite the evening with the party overflowing the Rose room, and the gift exchange was the hit of the night with all the thefts of gifts back and forth. I hope your holiday season was joyous.

We are starting a new year with all the portent that is at the beginning of a journey. For those of us that joined the Board of Directors in July of 2013 our journey has another six months until it ends, and a new roster of volunteers steps forward to take our places.

We will continue to push forward with making Coast Village an extremely pleasant place to live.

Robert Davidson



BOARD MEETING

Saturday, January 17, 2015
10:00 a.m. Rose Room

NEXT SCHEDULED BOARD MEETING

Saturday, February 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 Monday January 19, 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.

Recipe Corner:

EASY OMG CHICKEN

4 boneless, skinless half chicken breasts
3/4 cup mayo or greek yogurt
1/2 cup shredded parm. Cheese
1-1/2 teasp season salt
1 teap garlic powder

Mix the mayo, cheese and seasonings together.
Spread mixture over chicken in pan (I spray pan with pam)
Bake at 375 for approx. 45 minutes.



(Note: I use my convection/toaster oven and bake for only 35 minutes)

You can also qtr a potato around the chicken if you like. Bake until potatoes fork easily.

Easy, healthy Turkey Stew

- **2- 10 ½ ounce cans low sodium, fat-free chicken broth**
- **14 ½ ounce no salt added chopped tomatoes, undrained**
- **1 cup sliced carrots**
- **1 cup sliced celery**
- **½ cup chopped onion**
- **1 garlic clove (minced)**
- **2 Tbsp no-salt-added tomato paste**
- **1 tsp dried basil**
- **¼ tsp pepper**
- **3 ½ cups chopped cooked turkey breast (skinned and cooked without salt)**
- **1 – 10 ounce package frozen green peas**

Directions:

- 1. Combine first 10 ingredients in a large pot. Bring to a boil, reduce heat, and simmer uncovered for 30 minutes. (Or add to a crock pot and cook on high for 1.5 hours.)**
- 2. Stir in turkey and peas, and then simmer for an additional 15 minutes.**



MAINTENANCE DEPARTMENT

The Maintenance Department has had a busy month of December and it will be continuing throughout the months that follow. As most of you know we had a plug in one of the sewer lines that caused the laundry room and post office to flood when we back-flushed the pool and when all of the washers were discharging. We had a plumber come out and it took three attempts at 120 feet each to clear the appropriate drain line.

The new sidewalk between the clubhouse and the laundry room and post office has been completed – no more walking out into the parking lot to go between buildings. Additionally, we had a pad poured by the office door so that individuals with motorized transportation devices can park or drive up, deposit materials in the mail slot and then turnaround and leave.

The front gate on Hwy 101 is contracted to be replaced with slatted chain link fencing. This will take place in the first half of January.

We have started work on renovating the clubhouse sauna. The old walls are down and have been recycled through Habitat for Humanity. We are rebuilding the walls with new cedar-planking on top of a plywood back-stop – smells great and it is much much brighter. We will be replacing the heater and lighting as well. If everything works out it should be operational this month.

The satellite bathroom is also slated to be renovated. We have done an initial evaluation and will work on getting it back online. Attached to this has been the removal of several dead or leaning trees. This removal will insure that those using the facilities in the future will not have a tree or limb drop on them through the roof.

We have also contracted with a plumber to meter the common area facilities for water usage.

The flag pole has been repaired, and the tree behind it has been trimmed to let the flag fly freely.

Again, and we will keep repeating it throughout the winter season – if you are out of town and wish to have your property monitored by the maintenance department call the office and have Judith or Carlla fill out a maintenance request, or pick one up at the office when you visit, or download one off the website.

All of us in the maintenance department wish you and yours a happy new year!!!

Robert Davidson

Maintenance Staff

Dave Fast, Maintenance Lead
Pat Green Day Shift

Oscar (Rick) Ricker “B” Shift
Robert Aguilar “A” Shift

Treasurers Report



December 22, 2014

TREASURERS REPORT

BANK ACCOUNT BALANCES AS OF December 22, 2014

Operating Fund Account:	\$ 85,906.20
Reserve Fund Account:	<u>\$118,535.78</u>
Total Funds in Bank:	\$204,441.98

Petty Cash Fund	200.00
-----------------	--------

In the month of December we have collected \$6,660.00 in past due revenue including past due in repayment plans. All repayment plans are current.

Dues and Electric Past Due from Owners:

Total \$8,640.53

- Account of \$830.44 is in repayment agreement.
- Account of \$3,160.73 Owner is deceased. CVPOC is foreclosing.
- Account of \$4,071.39 lean on property.
- Account of \$577.97 in collections

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.

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

CVPOC now owns lot #75 Outer Drive. It will be rehabbed and put up for sale.

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



Never be afraid to try something new. Remember, amateurs built the ark. Professionals built the Titanic.

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.

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

**** This side for
OFFICE USE
only ****

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

RESUME Month/Year	
JAN	
JAN	
FEB	
MAR	
APR	
MAY	
JUNE	
JULY	
AUG	
SEPT	
OCT	

BILLING DEPARTMENT FOR FEE WAIVER TO BE PROCESSED.

DEC

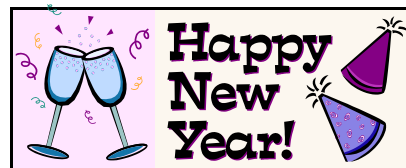
A SPECIAL THANK YOU TO ALL THE PEOPLE WHO BROUGHT GOODIES FOR THE STAFF. WE APPRECIATE THE CARDS, CAKES, COOKIES, CANDY, NUTS, ETC. OF COURSE WE WILL ALL BE ON A DIET COME JANUARY 1ST!!!! WE APPRECIATE WORKING FOR SUCH A GREAT GROUP OF PEOPLE!!!

A very special THANK YOU to Elizabeth Anderson, JJ Love, Cat Noorlander, Elsie McKean, Roger and Rachelle Emigh, Leroy Shotwell and everyone who made our 2014 Christmas Potluck such a special and enjoyable event.

We have some new residents at Coast Village and it's wonderful they are willing to participate in the planning and execution of fun events.

JJ Love will be hosting Bunco starting in January 15th at 6:00 PM in the Rose Room.

We hope that everyone at the "Village" will have a happy and prosperous New Year.

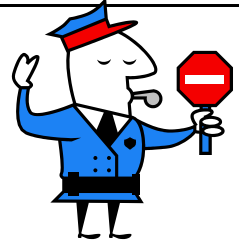


NOTE: Ever wonder what happened to that "left-over" ham bone?? There will be Ham and Potato Chowder in the Adult Lounge on New Years Day. Come up, watch some football and enjoy!!!

You have probably noticed the lovely holiday decorations that seem to magically appear overnight. These are due to the many wonderful volunteers who donated their time and talent to make the Rose Room and adjoining room so festive, not to mention the mailroom. And of course the outside decorations thanks to our hardworking maintenance team. Didn't you just love the candy cane gate arms. Those were their very own creations, plus the little wooden Christmas tree on the West side. So with much appreciation and gratitude, THANK YOU to:

Celeste Day, Sharon Geers, J.J. Love, Elsie McKean, Rebecca Weaver, Pat Rongey and of course Dave, Pat, Rick and Robert, our awesome maintenance team. If I've overlooked anyone my sincere apologies and please let me know.

GREAT JOB EVERYONE!

JANUARY 2015 Neighborhood Watch

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

Next Neighborhood Watch Meeting—January 2015—day to be announced.

LOOKING FOR A NEW NEIGHBORHOOD WATCH COORDINATOR, PLEASE CONTACT THE OFFICE IF YOU WOULD LIKE TO GET INVOLVED.

The holidays are a great opportunity to enjoy time with family and friends, celebrate life, to be grateful, and reflect on what's important. They are also a time to appreciate the gift of health. Here are some holiday tips to support your efforts for health and safety this season.

Wash your hands often.

Keeping hands clean is one of the most important steps you can take to avoid getting sick and spreading germs to others. Wash your hands with soap and clean running water, and rub them together for at least 20 seconds. Cover your mouth and nose with a tissue when you cough or sneeze. If you don't have tissue, cough or sneeze into your upper sleeve or elbow, not your hands.

[Cover Your Cough](#)

[Handwashing: Clean Hands Save Lives](#)

Stay warm.

Cold temperatures can cause serious health problems, especially in infants and older adults. Stay dry, and dress warmly in several layers.

STORIES FROM OUR RESIDENTS AT "THE VILLAGE"

A lovely young lady came in with a story for our newsletter this month. The following is her article! I hope you enjoy "the read" as much as I did!

THE CHRISTMAS POTLUCK, by Olivia Joy Miller

Hi, my name is Olivia Joy Miller
I live on Easy Street, and I am staying in my grandparents beach house.

I had lots of fun at the Christmas Potluck.

I'd like to thank Carlla for putting it on. Oh and I thank the other people who I didn't meet for helping Carlla put on the Potluck. I had lot's of tasty ham, mashed potatoes and treats.

At the potluck I made some friends: Ted, Elizabeth, Elsie and the Woods...oh, and Carlla!

And I would like to say something about each of my friends.

Ted was so funny, and did you know he has five pets? Elizabeth was so nice to give me that Ukulele. Elsie was so sweet (sorry my little sister took your tea pot Elsie).

Oh and the Woods, they were so funny, I like them! But they told me they have 3 mean dogs.

There was a Chinese gift exchange, now that was fun! It was all so fun!

HAPPY HOLIDAYS

NOTE: THIS EDITOR TYPED THIS AS IT WAS GIVEN. SO THE EDITOR WOULD ACTUALLY LIKE TO THANK ELIZABETH ANDERSON FOR CO-ORDINATING THIS YEARS CHRISTMAS PARTY (OF COURSE I

LIKED THAT OUR YOUNG FRIEND THOUGHT I DID IT !!!)
EVERYONE DID A GREAT JOB!!! I KNOW OUR FAMLY REAL-
LY HAD A GREAT TIME AND WE HOPE YOU DID TOO! AND A
SPECIAL THANK YOU TO "TED" FOR GIVING ME THE BIRD-
BATH AFTER ALL!



WELCOME TO NEW RESIDENTS/OWNERS AT COAST VILLAGE:

- ♦ The Love Family at 250 Horseshoe Bend
- ♦ The Noorlander Family, 199 Huckleberry
- ♦ The Singley Family at 150 Outer Drive
- ♦ The Tubesing Family at 186 Huckleberry
- ♦ The Master Family at 101 Manzanita
- ♦ The Smith Family at 261 Outer Drive
- ♦ The Lee Family at 129 Sailor
- ♦ The Ose Family at 154 Outer Drive
- ♦ The Renfro Family at 52 Outer Drive
- ♦ The Bess Family at 107 Manzanita
- ♦ The Franklin/Jones Family at 97 Outer Drive
- ♦ If we have missed anyone, please let us know.

Health Tips for the New Year

- Skip buffets. Make eating out a social event, not an all you can eat event!
- Grill, steam or bake instead of frying .
- Choose fruit for dessert .
- When eating out, share an entrée with a friend.
- Remove skin from chicken to lower the fat content.
- Replace sugar sweetened beverages with water and add a twist of lemon or lime.
- Instead of eating out, bring a healthy, low calorie lunch to work.

If any of our readers would like to submit an interesting story or an event in the Newsletter, please contact Carlla at the office.



JANUARY 2015

Su n	Mon	Tue	Wed	Thu	Fri	Sa t
				1 New Years Office Closed	2	3 Walk grp 10:30
4	5 Garbage Pickup Walk 10:30	6 Brush Pickup Knitting/2:00	7 Coast Cham- ber 1:00 - 3:00 Walk 10:30	8 Coast Chamber 3:00 - 5:00 ARC / 4:00	9	10 Walk grp 10:30
11	12 Garbage Pickup Walk 10:30	13 Brush Pickup	14 Walk grp 10:30	15 Bunco 6:00 Chamber 3:00 5:00	16 Work Shop 10:00	17 Board Meeting 10:00 Walk grp 10:30
18	19 Garbage Pickup Walk 10:30	20 Brush Pickup Knitting/2:00	21 Coast Chamber 1:00 - 3:00 Walk 10:30	22 Coast Chamber 3:00 - 5:00 ARC / 4:00	23	24 Walk grp 10:30
25	26 Garbage Pickup Walk 10:30	27 Brush Pickup Knitting/2:00	28 Walk 10:30	29	30	31

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

Shirley Shotwell - January 2nd.
Linn Duske - January 6th.
Gary Hunt - January 3rd.
Cecil Strader - January 11th.
Ed Johnson - January 20th.
Patty Hunt - January 21st.
Gerald Dukes - January 22nd.
Jan Yeaman - January 31st.
Joe Newman - January 31st.



HAPPY ANNIVERSARY WISHES are going out to:

Billy & Felina Clark - January 12th.
Gerald & Susan Dukes - January 31st.

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.

