

COAST VILLAGE REPORTER

February 2017

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 23 ISSUE 2

Board of Directors 2016-2017

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9am - 3pm

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Park Operations Manager:

Carlla Van de Vyver

POM@CVPOC.COM

Phone 360-521-8428

Maintenance Office:

(541) 997-3583

Hours of Operation

Maintenance staff on premises

Mon - Fri from 7am —4:30pm

Available 24/7 for

park maintenance emergencies

(360) 521-8428

Website:

www.coastvillageflorence.com

President's Rant:

The results of the vote on doing a major water project with the addition of water meters was passed by the membership and announced at the January 2017 BOD meeting.

The Operations Manager has been tasked with coordinating the project which will begin as soon as possible. As of this writing our water bill has increased over \$2000.00 in the last month which means we are in the midst of another water leak (or leaks). We are trying to locate any and all leaks to stop them immediately.

This increase in one month's water bill costs 50% of the increase in HOA fees of \$20.00 per lot which went into effect as of January 1st. The Association is working diligently to address these costs which impact the finances of the HOA.

I would ask everyone to stay aware of leaks that can be happening on your individual properties and if you find a leak address it immediately. What you may perceive as just a "small" leak can impact our water bill significantly.

Roger Emigh



Coast Village Board Meeting, February 18th, 10 am in the Rose Room

NOTICES

- ◆ **Facility Hours:** Hours for the laundry room, Satellite Bath and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 8 am-9:45 pm.
- ◆ **Meter Reading:** Park electrical meters will be read this month beginning Friday, February 17th, 2017.
- ◆ **Wi-Fi:** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- ◆ **HOLIDAY:** President's Day, February 20th, 2017, No Garbage pick up.
- ◆ 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 9:00 a.m. to 8:00 p.m.

RECIPE CORNER

Easy Shepherd's Pie

American favorite shepherd's pie recipe, casserole with ground beef, vegetables such as carrots, corn, and peas, topped with mashed potatoes.

Prep time: 15 minutes Cook time: 50 minutes Yield: Serves 4

INGREDIENTS

- 1 1/2 to 2 pounds potatoes (about 3 large potatoes), peeled and quartered
- 8 Tablespoons (1 stick) butter
- 1 medium onion, chopped (about 1 1/2 cups)
- 1-2 cups vegetables—diced carrots, corn, peas
- 1 1/2 lbs. ground round beef
- 1/2 cup beef broth
- 1 teaspoon Worcestershire sauce
- Salt, pepper, other seasonings of choice



METHOD

- 1 Boil the potatoes: Place the peeled and quartered potatoes in medium sized pot. Cover with at least an inch of cold water. Add a teaspoon of salt. Bring to a boil, reduce to a simmer, and cook until tender (about 20 minutes).
- 2 Sauté vegetables: While the potatoes are cooking, melt 4 tablespoons of the butter in a large sauté pan on medium heat. Add the chopped onions and cook until tender, about 6 to 10 minutes. If you are including vegetables, add them according to their cooking time. Carrots should be cooked with the onions, because they take as long to cook as the onions do. If you are including peas or corn, add them toward the end of the cooking of the onions, or after the meat starts to cook, as they take very little cooking time.
- 4 Add the ground beef, then Worcestershire sauce and broth: Add ground beef to the pan with the onions and vegetables. Cook until no longer pink. Season with salt and pepper. Add the Worcestershire sauce and beef broth. Bring the broth to a simmer and reduce heat to low. Cook uncovered for 10 minutes, adding more beef broth if necessary to keep the meat from drying out.
- 5 Mash the cooked potatoes: When the potatoes are done cooking (a fork can easily pierce), remove them from the pot and place them in a bowl with the remaining 4 Tbsp of butter. Mash with a fork or potato masher, and season with salt and pepper to taste.
- 6 Layer the meat mixture and mashed potatoes in a casserole dish: Preheat oven to 400°F. Spread the beef, onions, and vegetables (if using) in an even layer in a large baking dish (8x13 casserole). Spread the mashed potatoes over the top of the ground beef. Rough up the surface of the mashed potatoes with a fork so there are peaks that will get well browned. You can even use a fork to make creative designs in the mashed potatoes.
- 7 Bake in oven: Place in a 400°F oven and cook until browned and bubbling, about 30 minutes. If necessary, broil for the last few minutes to help the surface of the mashed potatoes brown.

Suggested variations:

Put a layer of creamed corn between the ground beef and the mashed potatoes. Sprinkle grated cheddar cheese over the top of the mashed potatoes before baking.

From the Park Operations Manager

Carlla.CVPOC@Qwestoffice.net

We have had four leaks on properties in January. Two leaks on individual lots and two at turnoff valves. The leaks are being addressed. One was a large leak under a doublewide from a burst pipe due to the cold weather. One was a small leak at a faucet. Our water bill for the month of December was \$10,322.77. It reduced by \$605.18 from November. Our water bill for January is \$12,390.04. This is once again an increase of \$2,067.27. It also shows how leaks (the four mentioned above) can be impacting our bottom line.

Water use from November to December at the clubhouse and laundry was: 1,428 cu. Feet. This was 0.02 percent of the water use in the park. Average use per lot was 253.15 cu. ft.

Over the next few months we will be implementing the change of water lines and adding water meters to each lot. Once our meters are in I will have staff read meters for two months which will allow each lot owner to have a better sense of how much water they are consuming. Hopefully this will encourage everyone to use water carefully. Because we do not get an individual water bill it can be somewhat easy to let the faucet run longer than it should or water excessively.

We lost over \$1000.00 worth of propane from our large pool propane tank in January. We had a bad valve in our line which was located and repaired. CVPOC owns the tank and line so there is no credit for the propane loss and we will be charged for the repair.

Our east side exit gate was repaired the week of the 16th after we had to keep it in the "up" position for nearly a week. Overhead Door came out and repaired it under warranty. If we have further problems with it they will replace the motor in the gate.

During our windstorm on the 18th Lot 50's back fence went down into Lot 30's greenbelt. Staff will be removing the debris and hauling to the dump. The lot owner has been advised and is unable to come to Florence until April. We will be charging Lot 50 for the time and dump fee.

We have had a sewer issue on Outer Drive on the east side. Staff will be digging out and clearing roots from that portion of the sewer line. At a later time in the year we will be doing some camera investigation at 3 places in the park for possible root issues. We will wait for drier weather.

I have notified three different lots in the park that we are receiving complaints about debris (boxes, garbage, etc.)

on the respective lots which are visible from the street. I have requested that the owners clean up their areas. The lots have complied, although one lot is still considered to be an eyesore by neighbors.

There is a continued issue on lot 121 with a pit bull that is small dog aggressive. I have suggested to other residents that they avoid walking their small dogs past this lot to avoid a possible conflict if the dog is out. This pit bull has already attacked and injured one dog. Currently the fee for dog off leash is \$10.00 I am requesting that the BOD levy a special fine as determined in the Rules and Regulations of a larger fine. The owner of the pit bull has been fined \$100.00 by the city. I have also requested that lot owners report to the police if they see this dog roaming without being on a leash. Because if no one is willing to press charges the Association's hands are tied.

We have been having issues with drivers trying to drive "around" speed bumps by driving off the street onto the sides and creating muddy holes. We have placed painted concrete blocks at the side of the roads in these areas. Wheelchairs can still safely pass but cars will hit the concrete blocks if they attempt to avoid the bumps. We have had a great deal of negative comments about the size of the bumps we used, but also reports of a positive impact to speeding vehicles. People have slowed down. We are still reviewing overall to see if there are any places we should add another bump and we do have some extra that we can utilize if needed.

This is the first month of the increased HOA fees for CVPOC. We have some who are on automatic payment and we have notified these lot owners that they need to increase their payment. I am not charging late fees for this first month. If they do not pay the additional \$20.00 by the 1st of Feb. I will assess fees.

Happy Valentine's Day to everyone from all of the staff at CVPOC.

hey you.

yes, you. stop being unhappy with yourself. you are perfect. stop wishing you looked like someone else or wishing people liked you as much as they like someone else. stop trying to get attention from those who hurt you. stop hating your body, your face, your personality, your quirks. love them. without those things you wouldn't be you. and why would you want to be anyone else? be confident with who you are. smile. it'll draw people in. if anyone hates on you because you are happy with yourself then you stick your middle finger in the air and say screw it. my happiness will not depend on others anymore. i'm happy because i love who i am. i love my flaws. i love my imperfections. they make me me. and 'me' is pretty amazing.

just-smileology.tumblr.com

CURB YOUR PETS

We are receiving multiple phone calls regarding dogs running loose in the park.

1. If you see a dog running loose and you do not know who it belongs to, you can call the city police or (Monday—Friday) call Code enforcement at : 541-902-2180.
2. If you see someone walking their dog and “not” picking up their waste, please notify the office. We are finding a lot of little (and some big) piles along the roadways. Please, pick up after your pet!
3. Please notify the office if you can identify the owner of a pet that is continually running loose. There is a fine if there are multiple complaints that can be verified.



FOR SALE AND OTHER ADVERTISEMENTS

For Rent: Lot 11 on the West Side. This is a lot to store a trailer etc. It is a storage lot only. The lot rents for \$50.00 per month. Contact the office for additional information.

If you would like to run an ad for something you want to sell, please let us know



NOTICE NEW E-MAIL ADDRESSES FOR THE OFFICE

PARK OPERATIONS MANAGER:
POM@CVPOC.COM

OFFICE: OFFICE@CVPOC.COM

CARLLA VANDEVYVER:
CARLLA@CVPOC.COM

NANCY BROCK: NANCY@CVPOC.COM

PHONE NUMBERS AND FAX NUMBERS REMAIN THE SAME AND ARE LISTED ON THE FRONT OF THE NEWSLETTER



TREASURERS REPORT**TREASURERS REPORT
JANUARY 2017
Scott Murray, Treasurer**

Bank Account Balances as of January 19, 2017

Operating Fund Account:	\$ 35,307.98
Reserve Fund Account:	\$ 76,453.54
TOTAL FUNDS IN BANK:	<u>\$111,761.52</u>
Petty Cash Fund	\$ 200.00

Past Due Over 90 Days: \$20,937.00

Currently the following lots are in foreclosure:

84 Manzanita
21 Sand Dollar
37 Easy Street

\$9,908.00 is the past due on 84 Manzanita and is included in the total of \$20,937.00 past due accounts listed. We are still waiting for this to go to auction.

The water bill was \$12,390.04 for the month of January. This is an average water bill and what we should expect each month. My hope is that the water project will pass so that going forward the high water bills we have experienced in the last few months will diminish. As you can see by our bank balances the \$20,000. and \$25,000.00 water bills we have experienced due to water leaks have impacted bank account funds significantly.

We are working hard on collecting past due accounts. Several are in collections and several are in repayment plans. We have liens on several properties as well. It is important that we are able to collect our HOA fees as these fees pay CVPOC expenses.

All A/P are current.
CVPOC has no long term debt.

THE CAT'S MEOW

There are many cats in Coast Village. Some of them are feral, some are owned and are considered inside/outside cats. Please be careful when driving through the park as they are often crossing the road. Keep your speed limit to 10mph at all times.

Currently we have a night bird that is hunting the park. He is a very large horned owl, and he is able to take small dogs or cats. Please keep your animals in at dusk and do not let them out before light. This will keep them safe. You may think your cat would fight off a bird of prey, but this owl has a wing span of several feet and he can and will take on a cat.

If you see a cat in the park that appears ill, please advise the office.

Remember to keep your cat's shots up to date and PLEASE SPAY OR NEUTER your kittens/cats. It is important we don't add to the population of cats with no home.

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	

Seasonal Affective Disorder (SAD). SAD is a type of depression that is related to changes in the seasons and may begin in the fall and continue into the winter months. It is normal to have some days when you feel down, but if you feel down for days at a time and you can't get motivated to do activities you normally enjoy, you should talk to your doctor. Your doctor may treat you with light therapy, psychotherapy and medications.

Fortunately most of us don't fall into the above serious major depression SAD. Mostly this yearly feeling is simply a case of winter blues, doldrums or a seasonal funk that is temporary and there are steps you can take to keep your mood and motivation steady. Here are some recommendations for steps that can help you manage those winter woes.

- Take care of yourself: Get enough rest and take time to relax. Exercise if you can. Make healthy choices for meals and snacks. Come to the Wed. morning coffee klatch at the Rose Room.
- Socialize: No cocooning. Make an effort to stay connected with people you enjoy.
- Music: Listen to music often every day, sing along if no one is listening and dance to the music if no one is watching. Come to the Rose Room and line dance on Tuesday and Thursday mornings for extra exercise.
- Walking: Get up and get out and walk. This is the easiest thing, but can be the hardest to do. It takes determination and discipline. Be consistent and walk some every day.
- Humor: Like the Bing Crosby song "Let a smile be your umbrella on a rainy, rainy day." We can all find something to laugh at. Turn off that cable news channel and talk to a real person and share a joke.

Would anyone but interested in starting a once a month "Saturday morning breakfast" - it would be a nice way to get together have a nice breakfast and enjoy each other's company. Let the office know.

NOTICE:

PLEASE CONTACT OUR OFFICE IF YOU HAVE NOT UPDATED YOUR EMERGENCY CONTACT INFORMATION.

WE HAVE HAD TWO ISSUES WITH OWNERS WHO HAVE FALLEN ILL WITH NO EMERGENCY CONTACT INFORMATION IN THEIR FILES.

IT IS YOUR RESPONSIBILITY TO LET US KNOW SO THAT YOUR HOMES, PETS, ETC. ARE PROTECTED IN CASE OF AN EMERGENCY.

THANK YOU,
CVPOC STAFF

MAINTENANCE

Carlla van de Vyver

Maintenance Report

4 Water leaks repaired
Sewer line cleared
General tasks completed
Moss removal from roads

Spring cleanup—just around the bend!

The water line replacement project will begin soon. Maintenance staff will be assisting with this project. If you have questions we are happy to assist. Please let us know.

If you see something you think needs to be addressed contact the office immediately. We are here to serve the community!



Carlla van de Vyver
Nancy Brock
Richard Barnard
Mikhail Renner
Dennis Barker
Sherryl Ball



MAINTENANCE TEAM

(541) 997-3583

Carlla van de Vyver, Park Operations Manager
Richard Barnard Lead —Days
Mikhail Renner—Days

Dennis Barker—Janitorial Monday thru Friday Evenings
Sherryl Ball—Janitorial Saturday and Sunday evenings

COMMUNITY CORNER

There is a lot of sickness in Florence Oregon and Coast Village these last few weeks. The Influenza type "A" is putting people in the hospital or in the bed! This office has been hit, with the Operations Manager out ill, the Administrative Assistant working even though she has been under the weather also. If you have had a need not met, we profoundly apologize for any inconvenience you may have had.

As my good Dr. Dodson advised me this week: Wash your hands, cover your cough, avoid crowds whenever possible. If you have not gotten your flu shot it's not too late! Protect yourselves.

+++++

There have been several reports of a white pickup seen in the Village with several men wandering around. If you see this vehicle parked along the street in the Village, please report it to staff immediately. The truck is white with a blue stain on the side of the bed. Let's keep our eyes open.

Currently there have been no reports of anyone missing anything but we need to be aware when vehicles are here for no apparent reason. Let's keep each other safe.

+++++

We have had a request for another "Everything to the Dump Day", we had one of these in November so it will probably be June before we do this again. If you have some like a mattress that you want to go to the dump and not wait, please notify the office and we can pick it up on a regular garbage day if you move it to the front of your lot with your garbage.

+++++

WANTED

We have a new committee being formed for Safety. If you would be interested in becoming a member of the Safety Committee please contact the office and we will have you fill out a Committee Member Request Form. The first meeting for this committee will be announced to anyone interested. The meeting will take place the week prior to the February BOD meeting.



February 2017

SUN	Mon	Tue	Wed	Thu	Fri	Sat
			1 OE Meeting 7:00 PM Coffee Klatch 10:00 AM	2	3	4
5	6 Garbage 9am	7 Brush Pick-up 9 am	8 OE Meeting 7:00 PM Coffee Klatch 10:00 AM	9 ARC Meeting 4pm	10	11
12	13 Garbage 9am	14 Brush Pick-up 9 am	15 OE Meeting 7:00 PM Coffee Klatch 10:00 AM	16	17	18 Board Meeting 10 am
19	20 President's Day No Garbage today	21 Garbage 9am	22 OE Meeting 7:00 PM Coffee Klatch 10:00 AM Brush Pick-up	23 GBC Meeting 3 pm ARC Meeting 4pm	24	25
26	27 Garbage 9am	28 Brush Pick-up 9 am				



HAPPY BIRTHDAY: Here's to celebrating YOU!!

Gerry Lowe February 4th
 Corrine Wilson February 8th
 Gloria Wood February 17th
 Diana Phillips February 18th



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 Nancy at 541-997-3312 or just stop by the office.