

COAST VILLAGE REPORTER

FEBRUARY 2018

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 24 ISSUE 2

Board of Directors 2017-2018

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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

Presidents Message:

What a great January here on the coast to get 2018 off and running, starting with such beautiful weather on New Years Day and ending with a total Lunar Eclipse over the ocean. In between, we had just enough rain to get all the greenery in Coast Village ready for the growing season (which looks to be starting the first week of February...)

We have an two openings on the Board of Directors that needs to be filled, this term runs until July 2019 and the deadline to submit your name for this is February 14th. Please consider joining the Board of Directors and helping us keep Coast Village such a great place to live.

Roger Emigh, President



Please remove everything from bags, otherwise the entire bag will be thrown out.



Anything that has been in contact with food is NOT recyclable!!!! Please remove bags from inside cardboard boxes.



Once again, nothing that has been in contact with food is recyclable!! Plastic bags are no longer acceptable.



All bad news here!!



Even though metal lids are technically recyclable, they get caught up in and damage the machinery. Please do NOT include them.



Glass needs to go into the glass bins. Water bottles and soda cans may be donated in the laundry 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.
- ◆ **Wi-Fi:** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- ◆ **BOARD MEMBER MEETING February 17th at 10:00 a.m.**
- ◆ The Dry Sauna is open—Hours 9:00 a.m. to 8:00 p.m.
- ◆ Please do not change settings on the TV with the remotes! Use them to turn on the TV and change channels only! The cost of a new remote = \$25.00!!

PARK OPERATIONS REPORT

Water: The water bill for the month of November was \$10,068.13. December is \$9,852.48. Part of this reduction is a lower residency, but much of it is the continuing water project which is reducing leaks and less outside watering of plants. The cost for December is in line with our normal usage this time of year.

Water Project: We have completed 76 water change-outs. Horseshoe Bend has been a difficult street to fix. Many of the saddles are in locations that were unexpected. The street is narrow and we only have metal plates to cover two locations at a time. With the delay in finding the saddles it has prolonged the time the street has been under construction. Weather has also been an issue. As we move forward our hope is that it will be a bit easier. We have done some cuts and have laid out lines in advance which will also help.

Garbage/Recycle Costs: There have been numerous suggestions from residents regarding our garbage service. It had been at least 3 years since I made a cost comparison and therefore I decided to make another one to have accurate information to give to anyone who asked.

Currently residents are still placing food type garbage in the recycle bins. We have identified two residents by their mail inside the garbage sacks. I will be notifying them by mail that they must not continue to place inappropriate items in the recycle or they will be fined.

The December newsletter spoke about placing garbage inside of cans instead of in a sack on the road. As a result I have had several residents come to the office to discuss this. People are somewhat upset that they cannot put a small sack out when they place it only on the morning of pickup. In speaking to the maintenance staff they informed me that it is actually easier and faster for them when the sacks are out instead of one sack inside a garbage can. Because people are fined if there is any scattering of debris, my opinion is to allow this to continue.

Currently the cost of our garbage which includes labor and allowance for gas and truck use, as well as our dump fees is approximately \$2,350.00 per month. This includes on average \$450.00 per month on recycle. The cost of having a garbage company pick up one can per lot, once per week is \$3,590.00 per month which would include the cost for recycle. We save \$1,240.00 per month or \$14,880.00 per year utilizing our own staff to perform garbage pickup.

A letter has been sent to Lot 229 regarding the disabled vehicle on their lot. They have been given 30 days to remove and/or repair the vehicle and license it.

Lot 108 Manzanita has been notified to remove their unlicensed, disabled van from the parking lot or I will have it towed. It has been here since November.

A letter was sent to the owner of 124 Sailor Lane regarding their renter parking on the neighbor's lot and a large container type trailer partially blocking the road and limiting parking on 124. This issue has been resolved and there is no longer a problem.

A letter was sent to the owner of 173 Knob Hill regarding the lot appearance. We have received no response at this date. The owner has died and the daughter has now taken over the property but has not been staying at Coast Village. I will send a follow-up letter to the daughter to see if the situation can be resolved without fines.

84 Manzanita: I recently received notice from Lane County that they were foreclosing on 84 Manzanita as of January. I reached out to our attorneys and they were unaware of the tax issue. We had paid one year's taxes previously to keep this out of Lane County foreclosure and I arranged with Lane County to pay the taxes to keep 84 from foreclosure. I have reached out to Vial Fotheringham with this new information. It is safe now from Lane County foreclosure.

Stolen Car: Lot 146 had their 1994 Ford Explorer stolen on January 4th 10:24 at night from their property. Our camera was able to capture the time but was unable to show who was driving. The car was locked, so it was broke into and rolled down the street then started in some way to allow the thief to drive away.

Greenbelts: We have had one issue with a new owner cutting into their greenbelt as well as a neighbors to replace a fence that was falling down. The BOD will address that in this meeting. Clarification is needed from the BOD regarding upkeep of existing fences and/or buildings that are already in the greenbelts.

We had a tree down at 130 Sailor during the last windstorm. It did minimal damage. We also had to secure a fence on Rhody Loop that was coming down.

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Operations Report cont.....

Pump Station #2: As reported in the January newsletter we had significant problems with the #2 Lift Station over Christmas. I brought in Ray Wells to lift the pumps which were locked up due to dog or protection pads being dumped in the sewer. The overload on the pumps caused the electrical panel to short out and it had to be replaced. It was necessary to bring a truck to pump out the holding tank. Maintenance staff was called in on Christmas Day to manually override the pumps until the electrical panel was replaced. We had a second problem in January on this pump station due to the damage from December and have had to replace the secondary pump which had failed.

We have removed the "no pet's allowed" sign from the laundry/post office. Many residents bring their small dogs with them while they do their laundry or walk them on leash to their mail box. Some residents respect the no pet sign and tie their dogs outside while they enter the building. I see no harm in people bringing their dogs in with them as long as they are leashed at all times. Currently it is confusing for some residents because some people take their dogs in. I cannot monitor this at all times. I think it would be appropriate to remove the sign and allow access. Current Oregon law allows for service dogs in any case and some of these dogs are registered service dogs. This would also stop confusion by new residents when they see someone in the post office or laundry with their dog and a no pets allowed sign.

Cameras: We are still experimenting with our trail cameras trying to have the correct angles, etc. to document traffic issues. Gene Vandervyver and Richard Franklin have been reviewing film this last week and we are documenting cars that are consistently not stopping at the stop sign exiting the park. I will be sending out letters once we have clearly identified the vehicles/drivers. After the first notification if the infraction continues I will come to the BOD with names and request that fines be assessed against those lots.

Pool: We have a total heat system failure at the pool. The pool is currently being cleaned to ready it for opening but we will have to replace our heating system. We can do this by replacing the same system or we can add a heat pump to reduce pool propane costs. Once I receive the bids I will take this to the BOD for approval. We also have had a main skimmer breakdown (used in cleaning the pool) this will have to be repaired before the pool can open.

Once again we are having some issues with people taking things from the Rose Room. This time it's paper towels. When we put up a new roll, someone is unrolling the roll and in just one evening a huge roll is left with only a few sheets of paper on it. Coast Village puts out paper

towels and cups, etc. for the use "in the Rose Room" these items are not for residents to take home for use.

Please, do not remove items from our kitchen for home use. All of Coast Village should not have to pay for your paper towels, toilet paper, etc. We have also had taken quite a few dish cloth/towels. We now only leave a limited supply and we will no longer be leaving paper towels available unless there is a specific event.

I received today a resignation of another BOD, Scott Murray. I want to thank him for his service to the BOD. He will be missed. This is also a reminder that we have sent out applications for the BOD to all owners. If you are interested, please submit your declaration before the 14th of February. We will be electing two new BOD.

Carlla van de Vyver
Operations Manager

**Roger is enjoying life!!!!
Happy "almost Spring"**





Fun night playing Bingo!!



Texas Hold-Em!!

Over the last two months several members of our Coast Village family have lost beloved pets.

Our deepest sympathy to all of you. To most of us our precious fur babies are members of our immediate family. Remember to grieve.

Rest in peace little ones—until we meet again.

CURB YOUR PETS

Remember—all dogs must be on leash if they are not confined in your house or your yard. Your dog may be harmless but someone else's might not be.

You may now take your dog with you in the laundry room however be sure your dog remains on leash.



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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



CC&R MEETING

THERE WILL BE A FEBRUARY CC&R MEETING—THE DATE WILL BE ANNOUNCED ON OUR WEBSITE SO WATCH FOR IT.

THIS MEETING IS OPEN TO OUR RESIDENTS

WE WILL BE MAKING CHANGES TO BE SUBMITTED TO THE ATTORNEYS FOR THEIR INPUT AND APPROVAL AND THEN MOVING FORWARD TO PASS THE NEW CC&R'S

PLEASE ATTEND IF YOU ARE INTERESTED.

TREASURERS REPORT

Bank Account Balances as of January 18, 2018

Operating Fund Account:	\$39,338.00
Reserve Fund Account:	\$69,086.05
Petty Cash Fund	\$ 200.00
TOTAL FUNDS IN BANK:	<u>\$108,624.05</u>

Dues and Past Dues from Owners: 84 Manzanita: The order of default has been entered and the attorneys are drafting the General Judgment of Foreclosure. We are expecting this to go through within the next 60 days.

253 Outer Drive has been foreclosed on by Lane County. This lot is in arrears \$5,483.99. We will take a loss on this property but as soon as the County completes the foreclosure process we will begin to receive HOA fees.

57 Outer Drive's HOA fees are now being paid by Lane County. Coast Village has taken a loss on \$2,904.44 in HOA fees for that property.

**I am requesting a transfer of funds as follows:
\$4,900.00 for the water project.**

**All accounts payable are current.
Scott Murray
Treasurer**

THE CAT'S MEOW

Today a resident came in to inform us that their cat has been either hit by a car or poisoned and had died. From the symptoms, I think it is possible that it ate something i.e. mouse or field rat that had been poisoned. Please, be careful about putting out poison for rodents. If the rodent is wandering around sick both birds of prey and cats can catch, ingest and then die of secondary poisoning.

The intersection at Sailor and Outer Drive has a stop sign—many of you are NOT stopping. Hopefully you did not hit her cat—but remember if there is a stop sign—STOP!!!!



Sweet Potato Shepherd's Pie:

1 sweet potato, raw sweet potato
1/8 tsp salt
1/8 tsp black pepper
1 tsp Olive Oil
1/2 cups Onions, chopped
2 cloves of garlic
1/2 medium green bell pepper
1/2 medium red bell pepper
1/2 whole yellow pepper
1 lb. ground lamb

Preheat oven to 400 degrees

Cut sweet potato into quarters, place in boiling water and add salt. Cook 10-12 minutes, drain and air dry. Mash. Season with salt and pepper, set aside.

Warm a large sauté pan over medium high heat. Add olive oil, onions, garlic, peppers and lamb. Sautee 5 minutes.

Fill a baking dish with high sides with lamb mixture, use a spatula to top and smooth out the mashed sweet potato. Cook for 45 minutes in oven.

Enjoy!



VOLUNTEERS NEEDED! WE WELCOME ANYONE WHO WOULD BE INTERESTED IN VOLUNTEERING FOR THE ACTIVITIES GROUP, GAME NIGHT PLANNING, CC&R COMMITTEE, ELECTIONS. IF YOU CAN'T VOLUNTEER THEN AT LEAST ATTEND



A SPECIAL THANK YOU TO ALL THE VOLUNTEERS WHO DECORATE, HELP WITH CLEANUP AT THE POTLUCKS AND ORGANIZE ACTIVITIES FOR COAST VILLAGE. YOU ARE ALL APPRECIATED!

IF YOU WOULD LIKE TO HELP, CONTACT NANCY AT THE OFFICE.

THE NEXT PLANNED EVENT WILL BE IN MARCH. DON'T FORGET GAME NIGHTS IN JANUARY—THE FLYERS ARE ATTACHED!

Maintenance

We no longer have regular weekend maintenance on site. We do have janitorial staff in the evenings.

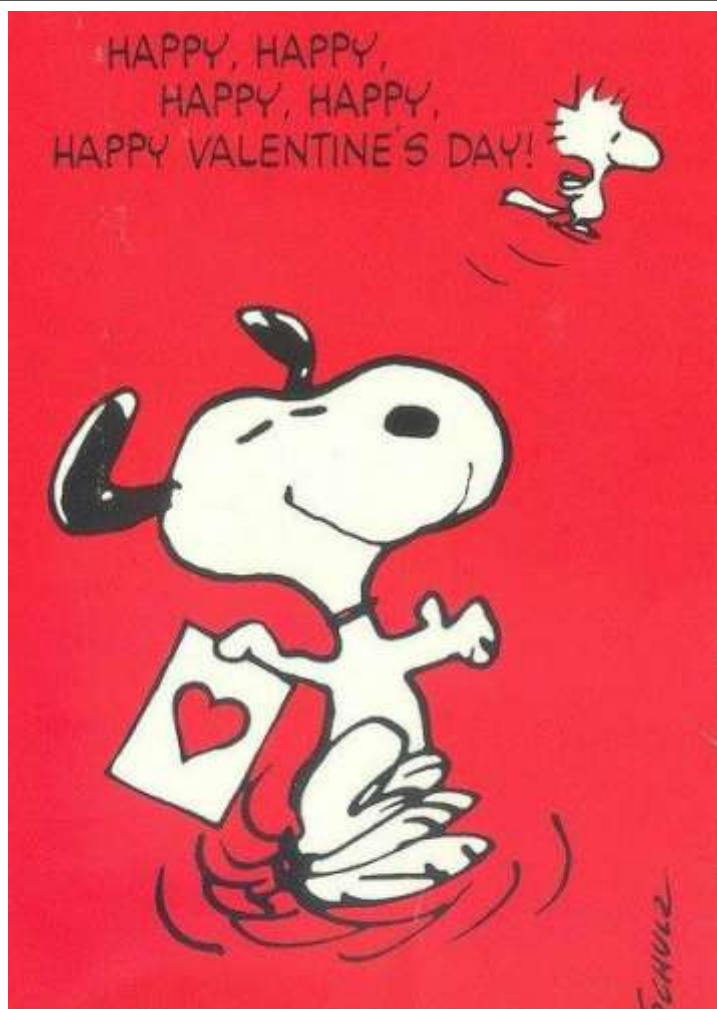
If you have an emergency maintenance issue on the weekends you may call the Park Manager at 360-521-8428 and we will do our best to assist you. If it can wait until Monday please call the office after 9:00 a.m.

If you are planning on a weekend visit and need your water turned on, please advise us during the week so the water can be turned on, Friday prior to your visit. If you do not notify us you may not have water for the weekend you are here, or you may be charged if maintenance has to be called in.

REMEMBER—YOU SHOULD HAVE YOUR GARBAGE CAN OUT ON THE CURB BY 9:00 A.M.

IT COSTS US ALL MONEY TO HAVE STAFF MAKE AN EXTRA TRIP AROUND THE PARK BECAUSE YOU "FORGOT".
THE BEAR PROOF CANS ARE FOR WEEKEND VISITORS WHO WILL BE GONE ON MONDAY. PLEASE DON'T USE IT AS YOUR "PERSONAL GARBAGE CAN".

PLEASE REMEMBER THAT GARBAGE DOES NOT BELONG IN THE "RECYCLE DUMPSTERS".



MAINTENANCE TEAM

(541) 997-3583

Carlla van de Vyver, Park Operations Manager

Mikhail Renner, Lead —Days

Richard Brown—Days

Dennis Barker—Janitorial Monday thru Friday & Sunday Evenings
Remember to call the Park Manager on weekends if there is an issue.
360-521-8428

COMMUNITY CORNER

Architectural Committee Tips

A reminder to everyone that if you are planning on making additions to your home or lot, you need to check with the Architectural Committee to see if you need to obtain a permit. Generally a permit is required if you are planning to add any type of addition that would change the coverage of the lot.

Remember you could receive a fine from the City if you build without appropriate authority.

The **Greenbelt Committee (GBC)** is here to help lot owners maintain and/or rehabilitate their greenbelt (that is required on both sides and the rear of each lot) by providing advice, labor, and in some cases plants that will work well to fill in a struggling greenbelt. If you would like some help, please contact the office or email cvgbc1@gmail.com. You can also contact Gene Vandervyver at Slager300@yahoo.com. Gene is the new Chairman of the Greenbelt Committee.

We try to have information on the reader board in the post office informing residents of important dates etc. Is there something you would like to see us add? Please come to the office and let us know.

A special thank you to Richard and Gene for reviewing hours of film at our traffic stops and listing all the people running stops signs in the park. If you are someone who does this, remember you are now on camera so when you come to a stop sign in the park "Stop", not a rolling stop but a real stop. Let's make traffic safety inside of Coast Village important. There are animals, people and other cars on the road. Please obey our speed limits and respect the stop signs.

February 2018

SUN	Mon	Tue	Wed	Thu	Fri	Sat
				1 Odd Thursday Game Night Rose Room 6:30 pm	2	3
4	5 Garbage 9 am	6 Brush 9 am Poetry Workshop 7-9pm Rose Room	7 Coffee Klatch 10 am	8 ARC 4 pm	9 Water Shut Off 8 am to 1pm	10
11	12 Garbage 9 am	13 Brush 9 am	14 Brush 9 am Coffee Klatch 10 am	15 Odd Thursday Game Night Rose Room 6:30 pm	16 Water Shut Off 8 am to 1pm	17 Board Meeting 10 am Rose Room
18	19 President's Day Holiday! No Garbage Pick -up	20 Garbage 9 am	21 Brush 9 am Coffee Klatch 10 am	22 GBC 3 pm ARC 4 pm	23 Water Shut Off 8 am to 1pm	24
25	26 Garbage 9 am	27 Brush 9 am Poetry Workshop 7-9pm Rose Room	28 Coffee Klatch 10 am			



HAPPY BIRTHDAY: Here's to celebrations!

Gerry Lowe
Corrine Wilson
Gloria Wood
Diana Phillips

February 4th
February 8th
February 17th
February 21st



An anniversary is a time to celebrate the joys of today, the memories of yesterday and the hopes of tomorrow.

No Anniversaries in February!

If you would like your birthday or anniversary added to our newsletter just let the office know.
You can call Nancy at 541-997-3312 or just stop by the office.



Florence February 2018 Events

Bingo Night at the Florence Elks Lodge

1686 12th St., Florence, Oregon 97439 (541) 997-2610

Ladies of Elks bingo night happens every

Tuesday at the Florence Elks Lodge. All are welcome. Early Session at 3:45 pm, late session 5:45 pm. Bring a first time player and receive a half-pack free.



Remember the races are coming again this year! Save your quarters and be prepared!

February 2018 Florence Events

Wallflowers & Wine

February 16, 2018 @ 6:30 PM - 9:30 PM

Florence Events Center

715 Quince Street, Florence, OR 97439

Join the Galleries at the Florence Events Center and Artist John Leasure as he once again brings his artistic talent and wit to the stage at the FEC for this ever popular social art class. This time we will be painting "Blossoms Blush." Artist John Leasure will guide you through the process of creating your own masterpiece. All supplies (paint, brushes, canvas) are provided. The Friends of the Events Center Gallery Committee will provide appetizers and one complimentary beverage from the bar for you to enjoy. Pavilion Catering will also join the fun with their selection of wine, beer and other beverages. No art or painting experience is needed! In fact, we encourage those who have never painted before to attend - you will amaze yourself at just what you can create at Wallflowers & Wine! Cost is \$45 each. Purchase your tickets now by calling the ticket office or purchase online - Don't wait as this event quickly sells out!



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C.R.O.W.'s Black & White Ball!

February 17, 2018 @ 6:30 PM - 10:00 PM

Three Rivers Casino, 5647 Hwy 126, Florence, OR 97439

Come one, come all to the Black and White Ball! A fundraiser to support youth arts programming and scholarships for kids, this event is the "DO NOT MISS" experience of 2018! Guests should wear black and white. Masquerade masks will be available for purchase, designed by a myriad of local artists. Live music by the stellar Pop Rocks of Eugene, frantic and fun Dessert Dash, Wine Spin, incredible Silent Auction, and some HUGE surprises! \$300 for a Table of 8, or \$40 per individual. Tickets include hot appetizers and 2 beer/wine drink tickets. For tickets, please follow this link: <https://www.crowkids.com/what-s-playing>



Mandy Harvey – A Seacoast Entertainment Concert

February 21, 2018 @ 7:00 PM - 9:30 PM

Florence Events Center



Singing without sound? Mandy Harvey is an award-winning jazz singer with an invisible disability. Having suffered profound hearing loss at the age of 18, Mandy's timing and pitch are perfect and her passion is tremendous! Music is her life and Mandy has a mission to encourage, inspire and assist others to break through their personal barriers. Her moving, mellifluous voice will astound you.

Indoor Yard Sale

February 24, 2018 @ 8:00 AM - 2:00 PM

Florence Events Center, 715 Quince Street, Florence, OR 97439



The Indoor Yard Sale is coming to the Florence Events Center on Saturday, February 24th from 8 am to 2 pm. Starting Monday, January 22nd at 8:30 am, applications to be part of the Friends of the Florence Events Center's annual indoor sale will be available for non-profit groups and individuals who wish to rent a booth space to display their goods. For those who do not have a garage, adequate parking or hard to find locations, this is a perfect solution to be part of this huge sale. Single booths and double spaces are available for a fee from \$35 to \$90 and there are discounts for non-profit groups. Space will be available until Thursday, February 22nd at 5 pm for any group or individual wishing to participate in the sale.

Tease Burlesque Revue

February 24, 2018 @ 7:00 PM - 9:30 PM

Florence Events Center, 715 Quince Street, Florence, OR 97439



Tease - Burlesque Revue, a classic Burlesque Show with a Twist is the #1 touring Burlesque production in the Pacific Northwest and it is now coming to Florence! These performers have been featured on America's Got Talent, in the film Burlesque: heart of the Glitter Tribe and headlining at Burlesque Festivals around the World from Dublin to Vienna to Jamaica and throughout North America. Selling out shows throughout 6 States, TEASE Burlesque Revue is inspired heavily by the entertainment capital of the World, Las Vegas. TEASE will leave everyone's jaws on the floor and the audience begging for more. Our cast is outstanding and all have traveled throughout North America, and Internationally, with their craft. If you've never been to a burlesque show in the past then this should be a DO NOT MISS event for you! As with all TEASE Burlesque Revue shows tickets sell quickly so do not delay in securing yours.