

COAST VILLAGE REPORTER

FEBRUARY 2014

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

VOLUME 17 ISSUE 02

CVPOC

Board of Directors

2013-2014

Robert (Keith) Davidson
President (541) 590-0354
Ila May Robinson (541) 997-2386
Vice President
Charlotte Frye (541) 997-1779
Secretary
Carlla van de Vyver (360) 521-8428
Treasurer
Garda Page (541) 746-0745
Director
Lois Hundtoft (406) 697-7339
Director
Pat Rongey (541) 603-5730
Director

BOARD MEETING

NEXT SCHEDULED BOARD MEETING MEETING

**Saturday, April 19, 2014
10 am Clubhouse Lounge**

**Business Office: (541) 997-3312
Available for general business
9 am to noon
1 pm to 3 pm M-F**

**Maintenance Office:
(541) 997-3583
Winter Hours
Maintenance staff on premises
M - F from 7am -10pm
Sat. & Sun from 7am -10pm
Available 24/7 for
park maintenance emergencies
(541) 997-3583**

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

FROM THE PRESIDENT'S CORNER

The Presidents Corner

Time is flying by. We had our first Quarterly Board Meeting on January 18th. At that meeting Garda Page was seated as a director of the Corporation. Also at that meeting, Ila Mae Robinson was nominated and unanimously voted into the position of Vice President. I know that both individuals will do an outstanding job.

At that meeting several motions were made to place before the membership amendments to the CC&Rs that would enable the Corporation to run more smoothly. Additionally, one motion for amendment was made at the direction of 63 members. This amendment was the change to the CC&Rs, Section 10.2, "Greenbelts". I've discussed this amendment many times over the past 6 months. For those of you who are hearing about the "Greenbelt" amendment for the first time it is currently sitting on the Coast Village website on the "Motions" page – accessible through the website's home page. As this is a hot topic, the Elections Committee plans on providing you the motion, an extensive explanation in "plain" English, and a few arguments in support and against the motion. **SO** if you would like to possibly get your opinion regarding this motion into print and out to the membership, send it to us by the 15th of February, and we'll select a few of each type to include with the ballot. Expect to see all of the aforementioned changes arrive in your mail late in February.

Fine implementation was discussed at the January Board Meeting. Again, as stated in past writings the new Rules and Regulations set up an extensive fine schedule. This schedule now covers the various types of violations to the CC&Rs and Rules and Regulations the Member can commit. As stated in the Rules and Regulations – fines are to be a last resort, and it is the intent of the Board of Directors to insure this is the case. As such, if you have a violation of either document, the Corporation will send you a letter informing you of the violation, the source document,

Continued on Page 5

NOTICES

- ◆ **Facility Hours:** Winter hours for the clubhouse, laundry room & mailroom are 7am-10pm.
- ◆ **Meter Reading:** Park electrical meters will be read this month beginning Monday, February 17th .
- ◆ **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.
- ◆ **Board Games:** There are new board games in the adult lounge. Please enjoy them, but leave them in the lounge. Taken items will not be replaced.

ACTIVITIES COMMITTEE NEWS

Committee members: Sharon Moores, Carlla van de Vyver, Judith Shotwell, Gene van de Vyver

Thank you for allowing us to serve you and provide activities that were enjoyed by many for the past year.

As posted in the post office we have canceled Bingo until further notice. Some of the people that were playing are away for the winter and we did not have enough attendance to continue at this time.

Remember there are new board games in the clubhouse for your playing pleasure.

Many are enjoying the cable we now have on the clubhouse TV.

There will be no potlucks planned by the Activities Committee until May. Currently we have many people away from the Village and planning and cleanup is too much for two people to do. If any of you would like to plan a potluck prior to May let Judith know at the office and the Committee will be happy to help.

UPCOMING EVENTS:

Bowling: Bowling starts on January 30th weekly on Thursdays at 1:00 p.m. Meet at the Bowling Alley. If you are interested please contact Judith at the CVPOC Office.

Remember, the Activity Board in your Post Office posts events for our village. We would welcome anyone that would like to host an event to let the office know. We will create the posters for your event if you like.

The scheduled Chili Cook-off and Super Bowl party is canceled due to lack of participation. Don't forget however, that we have cable in the Clubhouse and you are welcome to watch the Super Bowl there.

Recipe Corner:

Warming & Easy Creamy Veggie Soup:

1/3 t of cayenne pepper

1/2 cup onion

1 package frozen broccoli

1 package frozen cauliflower and carrots

4 cups chicken broth

2 cups milk

Bring the chicken broth and frozen veggies to a simmer until cooked.

Sautee the onion in 2 T olive oil or butter. Add 3 T flour to the pan and stir until slightly cooked, add 1 cup milk and stir until slightly thickened. Add thickened mixture to simmering chicken broth. Add additional cup of milk. Bring back to simmer.

Serve sprinkled with a little grated cheese of your choice.

Note: Looking for good recipes to share. If you have one you would like to share bring it or e-mail it to the office.



MAINTENANCE DEPARTMENT

January has been a busy month for the Maintenance Department. As mentioned by the President, when Monday is a holiday and the Florence dump is closed we will be switching the brush and garbage pickups so that brush is on Monday and garbage is on Tuesday. We will be testing this out on Monday the 17th as the dump is closed on President's Day.

Meters will be read on Monday the 17th of February.

We have re-roofed the storage shed behind the maintenance garage. We have cut back brush around the maintenance structures to insure the fire break. We have removed the old fireplace in front of the Maintenance Office. We have currently completed about two-thirds of a list of 60 items generated by the Maintenance Supervisor. You should start seeing improvements throughout the park. We installed the new signage at the front of the park – to include lighting. We are current working with Monster Security regarding the installation of the security system. We have finished receiving bids for the re-roofing and re-siding of the Clubhouse. A request for authorization to do this work will be sent out to the Membership at the same time the other materials requiring a vote are sent.

If you see something that you think needs maintenances' non-immediate attention contact the office and have Judith give the message to the Maintenance Supervisor. I'll get it on the list, in an appropriate spot, and insure it gets done.

Robert Davidson
Maintenance Supervisor



IN THE CLUBHOUSE

We have a new piece of exercise equipment in the Club House for your use. Thank you to Mary McGann's family for donating the new Gazelle. Remember that there is a TV with videos avail in front of the equipment—watch a movie while you work out!

I would ask that you do not “move” the equipment across the room. Moving the equipment could cause you an injury or damage the equipment.

A BELATED SPECIAL THANK YOU:

I know everyone at our Christmas Event enjoyed the wonderful music as performed by David Craddock. Thank you David! You made the event even more special.

Treasurers Report



BANK ACCOUNT BALANCES AS OF 1/27/2014

Operating Fund Account:	56,502.54
Reserve Fund Account:	241,645.85
Total Funds in Bank:	<u>298,148.39</u>
Petty Cash:	<u>200.00</u>

The total for Sewer Pump Station replacement in 2013 came to: \$69,764.00

As of 12/31/13, a total of \$18,080.00 has been transferred from the Reserve Account to the Operating Account for approved 5 year plan items as follows:

7,280.00	South side fence.
1,000.00	Improvements for security and repair at laundry and post office.
750.00	Laundry equipment replacement
2,800.00	Signage for East Side and West Side of park.

Currently we are in process of obtaining bids for the repair and replacement of the siding and the roof for the CVPOC Club house facilities. In February you will be receiving a ballot to vote and approve the repairs.

This need to repair the clubhouse requires the 5 year reserve budget to be adjusted. There will be a financial/budget committee meeting in February 2014 to develop a revised budget for the 5 year reserve account to be presented to the CVPOC Board.

Currently we are slightly above budget for the year in the Operating budgets in Maintenance (due to equipment replacement) and office supplies as we needed to upgrade the office supplies to meet needs. I am not requesting any adjustment to the Operations budget at this time.

Currently I am working with our accountant to add some accounting "sub" categories to better track expenditures for maintenance. We want to be able to apply costs to specific items. For example how much the clubhouse costs in maintenance, vs the post office, and what kind of costs, from supplies to actual repairs.

Water: Garda Page has developed a flow chart for water usage for Coast Village. This chart will better enable us to track water usage. A copy of the 2012/2013 Chart is attached.

Dues and Electric Past Due from Owners:

Currently CVPOC has repayment plans on Past Due of \$2,136.71. Repayment plans are up to date.

In collections \$1,188.02 - Owner in nursing care, Lien will be on property as of 2/30/2014.

Account of \$2,129.93 is in bankruptcy. CVPOC is listed as a creditor.

Income Property:

Keith Davidson is currently in negotiations with the city to allow CVPOC to rent two spaces on the west side owned by CVPOC for occupation with a temporary structure (travel trailer or 5th wheel).

Although the city does not allow us to put a permanent structure for occupation on these lots they could be rented for seasonal occupation if the city and CVPOC Board agrees.

Lot 261 will be re-listed for sale upon approval of the membership (ballot to go out in February). Note:

*According to the CC&R's no Asset with value of more than 10% of the Annual Budget can be sold without a vote of the members.

*We have one lot on the East side of CVPOC that with Board approval can be rented month to month until said property is sold. (Lot 261)

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

Fiscal year ending June 2013 Financial Statement is included with this Newsletter.

and then giving you 30 days to correct the violation. During this 30 days you are more than welcome to contact the Office and request a meeting with the Board of Directors to discuss the validity of the violation, and any alternative corrections you might wish to do. Should the Corporation not hear back from you, and you have not corrected the issue, the Corporation will then impose the appropriate fine(s).

In December, 2013, Larry Phillips resigned from the day to day direction of the maintenance operations. The Corporation owes Larry a very large Thank You for the time he has spent insuring the Park hasn't fallen into disrepair. As the Corporation Bylaws state the President of the Corporation has "general supervision, direction, and control of the business", I have taken over the position of Maintenance Supervisor. I currently have a large list of items that the Maintenance Staff is working through. I would ask each of you that if you see something that needs to be addressed by the Maintenance Staff that you call the office and have Judith pass it along to me, or e-mail the office and I will add it to the list.

Speaking of Maintenance – we recently lost RayLynn Berning as Associate Maintenance Supervisor. In the next few weeks we will be going to the Florence Resource Office to get a list of prospective applicants to fill the maintenance position. The Board of Directors and the Staff want to wish RayLynn all the best in her future endeavors.

Security – as you may or may not know we have been having our fair share of property theft in the Park. The Corporation is currently working with Monster Security to install a state-of-the-art security monitoring system. The system will use state of the art digital cameras, and cover the common area and the parks gates. One of the advantages of this new system over the older models is that the output of the cameras is not only recorded, but can be monitored over the internet.

Hardware is one thing, but neighbor presence is another. Since becoming President I have been looking for someone to take over the Neighborhood Watch program that was being run by Jodi Hawkins without success. If you would be interested in helping your neighbors and the Park by running this program please contact the Office and leaving your name and number. I promise I'll get back to you quickly. Cont. page 7.

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	

NEW THINGS TO LOOK FORWARD TO:

The signage is in place at the entrance to the East Side of Park. The new West Side entrance sign should be in place by the end of February. Thank you for all the positive comments regarding the new look. A huge thank you to Charlotte Frye for her design work on the signage.

LOST AND FOUND

We have items currently in our Lost and Found Box. They will be held until March 1st, then if not claimed will be donated to Goodwill.

Brown Purse	Wrap around sun glasses
Black zippered leather pouch	Bowl with rocks
2 pair reading glasses	Baby shoe with keys
DVD—Death at a Funeral (unopened)	Set of keys
Watches (3)	AARP key chain with key
Bracelet (silver with blue stones)	Disneyland “50” key chain with key
Round key chain w/GM key	
Small black coin purse	

FOR SALE

COAST VILLAGE LOGO SHIRTS \$15.00

6	Long sleeved T-shirt	Large
9	Long sleeved T-shirt	XLarge
10	Short sleeved T-shirt	XLarge
1	Short sleeved T-shirt	Large
3	Ladies T-shirts w/collars	Large
1	Ladies T-shirt w/collar	Med.

2005 17' Trail Lite “Bantam Flyer” Travel Trailer. Perfect for hunters and fishermen. \$8,000.00 or best offer.
Call 541-997-8269

IN THE NEWS

Pat Rongey, Celestine Day and Sharon Greers were featured in the newspaper because they have been tirelessly researching and compiling lists of who is buried where at DEADWOOD PIONEER CEMETERY and to locate grants to repair and place headstones or markers. Great job! The Deadwood Pioneer Cemetery Board is seeking new members. If you are interested please let Pat know.

REMEMBER: If you use Amerigas for your butane source to let them know you expect the “Coast Village Rate”. This could save you approx. 30—40% on your bill.

I have the list that Jodi passed to me of individuals that were attached to neighborhood watch. It's a starting point.

Staying with security – we are getting a great response to the Access Form that was mailed out with the new Rules and Regulations. We have been working through those returned updating our records, and deleting card numbers that are no longer associated with the Park.

Now to a couple of Apologies. The first is the confusion caused by the Calendar indicating that garbage pickup was on MLK day. Unfortunately the City of Florence lets their employees off that day, and the dump was closed. However, after talking to Staff here I was informed that the location that takes our brush is open 365 days a year. So in the future, regardless of what the newsletter's calendar says... If a Monday falls on a holiday in which the dump is closed, we will switch the brush and garbage pickup days (i.e. Brush on Monday and Garbage on Tuesday). Regardless, we will attempt to insure that the Newsletter Calendar is current and correct.

Next a few of you had your phone numbers listed in the directory that didn't want them published. I understand this was caused by the confusion of the previously used term, "Unavailable" rather than "Unlisted". In the future we will insure that if you do not wish to have your phone number listed we won't. Further, in the future you will see the term "Unlisted" to mean what it does in a phone book, or directory assistance.

Robert (Keith) Davidson
President

PASSINGS

We are saddened to report the passing of Warren Davidson. Warren was a very talented watercolor artist and his lovely works of art were on display at art shows and the Florence Events Center. Warren is survived by Caroline, his loving wife of 63 years, three sons; Warren, Richard and Dennis and their families. Our sincere sympathy to his family and friends.

Dean Cullop, 84, formerly of Florence (156 Outer Drive) passed away on January 10th. Dean was a member of Veterans of Foreign Wars, Elks Lodge and Florence Church of Christ. For many years he and his wife Louise lived in Coast Village before moving to Grants Pass in 2012. Louise preceded him in death. He is survived by a daughter Brenda, stepdaughter, Annette and their families. Our sympathies to his family and friends.

WITH APPRECIATION:

Diana Phillips recent surgery went well and "no cancer was detected". Thank you for your well wishes, cards and flowers. All was greatly appreciated!

BELATED NEWS:

Well, it looks like we missed some January birthdays and anniversaries. So even though we are late, "Happy Belated Birthday Wishes to:

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

Happy Belated Anniversary to: Billy and Felina Clark; Jan 12th and Gerald and Susan Dukes; Jan 31st.

Hope no one was forgotten this time. If you were left off of the list, please contact Judith at the office to make sure she has your information noted on her list.

FEB 2014

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
						1
2 SUPER BOWL SUNDAY	3 GARBAGE PICK UP	4 BRUSH PICK UP	5	6 CHAMBER ENSEMBLE 3:00 –5:00	7	8
9	10 GARBAGE PICK UP	11 BRUSH PICK UP	12 CHAMBER ENSEMBLE 3:00-5:00 FINANCE MEETING 1:00 PM	13 ARC MEETING 4PM CHAMBER ENSEMBLE 3:00 –5:00	14 VALENTINE'S DAY	15
16	17 ELECTRICAL METER READING BRUSH PICK UP	18 GARBAGE PICK UP	19	20 CHAMBER ENSEMBLE 3:00 –5:00	21 DEADLINE FOR NEWSLETTER	22
23	24 GARBAGE PICK UP	25 BRUSH PICK UP	26 CHAMBER ENSEMBLE 3:00-5:00	27 CHAMBER ENSEMBLE 3:00 –5:00 ARC MEETING 4PM	28	29



Happy Birthday to :
Jerry Lowe Feb 4th
Corrine Wilson Feb 8th
D.J. Forbes Feb 13th
Larry Phillips Feb 14th
Diana Phillips Feb 18th



If you have an event that you would like to advertise and/or have the Coast Village Membership attend; again, please let the office staff know and we'll be glad to include it in the *Coast Village Reporter*. Please note that cutoff for the newsletter is the 21st of the month.