COAST VILLAGE REPORTER

February 2016

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 22 ISSUE 2

CVPOC
Board of Directors
2014-2015

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BOARD MEETING

Board Meeting February 20th
10:00 a.m. Rose Room

Business Office: (541) 997-3312
Available for general business
9am - 3pm
Office staff: Nancy Brock
Park Operations Manager:
Carlla Van de Vyver
Carlla.cvpoc@qwestoffice.net
Phone 360-521-8428

Maintenance Office:
(541) 997-3583
Hours of Operation
Maintenance staff on premises
Mon - Sun from 7am –10pm

Available 24/7 for
park maintenance emergencies
(360) 521-8428

Website:
www.coastvillageflorence.com

"President's Rant"

Seems our Leader has gone fishing! Hope he brings back a nice fat steelhead and enjoys his week off!

ARC STUFF

Meeting held 1/14: (Roger, Noel, Gene, Glenn)

2- install new dwelling (motorhome), approved.

1- replace existing chain-link fence with 6' cedar fence. ARC approved and recommends board approval based on GB committee working with lot owner to minimize GB disruption and monitor GB replacement on each side of the new fence and between fence and road. The net result of this fence replacement will be significantly more GB down the property line between lots 1 and 2.

25- install new dwelling (park model), ARC changed to approved based on lot owner meeting side set-back requirement.

Keith Davidson has resigned from the committee, Ted Hocker replaces him.

NOTICES

- ***Facility Hours:*** Hours for the laundry room, Satellite Bath and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 7am-9:45pm.
- ***Meter Reading:*** Park electrical meters will be read this month beginning Friday, January 18, 2015.
- ***Wi-Fi:*** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- **Satellite TV** is now available for your enjoyment in the clubhouse. This is for everyone's use.
- 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 8:00 a.m. to 8:00 p.m.

Lot Owner: JoAnn Bryant
Address: 133 Driftwood Drive

For Sale: Origami 3 Shelf Unit; new in box, $60.00. Folds flat to store, takes seconds to open, has wheels. Will hold about 200 lbs. but unit is not heavy.
For Sale: Jay Magano hangers, will hold suits to tanks, 50 hangers for $25.00. Organize your closet.
Contact: Ann Bryant, 541.902.1953

Lot Owner: Dennis Barker 75 Outer Dr.
2008 Rockwood fifth-wheel. 30' with 1 slide. $14,500.00 Call 541-968-8613

DO YOU HAVE SOMETHING TO SELL? LET US KNOW AND WE WILL INCLUDE IT IN THE NEWSLETTER!

New Fee Schedule

Gate Access Cards $15 each
Gate Remote Openers $35 each
New Mailbox Lock plus 1 key $25 each
Commercial Gate Access Cards $25 each

An Illinois man left the snow-filled streets of Chicago for a vacation in Florida. His wife was on a business trip and was planning to meet him there the next day. When he reached his hotel, he decided to send his wife a quick email.
Unfortunately, when typing her address, he missed one letter and his note was directed instead to an elderly preacher's wife whose husband had passed away only the day before. When the grieving widow checked her email, she took one look at the monitor, let out a piercing scream, and fell to the floor in a dead faint.

At the sound, her family rushed into the room and saw this note on the screen:

Dearest Wife,
Just got checked in. Everything prepared for your arrival tomorrow.

P.S. Sure is hot down here.

From the Park Operations Manager

Carlla.CVPOC@Qwestoffice.net
Phone: 541-991-0762 (Cell)

Carlla van de Vyver
Park Operations Manager

Winter months are somewhat slower, with less residents in Coast Village. We are still removing a lot of brush on Tuesdays and although garbage pickups are less we are still hauling two loads at the very least to the landfill.
We have hired a second day person, Hector Castellanos and Robert and Hector are working well together to maintain the upkeep of the day to day maintenance of the park.
We have run into some problems in the removal and placement of the flag pole. The sewer and water pipes from the laundry are placed close to the surface and in the same area as the flag pole. When the old flag pole was placed they simply poured concrete in on top of the pipes without using a form to protect them, therefore when we removed the concrete it impacted the pipes. The new flag pole must be placed in the ground at a deeper level. Placing the flagpole in the same area will require cutting away part of the concrete porch of the laundry. The BOD have approved my request to move the flagpole across the parking lot to the empty area of grass. We will use a solar light for the pole at that location.

We are slowly moving away from park power. There have been a number of residents that have changed to PUD in the last few months. We now have only 24 residents left on our power. I know of 3 additional places that are planning to switch over the next couple of months. Currently we are paying a monthly fee for our transformers which translates into a new charge of 20.04 per month per 30 amp customer. With all of the changes it is apparent to me that we are possibly paying a monthly fee to PUD for transformers that are no longer attached to a residence. Some transformers may have multiple homes attached, some may not have any homes attached. I was going to wait to do a survey until after all park power was changed out, but I believe that we now may be paying for transformer usage unnecessarily. I will be moving forward and Keith Davidson is preparing a survey to make sure that we are not paying for transformers every month that are not being used. If that is the case I will work with Central Lincoln to reduce our monthly electric bill. This will also reduce the amount of the service charge to owners who are still on 30 amp power. Once the survey is complete and adjustments made at the PUD level you will see a difference on your bill. At this time the service charge will remain at $20.04.
Our water/sewer credit has been applied. The bill is appropriate for the amount of residents so I don't believe we have any leakage currently.
I am working on the Reserve Study which must be completed before June of 2016. I will be requesting that the Facilities Maintenance Committee work with the Financial Management Committee to review my findings so that I might enter data into the Reserve Study Data base before the end of our fiscal year. This will also assist in decision making by the Treasurer and BOD in creating an appropriate and accurate Reserve Budget.
It is time to work on the Policies and Procedures for CVPOC. I will be reviewing the current P&P and updating the documents. Then I will submit to the BOD for their review and approval and signature of the President of the Association.
There are several areas that need to be changed. Billing and Collections, Mopeds, Swimming, Board Actions, Garbage, Cards, Remotes, Arc (adding new forms) etc. Some things need to be updated due to a change in how we are doing things. Some things need to reflect new fee charges as per the Rules and Regulations.

Vial Fotheringham has sent out the Notice of Intent to Foreclose on 84 Manzanita Way, and we are awaiting the court now. I hope we will be able to take possession of this property by March.

The "Everything" Day for garbage was a success. We had a total of 4 full trailer loads that went to the dump. For those who needed assistance moving out a large appliance we charged for labor as well as a dump fee for refrigerators.

NOTE: THE CC&R COMMITTEE HAS BEEN HARD AT WORK REVIEWING AND UPDATING THE DOCUMENT.

WATCH FOR UPDATES ON WHEN OPEN MEETINGS WILL BE HELD FOR INPUT FROM OUR LOT OWNERS.

Recipe Corner:

Crock Pot Roasted Herbed Chicken with Lemon

Time on High: 3 to 4 hours; Time on Low: 7 to 8 hours. This recipe is sure to be a family favorite.

Ingredients

1 Whole chicken, 2 to 3 pounds
1/2 Lemon, cut into small wedges
2 Tablespoons fresh rosemary
10 Cloves garlic
1/4 Cup white wine or chicken broth
1 Small pat butter or margarine, melted
Small red potatoes, quantity as desired, cubed
Fresh green beans, quantity as desired
Salt and pepper, to taste

Instructions

Clean the chicken and pat dry.
Add chicken to the Crock-Pot® slow cooker.
Drizzle the chicken with butter and lemon juice from wedges; then rub with garlic and sprinkle with salt and pepper as desired.
Add the garlic, wine, and red potatoes.
Add the green beans on top of the potatoes and sprinkle the rosemary on top of the chicken and green beans.

Garnish the top of the chicken with lemon wedges, if desired.
Cover; cook on High 3 to 4 hours or on Low 7 to 8 hours.

TREASURERS REPORT

Scott Murray, Treasurer

January 15, 2016

BANK ACCOUNT BALANCES AS OF January 15, 2016

Operating Fund Account:	**$ 61,531.70**
Reserve Fund Account:	**$ 46,077.34**
Total Funds in Bank:	**$ 107,609.04**

Petty Cash Fund 200.00

I am requesting the BOD adjust the water/sewer budget. I want to increase it to $140,000.00 annually. This will reflect current costs to CVPOC for water, sewer and streets.

Our cost for the CC&R update was budgeted at $12,000.00. Invoicing from Vial Fotheringham for this work are above budget. We are working with the attorney to adjust these costs back to the bid amount. There have also been some additional attorney costs not reflected in the current budget. I will adjust and request appropriate funding after the CC&R costs are finalized.

Dues and Electric Past Due from Owners:

Total $ 7,639.16

Account of $ 7,018.84 Owner is deceased. CVPOC is foreclosing.
Account of $ 925.00 Repayment Contract in place.
Account of $ 465.78 Repayment Contract in place.
Account of $ 1,407.00 Repayment Contract in place.

All accounts payable are correct and up to date.

IT'S A DOG EAT DOG WORLD

Don't forget that there is no "flea season" here at the coast! Be sure and watch out for itchy skin and keep up with flea treatment for your animals. Fleas also bring worms so watch for any sign on your pet bottoms!

We are still having some problems with people not picking up after their pets. We have had several complaints of pet litter on the path by the Satellite bath. Always take a doggie bag with you on your walks.

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 _____ (Date) until _____ (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.

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

COMMUNITY CORNER

Dragon and the Night Queen Ballet

Calendar Date:

Saturday, February 20, 2016 - 7:00pm

On February 20, 2016, Ballet Fantastique brings the premiere of Dragon and the Night Queen: Celtic Stories, which forges a new and dramatic retelling of ancient Irish legends in a vivid exploration of choreography and dance filled with riotous spirit. Violinist Cullen Vance and the Gerry Rempel Ensemble provide the exuberant live accompaniment. Presented by SEACoast Entertainment.

Brick Walk Campaign

Support the FEC-- Buy a Brick!

The campaign to expand the brick walk in front of the FEC is now underway and it will continue until the available space is filled. Volunteers are contacting local residents and businesses to ask for their participation in the project. You can purchase a new brick for $100 and all members of the community are encouraged to get involved. Funds raised will be used primarily for equipment upgrades at the FEC.

The commemorative brick walk at the Florence Events Center was part of the facility's original fundraising campaign when the building was constructed in 1996. Today Friends of Florence Events Center are reactivating the brick campaign with two goals in mind: to refurbish the existing bricks that have deteriorated in recent years; **and to expand the walkway** area with new bricks. There are close to 600 bricks on the existing walk, with ample room available for another 600.

Continued on page 9

MAINTENANCE
Carlla van de Vyver

TASKS COMPLETED:

- New one-way sign at the end of Azalea to prevent drivers turning left from the parking area.
- Removal of Christmas lights
- Change Gate Codes
- Refurb of swimming pool fence. All rust removed and repainted. Old prongs removed from top.
- Protection of storm drain on Outer, posts put in, rock put down. Drain hole was a safety hazard.
- Brush trimming along roadways
- New door handle between laundry room and post office.
- Water turnoff valve replaced on #25
- 30 Amp box removed on #25 and # 97
- Pool cleaned, pool system cleaned.
- New loops and key pad for the in gates west and east sides.
- Trees removed at #2 Lift Station
- Trimming of brush around power pole for street light on Rhody Loop.
- Dead trees removed from Satellite Bath trail.
- Tree removal on Lot #12
- New night light on Chemical Shed
- Repair of two washers in laundry and one dryer
- Repair of trailer dump electrical

NOTE: THERE IS A PILE OF FREE FIREWOOD AT THE SATELLITE BATH. HELP YOURSELVES.

TASKS TO BE COMPLETED:

- Installation of new flag pole
- Roof cap on maintenance shop
- Finish painting on Spruce Street fence
- Painting laundry room
- Shampoo carpet in Adult Lounge
- Complete painting of fence in garden area
- Cleanup of garden area

MAINTENANCE TEAM
(541) 997-3583
Carlla van de Vyver, Park Operations Manager
Hector Castellanos—Days
Robert Aguilar—Days
Oscar (Rick) Ricker Weekend Days and Evenings
Lauren Hare Evenings

COMMUNITY CORNER

"Sponsoring a commemorative brick is an easy, cost effective way for individuals and businesses to participate in supporting the Events Center," says director Kevin Rhodes. "People can purchase a brick to pay tribute to their own family, honor a friend or loved one, or celebrate the life of someone who has passed on. It's also a great way for businesses to show their civic pride."

For the Love of Animals

Date: Friday, February 12, 2016 - 10:00am

A reception for the artists will be held on Friday, February 12th, from 10:00 a.m. – 2:00 p.m. All proceeds from this reception will be donated to the Florence Area Humane Society. At the reception, guests can buy raffle tickets to win a voucher for a portrait of their pet to be painted by well-known local artist John Leasure. The drawing will be held at 2:00 p.m.
A Valentine themed pet photo booth will also be available at the reception for guests to have photos taken of their pets. Family members can be in the photo, too. Photos will be available within minutes. Complimentary refreshments will be served to delight pet owners and their pets. A donation bin will be available for donations of pet food to be delivered to FAHS.

Love Gone Bad You Done Me Wrong

Date: February 20 @ 6:00 pm - 8:00 pm

Open mike for anyone who wants to explain how you've been done wrong; with poetry or song (original). Dress like your heart has been broken in a million pieces (or not). No laughter, smiling, or happy dances allowed! $10.00 admission to support the "Give Youth a Voice" program. Prizes for the most pathetic heart-broken sap there, as judged by everyone in attendance. Bring lots of friends to vote for you. Provided: lite refreshments, beverages, microphone, and lots of empathy for your sad, pathetic story (as told in poems or songs.) Tickets and sign up for Poetry/song performance at FRAA Art Center- 120 Maple St. For more information: 503-910-3625 (Bettie)

Details: February 20, 2016 **Time:** 6:00 pm - 8:00 pm

Florence First Friday

First Friday shops and restaurants are ready for you every month on the first Friday from 5:00pm – 8:00pm in Historic Old Town and Antique District. As the sun sets in the magic hour, the reflections on the waters of the Siuslaw River calmly bring you into the evening hours, and you'll enjoy shopping and dining in the many fine stores and restaurants in Historic Old Town Florence and the Antique District.

COMMUNITY CORNER

C.R.O.W.'s Share Your Heart

Date: Saturday, February 13, 2016 - 6:30pm

“Have you ever had a really big dream?” asks C.R.O.W. Artistic Director and Founder, Melanie Heard. “A dream that you know is doable, but nevertheless you’re feeling a rare combination of excited and terrified at the same time?”

On Friday, February 13 at 6:30 p.m. C.R.O.W. (Children’s Repertory of OR Workshops) will present an incredible opportunity for the Florence community to become personally involved in building the dreams of local kids. “Share Your Heart” is a fundraising party like nothing you’ve ever attended, designed to raise funds for the 501(c) 3’s biggest and most important dream to date.

Reservations are required for this event. Single tickets for adults are $40 and children's tickets are $25. A full table of 8 can be purchased for $300. Tickets include wine (adults only) and hot hors d’oeuvres, as well as a chance to bid on the amazing baskets, prizes, and desserts up for grabs. For tickets please call the Florence Events Center at (541) 997-1994, or click on the Purchase Tickets button on this site.

In spring of 2015, an investor temporarily secured C.R.O.W.'s new home, located at 3120 Hwy 101 in Florence. This generous gesture allowed C.R.O.W. to begin renovations on the facility, with hopes of opening its doors to permanent, high-quality arts instruction for local children. C.R.O.W. is actively writing grants and reaching out to the community at large, in hopes that they can raise $220,000 in time to permanently secure the building. But the sand is slipping through the hourglass, and C.R.O.W. needs your help to make many children's dreams come true.

Artistic Director, Melanie Heard says, “Please join us for this celebration of how the arts can make a difference in the life of a child. Share your heart and we promise to melt yours." C.R.O.W. is a 501(c) (3) non-profit organization. Donations are tax-deductible. For more information on the C.R.O.W. program, please visit www.crowkids.com.

Open mike for anyone who wants to explain how you’ve been done wrong; with poetry or song (original). Dress like your heart has been broken in a million pieces (or not). No laughter, smiling, or happy dances allowed! $10.00 admission to support the “Give Youth a Voice” program. Prizes for the most pathetic heart-broken sap there, as judged by everyone in attendance. Bring lots of friends to vote for you. Provided: lite refreshments, beverages, microphone, and lots of empathy for your sad, pathetic story (as told in poems or songs.) Tickets and sign up for Poetry/song performance at FRAA Art Center- 120 Maple St. For more information: 503-910-3625 (Bettie)

Feb r u a r y 2016

	Mon	Tue	Wed	Thu	Fri	Sat
	1 **Constitution Day**	**2** **Groundhog Day**	**3**	4	**5**	**6**
7	**8** **Garbage Pickup 9 am**	**9** **Brush Pickup 9 am**	**10** **Ash Wednesday**	**11** Coast Chamber 3:00—5:00 Greenbelt Committee Meeting 2:30-4 pm ARC 4 pm	**12**	**13**
14 **Valentine's Day**	**15** **President's Day** Lane County Disposal Closed	**16** **Garbage Pickup 9 am**	**17** **Brush Pickup 9 am** **Coast Chamber 1:00 - 3:00**	**18** Coast Chamber 3:00—5:00	**19**	**20** **Board Meeting 10 am Rose Room**
21	**22** **Garbage Pickup 9 am**	**23** **Brush Pickup 9 am**	**24** **Flag Day**	**25** **Coast Chamber 3:00—5:00** Greenbelt Committee Meeting 2:30-4 pm ARC 4 pm	**26**	**27**
28	**29** **Garbage Pickup 9 am**	**30** **Brush Pickup 9 am**	**31** **Coast Chamber 1:00 - 3:00**			

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.