

COAST VILLAGE REPORTER

January 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 1

Board of Directors 2016-2017

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remigh@gmail.com

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donna@cvpoc.com

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larry@cvpoc.com

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pat@cvpoc.com

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Available for general business
9am - 3pm

Office staff: Nancy Brock
Park Operations Manager:
Carla 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:

Merry New Year! As we bid a fond farewell to 2016 and charge boldly into 2017, please remember to vote on the Water System Repair. Just a reminder, this will be funded out of our Reserve Account (which gets \$25 each month from each lot's dues) so no extra money is required from lot owners.

As for the new speed bumps, I hope everyone is enjoying them...or at least getting used to them. Please remember that the lot owners voted to install them during July's Membership meeting, also voting to form a committee of lot owners to figure out the details and after completing their work, they 'instructed' the Board of Directors, who approved and then carried out the wishes of the Membership. There are several yet to be deployed, so we continue to watch traffic flow and speeds. Feedback on how they are working is going to be helpful, please provide that to the CV Office, and then the Membership meeting next July will be the appropriate time to discuss how they are working overall.

Roger Emigh



Coast Village Board Meeting, January 21st, 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, January 20, 2017.
- ♦ **Wi-Fi:** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- ♦ **HOLIDAY CLOSURE:** The office will be closed on Monday, January 2, 2017 in observance of the New Years Day.
- ♦ 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.

Light and Creamy and “Wonderful” Tomato Soup

Ingredients

- 1 tbsp organic canola oil
- 1.5 cups chopped red onion
- 1/2 tsp ground cumin
- 3/8 tsp salt
- 1/4 tsp hot smoked paprika
- 4 minced garlic cloves
- 28 oz can diced unsalted tomatoes
- 1/2 to 1 cup vegetable or chicken stock (depending on how thick you like your soups)
- 1/4 cup whole milk
- optional: fresh parsley, shaved parmesan cheese, and black pepper for garnish

Directions

1. Heat a medium saucepan over medium heat. Add 1 tbsp canola oil, add 1.5 cups chopped red onion, 1/2 tsp ground cumin, 3/8 tsp salt, 1/4 tsp hot smoked paprika to the pan, cook 8 minutes, stirring. Increase heat to medium high.
2. Add 4 minced garlic cloves, sauté 1 min.
3. Add 28 oz can diced tomatoes, undrained, and 1/2 cup vegetable stock (add more if you want a thinner soup). Bring to a boil. Reduce heat, simmer 15 min.
4. Remove from heat, stir in 1/4 cup whole milk.

Use an immersion blender to blend the soup to the consistency you like. Optional: top with fresh parsley, shaved parmesan cheese, and black pepper.

This is great served with some goat cheese crostini or grilled cheese sandwiches.



From the Park Operations Manager

Carlla.CVPOC@Qwestoffice.net

I encourage everyone who has “not” voted on the water upgrade to vote. Remember, the funds for this project will be coming from the Reserve Fund. There will be no “extra” charge to lot owners.

I have received numerous calls and e-mails regarding the speed bumps. Please remember this project was voted in at the annual meeting and although the BOD welcomes your input, rather we should have them or not—needs to be discussed at the next Annual meeting. One thing to keep in mind, since they have been installed the speed within the park has slowed down. People are stopping are at least “almost” stopping at the stop signs.

If you would like to see a speed bump added in an area that the Committee missed you can make a request at the office and it will be forwarded on to the BOD for the January meeting.

Two properties in the Village have become rentals. That adds our total of full time occupants to 168.

A reminder that the dues starting in January are \$175.00 per month. That means if you are on a repayment plan you will have to pay the new HOA fee as well as the agreed upon back payment plan. If you have any questions please contact Carlla at the office.

There are two garden boxes available if anyone would enjoy having a box to grow some veggies in this spring. Stop by the office if you are interested. You will be expected to keep your boxes weeded and watered. You will also be expected to clean them out appropriately in the fall.

A group gets together to line dance on Tuesdays and Thursdays. Stop by, everyone is welcome.

There are many new owners at Coast Village. We welcome them. Our hope is that they will become involved and interested in the Association. I encourage all new owners to attend Board meetings and learn more about our community and opportunities to volunteer.

A reminder that as the season gets colder if you have irrigation systems in your yard make sure they are turned off and your outside hoses are disconnected from faucets.

Some interesting information regarding Food Share crossed my desk and I thought I would share it with you.

First of all, thank you and your friends that donate to Food Share in Florence.

Here are some facts you may not know;

1. An average of 25% of Food Share users are under the age of 18, 28% are seniors, many of whom are on fixed income.
2. Food Share has 125 volunteers that donate their time to help the less fortunate.
3. Cash donations are the number one most effective way of providing help to those in need. For every dollar Food Share is able to purchase 65 pounds of food.

If you use Food Share, and you have a dollar to spare, donate it when you go in to get your food and you will be helping to purchase the 65 lbs. of food that will help another person, family or child avoid hunger.

Lastly, I wish to thank all of the people who live in Coast Village for their patience and kindness. A special thank you to the folks who brought wonderful Christmas goodies to the office. We enjoyed the candy and cookies!

And last of all, a reminder that the new 2017 gate codes will be on the “log-on” section of the web page. Only owners have access.

Happy New Year to everyone from all of the staff at CVPOC.



Recipe for a Happy New Year. Anonymous

Take twelve fine, full-grown months; see that these are thoroughly free from old memories of bitterness, rancor and hate, cleanse them completely from every clinging spite; pick off all specks of pettiness and littleness; in short, see that these months are freed from all the past—have them fresh and clean as when they first came from the great storehouse of Time. Cut these months into thirty or thirty-one equal parts. Do not attempt to make up the whole batch at one time (so many persons spoil the entire lot this way) but prepare one day at a time.

Into each day put equal parts of faith, patience, courage, work (some people omit this ingredient and so spoil the flavor of the rest), hope, fidelity, liberality, kindness, rest (leaving this out is like leaving the oil out of the salad dressing— don't do it), prayer, meditation, and one well-selected resolution. Put in about one teaspoonful of good spirits, a dash of fun, a pinch of folly, a sprinkling of play, and a heaping cupful of good humor.

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 65 Outer Drive. 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**December 27, 2015****Scott Murray, Treasurer**

Bank Account Balances as of December 27, 2016

Operating Fund Account:	\$15,615.95
Reserve Fund Account:	\$76,444.42
TOTAL FUNDS IN BANK:	<u>\$92,060.37</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 \$10,927.95 for the month of November. 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 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.

It is what pays our expenses as an Association.

All A/P are current.

CVPOC has no long term debt.

Remember: Dues starting in January 2017 are \$175.00 per month.

Happy New Year

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	

"A Morning Wish"..... W.R. Hunt

"The sun is just rising on the morning of another day, the first day of the new year. What can I wish that this day, that this year, may bring to me?

Nothing that shall make the world of others poorer, nothing at the expense of others; but just those few things which in their coming do not stop with me but touch me rather, as they pass and gather strength:

- A few friends who understand me, and yet remain my friends.
- A work to do which has real value without which the world would feel the poorer.
- A return for such work small enough not to tax unduly anyone who pays.
- A mind unafraid to travel, even though the trail be not blazed.
- An understanding heart.
- A sight of the eternal hills and unbelting sea, and of something beautiful the individual hand has made.
- A sense of humor and the power to laugh.
- A little leisure with nothing to do.
- A few moments of quiet, silent meditation. The sense of the presence of God.
- And the patience to wait for the coming of these things, with the wisdom to know them when they come."

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

the spring before the pool opens.

A recap of work for 2016:

Roads, fencing, drains, turn-off valve replacements, water leaks, gutters, painting, signage, cleanup, building repairs.

Bushes will be trimmed back behind the Spruce Street fence where necessary to protect the fence from decay.

2017 will bring water line replacement if our vote passes. Maintenance staff will be assisting the plumbing crew with digging of water lines which is why our project cost is much lower than it would have been.

Let us know how we are doing! If you see something you think should be addressed let us know about that.

We will be mapping the new water lines and turnoff valves with an accurate account of where to turn off water effectively. This will assist in lower impact for owners when work is being done.

We look forward to working with you.

The completion of our fence painting will be done in the spring, as well as refinish of the metal entrance and exit gates.

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

Roads will have new signage painted for directional arrows and stripes.

Please let the office know if you have an address post that is rotting or leaning and maintenance will replace the post where necessary.

The decking on the pool will be repaired in

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

The Annual Christmas party was enjoyed by all. A special thank you to Elsie, Rachelle, Bev and all the rest of the ladies who assisted with the party. Great food (those pizza rolls were wonderful), it took a while to start stealing gifts but then the party was on!

The crafting group have been fantastic stepping up to the plate and planning the last two events for everyone. We live in a great place, with wonderful people!

Happy
New Year!



January 2017

SUN	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Observed New Year Holiday	3 Garbage Pick Up 9 am	4 Brush Pick UP 9 am	5	6	7
8	9 Garbage Pick Up 9 am	10 Brush Pick Up 9 am	11	12 ARC Meeting 4 pm	13	14
15	16 Garbage Pick Up 9 am	17 Brush Pick Up 9 am	18	19	20	21 CVPOC Board Meeting 10 am
22	23 Garbage Pick Up 9 am	24 Brush Pick Up 9 am	25	26 GBC Meeting 3 pm ARC Meeting 4 pm	27	28
29	30 Garbage Pick Up 9 am	31 Brush Pick Up 9 am				

HAPPY BIRTHDAY: Here's to celebrating YOU!!



Gary Hunt January 3rd
 Linn Duske January 6th
 Cecil Strader January 11th
 Ed Johnson January 20th
 Patty Hunt January 21st
 Gerald Dukes January 22nd
 Barry McElhose January 23rd
 Joe Newman January 31st



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

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



Don't forget, if you would like your birthday/anniversary added to our newsletter just let the office know.