

COAST VILLAGE REPORTER

JANUARY 2014

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

VOLUME 17 ISSUE 01

CVPOC

Board of Directors

2013-2014

Robert (Keith) Davidson	
President	(541) 997-8828
Charlotte Frye	(541) 997-1779
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Carlla van de Vyver	(360) 521-8428
Treasurer	
Lois Hundtoft	(406) 697-7339
Director	
Garda Page	(541) 746-0745
Director	
Ila May Robinson	(541) 997-2386
Director	
Pat Rongey	(541) 603-5730
Director	

BOARD MEETING

NEXT SCHEDULED BOARD MEETING MEETING

Saturday, January 18, 2014
10 am Adult 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 - 5pm
Sat. & Sun from 7am - 4pm

Available 24/7 for
park maintenance emergencies
(541) 997-3583

Website:

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

FROM THE PRESIDENT'S CORNER

All right! 2014 – Made it! Sandy and I, the Board of Directors, and the staff of CVPOC want to wish you and yours a joyous and prosperous New Year.

This December, Sandy and I attended the Coast Chamber Ensemble's Winter Concert and were delighted to see many a familiar face. We were treated to some great classical and Christmas music, as well as delicious treats. I want to thank Concert Master Nancy Ash, who also plays first violin, Barbara Bubolavi on flute, Arlene Schaffer and Nancy Kromer on Cello, Joan Long on Viola and Ellen Templar on 2nd Violin. All I can say is: very nicely done! I anxiously await their next concert performance in April. Finally, the Ensemble will begin their Thursday practices again on the 9th of January. They welcome musicians at any skill level.

CVPOC has hired a replacement for Kathy Austin who left us in October. His name is Sean Wilkins. When you see him, say "Hi." I believe that he will fit easily into the Coast Village family. This hiring, with extending David's hours, will cover the Coast Village facilities for the entire period they are open. I want to thank RayLynn and Chuck for their efforts in covering the facilities during the more than a month we were down a maintenance position.

I'm afraid that I missed the December 21 Christmas party because I left Coast Village on the 15th of December. I wanted to attend, but my Daughter presented Sandy and me with a third grandson. I won't say that he is the cutest grandson in the world, but he comes pretty close. I hope that the party was a hit, and that you all had as great a time as at the Thanksgiving dinner. I believe the next big party will

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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, January 20th.
- ♦ **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

Greetings and Happy New Year!

Due to the lack of participation, we have cancelled Bingo. If there is an interest later on, we can revisit having it. Meanwhile, thank you to everyone that has come out and played over the months.

The Coast Chamber Ensemble presented it's annual Winter Concert for CV residents and their guests on December 12th. Although only 8 people attended, I am told they enjoyed it very much.

We had a nice turnout for our Christmas Party! Thank you to Judith's husband, Leroy, who made a great pot of Chili! We also had Clam Chowder, snacks and great deserts! Many of us participated in the Chinese Christmas present opening event, I personally loved my shovel (well Gene's shovel ha ha) it was great fun stealing presents from one another! 31 people turned out, which was great.

We are hoping to form a fun bowling group! This would be on a Thursday and is open bowling, not a league. A sign-up sheet will be on the post office bulletin board Please sign your name if you are interested. If we have at least 5 people, we will start a monthly bowling day. Note: We have 4 signed up starting in January—so—we need at least 1 more!

The Activities Committee is down to three people (thank you Judith for joining!) We could use a couple of more people to help plan and coordinate activities. Please let me know if you would be interested in helping. If we are to continue with the monthly potlucks, we will need some help. It takes "a Village" you know!

MOVIE NIGHT!!!! We would like to know if you would be interested in a once per month movie night with popcorn and snacks. We were thinking "old classics", we would like your ideas however, so please check in with Judith if this is an activity you would like us to have.

In February, we will have a Super Bowl Party at the Clubhouse. I would like volunteers to make chili. We will have a contest—best chili wins a prize! See Carlla or Judith at the office if you would like to participate. It will be a BYOB party—there will be a sign up sheet at the office if you would like to bring a snack to share.

Carlla van de Vyver
Activities Committee Chairperson

January Recipe: Carlla's meatloaf

1.5 lb ground beef, 1/2 cup Ritz crackers, 3/4 c shredded cheddar cheese, 2 eggs beaten, 1/4 cup catsup, 4 T steak sauce, 3 T milk, one package Lipton onion soup mix. Beat eggs and add catsup and steak sauce in separate bowl. Mix soup mix, ground beef, cheese and crackers until well combined, incorporate the egg mixture. Put in loaf pan, bake at 350 for approx. 60 minutes or until no longer pink in the middle. If you use extremely lean ground beef add one T olive oil to the egg mixture.

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

MAINTENANCE REPORT:

Happy New Year everyone! Well another year has come and gone, and in looking back, we have accomplished a number of tasks this year and continue on with many others. As you can see, we are continuing the sign installation around the park, and hopefully we will complete the installation of Lot Identification signs by the end of December. The CV entry signs will be completed and installed soon. We are looking forward to the "New Look".

Note: Below are some of the tasks that were also completed this year:

- Three (3) new lift stations were installed and now functioning with dual pumps
- Re-Keyed the main office, and some storage areas
- Installed a push button door lock for 24/7 use of the Laundry Room
- Developed a Preventative Maintenance Plan
- Purchased and installed five (5) "Bear Proof" trash containers for use by those persons leaving town before our Monday Trash Day
- Installed, Chain Link perimeter fence along the south side of CV (east side)
- Installed new ceiling (water damage repairs)
- Installed new hot water heaters and new dryer in the Laundry Room
- Partially painted road direction arrows (awaiting drier weather)
- Upgraded chemical storage building with ventilation and electricity
- Gate codes and card reader were updated (continuing effort)
- Assisted CV membership with Community Garden construction

Repaired water leaks when required, and thanks to Chuck Dobson we developed a new technique for clamping plastic hoses to PVC valves

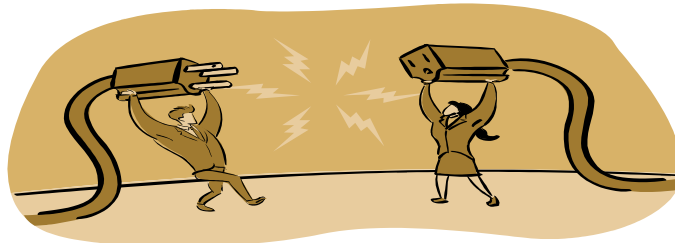
The "To Do List" is never ending, and the funds are limited, but some of the tasks we are working on for next year are:

- Eliminating dry-rot and re-roofing the Main Building
- Epoxy Painting floors of Main Building, P.O. and, Laundry Room,
- Installation of Hardy Plank siding on Main Building
- Contract for the installation of TV Surveillance System
- Define and assemble bids for new gate entry system
- Raise three (3) fire hydrants that are considered too low to ground for quick attachment of fire hoses in an emergency
- Install water meters for common area facilities (ie. Swimming pool, laundry, etc.)
- Identify lot owners electric meters and label each with associated Lot Number
- Upgrade electrical system at Lift Station #2
- Install back-up pumps in Lift Stations #1 and #2
- Install dual pane slider window in small conference room



Palmer Hundtoft---Facility Management Committee Chairman

Note: Appliance pick-up starts this month. This will be done on a quarterly basis only. So January, April, July, etc.



Treasurers Report

BANK ACCOUNT BALANCES AS OF 12/31/2013



Operating Fund Account:	58,684.39
Reserve Fund Account:	<u>239,928.76</u>
Total Funds in Bank:	<u>298,613.15</u>



There will be a Finance Committee Meeting on the 14th. A new budget is being developed which will be presented at the January 18th Board Meeting for approval of the Board. With the irregularities on how items were being coded, the original budget is not accurate and needs to be updated. Also maintenance costs are up from projections due to the necessity of purchasing tools etc., that were no longer here. Along with that issue, we have found that there is a long list of things that needed repair that had not been addressed previously. There is now an inventory of tools being done on a weekly basis to make sure that all items are accounted for.

The bids are in on the repairs to the Clubhouse siding and the new roof. We will be moving ahead with repairs that actually should have been completed several years ago when the damage was first identified. We are looking at spending close to \$100,000.00 for these repairs and the new roof. Because this is over the 5%, I will be sending out a mailing to all lot owners for approval of this expenditure. If we don't get this project done the clubhouse will continue to deteriorate. Please look for this mailing coming out by February.

All the repayment plan debts are being honored. There were two NSF checks for the month of December and these are in the process of being collected. A \$25.00 NSF fee is also being collected along with the late fees applicable.

We still are involved with one bankruptcy and have one account in collections.

A copy of the Monthly P&L and Balance Sheet are posted at the Post Office. Please feel free to ask questions at any time. You can request time with me thru the office. We will continue to include the Quarterly Fiscal reports in the newsletter. The information will also be available at the Board Meeting in January.

WARNING, PLEASE TAKE NOTE

Unfortunately, we are continuing to have break-in's at the Village. Please be careful who you give gate code numbers to. DO NOT let anyone in the gate you do not know. Two young men were observed in the act of breaking and entering. They had a older blue Ford pickup. That pickup came through the gate opened by a resident as a good deed. They seem to be familiar with Coast Village and possibly know someone here who has given them access previously. We are currently looking at ways to make it more difficult to just "drive in". The first thing is to remember DO NOT give the gate code out indiscriminately. DO NOT approach anyone you suspect may be in a house illegally. CALL 911. If there is a vehicle, try and get a license number. AGAIN—DO NOT APPROACH! We have asked the Florence police to do additional checks and they have confirmed they will.



Also, I reminder to everyone that you need to make sure your RV's, boat batteries, and propane tanks are secured against theft. These have been easy targets in the past.

be the **SUPERBOWL** party. Check the Activities Committee for more information.

By the time you read this *Coast Village Reporter*, you should have received a copy of the newly revised and approved *Coast Village Rules and Regulations*. Please take a few moments to review this document – you won't be wasting your time.

We are currently receiving bids on replacing the roof and siding on the CV Clubhouse. We should be making some of these repairs soon. We are also making infrastructure repairs to various other installations. We'll be making more in the future.

Finally, the next Coast Village Board of Directors meeting is January 18th, 2014, at 10:00AM in the Adult Lounge. I look forward to seeing you there.

Robert Davidson
President CVPOC

A huge welcome to our newest Board Member, Garda Page. Please welcome her as part of your Board staff. We are looking forward to the special talents she brings in coordination and teamwork, which will contribute to a productive Board of Directors for Coast Village.

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:

New signage is coming to Coast Village! We should have the new signage in place before the New Year.

Super Bowl Sunday at the Clubhouse! Come and enjoy a “hot” bowl of Chili—Bring your own drink—Sunday February 2, 2014 at 3:00 PM!



ATTENTION DOG WALKERS:

Dog walker! You and your medium sized dog have been observed in the park. You need to pick up your dog's waste.

Do not leave it on top of plants/flowers. Other dog walkers clean up, so should you. Dog walkers, thank you to all that are cleaning up your dog's waste.



If you have something you would like to advertise to the Coast Village Community for sale, notify the office before the deadline with your ad. We will advertise “one” time for you. List item, your phone number and price. We hope that this will allow you to find a new home for those items you no longer want. You may also list things you want to “give” away. Also, if you “want” something, here is the place to make your request:

Free Stuff: 1 Twin size bed, 1 queen size bed, and one full size washer and dryer. Contact Becky Lowe, 801-726-0605. 259 Outer Drive The Lowe's will be on site in January so please let them know if you would be interested in the above items.



THANK YOU FROM A GRATEFUL BOARD:

As the year comes to an end we would like to thank everyone in the Park that has helped make things work. Many of you volunteer and care about the environment in which we live. Thank you to the Mawhinney's for all the project work they have done. It's made a difference! Thank you to Mary McGann for taking on our rentals and keeping us straight. Thank you to Palmer Hundtoft for his continuing work with Maintenance projects and over-site. A HUGE thank you to Diana Phillips for all her volunteer hours and work on the Personnel Committee, Activities Committee and Election Committee. Thank you to Larry Phillips for all his work with daily Maintenance supervision. With your retirement from committee work maybe you will have time for a lot more fun!

Also, a thank you to the past Board for their hard work. When you remember that all these are “volunteer” jobs, we need to be doubly grateful that our members are willing to step up to make this a great place to live.

JANUARY 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 STAFF HOLIDAY HAPPY NEW YEAR	2	3	4
5	6 GARBAGE PICK UP	7 BRUSH PICK UP	8	9 ARC MEETING 4PM CHAMBER ENSEMBLE Appliance Pickup 9:00 A.M	10	11
12	13 GARBAGE PICK UP	14 BRUSH PICK UP FINANCE COMMITTEE MEETING 10:00 AM	15 MAINT. COMMITTEE MEETING 1:00 P.M.	16 CHAMBER ENSEMBLE 3:00-5:00PM	17 BOARD WORKSHOP 10:00 AM ADULT LOUNGE	18 BOARD MEETING 10:00 AM ADULT LOUNGE
19	20 METER READ GARBAGE PICK UP DEADLINE FOR NEWSLETTER	21 BRUSH PICK UP	22	23 ARC MEETING 4PM Chamber Ensemble 3:00-5:00pm	24	25
26	27 GARBAGE PICK UP	28 BRUSH PICK UP	29	30 CHAMBER ENSEMBLE 3:00-5:00PM	31	



No Anniversary or Birthday notices for January.

We are still updating our records regarding birthdays and anniversaries. If you would like to see your birthday or anniversary in the *Coast Village Reporter* please let the office staff know via phone, e-mail, or by post.



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 20th of the month.