COAST VILLAGE REPORTER

January 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 1

CVPOC Board of Directors 2014-2015

Roger Emigh
President (602) 625-0962
remigh@gmail.com

Noel Smith
Vice President (360) 421-5704
Noel.cvpoc@qwestoffice.net

Scott Murray
Treasurer (509) 370-4486
Scott.cvpoc@qwestoffice.net

Larry Ames
Director (832) 600-1350
Larry.cvpoc@qwestoffice.net

David Wood
Director (541) 626-1174
David.cvpoc@qwestoffice.net

Donna Griffin
Secretary (808) 463-9916
Donna.cvpoc@qwestoffice.net

Diana Wolf-Newman
Director (503) 927-9315
Diana.cvpoc@qwestoffice.net

BOARD MEETING

Board Meeting January 16th 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"

As we close the book on 2015, it sure is nice that our need for rain has been answered with plenty of it…day after day after day….it has delayed us getting the new fence fully coated with stain but that will be completed once we get a bit of a dry spell…so let me close out 2015 by thanking all the Coast Village employees (office staff and maintenance) and all the board and committee members for helping make CV a great place to live.

Moving into 2016, I am hoping that everyone has a prosperous and healthy year; that we have 'normal' weather and fantastic runs of salmon/steelhead…cheers, roger

ARC STUFF

Lot 25, approval for concrete pad to install Park Model on. Approval for new Park Model denied just until correct side setback is determined.

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.

January 2016 – Everything to the Dump Day

Coast Village POC will be sponsoring an "Everything to the Dump Day" on January 14th. Please have any garbage or recyclables out at your street by 9 am on Thursday January 14th. All refrigerators, A/C units, or freezers will have a $15.00 charge back to the lot owner. Any other appliances (stoves, washers, and dryers) will be taken for free; they can be recycled. Lawn mowers, weed eaters, oil-filled heaters can be recycled for free if all fuel is drained from the unit. We can haul up to 4 Mattresses for the regular weight fee at our local dump.

FOR SALE: 13' Boat with trailer. 6 H motor, with trolling motor, fish finder and cover. $1400.00 Boat is in excellent shape. Call 360-521-8428

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

Community News

Florence will be coordinating an Oregon Main Street Program seminar in early 2016 to see how this program might work for our city. The goal is to revitalize and attract new businesses and residents to 'main street corridors' within Florence. This program is facilitated through Oregon State Parks in order to receive assistance, training and technical services to strengthen and revitalize historic downtown commercial districts.

Florence City Council established a Public Art Committee to develop a Florence Public Art Plan & Policy.
When completed this will provide guidelines for a public art policy that will set a solid foundation for future growth and viability of the arts in Florence

From the Park Operations Manager

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

Whew! The holidays have been a busy time for everyone. The Christmas party was fun and I am told was enjoyed by all that attended. Ted Hocker had fun stealing gifts from everyone, although Nancy Brock was able to steal her gift back! We had a nice turnout and the food was great.

As we turn the corner to 2016 I feel we can all be happy with the improvements in Coast Village. The park looks good. Many repairs have been completed and many lots have sold. With new residents come new ideas and opportunities. I would like to thank Glenn Singley for all his efforts in joining committees and helping to create the Greenbelt Committee! This committee will be a help to everyone. Please let him know if you would like to be involved. If you go to our CVPOC Website we will be adding a link under "Greenbelt" so you can contact him directly. Meanwhile the information is there for you to read.

Although there have been some personnel issues in 2015, I believe we have a good team working for us who do a great job. I want to thank them all for their efforts.

I would also like to thank our Board of Directors, who give a great deal of their personal time to ensure Coast Village is thriving and that work that needs done is being done. They are a pleasure to work with and it is obvious they have the best of intentions in everything they do. I encourage every person who lives here to let them know they are appreciated for all of the hours of volunteer work they donate to this place we call home.

Appreciation for Robert Davidson and his continued work to keep our website updated! Please let me know if there is something you would like to see added to our website.

Finally I wish everyone a very Happy New Year!!! Let 2016 be a year of happiness and peace.

Carlla van de Vyver
Park Operations Manager

SAFETY FIRST

It is the time of year when the number of break-ins increase. The snowbirds have left and the holidays are the prime time for looters to strike. You should now make sure you have adequate lighting outside, that your house looks occupied, and that you become alert to what is happening around you. This includes watching over your neighbors and their property as well. If you have an extra vehicle, park it in their drive to help make their property look occupied. I know from driving around that I can usually spot the vacant houses with great ease.

As you are out and about on your walks or drives through the Village, keep an eye out for people who might not belong here. We have had several instances lately of homeless people wandering the park. Please report it to the office or maintenance if you see someone you believe should not be here.

Thank you for helping keep Coast Village safe.

Recipe Corner:

HEALTHY SAUSAGE LENTIL SOUP

1 Medium Onion, chopped
2 celery rib, chopped
1/4 lb. reduced-fat smoked turkey sausage, halved and thinly sliced
2 medium carrot, halved and thinly sliced
2 garlic cloves minced
2 qts chicken broth
1/2 cup water
1 cup dried lentils, rinsed
1/2 teaspoon oregano
1/3 teaspoon ground cumin
1/4 teaspoon pepper
1/4 teaspoon red pepper flakes (optional)
1 can stewed tomatoes, cut up
1 Tablespoon Worcestershire sauce
1 cup chopped fresh spinach

Directions:
In a large saucepan cook and stir onion and celery over med. High heat for 2 minutes, add the sausage, carrot and garlic; cook 2o-3 minutes longer until onion is tender.

Stir in the broth, water, lentils, oregano, cumin and pepper. Bring to a boil, reduce heat; cover and simmer for 25—30 minutes or until lentils and vegetables are tender.

Stir in the tomatoes, Worcestershire sauce and spinach; cook until heated through and spinach is wilted.

One cup equals 180 calories, 1 g fat, 7 mg cholesterol, 31 gram carb, 12 gram fiber, 14 gram protein. Diabetic exchanges: 2 lean mean, 1 starch, 1 vegetable.

This is a great warming soup, full of fiber and tastes great!

TREASURERS REPORT

Scott Murray, Treasurer

TREASURERS REPORT

BANK ACCOUNT BALANCES AS OF December 28, 2015

Operating Fund Account:	**$ 58,588.89**
Reserve Fund Account:	**$ 46,072.16**
Total Funds in Bank:	**$ 104,661.05**

Petty Cash Fund **200.00**

Dues and Electric Past Due from Owners:

Total $ 7,334.22

Account of $ 6,813.84 Owner is deceased. CVPOC is foreclosing.
Account of $ 520.38 Repayment Contract in place.

All accounts payable are correct and up to date.

ITS TIME TO UPDATE YOUR EMERGENCY CONTACT INFORMATION

Does the office have current information from you on file? Could we get hold of your family if there is an emergency? People move, phone numbers change. Situations don't remain the same.

Stop in the office and ask to see your Emergency Information Sheet. Check to see if the information needs updated.

IT'S A DOG EAT DOG WORLD

After a talking sheepdog gets all the sheep in the pen, he reports back to the farmer: "All 40 accounted for."

"But I only have 36 sheep," says the farmer.

"I know," says the sheepdog. "But I rounded them up."

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

*** This side for OFFICE USE only***

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)

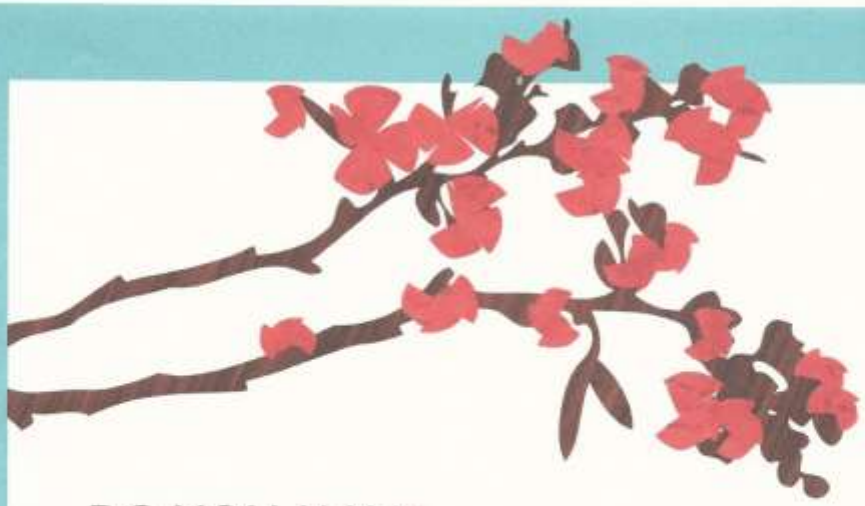
By signing this form I affirm that my property will be vacant for a minimum of 30 days and no more than six months. I acknowledge that fees applicable to my lot will resume as directed above or automatically after six months unless another Vacation Status Request form is submitted to the City requesting 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.

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

COMMUNITY SERVICES FROM HABITAT FOR HUMANITY



DO YOU HAVE

TREE ISSUES?

HABITAT MAY BE ABLE TO HELP!

FLORENCE HABITAT FOR HUMANITY'S NEIGHBORHOOD REVITALIZATION PROJECT MANAGER, KEN GAYLORD, HAS NEGOTIATED GOOD PRICING WITH A LOCAL TREE CONTRACTOR FOR WORK IN COAST VILLAGE. IF YOU QUALIFY FOR ASSISTANCE, YOU CAN GET LEANING, DYING OR OTHERWISE DANGEROUS TREES REMOVED BY A PROFESSIONAL, WITH VOLUNTEER ASSISTANCE TO CLEAN-UP THE DEBRIS. HABITAT PAYS THE TREE CONTRACTOR UP FRONT FROM GRANT MONEY ALLOCATED TO COAST VILLAGE REVITALIZATION, AND GIVES YOU A ZERO % LOAN WHICH YOU PAY BACK WITHIN THEIR GENEROUS GUIDELINES.

IF HIGH WINDS ARE THREATENING TO BLOW DOWN A TREE ON YOUR LOT, PLEASE CONTACT KEN OR ALAN AT HABITAT TO SEE IF YOU QUALIFY FOR THIS WONDERFUL SERVICE! THEIR OFFICE IS LOCATED IN THE GROCERY OUTLET SHOPPING CENTER NEAR THE CINEMAS, AND IS OPEN TUESDAY-THURSDAY 10-4. OR VISIT THEIR WEBSITE AT **WWW.FLORENCEHABITAT.ORG** TO SEE QUALIFICATION GUIDELINES AND DOWNLOAD AN APPLICATION.

FOR MORE INFORMATION CONTACT KEN OR ALAN AT (541) 902-9227.

SUBMITTED BY DONNA GRIFFIN, COAST VILLAGE REVITALIZATION COMMITTEE CHAIR

MAINTENANCE
Carlla van de Vyver

Maintenance Report

Tasks that have been completed:

- Brush continues to be trimmed back on streets.
- Several new door knobs installed
- Stop sign re-installed after it was knocked down.
- Tool inventory completed.
- Christmas lights put up and taken down.
- Gutters cleaned on all buildings.
- Overflow drains in parking lot cleaned "again".
- Removal of debris from recent wind storms.
- Spruce street fence repaired after vandalism.

Tasks that are in the process of completion:

- New Flag Pole will be installed in January weather permitting.
- The Spruce Street fence painting will be finished as weather permits.
- The Northwest perimeter fence has two sections that will be replaced in February/March 2016.
- A new roof cap on the maintenance building will be replaced as weather permits.
- Two new gate loops will be installed in February on east and west side to prevent gates opening incorrectly. (These are on the "in" gates).
- Water pressure testing continues.

Please welcome our new day time employee, Hector Castellanos. Hector comes to us with a strong background in maintenance and has lived in the Florence area for several years. We are now fully staffed.

Let us know at the office if there is anything we have missed. We appreciate your input.

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

OUR ALLUSTRIOUS LEADER AND HIS BEAUTIFUL WIFE ROGER AND ROCHELLE EMIGH

WATCH OUT FOR THESE GUYS!!!
(DAVE WOOD, GLORIA WOOD, ELSIE MCKEAN, BEV MC'ELHOSE, AND JANELLE

COMMUNITY CORNER

ACTIVITIES

DECEMBER CHRISTMAS PARTY

A HUGE THANK YOU TO DAVE CRADDOCK FOR HIS WONDERFUL MUSIC—IT WAS ENJOYED BY ALL!

THE PARTY WAS FUN, GREAT FOOD, LAUGHTER AND GIFT STEALING. THANK YOU TO EVERY-ONE THAT ATTENDED.

THANK YOU NANCY AND ELSIE FOR DECORAT-ING THE ROOM AND THANKS TO EVERYONE THAT HELPED CLEAN UP!

HAPPY NEW YEAR!!!!!

January 2016

	Mon	Tue	Wed	Thu	Fri	Sat
					1 **Closed**	**2**
3	**4** **Garbage Pickup 9 am**	**5** **Brush Pickup 9 am**	**6**	**7** **Coast Chamber 3:00—5:00**	**8**	**9**
10	**11** **Garbage Pickup 9 am**	**12** **Brush Pickup 9 am**	**13** **Coast Chamber 1:00 - 3:00**	**14** Coast Chamber 3:00—5:00 ARC 4 pm Everything to the dump day!	**15**	**16** **Board Meeting 10 am Rose Room**
17	**18** **Garbage Pickup 9 am**	**19** **Brush Pickup 9 am**	**20**	**21** **Coast Chamber 3:00—5:00**	**22**	**23**
24 **31**	**25** **Garbage Pickup 9 am**	**26** **Brush Pickup 9 am**	**27** **Coast Chamber 1:00 - 3:00**	**28** **Coast Chamber 3:00—5:00** **ARC 4 pm**	**29**	**30**

HAPPY BIRTHDAY: **Here's to celebrating YOU!!**

Shirley Shotwell January 2nd
Gary Hunt January 3rd
Linn Duske January 6th
Cecil Strader January 11th
Ed Johnson January 20th
Patty Hunt January 21st
Gerald Dukes January 22nd
Joe Newman January 31st
Jan Yeaman 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.