

COAST VILLAGE REPORTER

July 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 7

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Available 24/7 for
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(360) 521-8428

Website:
www.coastvillageflorence.com

President's Rant:

Gate Security and Bunk Houses...

First off, we are improving security in Coast Village, attacking several areas of concern, but there is a big one that everyone needs to help with: DO NOT "CLICK" PEOPLE THROUGH THE GATE UNLESS YOU KNOW THEM!!!!

I know it is tempting and gets you on your way quickly but don't do it. Another option, if you feel they are legitimate visitors, ask what lot and follow them to the lot they are going to. And if someone 'tailgates' you through the gate, please stop and ask them to not do that again and also make sure they belong in CV.

Now on to Bunk Houses...

With the adoption of our 10-29 CV District zoning in early 2012, came changes to how dwellings are defined, what each lot is allowed to have in terms of habitable structures, and it changed the CV concept of "it's only a dwelling if someone lives in it more than 6 months in a calendar year" by defining "Guest Quarters" to accommodate short-term visitors and habitation. Our zoning defines "Permanent Dwellings" (do not move) and "Temporary Dwellings" (can be moved). Each lot is allowed one dwelling that can be lived in full-time, it can be a Permanent or Temporary type. Each lot is allowed, in addition to the full-time dwelling, to have "Guest Quarters", these can be lived in up to 6 months in a 12 month period, and, this is critical, they must be a mobile structure defined under "Temporary Dwellings". This means an RV, Trailers, Motor Home, Park Model...so something designed and certified for occupation that can move on and off the lot. We are not limited to just one of these units per year, in fact, different friends can visit through the year in different things and stay on your lot in these sorts of things. You can even have more than one on your lot at one time, the zoning just restricts you to be only using one as Guest Quarters, the others you can be storing. Notice what is missing? Right, nothing about "Bunk Houses" or sheds being used as Guest Quarters. Our zoning actually says the opposite:

10-29-4 PROHIBITED BUILDINGS AND USES: Accessory Dwelling Units

So what about the very useful small buildings we are allowed to build without getting a city permit? This is how the city defines them:

Florence City Code 4-1-6-3: BUILDING PERMITS: Work exempt from permit-
Non-habitable one-story detached accessory structure, provided the floor area does not exceed 200 square feet or a height of 10 feet measured to the eave.

Does that sound like something people are allowed to live in for 6 months in a 12 month period?

Hint: 'Non-habitable' is a big clue.

Cont. pp 2

NOTICES

- ◆ **Facility Hours:** Hours for the laundry room, Satellite Bath and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 8 am-9:45 pm.
- ◆ **Wi-Fi:** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- ◆ 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.
- ◆ **POOL IS OPEN.** Hours are 9:00 am—8:00 pm M-F S&S—10:00—8:00
- ◆ Please do not change settings on the TV with the remotes! Use them to turn on the TV and change channels only! The cost of a new remote = \$25.00!!

So what can lot owners in CV do for short-term visitors that don't have an RV? Our CC&Rs and Rules & Regulations address this by allowing visiting people to 'camp' on lots in tents, pick-up based campers, and out buildings (Bunk Houses exist!) but only for 7 days with an additional 7 days allowed by notifying the CV office.

Roger Emigh
President

ANNUAL MEETING

The annual meeting will be held on July 15th this year. I hope that we will have a good turnout. This is the time where every vote counts. One of the items on the agenda will be the speed bumps (Do we want them? Do we want to change them to a different type?) The speed bumps have cut down on speeding in the park to a great degree. Some people feel they are too harsh, some people feel they are great. There is some question as to adding additional ones at some spots.

There will be photos showing the work we are doing on the park's water system. I encourage you to review the photos, ask questions if you have them. Although there is some inconvenience with water turn-offs on Fridays and road closures this is work that is very necessary for the infrastructure of our park to remain in good condition.

There has also been questions regarding CVPOC allowing community meetings in our park and opening our gates to accommodate them. This is the time to let your feelings be known. Currently we have stopped all opening of gates for meetings or gatherings. If you wish to have a private gathering utilizing our clubhouse you will have to arrange for someone to monitor the gate to let your guests in. If you have questions regarding these changes you will be able to address them at this meeting.

If you have property for sale we will no longer allow people who are not accompanied by a Realtor to have access. One option might be that all visitors to the village would have to register at the office for access.

We will have some refreshments available at the meeting. Coffee and donuts in the morning and sandwiches/salads for lunch.

Because we did not receive enough candidates for the openings on the Board of Directors you will be able to volunteer and be voted in for a one year term at this meeting. I encourage you to be a part of the governing body of your HOA. Please let Roger or another BOD know if you think you would like to volunteer some of your time by serving.

We live in a beautiful park here at Coast Village. We hope you will take an interest and be part of the community by serving on a committee or the Board.

Remember the CC&R's will be coming up for a vote of the community before very long. If you have strong feelings about the content of the revised CC&Rs please attend the meeting and let us know.

From the Park Operations Manager

Water: We have completed a total of 27 water change-outs. We continue to have numerous issues as we are working. The weather has improved and it has been a mix of the staff working on grounds and digging holes and cutting roads. We are moving up Outer Drive but after I return from my vacation we will be doing a major change at the juncture of Driftwood and Outer. We have 3 lots at that intersection that are tied together with one saddle at the main. We will be separating them out and moving the turnoffs to each individual lot with a direct line to their own saddle on the main. We will also be adding a "gate valve" so that we can turn water off to the upper (north) portion of Outer Drive without impacting the south end of Outer. This will be helpful as we continue this work as well as future repairs that might come up. We want to be able to do repairs without impacting the entire park's water access.

When we do the fix at Driftwood and Outer it will be necessary to close the road for at least one a day. We will give residents notice and we will be reversing the direction on Sailor with signage and flaggers so it should not disrupt traffic flow too much. As we continue forward with the changes the next section will be Driftwood and Horseshoe Bend, then Azalea and so on until we have the south portion of the park completed. From there we will be back on Outer and the north end of the park. The west side of the park will be completed last.

I hope residents are utilizing the sign board in the post office. Glen is keeping it updated with changes and events.

The water bill for this month has reduced again from last month. This month it is \$9,010.45. That is over \$3000.00 less than it has been running over a three month period. If this trend continues it will not take long to reduce the expense of the water system project.

While I was gone on vacation we developed a leak at the transfer station which I have resolved upon my return. We have repacked the valves and they are no longer leaking. It has been recommended that we place a roof cover over our system to help protect it. I will be discussing this at the Annual meeting with costs associated with constructing a lean-to type cover. I have not seen the water bill and I do not know at this time if we will be receiving a large water bill as a result of this leak. The city was involved and notified so I will attempt to receive some relief if it is large.

Sewer: I brought in a company from Eugene to clean out several of our sewer access ports and sewer line. This is a service I will use at least once per year from now on.

It will protect our sewer lines. We have experienced some sewer overflows in the last few days and this is a result of the cleanouts we did. Some root balls have moved and we are having some backups. There are also balls of debris which contain adult type diapers and wipes. PLEASE, do not put this type of item down the toilets. If you see a sewer manhole with water coming up call the Park Operations Manager immediately. I am having the sewer lines surveyed via camera in the coming days so hopefully we can eliminate any stray root balls before they become a problem.

Propane: Suburban Propane has completed the change-outs for our propane tanks at the pool and clubhouse. This will reduce significantly propane costs for the coming year. We also updated our pool house with additional safety features and added a valve to the pool heater which is going to be more efficient and will reduce costs in heating the pool. The pool is now open and we are experiencing considerable use. I am closing it at 8:00 p.m. currently but will leave it open until 9:00 p.m. as of July 1st.

We have not had any reports of theft in the last couple of weeks. I believe it's possible that it is someone who currently resides in the park, but we won't know until we can actually catch someone in the act. Hopefully because the Safety Committee has put something together for a Neighborhood watch and we are doing some patrolling these issues will be minimized. I believe this will help more than anything. I know there is a lot of talk about restricting gate openings and giving out gate codes, however it is current residents letting people in they don't know which seems to be common practice and is not something we should be doing. We continue to talk to residents about that whenever possible. I have had at least 4 visitors to the office in the last two weeks that when asked how they had gotten in stated "oh someone that was coming in behind me just opened the gate".

I am asking the BOD to remove the ban on weed killer and consider letting us utilize it under limited use. We are struggling to keep up with some areas that the natural sprays simply do not work on. We have used several different things all natural and they are not getting the job done on certain types of plants. We would only use them sparingly and not along the roads at all. They would be used only in some small areas where we have weeds coming up between cracks in our concreted areas as the growth compromises the concrete.

Cont. pp 4

I have asked for volunteers to help with weeding the front entrance to the park and in front of the clubhouse and we have had response. A huge thank you to Nancy, Elsie, Joe, Dee and Ila Mae for their assistance. A huge thank you to Pam and Darren new owners at #9 Village for all their work in the community garden area.

Our weekend worker Rick Ricker is no longer working at Coast Village due to health issues. I have advertised for a "summer worker" for the day time, hopefully we will soon have someone hired. Due to the water work our weekly staff are falling somewhat behind in keeping the roadside grass down. If we do not have a response to our ad for additional weekend staff I may bring in an outside group for some grounds work so we can keep up.

Since returning from my trip to Arkansas the BOD has instructed me that we will no longer be opening our gates for any community or personal event. What this means is that if you want to have a personal event you will be required to have someone at the gate to let your participants in. You can check in with the office if you have questions and we will be happy to assist you.

We have had some vandalism in the post office and at the play ground. I suspect this may be children. Sand was poured into the coin slots and caused damage to 4 machines. We did check the cameras but were unable to identify the problem. Our cameras only store data for two weeks and it took some time for the sand to work it's way into the coin receivers and cause the damage so that we were aware. This costs all of us money! The repair bill for those 4 washers came to **\$345.90!** We are also having boards pulled off of the new playground equipment and trash, blankets, clothing and food discards thrown all over the playground. Please respect the playground and help take care of it. Monitor your children if they are playing there and do not allow them to bring items not intended for play to the area. Please clean up your messes and report to the office if any of you see something inappropriate going on.

The Annual meeting will soon be here. It is on July 15th beginning at 10:00 a.m. I hope we will have good attendance. This is the time where your individual vote counts! The Agenda for that meeting will be posted on June 30th. You will be able to see it at the post office and on our website (CoastVillageFlorence.com)

We still need two applicants for BOD. We were short two applications. You should have received your ballots by now, you can vote for the two applicants "and" you can write in if you wish someone to be considered. The Board can also approve two from volunteers at the Annual meeting. I encourage any of our new owners to become involved. This is a way to serve the community in which you live and to have a say in how and what we do.

A reminder that we are still working on the proposed CC&Rs revision. The next meeting will be held at the clubhouse on July 5th at 9:00 a.m. This is an open meeting. If you are interested please review the proposed changes that are listed on our website and attend the meeting.

We are always interested in serving the community in the best way possible. The office is here to support you. Please let us know if there is something we can do better!

Carlla van de Vyver
Operations Manager

There will be at least one more Open Forum to discuss upcoming CC&R changes. We will advertise the date as soon as it is scheduled. We did have a few more residents attend the April 15th forum so I hope we will continue to have interest. We will have a CC&R Committee meeting on July 5, 2017 at 9:00 a.m., please go to the website and review the proposed changes and let us know your opinion.

Remember residents are also welcome at our CC&R meetings, however at that time we keep open discussion from the floor at a minimum.

ATTENTION VETERANS

As of April 6, 2017, Veterans wishing to apply for new or additional benefits, please go to the new "Disabled Veteran's Services" office at 1845 HWY 126, Unit E (Corner of Quince & Hwy 126). If you have any questions, call Ralph Martin at 541-991-3195.

Shannon Johnson of Lane Country Veteran's Services will be at the new location on most Thursdays to assist you with the necessary paperwork and follow-up questions on your current applications.

CURB YOUR PETS

It has been brought to my attention that we have some people providing dog walking services in the park. It has also been reported that those people are "not" picking up waste after the dogs they are walking.

Rule #1 Whoever you are, when walking a dog—**PICK UP THE DOG WASTE OR YOUR LOT WILL BE FINED.**

We have also had reports of dogs barking non-stop. Please do not leave your dogs unattended in your yards if they bark when you are gone.



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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

Three homes that were in arrears have sold. We had to write off \$60.94 on one residence due to attorney fees however we received all our past due on the other two homes.

Bank Account Balances as of June 26, 2017

Operating Fund Account:	\$ 38,693.64
Reserve Fund Account:	\$ 78,869.16
TOTAL FUNDS IN BANK:	<u>\$117,562.80</u>
Petty Cash Fund	\$ 200.00

There is no firm date on the auction of 84 Manzanita. The property has been examined by the court so our hope is that they will approve to move forward with the auction very soon. We will advise on our web site and by posting on the bulletin boards as soon as we are notified.

Currently we have \$22,737.38 in past due accounts that are with our collection agency. This number includes the Manzanita property. There are two lots in Coast Village that have been foreclosed on by Lane County. The two lots will be auctioned in a year by the County and we will lose our past due revenue on those accounts.

The Board may want to look at future properties that are in foreclosure to the county and determine if Coast Village should intercede and try and deal with owners to negotiate for the property in exchange for our paying of the taxes and forgiving their debt to us.

The Budget was presented at the June meeting for approval and was approved. There will be no need to raise dues for the fiscal year of 2018/2019. The new budget has been posted on the secure financial portion of our website.

All A/P are current.

Scott Murray, Treasurer



THE CAT'S MEOW

I notice we have a VERY LARGE owl hunting Coast Village again. Please keep your cats in after dusk if you want to protect them.

We have had two sightings of bears. Our resident male boar is back hanging out over on Manzanita so watch out when you are walking after dark or at dusk. A female (well we think it was female) was wandering down Outer the other night.

Remember the bears don't want to mess with you, so just head the other way if you see one.

Remember, DO NOT FEED THE BEARS! Take your bird feeders in at night and do not put your garbage cans out until Monday morning. Do not leave cat food outside at night. Not only will the food attract bears but raccoons and rats!



NO FIREWORKS PLEASE

Just a reminder for the 4th of July: Fireworks are not allowed in Coast Village. Please be courteous to your neighbors by following the rules, and help keep Coast Village safe from fires by not setting off fireworks on Independence Day.

SUMMER IS HERE!

Residents are out planting flowers, pulling weeds and landscaping. The maintenance staff has been working hard to make the common areas look well kept but we are short staffed and running a bit behind. Most of Coast Village is looking great; but there are a few homes and lots that still need some work weeding, blowing, etc. Let's all work to make the Village look tidy. If you keep the dandelions and weeds pulled at the front of your lots it will keep the Village looking nice and reduce time for maintenance to try and keep weeds down. Whenever your grass or dandelions go to seed they cause more weeds along the roads.

If you need help let us know, perhaps we can assist you. Remember if you leave your lot to grow tall grass and you are not living full time here our staff will cut down the grass at a charge to you. You can be fined if you leave your lot looking unkempt and the long grass presents as a fire hazard.



Water Aerobics!

Water aerobics have started for the year.

**Tuesdays and Thursdays at 10:00 a.m.
Come and join in the fun!**

Remember the pool hours for weekends—The pool does not open until 10:00 a.m. on Saturday and Sundays. During the week the pool opens at 9:00 a.m. Also be sure you are signing in prior to entering the pool. Currently the pool closes at 8:00 p.m. On July 1st we will have new closing hours. The pool will close at 9:00 p.m.

VOLUNTEERS NEEDED FOR THE ANNUAL MEETING

**PLEASE CHECK IN AT THE OFFICE, WE WOULD LIKE A COUPLE OF
VOLUNTEERS TO ASSIST US IN PREPARING
A LIGHT LUNCH OF COLD CUTS AND SALADS FOR
THE LUNCH AT THE ANNUAL MEETING.**

**Architectural Committee Tips**

A reminder to everyone that if you are planning on making additions to your home or lot, you need to check with the Architectural Committee to see if you need to obtain a permit. Generally a permit is required if you are planning to add any type of addition that would change the coverage of the lot.

Remember you could receive a fine from the City if you build without appropriate authority.



Maintenance Report

1. Water line work continues
2. Sewer line work in progress
3. Grounds work
4. Brush trimming and removal
5. Garbage removal

If you have questions or would like to see photos of the water line replacement, please stop by the office.

Carlla van de Vyver
Nancy Brock
Richard Brown
Mikhail Renner
Dennis Barker
Mary Turman

The **GreenBelt Committee (GBC)** is here to help lot owners maintain and/or rehabilitate their greenbelt (that is required on both sides and the rear of each lot) by providing advice labor, and in some cases plants that will work well to fill in a struggling greenbelt. If you would like some help, please contact the office or email cvgbcl@gmail.com.

LOT OWNERS: PLEASE KEEP THE FRONT OF YOUR LOTS TIDY, CUT DOWN DANDELIONS, OR TALL GRASSES. KEEP DEBRIS REMOVED. HELP US KEEP COAST VILLAGE LOOKING TIDY. OUR STAFF WORK ON "COMMON GROUNDS" ONLY.
THANK YOU.



Rumors

Please do "not" be a part of the Rumor Mill.

- #1 There are NO holes in our perimeter fence
- #2 There is NO one breaking in to our satellite bath
- #3 There is NO request for residents to use Roundup on their lots for weed control.
- #4 Coast Village is a safe place to take a walk!
- #5 There are NO gate codes in the gate system **except for the "current" monthly code which can be found on the bottom of your monthly statement.**

As a new owner please attend a monthly BOD meeting to be a part of the community.

Consider running for a position on the BOD or volunteering on a committee. Check in with office for info.

MAINTENANCE TEAM

(541) 997-3583

Carlla van de Vyver, Park Operations Manager

Mikhail Renner, Lead —Days

Richard Brown—Days

Dennis Barker—Janitorial Monday thru Friday Evenings

Mary Turman—Janitorial Saturday and Sunday evenings

Remember to call the Park Manager on weekends if there is an issue.

360-521-8428

COMMUNITY CORNER

Activities Report

July 2017

Coffee & Donuts

We are hosting the Coffee & Donuts on Wednesday mornings at 10 am in the Rose Room. Please come join us for coffee, donuts, muffins, scones, etc. For those of us that prefer a healthier snack, we usually have some fruit or cheese sticks. Join us in the Rose Room on Wednesday morning at 10 am if you haven't already.



Odd Thursday Game Night.

The new owners at Lot # 9 Village Street would like to host a game night on the first, third, & fifth Thursday evening of each month. Either board games or card games. For more information you can call Nancy in the Coast Village office; (541) 997-3312 or email Pam and Darren at: pamanddarren@yahoo.com. We are so glad to have new residents that want to be a part of the social activities here in Coast Village. Thank you Pam and Darren.

We've had some problems with the washers in our Laundry room. The repair person thinks we have folks putting sand in the coin slots. Therefore jamming and breaking the inside mechanism. Please make sure you shake all the sand out of your laundry before using the washers. **If you see any kids playing in our Laundry room with sand please call the office: 541.997.3312, Maintenance: 541.997.3583 or Carlla 360.521.8428.**

If you have any family or friends coming to town, you can reserve the Rose Room for your event if it hasn't already been reserved by another resident. Please remember to be courteous to others (and to our staff) and clean up anything you use.

A light lunch will be available at the annual meeting. Cold cuts, salads and coffee and water will be served. Donuts and coffee will be available prior to the meeting.



An archaeologist is the best husband a woman can have. The older she gets, the more interested he is in her.
—Agatha Christie

Age is strictly a case of mind over matter. If you don't mind, it doesn't matter.
—Jack Benny

July 2017

SUN	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 Garbage 9 am	4 4th of July	5 Coffee Klatch 10 am Brush 9:00 a.m.	6 ARC Meeting 4pm	7 Water Shut Off 8 am to 1pm	8
9	10 Garbage 9 am	11 Brush 9 am	12 Coffee Klatch 10 am	13 Safety Committee Meeting 10:00 a.m. Board Room	14 Water Shut Off 8 am to 1pm	15 Board Meeting 10 am Rose Room
16	17 Garbage 9 am	18 Brush 9 am	19 Coffee Klatch 10 am	20 GBC Meeting 3 pm ARC Meeting 4pm	21 Water Shut Off 8 am to 1pm	22
23	24 Garbage 9 am	25 Brush 9 am	26 Coffee Klatch 10 am	27	28 Water Shut Off 8 am to 1pm	29
30	31					

Our Maintenance staff have been very busy with brush the last few weeks, so if they haven't come by your house on Tuesday, they will finish the brush on Wednesday mornings.

HAPPY BIRTHDAY: Here's to celebrations!

Leon Tilton July 7th
Patti Shields July 7th
Becky Lowe July 17th



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

Cecil & Virginia Strader July 17th
Wayne & Shirley Shotwell July 20th
Bev & Barry McElhose July 23rd



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.

FOR RENT

LOT 11 IN COAST VILLAGE STORAGE ONLY : \$50.00 PER MONTH

**LOT 65—RAMADA, STORAGE BUILDING AND TRAILER SPACE \$550.00
PER MONTH INCLUDES LOT SPACE, WATER AND SEWER.
CALL 541-270-1171 FOR MORE INFORMATION.**

**FOR SALE: QUEEN SIZE HEADBOARD, FOOT BOARD \$50.00 MONEY
WILL GO TO THE ACTIVITIES COMMITTEE. CAN BE SEEN AT THE OFFICE
IF YOU HAVE A RENTAL PLEASE LET US KNOW AT THE OFFICE AND WE
WILL ADVERTISE IT FOR YOU.**

**HELP WANTED: WEEKEND GROUNDS PERSON \$12.00 PER HOUR
(mowing, weed-eating, pool work, general cleanup.)**

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

Request

Signature: _____ 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	



Rick Rochon

HEARING AID SPECIALIST
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