

COAST VILLAGE REPORTER

JULY 2014

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

VOLUME 18 ISSUE 07

CVPOC

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2013-2014

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Director

Lois Hundtoft (406) 697-7339

Director

Pat Rongey (541) 603-5730

Director

FROM THE PRESIDENT'S CORNER

Lots to talk about - so let's begin. Starting August, 2014 the newsletter will no longer be mailed out to the membership. However, if you live out of the park and would like to have one mailed, you may request a copy be mailed and we'll provide you a copy. For those living in the park the newsletter will be supplied at the office window and at the post office. The newsletter will also be online.

Pool. I've received several complaints about unsupervised children in the pool at night. Children under the age of 14 are required to have adult supervision. Children between the age of 14 and 18 are not adults, and although they can swim unsupervised they cannot provide supervision for children under the age of 14.

Continuing on with the pool -- the State of Oregon requires that all people using a public pool take a cleansing shower. If you are observed entering the pool without having had a shower you will be requested to leave. Please don't take it to a point where we revoke your pool privileges.

Finally, two items: First, the emergency exit door in the adult lounge is not an alternate route to the bathrooms. Please walk around the building to access the bathrooms. Second, please change out of your swim gear when utilizing the breeze way and rose/adult lounge. Thanks.

The clubhouse siding and roofing project is nearly complete. Should be done by the end of the first week of July.

Please observe the stop signs and stop. I've had many people come up to me and state that they were nearly hit by someone not stopping at the stop sign just before the entrance gate coming down the hill. The good thing is that should an accident happen there it will be on video. Doesn't help with any injury that occurs, but proof of fault will be easy to establish.

Again, for those unaware we have security cameras at the gate. The fine for breaking the gate is \$50. So far we have had six gate breaks. Four from members or guests, and two from service providers. Cont: Page 8

BOARD MEETING

MEMBERSHIP ANNUAL MEETING

JULY BOARD MEETING TO

FOLLOW

10:00 a.m.

Saturday, July 19, 2014 Clubhouse 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

Hours of Operation

Maintenance staff on premises

M - Sunday from 7am - 10pm

Available 24/7 for

park maintenance emergencies

(541) 997-3583

Website:

www.coastvillageflorence.com

FAX line: 541-902-0103

NOTICES

♦ **Facility Hours:** Hours for the laundry room, Clubhouse bathrooms—24-7 & Clubhouse and mailroom are 7am-10pm.

♦ **Meter Reading:** Park electrical meters will be read this month beginning Friday July 18th.

♦ **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 and we want them to be available for all to use.

NEWSLETTER NOTICE

JULY IS THE “LAST” MONTH THE NEWSLETTER WILL BE AUTOMATICALLY MAILED TO THE MEMBERS.

THE NEWSLETTER WILL BE AVAILABLE ON CVPOC’S WEBSITE, AT THE POST OFFICE AND CVPOC BUSINESS OFFICE AND WILL BE MAILED TO OWNERS NOT RESIDING AT COAST VILLAGE PER INDIVIDUAL REQUEST

ACTIVITIES COMMITTEE NEWS

Committee members: Sharon Moores, Carlla van de Vyver, Judith Shotwell, Gene van de Vyver

A CHANGE IN PLANS!!! THE SUMMER BBQ WILL BE HELD ON SATURDAY JULY 26TH.

It was decided that a BBQ over the 4th of July weekend because of all of the other events going on in Florence that weekend would be too much, therefore the change of dates. Hot Dogs and Hamburgers will be provided, please bring a side dish or salad that will compliment.

In August an Ice Cream Social is planned for Saturday the 9th at 2:00. Please come by and visit and enjoy a banana split or sundae!

We are still looking for volunteers for the Activities Committee. If you are interested contact Judith for the form to join! We welcome anyone who would like to participate.

A special thank you to our new part time employee Rick, for cleaning out the fridge and oven—they are sparkling!!!!

I would also like to thank Pat Rongey for the beautiful pictures and design of the “Rose Room” Formerly known as the “Adult Lounge”. Thank you Pat for all you do!

Recipe Corner:

Swiss Steak

1 lb Round steak

1 can stewed tomatoes (mashed)

1 can cream of mushroom soup mixed with 1/2—to 1 can of water

Garlic powder

Salt and pepper to taste

1 yellow or “sweet” onion sliced or chopped

Flour and brown the pounded round steak in skillet

Transfer browned steak to roasting pan, layer the sliced or chopped onion, then the tomatoes and then the

Mushroom soup over the top of the steak. Cover the roasting pan and put in the preheated oven at 375 degrees for approx. one hour—or until tender.

Serve with mashed potatoes or rice.



MAINTENANCE DEPARTMENT

Maintenance Report

I have rewritten the start of this report, because I was going to say that we finally have a full maintenance crew, but we are down one for the next several weeks. As I write this our Maintenance Lead, Chuck Dobson, is in the hospital. I, the Board of Directors, and I'm sure the membership wish him a speedy and full recovery.

During the month of June, we have repaired several water leaks on various lots, worked on Coast Village structures, and gotten a handle on getting the park cleaned up. We will continue to work the grounds hard to keep the park looking nice. We assisted several contractors doing work in the park. Assistance provided as in moving things, turning items off and on, etc. We replaced water access out of the pump room to allow for the cleaning of the pool deck.



Robert Davidson
Maintenance Supervisor



Police Blotter

As stated in June we have had six instances of the entrance gate being broken. We have also had two reported instances of property being stolen. An electric bike was taken on the 12th. The bike was recovered on the bike path, and video and stills of the incident have been given to the police. We also had someone "borrow" the large Coast Village truck on the 17th at 10:58PM. The truck was found abandoned at the church across from Coast Village on Spruce Street. It was recovered at 10:30AM on the 18th. Again video and stills have been provided to the police. Finally, on the 30th of May property was stolen from a lot on the west side of the park. The police have apparently made an arrest in the case and it is going to court. They are requesting any and all video we have of the incident and we will be providing what we have.

Treasurers Report



TREASURERS REPORT

BANK ACCOUNT BALANCES AS OF June 24, 2014

Operating Fund Account:	\$100,312.27
Reserve Fund Account:	\$ 76,707.61
Petty Cash Fund:	<u>200.00</u>
Total Funds in Bank:	<u>\$177,219.88</u>

This year the Board of Directors has spent a lot of time revamping the Chart of Accounts of Coast Village's accounting records so our records show a lot more detail on each account. The Profit and Loss statement is 4 pages long. That way we can see more detail on what was spent instead of having to go to each account and printing out the detail then wondering what each thing paid was for. We think it is easier to read, however it has made it 4 pages long. But, I have given you a full copy which is attached to this newsletter.

So, to make it easier for you, most people just want to know the bottom line of "Do we have a surplus or a deficit?" I have made a recap of each fund: We have a surplus in this years Operating Fund.

You can see as of June 19th (see the P&L) our Operating Fund had a surplus of \$44,031.61, but you need to subtract the sewer credit from that number to get the Actual Net Operating Surplus of \$32,335.31, then I expect about \$10,000 in bills to still come in for the month of June so if you subtract that amount, the 2014 Operating Fund will still show a surplus of about \$22,000.00 on June 30th.

The Operating bank account has over 100,000.00 in it, and we don't need that much to operate. We have been carrying that balance for several years now, so it is my recommendation that we transfer \$25,000.00 to the reserve fund on June 30th. You will see why when I talk about the Reserve Fund.

We have spent a lot of money this year out of the Reserve Fund so it shows a minus on the Profit and Loss Statement, however that can't be called a deficit as it was all planned and approved major maintenance items that have been over due for a long time. Most of them were needed so badly that when we got into them they coast a lot more than was expected.

(cont. pp 5)

(Cont from pp 4)

I have provided a recap of the Major maintenance fund so you can see what is going on in that fund (see the P&L attached to the newsletter).

Go see the *Major Maint & Reserve Recap (Page #1 of the P&L): It lists out the dues that went into the account and the items we have paid out of the fund. Overall for this year we spent \$232,000.00 in major improvements. The Major Maintenance bank account has \$76,707.61 in it right now (June 19th), but we still owe \$4,800.00 for the Clubhouse work. It is my recommendation that we transfer \$25,000 from the Operating Fund over to the Reserve Account, then next year, when another \$75,000 of the dues we pay goes into the reserve fund again, and we spend according to the 5 year plan, \$53,220. The fund will continue to grow.

I have included the Updated and Approved 5 year plan here for you to look at. I think we will have more money left at the end of June than the 5 year plan expects. I have written in the expected numbers for you to see, even if we don't move the \$25,000 over from the Operating Fund, we still have more money there than we expected in this updated 5 year plan, we have \$76,707 right now less the \$4,800 which leaves \$71,907. Instead of what the 5 year plan shows of \$43,083.66. But, if we agree to move the \$25,000. from Operating over to Reserve, that will pump up the reserve even further to \$101,707. If you look in the second column for next year's expenditures, we expect to spend about \$53,000 so if that is all we spend next year, it looks like the Reserve Fund would grow to \$118,000 with the \$25,000 transfer from the Operating Account. Without the transfer it would be approximately \$93,000.

Now this is the last year we will have the Sewer Credit, so that means that we will be paying the City \$11,696.00 more in sewer fees. I believe that we have managed our money well this year, and if we keep doing that, we will NOT need to increase dues to cover the sewer cost that we will have to pay since the credit is gone.

Also, I know we intend to increase the help in the office, the increase cost for that would be \$21,800 less the costs that have been paid for Keith's extra maintenance work of approx. \$6000 and myself of approx. 4000, the net increase will only be \$17,800 for additional office staffing. We expect an Operating surplus that I have been talking about here and that the accounting records show to be \$22,000 so if wages go up \$17,800 we still have a surplus of \$4,200. In a normal budget, we shoot to break even, and with the additional payroll we still will be in the plus, a surplus.

(cont pp 9)

NEW THINGS TO LOOK FORWARD TO:

Crochet/Knitting Club meeting @ 2:00 in the Rose Room on Tuesday's

July 26th BBQ, 2:00—4:00 PM

For the Annual Board Meeting:

We are still selling tickets for a brand new kayak! It will be raffled off at the annual meeting on July 19th. All funds will go to support the Activities Committee to help them continue to provide pot lucks and other fun events. Tickets are \$1.00 each or 5 for \$3.00. Come in to the office and buy your tickets!!!

We will be giving away two fun items at the Annual Meeting! Smoothie Maker and a set of Evoo and Vinegar bottles by Rachael Ray.

August 9th Icecream Social 2:00 PM in the Rose Room.

If you see someone without a smile, give them yours

Space for rent #12 (Coast Village owned lot) \$400.00 per month includes water and garbage. Check at office for details.

Don't forget CVPOC will now place an ad for you in the monthly newsletter. Submit your ad's by the 15th of each month. You can stop by the office or send us an e-mail if you have something to sell!

NEIGHBOR NEWS

One of our new neighbors Dave Allen was recently diagnosed with Gullain-Barre Syndrome. GBS attacks the nervous system and may require months of rehabilitation. Our thoughts and prayers go out to both Dave and Kris for his full recovery.

Betty Duvail is still in California and recovering from a recent fractured back. We wish her a speedy recovery.

The office is still trying to contact anyone who has contact information on Bonnie Murdock's children. Please let us know if you have information.

If you do not have emergency contact information (updated) in your lot file please stop by the office and give the information to Judith. It is important we know who to contact in an emergency situation.



PLEASE CONSIDER VOLUNTEERING.

VOLUNTEERS FOR THE ACTIVITIES COMMITTEE ARE NEEDED. WE WOULD ALSO LIKE SOMEONE TO VOLUNTEER TO KEEP OUR LIBRARY IN THE POST OFFICE UPDATED. TO GO THROUGH BOOKS THAT HAVE BEEN THERE A FEW MONTHS AND TAKE THEM TO A DONATION CENTER LEAVING ROOM FOR NEW BOOKS. IF ANYONE HAS A BOOKSHELF THEY NO LONGER NEED OUR LIBRARY COULD USE AN ADDITIONAL BOOKSHELF. PLEASE SEE JUDITH IN THE OFFICE IF YOU ARE INTERESTED.

+++++

POOL ISSUES

We are having some issues since the pool has opened.

1. Young people in the pool without supervision of an adult
2. Young people walking in from the city to swim not sponsored by a resident
3. Unlocking the door to the Rose Room (Adult Lounge) and walking through leaving the carpet wet.
4. Leaving wet towels and/or sitting on the upholstered furniture in wet bathing suits.
5. Leaving food debris in the clubhouse i.e. empty cans on the floor, food leftovers on the furniture and on the computer desk.
6. Leaving empty shampoo bottles, sunscreen bottles, wet towels, wet paper towels on the bathroom floor instead of the trash can.
7. Not showering prior to entering the pool.
8. Leaving clothing heaped on the floor while they go off to swim (others then must walk over piles of clothes to get to the shower etc.

If your children are using the pool it is expected that they will clean up their mess. If your children are under the age of 14 years they **MUST** be accompanied by an adult. If your children are 14 years of age they are not considered appropriate supervisors for younger friends or siblings.

We are in the process of putting some plastic bins in the restrooms for the purpose of holding clothing articles while using the pool. Once they are in place please utilize them. Meanwhile please leave clothing on the benches instead of the floor.

(Copy from page 1)

Please take the couple of minutes to punch in the gate code or place your card on the reader. Save yourself the additional cost of a gate repair.

Enclosed with your invoice and this newsletter is a survey regarding Coast Village. We are attempting to get a feel for what your interests and desires are. Take a few minutes to fill it out and return it to the office. This survey will also be handed out at the annual meeting.

Summer is upon us and I sincerely hope that it is a great one for you.

ANNUAL MEETING

There will be some hot topics up for discussion for the Annual Meeting:

- 1) Do we want CVPOC to be an over 55 Community**
- 2) Do we want to water meter individual lots**
- 3) Do we want rental limits in the Community**
- 4) Do we want a Park Manager which will mean a raise in HOA fees**

PLEASE PLAN TO ATTEND THE ANNUAL MEETING IF YOU HAVE AN INTEREST IN THE ABOVE TOPICS.

THE AGENDA FOR THE ANNUAL MEETING WILL BE AVAILABLE ON THE WEB SITE ON JULY 5TH AS WELL AS POSTED AT THE POSTOFFICE. PLEASE READ THE AGENDA AND PLAN TO ATTEND IF YOU HAVE AN INTEREST. (COASTVILLAGEFLORENCE.COM)

ARC

The ARC has approved two storage sheds and a Ramada in June. We are continuing with the lot surveys. I hope we have been answering the concerns of those who have requested to be on their property when we survey. I had originally hoped to have the surveys done by the end of June, and I am still pushing for that, but rain and other demands have pushed the surveys back. I hope that they will be done prior to the first week of July – weather permitting. Please have patience. Once the surveys are completed the Board will meet and determine the conditions in the phrase “conditional waivers”.

Robert Davidson
ARC Chairperson

(Cont from pp 5)

There will also be less office supply costs this year of approx. \$2,000. and less computer costs this year of approx. \$2000 and less postage of \$1000 and less costs for vehicle expenses of \$800 to \$1000 and also we won't have to purchase new tools for \$3000. So, counting all of those costs we will not have next year we can add them back into the surplus of \$4,200 makes the actual expected surplus to be approx. \$13,000. I see no reason to raise dues at this time. We are not running at a deficit, we are running at a surplus. If the expenses during the year change, the raising of the dues can be considered then, but I do not think it is necessary.

Now I know some residents would like to hire a Park Manager. There is not enough Operating surplus to cover that large of an operating expense. If we keep managing our money well, and with the sewer cost increase, we hope to have the same \$20,000 surplus, but if that is your wish, to hire a Park Manager, that huge expense would require the dues to be increased. The account figures to hire someone of manager quality like Greentrees has, expect to pay \$60,000 for the compensation package. So if that amount is divided by the number of lots we have, that would make dues need to go up by \$22,00 per lot owner each month, just to cover the manager expense. If you want to assume that we will have a the same Operating surplus, the \$22,000, we would then need \$40,000 which would raise dues by \$15.00 per month. But to assume the Operating surplus will be there and to use it against the cost of a manager, would not be good planning in my opinion. Dues would need to be raised to pay for that kind of a large expense.

Dues and Electric Past Due from Owners**Total \$9,349.57**

Account of \$2,735.63 is in bankruptcy. CVPOC is listed as a creditor.

Account of \$ 930.51. This account is in collections.

Account of \$1,046.02 Owner is deceased, lien is in process.

Account of \$2,141.23 CVPOC has placed lien against property.

Account of \$2,247.22 CVPOC is in process of obtaining property for debt owed.

Account of \$248.96. \$122.28 past due. Account in in repayment plan.

Income Property:

One CVPOC lot is being rented for \$400.00 per month. One Lot is being rented for storage for \$50.00 per month. The renter for the lot at \$400.00 has expressed an interest in purchasing the said lot.

Carlla van de Vyver, Treasurer

Dear Members:

You will notice in this newsletter the mention of some upcoming information sessions regarding Coast Village operations. As a Coast Village Board Member I want to inform you of my positions on the current topics under discussion. As a board it is our responsibility to look carefully at challenges facing Coast Village as well as opportunities to protect your investment, the financial stability of Coast Village and its assets. A brief outline of topics under discussion are noted below with important information sessions soon to be scheduled. Please understand that the notations below are just a few points to illustrate each of the issues.

Fifty Five and Over Status:

- CV must have better control of the volume of rental properties. Banks and lenders prefer to not lend money where rental properties exceed 10% at present.
- 55+ helps with rental properties that in general do not add curb appeal to the neighborhood and bring a decline to neighboring property values of 10-15%. Fifty-five and over helps to influence rental volumes.
- Property value protection. CV would have a significantly improved marketing profile with a more natural fit to our location here in Florence—voted the number one city to retire to in the US. A natural attraction to retiree's and those wanting to downsize. Fifty-five wooded acres, 55 and over, located in the middle of town, between two golf courses on the Central Oregon Coast. An attractive marketing profile.
- There is a serious need to turn CV in a new direction, now that it is a full time residential community, fifty-five and over provides a new direction and future for CV and places CV in a position to welcome others of a similar age to share in the community.
- PLEASE TRY AND ATTEND AND BRING ANY QUESTIONS YOU MAY HAVE TO THE SOON TO BE SCHEDULED INFORMATION SESSION.

Water Meters or Sub-metering: (sub meters are individual water meters that receive water from a master meter. In other words for CV the water does not come directly to a CV lot, or pool or laundry from the City of Florence, it must first pass through the master meter).

- Metering saves money, catches leaks quickly and lowers dues (water/sewer bill no longer paid entirely from dues).
- Locates leaking water much more quickly keeping CVPOC from having to pay the water and sewer charge for water unused and leaked into the ground/sand.
- Water and sewer rates rising. Study of water rate increases across the country shows five categories from a rise of 0-30% up to category 5 which is 130-233%. The Pacific Northwest is in the 5 category.
- Meters= conservation.
- New Oregon law now mandates meters with more than 200 sites in a landlord tenant relationship. Landlords can no longer pass along the cost of knowingly leaked water, over use of water and the ever larger sewer charge to the tenants. HOA's are not mandated to meter because they have a choice to pass these costs along, where the tenants did not. HOA's are essentially landlords and have historically passed along these costs to the membership via the dues. This now generally no longer the case, newer HOA facilities are currently set up with utility metering. Older HOA's are changing over to utility metering, including water sub-metering i.e., our sister park GreenTrees here in Florence. This practice of passing the cost of unused, leaked or negligent over use of water and attached sewer charges would stop with metering. Lot owners would have 100% control of water and sewer charges

Cc from pp 10

For their property and 1/250 responsibility for common area water/sewer charges.

- PLEASE TRY TO ATTEND THE SESSION ON METERING AND BE SURE TO BRING ANY QUESTIONS YOU MAY HAVE.

Park Manager:

- We can no longer manage CV ourselves. The question now is now will Coast Village be managed and administered in the future?
- Recommendation: Hire a Park Manager. Consider both half time and full time but budget for full time.
- PLEASE STAY TUNED AS WE HEAR MORE FROM YOU ABOUT CV MANAGEMENT.

I ENDORSE AND FULLY SUPPORT THE FOLLOWING CONCEPT TO BE INCLUDED IN A 5 YEAR IMPLEMENTATION PLAN:

Adopt 55 and over status at Coast Village

- ⇒ Yes Garda Page, Director
- ⇒ Yes Lois Hundtoft, Director
- ⇒ Yes IlaMae Robinson, Officer
- ⇒ Yes Charlotte Frye, Officer
- ⇒ Yes Pat Rongey, Director
- ⇒ Yes Carlla van de Vyver, Officer
- ⇒ No R.K. Davidson, President

Install and implement water metering system at Coast Village

- ⇒ Yes Garda Page, Director
- ⇒ No Lois Hundtoft, Director
- ⇒ No IlaMae Robinson, Officer
- ⇒ Yes Carlla van de Vyver, Officer
- ⇒ No Pat Rongey, Director

Hire a Park Manager for Coast Village

- ⇒ Yes Garda Page, Director
- ⇒ Yes Lois Hundtoft, Director
- ⇒ Yes IlaMae Robinson, Officer
- ⇒ Yes Pat Rongey, Director
- ⇒ Yes Charlotte Frye, Office
- ⇒ Yes RK Davidson, President

Sincerely,
Garda Page, Director

June 2014 Neighborhood Watch

Why do we need Neighborhood watch?



Coast village's blue truck was stolen----- video camera caught the action.

We did have some "loss" problems in CV—but not reported Coast office.

Incident – call 911 then please report to the office The office will report to me or you may report to 541-603-5730

Non incident phone number is 541-997-3515 Florence dispatch phone refrigerator magnets & business card ---are available in coast village office.

What is required of a volunteer –

- 1.. -Be aware of what is going on in your neighborhood**
- 2. – Be willing to report problems**

If you are leaving village please go to office for a travel form

Reminder

If you think something is ??? it may be- Report it!

Volunteer for neighborhood watch!

Pat Rongey 541-603-5730

July 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	Garbage Pickup	1 Brush Pickup Knitting/2:00	2	3	4 Holiday Office Closed	5
6	7 Garbage Pickup	8 Brush Pickup Knitting/2:00	9	10 ARC Meeting 4:00	11	12
13	14 Garbage Pickup	15 Brush Pickup Knitting/2:00	16	17	18 Work Shop 10:00	19 Annual Meeting & Board Meeting
20	21 Garbage Pickup	22 Brush Pickup Knitting/2:00	23	24 ARC Meeting 4:00	25	26 Summer BBQ 2:00—5:00 PM Clubhouse
27	28 Garbage Pickup	29 Brush Pickup Knitting/2:00	30	31		

Lots of Birthday Wishes this month. Wishing you many more candles and a cake big enough to fit them all on.

Patti Shields - July 7th.

Georgia Dame - July 13th.

Becky Lowe - July 17th.

Judith Shotwell - July 19th.

Mike Bray - July 27th.

Jude Craddock - July 28th.

Happy Anniversary Wishes are going out to:

Cecil & Virginia Strader - July 17th.

Wayne & Shirley Shotwell - July 20th.

Larry & Diana Phillips - July 21st.

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 Judith at 541-997-3312 or just stop by the office.

