

COAST VILLAGE REPORTER

JULY 2015

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 21 ISSUE 07

CVPOC

Board of Directors 2014-2015

Robert (Keith) Davidson
President (541) 590-0354
Roger Emigh (602) 625-0962
Vice President
Ila Mae Robinson (541) 997-2386
Treasurer
Larry Ames (832) 600-1350
Director
David Wood (541) 626-1174
Director
Elizabeth Anderson (503) 899-5368
Director
Diana Wolf-Newman (503) 927-9315
Director

BOARD MEETING

Saturday, July 18, 2015
10:00 a.m. Rose Room

ANNUAL BOARD MEETING

Saturday, July 18, 2015
10:00 a.m. Rose Room

Business Office: (541) 997-3312

Available for general business

Office staff: Nancy Brock
Park Operations Mgr.:
Carlla Van de Vyver
Phone 541-991-0762

Maintenance Office:
(541) 997-3583

Hours of Operation

Maintenance staff on premises
Mon - Sun from 7am – 10pm

Available 24/7 for
park maintenance emergencies
(541) 991-0762

Website:

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

FROM THE PRESIDENT'S CORNER

President's Corner

I made it! This is my last President's Corner. It has been an interesting two years, and a lot has been accomplished in this time. I want to thank my two boards who have and had worked tirelessly to make these changes happen. The Directors from 2013-2014 Board, Charlotte Frye, Lois Hundtoft, and Pat Rongey. The Directors from the 2014-2015 Board, Roger Emigh, Elizabeth Anderson, David Wood, Larry Ames, Ila Mae Robinson, and finally Carlla van de Vyver. These are the individuals that took care of our filing systems, accounting systems, personnel systems. We also had the committee volunteers for Personnel, Elections, Financial, and Facility Management. I can't list all of the names of everyone who has pitched in to get the park to where it is, but Diana and Larry Philips and Palmer Hundtoft tend to stand out in my mind. Again, my personal thanks to everyone who has helped me. Finally, I want to thank the maintenance staff for all the work they've done. It is their work that is the most visible, and as such is the most commented on. The vast majority of the comments are highly favorable.

As you may or may not know we have a Park Operations Manager (POM). Carlla van de Vyver has gone from the Treasurer to Office Lead to Office Manager to POM. She is highly skilled, but more importantly she *really* cares about Coast Village. She is the contact point for just

about everything in the park. It is going to be hard for some of the old timers, such as myself, as a lot of Corporate functions are now being handled by the POM and not through the Board, but that is the main reason that her job was created – to free the *volunteer* board from the day-to-day drudgery of running the park. Her phone number is listed in the newsletter.

We have had some complaints by people that have nearly been hit at the eastside entrance gate. As you drive up to the gate look to your left and you will see a stop sign. Believe it or not we are *all* supposed to stop at the gate and then open it. However, the sensitivity with the new gates is such that you can open them from further out, and apparently some are driving at speed through them. Back to the stop sign -- it is important because that is how I won one of the suits against the park. I simply stated that if the person had stopped at the sign the incident wouldn't have happened. If you hit someone crossing in front of the entrance gate, the cameras there will provide all of the information needed to prove guilt. I know it's long winded, and I could have just said don't run the entrance gate stop sign – hmm.

I want to welcome Lauren Hare to the Coast Village maintenance team. You will see her at night moving around the park taking care of the facilities.

NOTICES

- ♦ **Facility Hours:** Hours for the laundry room, Satellite Bath and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 7am-10pm.
- ♦ **Meter Reading:** Park electrical meters will be read this month beginning Friday, July 17, 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 Workshop and Board Meetings, please attend and let us know how we are doing.
- ♦ The pool is now open. Hours are 8:30 a.m.—9:00 p.m.

President's Message cont.

I want to wish Roger Emigh all the best as Coast Village Property Owners Corporation's next President. Unlike his predecessor Roger actually put in a declaration for the position.

Finally, yes there is a finally, I want to wish CVPOC all the best as it continues to evolve and improve.

Coast Village Ad-Hoc Neighborhood Revitalization Committee.

What is the Coast Village Ad-Hoc Neighborhood Revitalization Committee? I'm glad you asked. Florence Habitat for Humanity has received an \$80,000 grant for neighborhood revitalization in Coast Village. Habitat approached the CVPOC Board and asked to form a committee of Coast Village volunteers and Habitat representatives to fulfill the grant requirements.

The Neighborhood Revitalization Committee (aka The Committee) is tasked with developing a vision of what a revitalized Coast Village would look like in 3-5 years. The grant monies may be used for qualifying projects for individuals that meet Habitat for Humanity requirements, they may also be used for revitalization projects for the common benefit of Coast Village residents.

Why an Ad-Hoc committee?

Typical Coast Village service committees are permanent committees that provide ongoing service – finance, maintenance etc. The Neighborhood Revitalization Committee is intended to last for the duration of the Habitat for Humanity projects)) and then disband.

Like all service committees, the Neighborhood Revitalization Committee is an advisory committee to the Board. It has no decision making or money spending authority.

What will the Committee do?

The provisional Mission Statement for the Committee is to ***“Develop the vision of what a revitalized Coast Village will look like in 3-5 years and identify qualifying Habitat for Humanity projects that fulfill the vision”***. A formal Mission Statement will be made after the first meeting of the Committee.

In support of the Committee Mission, we are soliciting input and feedback from the membership at large as to what Coast Village should look like in 3-5 years. Be as “big picture” or as specific as you like. Please feel free to suggest projects and improvements. Send suggestions to David Wood via email at dwood_80106@yahoo.com. It's your park and your future Coast Village. Be heard!

Who's on the Committee?

David Wood – Chairperson pro tem and Coast Village volunteer.

Donna Griffin - Coast Village volunteer.

Shirley Hunt - Coast Village volunteer.

Ted Hawker – Coast Village volunteer.

Ken Gaylord – Habitat for Humanity Neighborhood Revitalization Manager.

David Mills – Habitat for Humanity representative.

From the Park Operations Manager**Carlla.CVPOC@Qwestoffice.net****Phone: 541-991-0762 (Cell)****Maintenance:**

Good News! We have hired a new employee for custodial work. I hope all of you will welcome Lauren Hare as she is trained and becomes part of our maintenance staff here at CVPOC.

We are moving forward with plans on the Spruce street fence. There are several areas that will need some brush trimmed on the inside. Those of you that reside next to the Spruce Street fence will be receiving a letter requesting permission to enter your property for the purpose of power washing and/or repairing the fence. Please advise the office immediately if you do not wish to give staff permission.

Another reminder that we will be performing water pressure checks at the end of June/beginning of July.

Water meters are going on the clubhouse, Laundry/post office buildings. There might be a small interruption at the laundry during the installation. We apologize for any inconvenience this might cause.

We are using a "non-toxic" weed spray due to the objection of the use of roundup in the park. We have tried a couple of brands and they are not working as well as roundup did in the past. So—please bear with us as we fight the battle of the dandelions! We are mowing and spraying constantly but

difficult for staff to stay ahead. If you have an area that you think we have missed please give the office a call and let us know.

Operations:

Many of our part-time residents are returning to the Village. "Welcome Back"

The Clubhouse is being utilized and the pool is full of swimmers young and old. A reminder that the pool toys are for everyone's enjoyment and need to be treated with respect. Many of the floating air mattresses have been ripped open. We will not be replacing them. There are still noodles, but please don't use them as battle objects and swords. As those are destroyed we will also not replace them.

Food and drink by the pool: No food or drink is allowed by the pool. You may take your drinks inside the Rose Room but remember the exit door in the Rose Room is not to be used as anything other than an "emergency" exit. Water on that floor causes mold.

A special "Thank You" to David Wood for taking on the Habitat Project as head of the Committee. Great things are happening at CVPOC!!

Recipe Corner:

Verizon 9:53 AM 34%

< Post

Foodies TV
April 5, 2013

Mini: Chicken Pot Pie

Ingredients:

- 1 tablespoon vegetable oil
- 1 lb boneless skinless chicken breasts, cut into bite-size pieces
- 1 medium onion, chopped (1/2 cup)
- 1/2 cup chicken broth
- 1 cup frozen peas and carrots
- 1/2 teaspoon salt
- 1/4 teaspoon pepper
- 1/4 teaspoon ground thyme
- 1 cup shredded Cheddar cheese (4 oz)

Baking Mixture

- 1/2 cup Original Bisquick® mix
- 1/2 cup milk
- 2 eggs

Directions:

Heat oven to 375°F

First, start with Bisquick baking mix, milk and eggs. Combine and start with a little less than a tablespoon in each greased muffin cup or use muffin liner

Next add your filling. Add about 1/4 cup of the mixture to each cup.

Finally, top it off with one more tablespoon of the Bisquick® mixture. Bake for 25-30 minutes then pop them out of the pan.



Write a comment... Post



June 20, 2015

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TREASURERS REPORT

Ila Mae Robinson, Treasurer

BANK ACCOUNT BALANCES AS OF June 18, 2015

Operating Fund Account:	\$ 117,612.29
Reserve Fund Account:	<u>\$ 124,873.05</u>
Total Funds in Bank:	\$ 242,485.34
 Petty Cash Fund	 200.00

Dues and Electric Past Due from Owners:

	Total \$ 6,433.23
Account of \$ 5,335.05	Owner is deceased. CVPOC is foreclosing.
Account of \$ 400.00	Repayment Contract in place.
Account of \$ 698.18	Repayment Contract in place.

Our accounts receivable past due looks very good. Over the last two years we have recovered over \$20,000.00 in past due accounts.

Lot 261's contract has been paid in full.

We have collected the final amount on Lot 212. It is now paid in full.

Lot 12 has extended their stay. New vacancy date September 2015.

The Operations and Reserve budget was approved for Fiscal year 2016.

Lot 75 is for sale at \$32,500.00 and will be listed with a realtor by July 1, 2015 unless sold.

WATER EXERCISE CLASS:

Becky Lowe's Water Exercise Class is going strong! The pool is nearly full of laughing people dancing to the latest tunes! There is room for more however. Please join in the fun!



Live, laugh, enjoy the day for tomorrow might bring a surprise. Love each other and most of all, be kind to one another. Pass on the little things that will help someone else. You never know the reward it will bring you by sharing.

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	

ACTIVITIES AT THE VILLAGE

The Activities Committee continues to look for volunteers! If you would be interested in participating in the planning and execution of potlucks and other fun events, please contact Carlla at the CVPOC office.

Currently we have nothing scheduled for the Activities.

Remember the pool is open.

Monday, Wed., Friday:

8:30 am to 10 am = Adults Only

10:0 am to 7 pm — Open Swim

7 pm to 9 pm = Adults only

Tuesday & Thursday:

8:30 a.m. to 11 a.m. = Water Aerobics

11 a.m.—7 p.m. = Open Swim

7 p.m.—9 p.m. Adult Swim

Saturday and Sunday:

8:30 a.m.—9 p.m. Open Swim

WELCOME TO NEW OWNERS:

Wonderful to see all the new faces in our community! Three new homes have sold, make our new residents feel welcome!

**POOL WATER AEROBICS
TUESDAYS AND THURSDAYS
LEADER BECKY LOWE
TIME 10:00 A.M.—11:00 A.M.
SIGN UP SHEET AT THE OFFICE
LET'S GO! LET'S GO**



MAINTENANCE

Robert Keith Davidson

This month the primary work accomplished by our maintenance staff has been the repair of the mail-room and laundry room exterior siding. There is a little left to do on this project – that is the insulation and replacement of the interior wall behind the mailboxes.

A bid has been approved with Scott Ryland to place water meters on the Clubhouse, Laundry Room, and Satellite Bath. This work will start when the meters come in.

The new flag pole should arrive sometime soon. I say soon because I thought that before writing this it would have arrived. We will be contacting someone to do the installation. Some type of lift device is going to be needed in order to get the pole erected without damaging it or us as it is a single piece thirty-five feet tall.

The backup lift pump has been installed into lift station #1.

The park has ordered the necessary parts to replace lift station #2. The installation will be done by Ray Wells Inc. I told Consolidated and Ray Wells that I would like it if they could have it installed by mid July, we'll see. This station is deeper than the others and it is possible that the water table will not be low enough for them to accomplish it until later in the summer.

We have been having some problems with the pool chemicals. All of the maintenance staff have gone through training with Emerald Pools. I am glad to report that Chuck Dodson is now well enough to also provide some training. We are in the process of getting our chemicals moved from the pool room to the chemical storage room. We are also replacing our old chemicals.

We have worked out a deal with Scandia Mfg. to repair the sauna and maintain its warranty.

The maintenance staff continues to clean the park. It is summer and the snow birds are arriving and cleaning their nests so needless to say brush pickup has grown appropriately.

The Westside gate sensor housing was replaced. That bill will go out to the individual who damaged it. At this time all of the gates are functioning quite well -- maybe a little too well. We have a process that will shrink the sensitivity of the remote antenna so people can't activate the gate down the street and then drive through without stopping. The board can decide about making the change.

Water pressure checks have been scheduled for the end of June.

We will also start, repairing, pressure washing, and staining the Spruce Street fence the beginning of July.



MAINTENANCE TEAM

(541) 997-3583

Carlla van de Vyver, Park Operations Manager

Pat Green—Days

Robert Aguilar—Evenings

Oscar (Rick) Ricker Weekend Days and Evenings

Lauren Hare Evenings

Robert Keith Davidson—Acting Maintenance Supervisor

COMMUNITY CORNER**PASSINGS*****THANK YOU***

We wish to express our thanks for the love and support so many of you gave us during Judith's illness and passing on June 13. We feel so blessed and grateful for your kindnesses and prayers.
Leroy and Shotwell family.

Janet Shepherd of 48 Easy Street passed away on 6/14/2015. Janet was staying in Salem, Oregon at the time of her death. Our sympathies go out to her family.

FIRES IN THE PARK (CAMPFIRES, ETC.)**Florence City Code****Title 6, Chapter One**

It seems we have had a resident in our park that complained to the fire department regarding a resident that was burning a recreational fire in a small chimera on their property.

Because of this complaint the Siuslaw Valley Fire Department contacted this office and the following rules must now be followed for ALL OPEN FIRES IN FIREPITS OR OUTDOOR FIREPLACE BBQ SETS WITHIN CVPOC:

- 1. Outdoor recreation fire used for cooking with fire in a fireplace, barbecue set, outdoor fire pit fueled with "cut and split" firewood.**
- 2. Recreation fire in a an approved campsite in fire pits provided and fueled with "cut and split" firewood.**
- 3. Duraflame Logs are allowed.**

This means NO burning of ends of 2 x 4"s, plywood scrap, or branches from trees or bushes.

The fire department informed me that while they usually have looked the other way regarding CVPOC now that there is an official complaint they will be checking all future fires in fire pits etc. within CVPOC. The fine for ignoring the rules is \$500.00.

VOTING

Don't forget to vote!!! You have until 7/13/2015 to mail or turn in your ballot for the election of a new President and Board Members for 2016.

Also remember that the Annual Meeting is in July. If you want your voice heard as an owner, please attend the Annual Meeting.

Local Radio: A number of CVPOC residents have been on the radio recently to talk about health (Ann Waters), Recycle and Family History & DNA (Pat Rongey). Take a listen to KXCR for local events, information etc.

Speaking of bears!

A few bears have been sighted recently, even more exciting is the return of deer to CVPOC!

Although a few residents are worried over their rose bushes (a deer's favorite snack) many of us that have been taking a walk and coming upon the deer are feeling the thrill!!! There have also been some coyotes spotted which is not so good if you have a cat that is not secured for the night. Please make sure your pets are indoors after dark. Even if your cat stays in the yard they are not immune to coyotes or raccoons. Keep your pets safe!!

Pat Rongey tells me that a boat air horn (True Value) cost of about \$20.00 works well for the bears as they do not like the loud noise.

Stay safe—but enjoy this wonderful “country” environment in which we live!



There have been many compliments arriving at the office regarding pleasure in the way the Park is looking, thank you's for the opening of the satellite bath and generally making all of us that work in the office and grounds feel good.

Thank you for expressing positive opinions and appreciation. We work for a great place and with a great Board that allow us to be successful. Please let us know how we may serve you better. We are always open to new ideas.

CVPOC Staff



July 2015

Su n	Mon	Tue	Wed	Thu	Fri	Sa t
			1	2 Water Aerobics 10 - 11 am Coast Chamber 3:00 - 5:00	3	4
5	6 Garbage Pickup 9 am	7 Brush Pickup 9 am Water Aerobics 10 - 11 am	8	9 Water Aerobics 10 - 11 am Coast Chamber 3:00 - 5:00 Recycle Group 5-8 pm ARC - 4pm	10	11 10 am - ? Habitat for Humanity Neighborhood Revitalization Meeting Board Room
12	13 Garbage Pickup 9 am	14 Brush Pickup 9 am Water Aerobics 10 - 11 am	15	16 Water Aerobics 10 - 11 am Coast Chamber 3:00 - 5:00	17 Work Shop 10 am	18 Board Meeting 10:00
19	20 Garbage Pickup 9 am	21 Brush Pickup 9 am Water Aerobics 10 - 11 am	22	23 Water Aerobics 10 - 11 am Coast Chamber 3:00 - 5:00	24	25
26	27 Garbage Pickup 9 am	28 Brush Pickup 9 am Water Aerobics 10 - 11 am	29	30 Water Aerobics 10 - 11 am ARC - 4pm	31	

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



Patti Shields July 7th
Leon Tilton 7th
Georgia Dame July 13th
Becky Lowe July 17th
Jude Craddock July 28th



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
Larry & Diana Phillips July 21st

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.