

COAST VILLAGE REPORTER

June 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 6

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**Available for general business
9am - 3pm**

**Office staff: Nancy Brock
Park Operations Manager:
Carlla Van de Vyver
POM@CVPOC.COM**

**Maintenance Office:
(541) 997-3583**

Hours of Operation

Maintenance staff on premises
Mon - Fri from 7am —4:30pm

**Available 24/7 for
park maintenance emergencies
(360) 521-8428**

Website:

www.coastvillageflorence.com

President's Rant:

Coast Village is suffering through another outbreak of petty thefts and dwelling break-ins. We have entry gates to control access but people routinely give out the gate code to non-residents. Most of the time that doesn't lead to someone coming back to steal stuff but sometimes it does. We are a private community, open only to residents, guests, and contractors here for a reason, but we have some residents that routinely invite in people they do not know well. Those people don't always end up stealing or vandalizing stuff in Coast Village, but sometimes they do. Don't give out the gate codes, don't loan out your entry cards or clickers, don't invite in strangers and expect them to always be good people, and pay attention to what is going on around your area of Coast Village. Alert the Office to any strange cars or people 'cruising' around our community.

Roger Emigh
President

Fun at
the U-2
Concert!



June 17th 2017, Board Meeting - 10 am - Rose Room

**JULY ANNUAL MEETING IS JUST AROUND THE CORNER, BE
SURE TO SEND IN YOUR AGENDA ITEMS FOR THE ANNUAL
MEETING IF YOU HAVE SOMETHING YOU WANT TO VOTE ON.**

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!

RECIPE CORNER

CAULIFLOWER SALAD

1 HEAD CAULIFLOWER
3 STOCKS CELERY
2 SMALL BUNCHES GREEN ONIONS CHOPPED
PICKLE RELISH (DILL OR SWEET OR BOTH)
MINCED PICKLES (DILL OR SWEET OR BOTH)
MINCED RED SWEET PEPPER
MAYO OR MIRACLE WHIP
DIJON OR OTHER YELLOW MUSTARD
SALT AND PEPPER TO TASTE
PAPRIKA

BREAK CAULIFLOWER INTO FLORETS AND STEAM SLIGHTLY. You want them firm but not crunchy.

Cool in ice water to stop cooking.

Chop into bite size pieces, mix the other items in with the cauliflower.

Mix your salad dressing and mustard together with seasonings.

Toss with salad vegetables

Sprinkle with paprika and enjoy!



From the Park Operations Manager**Park Operations Manager**

The pool is open! We did have two days with no heat due to a small safety issue with our new tank but that is now fixed and everything is working well with our heating system. The ladies (and occasional gentlemen) are back with their fun water aerobics class. From the office it sounds as though they are having a great time out there!

A reminder on the pool rules; No food in the pool area is allowed; no pushing and shoving; children under the age of 3 must have leak-proof swimming diapers; Do not enter or exit the pool through the clubhouse, enter or exit through the bathrooms.

Our water project continues. We have continued to find issues which are being resolved as we go. We have completed a total of 21 change-outs so far. Our water bill is back up around \$11,000.00, however this is to be expected with owners returning to Coast Village and we do have some water loss with these change-outs. My expectation will be as we move forward our overall costs are going to go down..

We are currently in the “grow” part of the season and our brush and grass is growing rapidly. The week of May 22nd I assigned our weekly staff to grounds as it is impossible for one person on weekends to keep up with it all. They have been working on removing all of the cockleburrs from the playground area and removing grass from the area of the volleyball and horseshoe pit areas. All of the playground equipment has been safety checked. We ask however, that you accompany small children to the play area as it is unsupervised there.

In the month of May I brought in a Mid-State Industrial Service. They cleaned out several manholes and many feet of sewer line of debris and roots. I plan to do this on a yearly basis which will help maintain our sewer line more efficiently. We had to replace several feet of sewer on the North side of the park last month. By servicing our sewer lines on a regular basis we hope to prevent the costly price of replacing pipe.

The small utility vehicle’s side window and side mirror were damaged and had to be replaced.

I have asked the BOD to address issues regarding aggressive behavior at the office. They will be talking about this at the June BOD meeting. I would

like to speak about it to some extent in my report.

My feeling is that all of Coast Village needs to be a safe environment in which we live and where our employees work. Even when there is a disagreement regarding something we all need to be polite to one another. Recently there have been a couple of incidents where residents came to the office and were aggressive to the employee working there. This including language that was not appropriate under any circumstances. There were threats made. Remember if you feel strongly about something that you think might be happening, the place to take your complaints if they cannot be resolved by the office is to the Board of Directors. You can fill out a complaint form which will be forwarded to them.

We all need to be treated with respect.

All of the garden boxes are now taken in the garden area. Please take the time if you are watering and see someone’s box is a little dry to water another box. Anyone that would be interested in putting in a drip system to the boxes please contact the office. Coast Village will provide supplies if someone is willing to do the work. This would help us conserve water.

Carlla van de Vyver
Operations Manager



Volunteering: The park is in need of volunteers for the following:

- Someone to weed and monitor for weeds during the summer at the entrances to our Park.
- Someone to weed at the front of our clubhouse entrance.
- Someone to keep the garden area weeded and cleaned up.
- Everyone to keep an eye out for people in the park “just wandering around”

Please contact the office if you would like to participate.



CURB YOUR PETS

Thank you to everyone for doing a great job cleaning up after your dogs! There has been improvement in what we are finding along the roads!

There have been some complaints regarding barking dogs. Remember dogs are allowed to bark occasionally, just not continually. Some noise is acceptable between the hours of 8:00 a.m. and 10:00 p.m. This per city code.

We are seeing a lot of people out walking their dogs (and cats) and want to wish everyone a great summer!



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 County 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.

**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
MAY 2017**

Scott Murray, Treasurer

Bank Account Balances as of May 25, 2017

Operating Fund Account:	\$ 34,176.00
Reserve Fund Account:	\$ 78,859.68
 TOTAL FUNDS IN BANK:	 \$113,035.68
Petty Cash Fund	\$ 200.00

There is no firm date on the auction date of 84 Manzanita. The court has examined the property and when they notify us of the date we will post that date on the website and the post office board.

I am requesting the BOD approval a transfer of \$5,470.00 from Reserve to Operations paid to the Scott Ryland Plumbing. This to cover parts, labor to date.

The Budget for next year will be approved at the June board meeting. There is no need for any increase in dues for our fiscal year 2018/2019.

All A/P are current.

CVPOC has no long term debt.

Scott Murray
Treasurer

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 meeting in July, 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.

THE CAT'S MEOW

A little different take in this month's news—this is not really about cats—it's about those of you who have decided to create a compost bin on your lot.

Think of your compost bin as a pet! This will do two things: it will help you see it as a living thing that should not be neglected and teach you to “feed” it a balanced diet.

There are two main types of organic materials you can feed your compost bin: greens and browns. Greens are high in nitrogen and described as “wet”. Browns are described as “dry” materials and are high in carbon.

When feeding your compost bin try to maintain a balance of 50% greens and 50% browns by weight. Since greens are typically heavier, you should add 2 or 3 buckets of browns for every bucket of greens you add.



Green Materials to Compost:

Vegetable and fruit scraps. Coffee grounds and filters. Tea bags and leaves. Fresh grass clippings. Plant trimmings from your garden. Houseplants.

Brown Materials to Compost:

Dry leaves. Straw and dry hay. Woodchips and sawdust from “untreated” wood. Dried grass clippings, shredded paper. Egg and nut shells. Hair and animal fur. Paper towels and paper tubes.

DO NOT COMPOST!!!

- Meat
- Fish
- Eggs
- Dairy products
- Oily Foods or Grease
- Bones
- Cat and Dog waste
- Diseased plants and seeds of weedy plants
- Anything treated with pesticides

Turn your compost regularly and please note—watch out for rats—if you have the wrong foods in your bin it will draw them in!!!



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. Hours will be adjusted as the daylight becomes longer.

Things to do in June:

- June 3rd and 4th: Free Fishing Weekend: Cleawox Lake at Honeyman State Park. Oregon Department of Fish and Wildlife offers Oregon residents and visitors a full weekend to fish, crab and clam without a license.

Out of Town:

- June 1st—June 4th: Coos Bay and North Bend Festival of Sail: Historic ship tours, day sails, educational programming, food and beverage, entertainment. The largest historic tall ships in Coos Bay history. Ticket info: 877-435-9849
- June 21st—July 4th: Siletz Bay Music Festival in Lincoln City.
- June 24th—25th: Summer Kite Festival, Lincoln City.

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

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
Oscar (Rick) Ricker



New Owners

We have had 2 lots that have sold in the last 30 days, a warm welcome to the new owners at Coast Village.



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.

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

If there is interest in reviving the **Neighborhood Watch Program** come to the Safety Committee Meeting on Thursday, June 15th at 10:00 a.m. in the Board Room.

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

Oscar Ricker—Streets and maintenance weekends

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

COMMUNITY CORNER

Activities Report

June 2017



Fun at the
races!



The Coast Village "Run for the Roses" Kentucky Derby Party/Potluck on Saturday, May 6th was a great success. The Coast Village staff would like to thank all of the owners and friends that participated to make it a wonderful time for all. Thanks also for the many donations; the Activity Committee received \$143 in donations!

June 2017

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



HAPPY BIRTHDAY: Here's to celebrations!

Richard Brown June 2nd
 Jeff Templeman June 2nd
 Gene VandeVyver June 3rd
 Dave Craddock June 6th
 Cal Crowe June 9th
 Al Thenell June 24th
 Chris O'Neil June 28th
 Sue Foss June 29th
 Diana Wolfe-Newman June 30th



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

John & Peg Mawhinney June ?
 Roger & Rachelle Emigh June 25th
 Chris & Denette O'Neil June 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.



THEFT IN THE PARK

In the last few weeks we have had a reported theft from 6 owners. The latest was on Easy Street which is the second report from that street. We know the latest theft occurred between 14th of May and the 19th of May.

Trail cameras in the park have picked up people walking the park at 2:30 in the morning. Most of the thefts however would have required a vehicle to transport what was taken. We have had multiple filled propane tanks taken as well as crab pots and household items. We have reported these incidents to the police.

Please keep your eyes and ears open. Report to the police any thefts as well as the office. **PLEASE DO NOT GIVE OUT GATE CODES!!!! DO NOT LET PEOPLE IN THROUGH THE GATE THAT YOU DO NOT KNOW!!!!**

Call the police if you see a suspicious person at night prowling around.

We all need to be a part of keeping watch for our neighbors.

On June 15th there will be a safety meeting at the clubhouse board room. Discussion will include restarting the Neighborhood Watch program. If you would be interested, please attend that meeting at 10:00 a.m.

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
dhsrochon@live.com

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Linda and Rick

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