

COAST VILLAGE REPORTER

June 2016

COAST VILLAGE PROPERTY OWNERS CORPORATION
131 Rhody Loop, Florence, OR 97439 (541) 997-3312
Office Hours Monday-Friday – 9:00 a.m.–3:00 p.m.

VOLUME 22 ISSUE 6

CVPOC Board of Directors 2015-2016

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BOARD MEETING

June 18th, 2016 - 10:00 am
Coast Village Rose Room

Business Office: (541) 997-3312
Available for general business
9am - 3pm

Office staff: Nancy Brock
Park Operations Manager:
Carlla Van de Vyver
Carlla.cvpoc@qwestoffice.net
Phone 360-521-8428

Maintenance Office:
(541) 997-3583

Hours of Operation

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

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

Website:

www.coastvillageflorence.com

“President’s Rant”

Water and Sewer cost is shared equally by all lots in Coast Village through our dues and this cost has gone up dramatically. We have been hit with significantly higher costs for two main reasons: the city has increased water/sewer rates over the last couple years and we are using more water in Coast Village because there are more full time residents (fewer lots are sitting empty most of the year).

What can we do to limit the additional cost? First is to understand how we are charged for water: sewer cost is billed based on water use, so for every \$1 of water we each use, we get charged about \$2 for the sewer cost for ‘processing’ that water. Which means that when water leaks or is used outdoors to water plants/greenbelts or wash cars/RVs/boats or due to leaky hoses, we also get charged for the sewer processing of that water, regardless of whether it goes into the sewer or soaks into the ground.

Some ideas to reduce water use:

Pay extra attention to water leaks anywhere on your lot- dripping faucets, running toilets, outdoor hose leaks...even a small leak can add up to \$\$\$\$ over time...

Rethink watering outdoor plants and greenbelts, the native plants here are well adapted to our coastal pattern of wet and dry periods... greenbelts are not supposed to be gardens, they are required to be populated with drought tolerant plants, shrubs and trees that are native to the coast and except when transplanted or during extremely dry periods of time, they should not require any extra watering.

Collect rainwater to use on plants and garden areas.

Use shutoff spray nozzles when washing cars or boats or stuff.

Pressure washers are very efficient and use less water than hoses for washing large structures or vehicles.



NOTICES

- ♦ **Facility Hours:** Hours for the laundry room, Satellite Bath and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 7am-9:45pm.
- ♦ **Meter Reading:** Park electrical meters will be read this month beginning Friday, June 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.
- ♦ **POOL IS OPEN! HOURS 9:00 A.M. — to 9:00 P.M.**
- ♦ The Dry Sauna is open—Hours 8:00 a.m. to 8:00 p.m.
- ♦ Please attend Board Meetings and let us know how we are doing!

PASSINGS

**Jessie Carlson
Nichi Haak**



Electric Boat Trailer Mover \$100.00
Fishing Tackle, Poles, reels, nets, etc.
Call 928-580-7660, Dee



Coast Village Activities

April 2016

Nancy Brock

See the report and photos on page #4



From the Park Operations Manager
Carlla.CVPOC@Qwestoffice.net

April/May 2016
PARK OPERATIONS REPORT

I want to thank you for all the positive comments the office is receiving regarding the park. Our staff works hard to help make Coast Village a beautiful place to live.

The new playground equipment is being used on a regular basis and we have received many comments saying how great it is to have it here for children in the park to use.

Pool aerobics are back in session and Becky Lowe does a great job leading the ladies and promoting fitness through exercise. The group meets twice weekly and their laughter tells us they are having a great time.

The garden is growing and strawberries are ripe—and sweet! Please pick some for your enjoyment.

As it is spring—I am noticing a lot of growth of weeds and grass on lots that are not being cut. This spreads seed which causes more weeds along the road. It also presents a fire hazard. If you cannot manage to keep your lots maintained, you can put in a request at the office and our maintenance staff can periodically cut the lots and we will charge the lot owner for their time. Remember the BOD can levy a fine if lot owners do not keep up their lots. I encourage you to let the office know if you need assistance. We also have the Greenbelt Committee available to assist in some cases, helping cut dead wood out of the greenbelt to help it thrive.

I have been investigating costs at other HOAs in Florence. At Florentine residents pay their own water, sewer bills and brush must be taken to dumpsters. They also pay “per can” and no “extra” is picked up without charge. The average cost with HOA and water/sewer that they must pay is \$207.00 per month. Greentrees dues are now \$212.00 per month which includes their sewer and water, but brush is not picked up. They do receive basic cable but this amounts to about \$10.00 per month per lot.

Both Florentine and Greentrees have raised HOA fees for the last two years.

We have recently received an increase in garbage rates, since it is by weight it will take

three or four months of garbage to determine how this will effect us. There has also been a rate increase in electrical. Although most residents pay their own electrical we do have to pay for the common ground electrical usage. Propane remains somewhat stable.

We will be removing newspaper holders and posts for those of you who are not using them for the Register Guard. Many of the posts are leaning over and the holders are broken and look unsightly. I notified the newspaper to ask about removing them and they had no interest in doing so. Maintenance staff will be asking before removal, but if you are not using them and they are broken we would like to remove them.

With summer weather and less rain we will once again be water pressure testing and replacing turnoff valves where they are needed. Many of the old valves are rusting or the plastic handles are breaking. We are replacing them with valves that should stand the test of time. I would ask that residents not turn off their own water and put in a water turn-off request at the office. That way if there is a problem the maintenance people can fix it. We have had several instances where owners have broken the valve in the process of turning water off or on.

Our Greenbelt committee has been hard at work assisting owners with cleaning out debris allowing the greenbelt to flourish. If you would like assistance for your greenbelt, please put in a request. You can do that on-line on the website under “Greenbelt” or you can put in a request at the office. There is no charge for this service although you may give a donation towards plants if you desire.

A huge “thank you” to the beautiful card that was received in the office thanking us for our work. The gift card that was enclosed purchased a lovely lunch for all the workers! Again—THANK YOU, you know who you are!

Carlla van de Vyver
Park Operations Manager



PARTY PICTURES!



Our last Potluck was on May 7th for the “Run for the Roses, Kentucky Derby Party”. Becky and Jerry hosted the Kentucky Derby Board Game, many of our residents won (and lost) nickels & dimes. Carlla manned the barbeque grill cooking hamburgers and hotdogs, and we had a large assortment of salads and desserts. I think everyone had a good time. Florence weather was beautiful; so we could enjoy the sunshine in the garden area. Approximately 29 meals were served, with many leftovers sent home with our attending residents. The winner of the Kentucky Derby Hat contest was Gloria Wood; she had a wonderful hat her husband Dave made for her in the Carmen Miranda style!



June 1, 2016

TREASURERS REPORT

Scott Murray, Treasurer

BANK ACCOUNT BALANCES AS OF March 16, 2016

Operating Fund Account:	\$ 41,849.09
Reserve Fund Account:	<u>\$ 77,364.28</u>
Total Funds in Bank:	\$ 119,213.37
 Petty Cash Fund	 200.00

Dues and Electric Past Due from Owners:

	Total \$ 12,252.24
Account of \$ 8,411.00	Owner is deceased. CVPOC is foreclosing.
Account of \$ 332.58	Repayment Contract in place.
Account of \$ 695.00	Moved to collections
Account of \$ 827.30	Repayment Contract in place.
Account of \$ 739.34	Property is in foreclosure. CVPOC is placing a lien.
Account of \$ 1,247.02	Moved to collections.

All accounts payable are correct and up to date.

IT'S A DOG EAT DOG WORLD



Once again it's time to talk about owners picking up after their dogs. In my weekly walks along our beautiful streets I am noticing more and more dog feces left on the side of the road. PLEASE, pick up after your dogs. This type of litter encourages flies and disease.

Anyone noticing owners not picking up after their animals, please report it to the office. There are fines for this type of offense.

Speaking of dogs, here is a really good non-allergenic recipe for dog food.

Ground chicken or turkey 2 lbs.

Peas and carrots—frozen—2 bags

2 sweet potatoes baked and chopped including skins

1 package (small) blueberries

1 diced apple

4 cups rice (I use brown)

Cook the rice and set aside. Brown the meat and add the veggies and fruit, simmer until well incorporated. Mix the rice in with the veggies. If you have a pressure cooker or insta-pot you can do the entire job in one pot. Just slice the sweet potatoes and add to the meat mixture and rice with 2 cups of water after cooking, add the peas and carrots and blueberries.

This is good enough for us to eat!

Most of all take time to really “enjoy” your pet. They will be happier and so will you.

SCOTCH BROOM—A REPEAT—PLEASE ADVISE IF YOU HAVE ON YOUR LOT.

It is that time of year again when we begin to see Scotch Broom growing throughout Florence. If you see the yellow blooms appearing on our property, it's important that you remove it—roots and all.

The Scotch Broom shrub has become an invasive species throughout the Pacific Northwest, where it competes with native plants, and forms dense stands that are difficult to manage and remove.

Scotch Broom was introduced from Europe as a garden ornamental by early settlers of the Pacific Coast. Its invasive habit and economic costs have landed Scotch Broom on the State Weed Board's list of noxious weeds. Its seed can survive in the soil for up to fifty years. So pull it out as soon as you can identify it.

NOTE: The Greenbelt Committee will help you remove it if you need assistance. If you spot the plant growing on CVPOC property let us know and our maintenance staff will removed it.



Greenbelt Committee

If you would like help with your greenbelts please contact the office or send an email to cvgbc1@gmail.com. We are here to help.



Rhododendron



Wax Myrtle



Huckleberry



Salal

Quick and easy dinner:

One box King Hawaiian rolls Garlic powder
Shaved Ham or Turkey
Swiss Cheese
Cheddar Cheese
1 Cube Butter



Put rolls (bottoms) in a cake pan. Layer Ham or Turkey and two cheeses over the rolls. Place top of rolls on the meat and cheese, melt butter with 1/4 tsp. garlic powder and brush or pour over rolls. Place in pre-heated oven at 375 degrees, for 10 minutes. Enjoy!!!

MAINTENANCE

Carlla van de Vyver

TASKS COMPLETED:

- Replacement of #4 and 5 Sewer Lift Station electrical panels.
- Removal of tree at the parking lot
- Brush trimming – ongoing
- Weeding at the park entrance
- Change of gate codes for May
- Street cleanup – ongoing
- 101 entrance area weeded and mowed.
- Painting on Spruce Street fence – on going.
- Installation of new playground equipment.
- Cleanup of dryer vents at laundry.
- Repair of Rhody Drive at parking lot from tree root damage.

TASKS TO BE COMPLETED:

- Finish painting on Spruce Street fence.
- Bark dust at entrance and in front of clubhouse.
- Fix flooring in maintenance office.
- Painting of Chemical Storage Shed
- Refinishing the white metal gates/fence at the entrance and exits of the park.
- Repaint the CVPOC signs at the entrance with stain for wood protection.
- Removal of old newspaper boxes and posts
- Planting new plants at entrance.
- Rerouting of water lines in entrance.
- Adding two more picnic tables in the back near the horseshoe pit and volleyball area.
- Painting benches along the park roads where they are becoming weathered.
- Water turnoff valve testing.
- Replacement of damaged water valves—on-going.

If you need assistance with mowing of your lot because you are out of town, please let us know. There is a \$25.00 charge but we will do it for you. Remember if your lot is overgrown you can be fined.

Thank you!
Your Maintenance Team



MAINTENANCE TEAM

(541) 997-3583

Carlla van de Vyver, Park Operations Manager

Hector Castellanos, Lead —Days

Robert Aguilar—Days

Oscar (Rick) Ricker Weekend Days and Evenings

Lauren Hare Evenings

COMMUNITY CORNER

DON'T FORGET THAT ELECTIONS ARE COMING UP. IF YOU WOULD LIKE TO BE A PART OF KEEPING COAST VILLAGE A GREAT PLACE TO LIVE, FILL OUT THE FORM THAT EVERYONE WAS SENT (OR YOU CAN FIND THE DECLARATION ON THE CVPOC WEBSITE) AND RUN FOR A PLACE ON THE BOARD.

UPDATE ON THE CCR'S: WE ARE STILL WAITING FOR THE CCR'S DRAFT FROM OUR ATTORNEY. YOU WILL SOON SEE INFORMATION ON THE WEBSITE.

NOTE: IF YOU ARE A NEW OWNER, REMEMBER TO CHECK IN WITH THE OFFICE BEFORE CUTTING GREENBELT MATERIAL OR BUILDING A FENCE. ALL OF THIS MUST BE APPROVED PRIOR TO STARTING A PROJECT.

REMEMBER TO THANK THE VOLUNTEERS! THE GREENBELT COMMITTEE, ARC, GLENN SINGLEY FOR HIS WORK ON THE WEBSITE AND THE GROUP THAT PLANS THE POTLUCK EVENTS.

THEY DO A LOT OF WORK FOR EVERYONE. THANK YOUR BOARD OF DIRECTORS. ALL THE HOURS THEY PUT IN ARE VOLUNTEER! LET THEM KNOW YOU APPRECIATE WHAT THEY DO.



DOES ANYONE WANT A JULY POTLUCK? WE NEED SOMEONE TO VOLUNTEER TO HELP PLAN. IF NO ONE IS INTERESTED WE WILL NOT HAVE ONE.

LET THE OFFICE KNOW IF YOU ARE WILLING TO PARTICPATE IN PLANNING AND CLEAN UP.

FINANCIAL INFORMATION

Often I have been asked about the money that is spent at Coast Village. Many people think the dues are too high, or they wonder how the money is spent that comes in from each lot. The following is a breakdown of a few of the costs and increases to the Corporation.

The largest expense we have is our City of Florence water, sewer bill. Here is the breakdown of the year through April.

Water:	\$ 30,689.42
Sewer:	\$ 63,583.87
Storm Water:	\$ 13,350.69
Well Rehabilitation	\$ 2,028.78
Street Main. Fee	\$ <u>10,296.00</u>
<u>TOTAL</u>	\$120,168.85

Garbage:	\$ 7,692.02
Brush:	\$ <u>3,968.10</u>
<u>TOTAL</u>	\$ 11,660.12

Electricity: \$ 21,581.44

TOTAL UTILITIES THROUGH APRIL: \$153,410.41

Vehicle Costs including fuel through April: \$5,951.78

The above comes to approx. \$ 63.75 per lot, per month. \$25.00 per month of your dues go into the Reserve Account for major projects and repairs. Your remaining dues of \$66.25 go towards maintenance supplies (toilet paper, light bulbs, paper towels, cleaning supplies, tools, pump stations, staff, repairs of water lines, Insurance (\$8,510.50 per year), pool, propane, pool chemicals, attorney fees, and upkeep of the common grounds including roads.

We have just had a raise in garbage rates and because we are charged by poundage it will take 3 or 4 months to have an average of how that will impact us. Electricity rates have also increased. This too will impact us for the coming fiscal year.

In the last two years our water/sewer bill has climbed by \$ 25,895.85. This excludes the \$18,000.00 credit we received from the water leak this last winter and we lost the credit that we received each year that kept overall cost per year down. We are also experiencing more full time residents which brings up the water/sewer bill from additional use. This year we also had some unexpected expense with the Spruce street fence, however the funds for fence replacement came from the Reserve Fund, not the Operations account.

Our budget is managed well however utility costs continue to go up. In the City of Florence the average water bill is approx. \$92.00 per household (Per the city). Garbage is \$38.00 per month. This is a total of \$130.00 per month per household average. Our rates are a little less which helps keep our costs down.

The Financial Committee, after several meetings and reviews of the finances will be taking a recommendation to the Board of Directors at the June meeting to increase monthly dues to \$175.00 per month (\$2,100.00 per year) effective January 2017. This will allow us to continue to meet obligations due to increased costs.

JUNE 2016

SUN	MON	TUE	WED	THU	FRI	SAT
			1 Brush Pick-up OA MEETING ROSE ROOM 7:00—8:30	2 Chamber Music Group 3-5 pm	3	4
5	6 Garbage 9 am	7 Brush Pick-up	8 OA MEETING ROSE ROOM 7:00—8:30	9 GBC Meeting 3pm – 4pm ARC Meeting 4 pm Chamber Music Group 3-5 pm Recycle Group 5 - 8:30 pm	10	11
12	13 Garbage 9 am Craft Class Norse Beading 11- 2	14 Brush Pick-up	15 OA MEETING ROSE ROOM 7:00—8:30	16 Chamber Music Group 3-5 pm	17	18 Board Meeting 10 am
22	23 Garbage 9 am	24 Brush Pick-up	25 OA MEETING ROSE ROOM 7:00—8:30	26 GBC Meeting 3pm – 4pm ARC Meeting 4 pm Chamber Music Group 3-5 pm	27	28
29	30 Garbage 9 am	31 Brush Pick-up				



HAPPY BIRTHDAY: Here's to celebrating YOU!!

Richard Brown June 2nd
 Jeff Templeman June 2nd
 David Craddock June 6th
 Gene Van deVyver June 3rd
 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

Chris & Denette O'Neil June 21st
 Roger & Rachelle Emigh 25th



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.

HANGING OUT IN THE COAST VILLAGE GARDEN

Several people are gardening in the raised beds this year. There are green beans, cucumbers, potatoes and tomatoes, lettuce and other good things.

The strawberries are ripe for picking and wonderfully sweet. Remember, if you would like a garden box sign up at the office in the fall. The strawberries are for everyone, PLEASE be careful when you pick so you don't pull up the plants.



JERRY'S GARLIC HARVEST!

