

COAST VILLAGE REPORTER

JUNE 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 20 ISSUE 06

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, June 20, 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

Well the days are getting longer, warmer, and sunnier – looks like summer is rapidly approaching and with it an increase in the Coast Village population as the snowbirds start to return. As of my writing this there are just 52 days until the Annual Membership Meeting, and the end of mine and three other director's terms on the Board. I can't speak for them, but it has been a learning experience for me.

It has also been somewhat frustrating as I am learning that spending a lot of money doesn't necessarily get you the results you wish for. Over this last month I have purchased gates that come in with defective parts; a sauna heater that would trip its overheat limit switch, or blow a heater element; and had the pool recoated that has plugged up the filter and clogged the heater. Fortunately, everything was under warranty and with the exception of the heater (which we are working towards receiving a refund for) has been repaired and is now working.

Speaking of gates – the new gates have sensors on them. They are the black boxes attached to the gate mechanisms. These sensors insure that the gate stays up when there is a vehicle under them. Not three hours after all of the gates were working correctly I had someone hit a sensor. We were able to bend it back and insure it functioned, but the case has been damaged, and it is slated

to be replaced. The cost of this is not cheap as the repair person comes out of Eugene. I can guarantee that if you hit one of these the cost to you will be more than the \$50 fine, somewhere in the \$250 range.

Recently the Board passed a motion to require a \$35 dollar fee for those renting their properties when they change renters or start renting. This covers the cost of providing documentation and updating all of the files, etc. This fee is inline with those of Greentrees and Florentine Estates.

For those of you who are using the pool, there is now a shower at the entrance gate to the pool. It is temperature controlled to be warm so that you don't have to walk from the bathrooms to the pool getting cold. It is important to remind everyone that a shower is required by state law.

I am not sure if all of the planter boxes in the community garden have been spoken for but if you contact the office and ask for Carlla she should be able to tell you. Thanks to the efforts of Jerry Lowe there are now five more planter boxes.

So to quote Spock, "Live long and prosper."

Robert Keith Davidson

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, 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.
- ♦ 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.

Still waiting from responses of those of you who own property in the Village. Your opinion counts!

CC&R CHANGES

Currently the CC&R Committee and the Board of Directors are working with the CVPOC Attorney Vial Fotheringham to update Coast Village's CC&Rs.

The last update was in 1997 and it is outdated as the Oregon and City of Florence Legal Statutes have changed. Our Covenants need to be in compliance and we need to include in the CC&Rs verbiage that future City and State laws would automatically update our CC&R's to comply with future changes without a vote.

We have many long time residents plus a large number of new owners at Coast Village and we would like input from them regarding CC&R rules that they want to see stay the same and/or changes they feel should be considered as part of finalizing the new CC&R document for voting. Approval will require 'YES' votes from 75% of the lot owners, so this is a challenging and expensive activity, we want everyone's voice to be heard.

Please take a look at your CC&Rs paying close attention to Articles 5 and 10.

Once we have input, we will be calling a Town Hall Meeting for discussion on proposed changes.

If you have questions, please contact Robert Keith Davidson or Roger Emigh for clarification. Their telephone numbers are listed on the front of the newsletter.

Please send back your input (if you have input) to the Business Office. The address is 131 Rhody Loop, Florence Oregon.

Name _____ Lot # _____

I would like to see changes made as follows:

From the Park Operations Manager

Carlla.CVPOC@Qwestoffice.net

Phone: 541-991-0762 (Cell)

Greetings, I hope you are enjoying the great weather we are experiencing here in Florence!

There are several new owners here at Coast Village and two new properties closing this month. It's wonderful to see all of the renewed interest in the wonderful place we live. Hopefully we will soon have some new volunteers for our various committees.

Maintenance:

- ♦ We are receiving quotes on re-fitting the #2 pump station.
- ♦ The repair on the laundry room and post office is close to completion. We will be painting the entire building.
- ♦ Replacing rotten boards and oil staining the Spruce Street fence will be completed by summer's end. There will be lots along the Spruce Street fence where maintenance will have to have access for power washing. Those owners will be notified before work begins on their specific lots. If you have questions, please let me know.
- ♦ NOTE: We will be pressure testing the water system in June so if you notice our maintenance people out at a water main near your home, that is what they are doing. They will also be knocking on your door and requesting you not run water while they perform the pressure test. We continue to keep an eye on our water use for leakage issues.

Operations:

As many of you already know, we are short one person on maintenance. The current maintenance staff are doing a great job and we will continue to keep the Village clean and attractive.

If you have any special issues you would like to see addressed please contact me to discuss.

There have been some concerns regarding the blower noise, we are currently looking for a replacement blower (our existing one is worn out) that will have a lower noise impact. Use of the blower is a necessity because of the pine and fir needles on the road. We are also looking at a possible change to cordless, electronic equipment which will have less environmental impact.

The pool is being well used and we have purchased some inexpensive pool floats and noodles for your use. I have already had to dispose of 3 of these due to the floaties being used as slides on the edge of the pool. This tears holes in them. Please look around when you are in the pool and if you see someone mistreating the pool equipment let me know. If it continues we will have to stop supplying any pool toys.

Carlla van de Vyver

Recipe Corner:

Rhubarb Cobbler

Prep Time: 15 Minutes

Cook Time: 35 Minutes

Difficulty: Easy

Servings: 12



Ingredients

4 cups Chopped Rhubarb
1-1/2 cup Sugar
1/4 teaspoon Salt
2 Tablespoons Lemon Juice
1/2 teaspoon Almond Extract (optional)
2 cups All-purpose Flour
2 Tablespoons Sugar
1/4 teaspoon Salt
1 Tablespoon Baking Powder
1/4 cup Vegetable Shortening Or Lard
1/4 cup Butter
1/2 cup Whole Milk
1 whole Egg

Preparation Instructions

Preheat oven to 400 degrees.

In a bowl, combine rhubarb, sugar, 1/4 teaspoon salt, lemon juice, and almond extract if using. Stir and set aside.

In a separate bowl, combine flour, 2 tablespoons sugar, 1/4 teaspoon salt, and baking powder. Stir together. Add shortening and butter, then cut together with a pastry cutter.

Beat egg and milk together. Pour into flour mixture and stir with a fork until just combined.

Pour rhubarb into a buttered baking dish. Tear off pinches of dough and drop it onto the surface of the fruit, creating a "cobbled" texture. Sprinkle additional sugar over the top.

Bake for 30 to 35 minutes, or until golden brown and bubbly. Serve warm with vanilla ice cream or fresh whipped cream.

May 27, 2015

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TREASURERS REPORT

Ila Mae Robinson, Treasurer

BANK ACCOUNT BALANCES AS OF May 27, 2015

Operating Fund Account:	\$ 84,068.50
Reserve Fund Account:	<u>\$124,857.60</u>
Total Funds in Bank:	\$208,926.10
 Petty Cash Fund	 200.00

Dues and Electric Past Due from Owners:

	Total \$ 8,805.93
Account of \$5,070.90	Owner is deceased. CVPOC is foreclosing.
Account of \$2,187.35	Lien on property
Account of \$ 329.60	Repayment Contract in place.
Account of \$ 698.18	Repayment Contract in place.
Account of \$ 519.90	Moving to collections

Currently the plans for repossession of lot 84 is almost complete. We anticipate ownership change to CVPOC by August of this year.

Notice has been given on lot 12 it will be available for rent again in August.

The Financial Committee met and worked the 2016 budget. It will be presented for discussion at the May 30, 2015 meeting.

WATER AROBIC CLASS:

We are experiencing a nice attendance for the water arobic classes on Tuesdays and Thursdays at 10:00 a.m. A huge thank you to Becky Lowe for leading the class. It looks like so much fun I am thinking of sneaking off from work to join in!



Twenty years from now you will be more disappointed by the things that you didn't do than by the ones you did do. So throw off the bowlines. Sail away from the safe harbor. Catch the trade winds in your sails. Explore. Dream. Discover. "

~ Mark Twain

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.

Several people have requested we have another “baked potato bar” potluck. If someone would like to plan it let the office know.

Several of the fruit trees planted this year have actually bloomed. We may just have an apple or plum on the tree this year!

Remember the pool is open.

Adult swim from 8:30—11 on Tuesdays and Thursdays.

Adult swim M-F 8:00—9:30 p.m.

Adult swim M, W, F from 8:30—10 a.m.

Weekends are all open swim and week days are open other than the hours listed above for adult swim.

Please treat the pool toys with care. If you are caught abusing the items you can be barred from the pool for the summer.

WELCOME TO NEW OWNERS:

Wonderful to see all the new faces in our community

**POOL WATER AROBICS
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

Where do I start – we are currently down a person in the maintenance department. We are filling the position by increasing the hours of our two part time employees.

We are now picking up garbage and brush starting at 9:00AM. Please insure that both are out in time for us to pick them up. If you fail to do so, you can: call the office prior to 1130AM, or bring it up to the maintenance office and place it in one of the bear-proof garbage cans.

Again at the request of a resident, the stop sign at the junction of Rhody Loop, Manzanita, and Castaway is for right turns only. If you are making a right there please stop. It will prevent you from meeting a neighbor under inauspicious circumstances (i.e. after you've hit him or his vehicle).

As the President stated, days are getting longer and warmer. This means all of the vegetation around the park is starting to grow quicker. The maintenance department will be on top of this, but it means a somewhat noisier park as we cut and blow around the roads.

As most of you know we have re-sided the mail and laundry rooms. This removed dry rot and a lot of single pane windows that were leaking heat to the outside. We will also be painting the building.

Our water main underwent testing in May and I am sorry to say that it didn't pass. In June we will have it repaired. I am told that if everything goes smoothly the water throughout the park will be down for two hours while the backflow device is repaired. Currently, as I write, there is no date set as we are awaiting parts. When I get a date set I will insure that it is scheduled at a time of day to cause minimal disruption, and will also give you plenty of advanced notice.

I am being told that people are enjoying the satellite bath being opened. I realize that the lights are on all of the time. The cost of the electricity for the facility is approximately \$21 a month. This is far less than the cost of an electrician to put some type of sensor in the bathrooms to turn the lights on and off. It will also prevent what I get to hear at home as my bathroom lights **are** on sensors, and my wife lets me know her dissatisfaction when they go off and she is still in the shower.

Coming up is the replacement of lift station number 2, this is at the head of Outer Drive. We will have one other station to replace after number 2, and it is scheduled two years hence. When the replacement starts, hopefully in July, we will ask those on Easy Street to go to minimal usage of their facilities. We are still a ways off and will provide ample warning.

If you have a complaint about something the maintenance department has done call the office and let the Park Operations Manager (POM) know. She will address it to the maintenance staff. Please note that when maintenance is out in the park they have been directed to do whatever it is. I have instructed them to simply call the POM and hand you the phone.



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
Robert Keith Davidson—Acting Maintenance Supervisor

COMMUNITY CORNER**EVENT CENTER IN FLORENCE, LANE COUNTY BLOOD DRIVE
SAVE A LIFE! DONATE BLOOD****MONDAY JUNE 8TH
11:30 A.M.—5:30 P.M.****MORE INFO
541-484-9112****THE “GARDEN”**

Strawberries are ripening, as well as radishes being harvested!

The garden is fully planted now with tomatoes, green beans, potatoes, cucumbers and squash. Several have enjoyed the radishes and one entire row has been harvested and replanted.

REMEMBER, IF YOU ARE NOT WORKING IN THE GARDEN (HAVE AN ASSIGNED BOX) DO NOT PICK. EXTRA PRODUCE WILL BE SHARED WITH OTHERS AS IT RIPENS.

Please do go out and enjoy the plants. Have a seat on the picnic table or enjoy the gazebo with it's flowers (A special thank you to Becky and Jerry Lowe for sprucing up the gazebo with flowers in honor of Memorial Day)

DO YOU HAVE AN IDEA FOR AN ARTICLE IN THE NEWSLETTER? PLEASE CONTACT THE OFFICE IF YOU HAVE A TOPIC YOU WOULD LIKE INCLUDED.

Neighborhood Watch

Now that the weather is warmer you will see more of the homeless than in winter months. If you notice someone that does not look like they “belong” in the park, please notify the office or maintenance to check them out. We don’t want anyone camping at a vacant lot.

NOTICE: Even though the gate now opens with a clicker well before you come to the “stop”, you must still **STOP** before passing through the gate! If you drive straight through and hit someone you will be at fault.

GATE CLICKER PROBLEMS

Many of you have been complaining that your gate “clickers” are no longer working. If you have changed your batteries and they are still not working please come by the office and talk to Nancy. We have discovered many people are “bumping” the code buttons when they change their batteries and we can reset them to the correct code.

We hope you are enjoying the new “gates”. Remember, there is an eye now that prevents the gate from ever coming down on your car. Beware of the “eye” in the black box at the gate, if you hit them with your car it will be about \$250.00 to replace and you will be charged. We would also ask that you do not press your “automatic clicker” prior to coming to a stop at the gate, if you press it early, you open the gate on “both” sides instead of just the gate you are going through!

What to do if you see a bear:

If you live in Florence, you may never see a bear, even so, there many places in the Florence community and surrounding areas where frequent bear sightings occur. If you see a bear, what you should do depends on the situation. If a bear approaches you or poses a threat to you or animals you own, act immediately to scare it away. Make as much noise as possible by yelling loudly. Don’t worry about waking people in the neighborhood if it’s nighttime. If you are with other people, stand together to present a more intimidating figure, but do not surround the bear.



If you frequently have bear sightings, carrying bear or pepper spray may be a safety alternative if the animal gets close. Keep your distance (at least 50 yards) so you do not help the bear become used to being around people. The intent is not to harm the bear, but rather scare it from the area and restore its natural fear of people by creating a negative experience. Bears that become comfortable around people lose their natural fear of us and sometimes become too aggressive; when they become comfortable enough around people that it leads to aggression, they either need to be relocated or killed. Also if you are walking in the evenings you might want to wear a “Bear Bell” for safety.

To: The Coast Village Board of Directors

From: The Coast Chamber Ensemble

As a group and as individuals, the Coast Chamber Ensemble members would like to express our appreciation to the Coast Village Property Owner's membership, Board of Directors, Carlla van de Vyver, Judith Shotwell, Nancy Brock in the office, the entire maintenance staff and especially Keith Davidson for their on-going support of our music.

We have enjoyed working with all of you and seeing you at our bi-annual concerts in the Rose Room. We will miss those of you who will be moving off the BOD this year and wish you well.

We look forward to continuing to work with many of you and the new BOD that will be installed.

Thank you

Ellen Templar and the Coast Chamber Ensemble Members

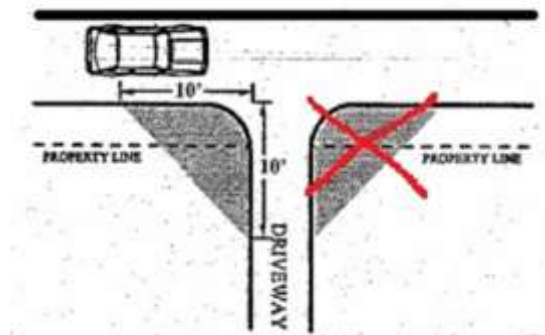
Architectural Committee

Quick update from the ARC Chairman on a couple of things:

Florence Planning Department has requested that for any construction project that might require a building permit, the lot owners should make a quick visit to City Hall with their sketches/plans/drawings and confirm whether or not a permit is required. The ARC committee will continue to approve projects at regular ARC meetings (2nd and 4th Thursdays, 4pm) but for those that require consultation with the city, we will delay issuing a yellow CVPOC ARC Construction Permit until that is completed.

The city has also confirmed that each lot is required to have 10' of vision clearance on the 'upstream' side of each driveway on one-way roads and both sides for 2-way roads. Measurement is 10' back from edge of pavement, there should be no blocking vegetation between 2.5' and 8' up from the ground(allowed are tree trunks, street light posts..). Any questions please contact me and we can meet at your lot to discuss if any trimming should be done.

One way road example:



June 2015

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

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

Richard Brown June 2nd
 Jeff Templeman June 2nd
 David Craddock June 6th
 Gene Van de Vyver 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

John & Peg Mawhinney
Roger & Rochelle 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.