

COAST VILLAGE REPORTER

MARCH 2015

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

VOLUME 18 ISSUE 03

CVPOC

Board of Directors

2014-2015

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President (541) 590-0354
Roger Emigh (602) 625-0962
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Director
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Director
Elizabeth Anderson (503) 899-5368
Director
Diana Wolf-Newman (503) 927-9315
Director

BOARD MEETING

Saturday, March 21, 2015
10:00 a.m. Rose Room

NEXT SCHEDULED BOARD MEETING

Saturday, April 18th
10:00 a.m. Rose Room

Business Office: (541) 997-3312
Available for general business
9 am to 3 pm M-F
No lunch closure

Office staff: Carlla van de Vyver
Judith Shotwell

Maintenance Office:
(541) 997-3583

Hours of Operation
Maintenance staff on premises
Mon - Sun from 7am - 10pm

Available 24/7 for
park maintenance emergencies

Website:

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

FROM THE "ACTING" PRESIDENT'S CORNER

President Keith has been off on vacation during much of February, I have been temporarily filling in for him and I am also chairman of the ARC, so I thought for the newsletter that I would share some thoughts on how our CC&Rs and the City Zoning work together to determine what we can and cannot do on our lots in Coast Village. Discussions on these subjects are timely as the Board of Directors has started the process of updating our 1997 CC&R document to bring it into compliance with legal changes over the last 17 years (we must do this) and as part of updating our CC&Rs, we have the potential to make additional changes that do not violate our City Zoning. **Approving our new 'legally correct' CC&R document will require yes votes from 75% of the lot owners so this is a big effort. Further to this, making any of the "optional" changes that are proposed will also require 75% yes votes.**

Just a few years ago the City of Florence adopted a special zoning chapter, 10-29, that applies only to Coast Village (copies of 10-29 are available at the Coast Village office). Our special zoning chapter was necessary for several reasons that are fairly unique to our development: the greenbelt requirements, wide variety of lot sizes and shapes, and the use of various types of RVs as full time dwellings. When our city zoning chapter was adopted, it instantly modified some of our CC&Rs and I wanted to take this opportunity to point out a couple of things covered in our city zoning, how these may have affected the CC&Rs, and any ARC requirements that might apply:

Dwellings: 2 types of single family dwellings are defined: Permanent (those that do not move) and Temporary (those that can be moved). Each lot is allowed to have one dwelling of either type and it can be occupied all year (or less). Each lot is also allowed to have one additional dwelling but it must be Temporary (can be moved) plus it can only be occupied 6 months in a 12 month period. CC&R change due to this: previously, CV only identified something as a dwelling if it was occupied more than 6 months, that no longer applies, a habitable structure (has sleeping, bathing, or cooking facilities) is now a dwelling immediately.

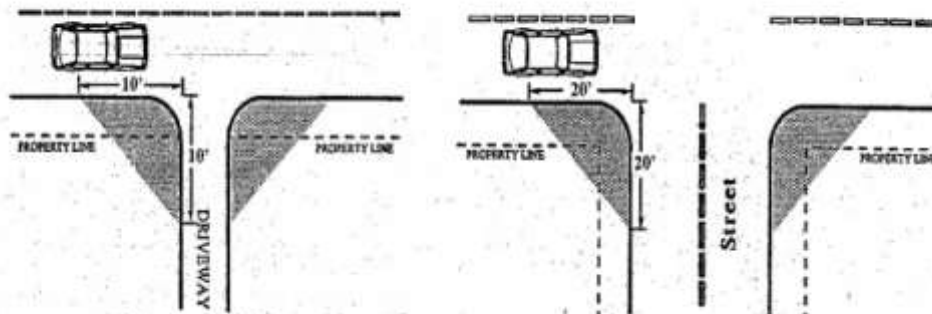
NOTICES

- ♦ **Facility Hours:** Hours for the laundry room and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 7am-10pm.
- ♦ **Meter Reading:** Park electrical meters will be read this month beginning Wednesday, March 18, 2015.
- ♦ **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.
- ♦ 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 closed.

Accessory structures are allowed (ramadas, cabanas, patio slab, carport or garage, and multi-purpose/storage buildings). Prohibited under 10-29 are: Accessory Dwelling Units (these were often called bunk houses). Installing a Dwelling or upgrading a structure to become a habitable dwelling requires ARC approval in advance using ARC Form 002. Note also that when a Permanent dwelling is initially installed or constructed on a lot, the city requires that a one-time 'lot improvement fee' be paid (>\$10,000, city hall can tell you whether this fee has already been paid for your lot).

Greenbelts: our city zoning confirms the 5' greenbelt requirements along the side and rear property lines between adjacent lots and includes a list of "natural vegetation" that are part of greenbelts but those are not necessarily the only plants allowed; greenbelts are not supposed to require watering or regular maintenance, minor caretaking is how I would describe it. A big change is a Vision Clearance of 10 feet where driveways meet the road. Vision Clearance requires there be no visual obstruction (signs, fences, blocking vegetation) more than 2.5 feet above the ground (does not apply to: tree trunks, light standards, utility poles and similar objects) so this basically removes the requirement for a 6' tall greenbelt in these areas. The Vision Clearance for driveways is a triangle that extends 10' back from the road at the edge of the driveway and decreases to zero at 10' away from the driveway. For example, a driveway correctly located 5' from the property line (leaving room for the required greenbelt) would result in a vision clearance at the property line of 5'. Because this change means the greenbelt at the front of lots near driveways can no longer provide screening and privacy between lots, we can decide in our new CC&R docu-

Figure 10-35(4): Vision Clearance Areas
(solid lines indicate curbs or edge of pavement)



REMINDER IF YOU HAVE NOT UPDATED YOUR LOT FILE TO INCLUDE EMERGENCY CONTACT INFORMATION COME BY THE OFFICE AND FILL OUT THE FORM.

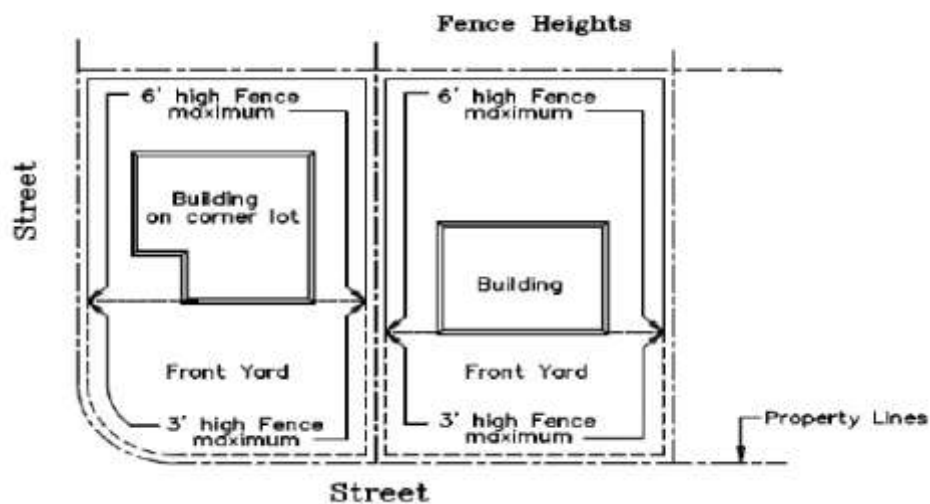
ment whether to continue requiring greenbelts to extend to the front of each lot.

Fences: our City Zoning does not place any restrictions on where fences can be located but it does instruct on their height- maximum of 3' high across the front and down the sides (2.5' high limit in Vision Clearance areas) back to the front of the residence and then a maximum of 6' high further back down the sides and across the back. Because the City Zoning does not forbid fences to be located down side and rear property lines between the greenbelts, another possible CC&R change is to allow fences down property lines while still maintaining a 5' greenbelt on each side of them.

At present, fences are being approved if they are located 5' in from any property line (except the outer perimeter of Coast Village where the fence is located on the line). ACR form 003 is used to request installing any fence and it requires ARC and Board approval.

Roger Emigh, Vice President

Figure 10-34(2): Residential and Commercial Fence Standard



Recipe Corner:**PEACH AND PINAPPLE DUMP CAKE**

- 1 Box cake mix, yellow cake or pineapple cake mix**
- 1 can chunky yellow cling peaches**
- 1 can of crushed pineapple**
- 1 stick butter**
- 1-1/2 cups of chopped nuts (pecans or walnuts)**

Preheat oven to 350 F

Lightly grease bottom only of a 13x9 cake pan

Melt butter in microwave and set aside

Open canned goods and dump into cake pan.

Sprinkle entire dry cake mix on top of fruit

Sprinkle nuts on cake mix

Pour butter evenly over nuts

Bake for 45 min to 1 hour

Cake will appear wet and uncooked but it will be delicious and almost cobbler in nature. It is especially good served warm a la mode

Enjoy!!!!



February 21, 2015

TREASURERS REPORT

Ila Mae Robinson, Treasurer

BANK ACCOUNT BALANCES AS OF JANUARY 15, 2015

Operating Fund Account:	\$ 96,036.43
Reserve Fund Account:	<u>\$131,048.27</u>
Total Funds in Bank:	\$227,084.70

Petty Cash Fund	200.00
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After checking into on-line savings for our Reserve Fund to obtain an increased interest rate, further investigation is needed. I will report in the March Treasurers Report up to date information.

In the month of February we have collected \$7,270.62 in past due revenue including past due in repayment plans. All repayment plans are current.

Dues and Electric Past Due from Owners:

Total \$ 8,061.58

Account of \$4,313.05 Owner is deceased. CVPOC is foreclosing.

Account of \$3,748.53 Lean on property

We are in a very positive financial status going into March. We will have the property purchased in January from the Mark Fortune Estate in a cleared status and ready to sell by the end of March if projected time for this project is accurate. We are currently at a \$53,541.00 surplus and expect to go to the end of the year in a strong financial status. Part of this is as a result of the 25,000.00 payment from Charter and part is because we continue to make excellent inroads in collecting past due/overdue accounts. Costs are down somewhat in maintenance, although we do still have some reserve budget items to complete as well as legal fees for upcoming CC&R change requests.



NEW THINGS TO LOOK FORWARD TO:

Crochet/Knitting Club meeting @ 2:00 in the Rose Room on Tuesday's. (Please call the office to confirm that the class is meeting. 541-997-3312)

Weight loss group/walking group @ 10:30 am Monday, Wednesday and Saturday.



Accept that some days you are
the pigeon and some days you
are the statue. ~ David Brent

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

A huge thank you to JJ Love for planting our hanging flower baskets at the front of the office/ clubhouse. They look great and make us think of spring being just around the corner.

There have been no potlucks scheduled in January and February. It would be great if someone would like to plan one for the end of March! Any volunteers?? If you would like to plan the next potluck, please stop by the office and see Carlla. What about a soup and salad potluck? Or baked potato bar?

I am taking signups for the garden boxes in the courtyard. 3 are taken however we still have some openings. Also if you enjoy building—maybe we could get some volunteers to build 3 more boxes?? It would be great to have some larger boxes along the fence also. The small ones currently there dry out too easily.

There will be a “weeding party” on the 7th—anyone and everyone is welcome to come pull a few weeds to get boxes ready for planting. It’s time to plan sugar snaps, radishes, kale and beets—oh, and don’t forget lettuce and turnips! The above weather permitting of course. Let’s hope for a sunny weekend.

Remember this is a “community garden” so as items ripen there will be fresh veggies to share, that said, don’t pick everything and take it home, just take home enough for a meal.

A note, we had a function the other day and so a gentle reminder, if you use the clubhouse for a little gathering, please make sure you completely clean up after yourself. Our maintenance staff are here to serve you but they should not have to pick up food debris from the floor or wash down tables that have been used for food or wash the dirty silverware. Please do the dishes, if you use them and wash the tables. Thank you!



MAINTENANCE

Robert Keith Davidson

So as always the Maintenance staff have been busy doing the normal day to day maintaining of the park (i.e. repairing gates, repairing leaks on lots, assisting in tree removals, etc.) What follows are the major upgrades and repairs, occurring or having occurred, within Coast Village.

As I write this the Sauna is very near completion. The electrician is coming tomorrow to install the last element -- which is the new heater. This project has turned out extremely well. I can't say enough how nice the facility looks. So, without any unforeseen problems with the heater installation the Sauna should come online under budget and on schedule. **Note:** I want to let the membership know that the sauna will be setup for dry heat only. Please refrain from pouring water onto the decorative rocks on top of the heater.

Leisure Excavating was chosen as the contractor to remove the structures on 75 Outer Drive. The contract was approximately \$4875, plus \$500 for the asbestos survey and \$375 for sample testing. Once the structures are removed the lot will be leveled and the electrical service will be converted to PUD. As of this writing the asbestos survey has been completed. I asked the surveyor and he stated that there didn't appear to be any asbestos present on the lot. However, we will wait for the lab results.

The exit gates on the west side of the park fronting HWY 101 have been installed. The gates are now in compliance with Coast Village's perimeter fencing policy.

The lot survey of Lot 227, the satellite bath has been completed. The survey has provided the Corporation with definitive knowledge of where our common areas are. The survey also identified the correct opening of the common area pathway. This last month Coast Village removed several trees around the satellite bath that were dead or seriously leaning. All of these trees were in the common area.

The satellite bath has been painted. This includes the entrance doors. These doors have now been equipped with combination entry locks similar to those used on the laundry room door. This will provide the membership with 24 hour access to the facility once it reopens. New efficient high rise toilets have been purchased and will be installed. The floors have been coated with the same materials as the clubhouse, laundry room, post office, and sauna. The interiors are in the process of being painted in an off-white color. Proper heaters and controls are in the process of being researched so that in the future we don't have floor model oil heaters hanging from chains.

Two new pumps have been ordered to complete pump stations that don't have backups currently installed. When they come in maintenance will contract with Frank Brooks for guidance on their installation. An electrician will be contracted for the installation of a new control panel already procured.

Ray Wells has been contacted for the repair of a partially collapsed drainage pipe at the north-east pump station. This was identified in 2014 and a bid was given. Due to delays in authorizing the work Mr. Wells was re-contacted and the previous bid was re-affirmed. Coast Village has accepted the bid.

The coke machine in the laundry room was moved when the floors were redone so that the security camera now captures the entire area.

New double locking deadbolts have been installed on the door between the laundry room and the post office, and between the rose room and the pool.



COMMUNITY CORNER**Deadwood Cemetery**

Deadwood Cemetery was established in 1883. For those of you who enjoy visiting old cemeteries or reading about them there is a very nice video on Face Book that features this particular cemetery. You can watch it and read about it's history by going to <http://deadwoodcem.org>.

**Community Emergency Response Team Class
Spring 2015
(Revised 2-12-15)**

Thursday April 2	6:00 – 9:00 PM	Disaster Preparedness
Monday April 6	6:00 – 9:00 PM	Fire Safety
Thursday April 9	6:00 – 9:00 PM	Disaster Medical 1
Monday April 13	6:00 – 9:00 PM	Disaster Medical 2
Thursday April 16	6:00 – 9:00 PM	Light Search and Rescue
Monday April 20	6:00 – 9:00 PM	CERT Organization/Disaster Documentation
Thursday April 23	6:00 – 9:00 PM	Disaster Psychology/Terrorism & CERT
Monday April 27	6:00 – 9:00 PM	ICS Structure/Course Review/ Final Exam
Saturday May 2	9:00 – 12:00 Noon	Disaster Simulation Exercise
Thursday May 7	6:00 – 8:00 PM	CERT Crowd and Traffic Management

Contact Information:

Frank Nulty

Email certsvfr@gmail.com

Phone 541-997-3212

April 2-27, Classes held at Siuslaw Valley Fire & Rescue, 2nd Floor Training Room, 2625 Hwy 101, Florence, OR.

Saturday May 2nd – Disaster Simulation Exercise held at Sutton Lake Fire Station, 88973 Sutton

We are saddened to learn of the passing last month of Max Franklin. Max was a resident of Coast Village since 1988. He served in the Army for 4 years where he was a paratrooper, tank driver and a competition marksman. Max loved to travel and he and his wife Jan had lots of fun traveling to different places together. Max is survived by Jan, his loving wife of 37 years, 5 children and ten grandchildren. Our sincerest sympathies to Jan, her family and friends.



PLAY IT FORWARD

Is an expression for describing the beneficiary of a good deed repaying it to others instead of to the original benefactor.

What a wonderful concept. I was in line at the grocery counter the other day and watched as someone paid \$50.00 towards what the bill would be for the young woman next in line with a basket of groceries and 3 small children. It filled me with happiness to see the expression and the tears in the eyes of the mother standing there.

While \$50.00 would be a lot for me to spend most of the time, I realized it does not have to be that much. Buy a stranger a cup of coffee. Pay for a burger for the person that looks like they could use something to eat. I vowed to do just that. I challenge all of you to perhaps do the same. One small thing for someone else. It's important, it's what makes us human. Then have a GREAT day!

MARCH 2015

Su n	Mon	Tue	Wed	Thu	Fri	Sa t
1	2 Garbage pickup Walk 10:30	3 Brush Pickup Knitting/2:00 Chamber Practice	4 Coast Chamber <u>1:00 - 3:00</u> Walk 10:30	5 Coast Chamber <u>3:00 - 5:00</u> ARC / <u>4:00</u>	6	7 Walk grp 10:30 Weeding the garden!
8 Daylight Savings Time	9 Garbage Pickup Walk 10:30	10 Brush Pickup Knitting/2:00 Chamber Practice 5-7	11 Walk 10:30	12 Coast Chamber <u>3:00 - 5:00</u> ARC / <u>4:00</u>	13 Coast Chamber 1:00 - 3:00	14 Walk grp 10:30
15	16 Garbage Pickup Walk 10:30	17 Brush Pickup Knitting/ 2:00 Chamber Prac- tice 5-7	18 Coast Chamber <u>1:00 - 3:00</u> Walk grp 10:30	19 Coast Chamber <u>3:00 5:00</u>	20 Work Shop <u>10:00</u>	21 Board Meeting <u>10:00</u> Walk grp 10:30
22	23 Garbage Pickup Walk 10:30	24 Brush Pickup Knitting/ 2:00 Chamber Prac- tice 5-7	25 Walk 10:30	26 Coast Chamber <u>3:00 - 5:00</u> ARC / <u>4:00</u>	27	28 Walk grp 10:30
29	30 Garbage Pickup Walk 10:30	31 Brush Pickup Knitting/ 2:00 Chamber Prac- tice 5-7				

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



Jeff Wheeler - March 3rd.
Joyce Parrott - March 15th.
Lucille Lonneckner - March 21st.
Dari Johnson - March 22nd.
Denette O'Neil - March 31st.



HAPPY ANNIVERSARY WISHES are going out to:

Nelda Curry & Al Thenell - March 17th.



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.