

COAST VILLAGE REPORTER

MAY 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 19 ISSUE 05

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, May 23, 2015
10:00 a.m. Rose Room

NEXT SCHEDULED BOARD MEETING

Saturday, June 20th, 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

Ah, spring is here, and the days are getting longer and warmer. I want to take this opportunity to thank the Coast Chamber Ensemble for their gift of music and treats. They had a great turnout, and everyone enjoyed the evening.

So the big news – the Board of Directors (BOD) has filled the position of Park Operations Manager (POM). The individual the Board chose has volunteered and worked for the Corporation for approximately two years. Carlla van de Vyver has been on the BOD, been the Corporation's Treasurer, worked on several of the committees, and been the Corporation's Office Manager. The BOD felt that she would be the best choice for the POM position, and I have to concur. As such, she will be working closely with this and future Presidents to insure that the Park runs smoothly. She will be overseeing park maintenance to insure that the many projects currently and in the future are done properly and on time. What can I say, she's the POM.

Our legal counsel, Vial Fotheringham LLP, is currently working on revising our CC&Rs and Bylaws. As has been mentioned before, the CC&Rs are 18 years old and in serious need of updating to at the very least comply with current Federal, State and Local statutes and regulations. Over and above this the CC&Rs and Bylaws Committee will be having many meetings and presentations to inform and allow the membership input

into the process. If you are interested, keep looking to your newsletter and/or the website for postings regarding future meetings.

The satellite bath is now open for business. It has been completely renovated. Drop by and take a look. It is open 24/7/365. Access is via a cipher lock which is coded the same as the laundry room.

Robert Davidson

NOTICE

ALL CODES HAVE BEEN REMOVED FROM THE GATES EXCEPT THE "ACTIVE" CODE WHICH IS CHANGED EACH MONTH AND CAN BE FOUND AT THE BOTTOM OF YOUR MONTHLY INVOICE.

DO NOT LET PEOPLE IN THAT YOU DO NOT KNOW!

THE PHONE NUMBER IS LISTED AT THE EAST SIDE-GATE WHICH PEOPLE CAN CALL IF THEY DO NOT HAVE THE CORRECT CODE.

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, May 20, 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 closed. Reopening scheduled for May 15, 2015

This is posted again because we only received one response back, please read and let us know what you think and want.

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)

First of all, let me say it's a privilege to work for all the owners at Coast Village.

My goal going forward is to provide support to the Board of Directors, to help provide continuity as we move into the next fiscal year. Some of the long term plans are defined below:

Maintenance:

- ♦ Refitting/Refurbishing the #2 Pump Station.
- ♦ Continuing the current trend of improving the look and the value of assets of the park by painting and repairing any existing bldgs. Etc. on-going.
- ♦ Repairing the back wall and end wall of the laundry room and post office where it has rotted out.
- ♦ Reviewing the data on the aging sewer lines in the park and how to best implement replacement in sections for the least financial impact and road use impact.
- ♦ Replacing rotten boards and oil staining the Spruce Street fence by summer's end.

Operations:

- ♦ Implementing a plan for better time management of maintenance personnel.
- ♦ Establishing basic time lines for projects to be completed.
- ♦ Helping to establish and maintaining budgetary oversight for best outcomes financially for the Corporation as well as keeping accounts current.
- ♦ Auditing old records and financials and disposing of same if not needed.
- ♦ Finding source documentation for the Park and scanning said documentation for electronic storage.
- ♦ Continuing project to enter all motions into an Access data base for easy reference to avoid rework of motions already completed by the BOD.
- ♦ Implementing the Reserve Accounting Software to produce accurate reports for the state.
- ♦ Supporting the BOD to make sure we are following our CC&R's, Rules and Regulations and City Statutes.

Again, thank you for the opportunity to serve all of you.

Carlla van de Vyver

REMINDER—Maintenance is spending a huge amount of time picking up cigarette butts in the children's play area, parking lot and in front of the clubhouse. PLEASE, use containers provided to put your butts or field dress your butt and take it home. DO NOT throw it on the ground!!!! Let's keep our property clean and nice to look at.

Recipe Corner:



A great take on clam chowder—this is a wonderful soup!

Ingredients

Two cups (or to taste) chopped clams, fresh, or canned.
4 cups water
1 pound (545 g) white potatoes, peeled and roughly diced
½ cup (40 g) shallots, finely minced and divided
6 cloves garlic, finely minced
1 large stalk lemongrass, tough outer leaves remove, cut into thin rounds
3 red Thai chilies, finely sliced (optional, but use at least one)
1 2-inch piece of galanga (Thai ginger), unpeeled
6 pieces strips of peel from one lime
½ cup unsweetened coconut milk + more for thickening (do not stir the milk in the can)
a handful of cilantro, finely chopped
a few stalks of chives, snipped
a few red Thai chilies, finely sliced

Instructions

Heat a pot large enough to hold the clams with your choice of oil. Sauté half the shallots (1/4 cup total), half the garlic (3 cloves), and half the amount of lemongrass over medium-low heat until fragrant, about 1 to 2 minutes.

Turn heat to high then add water into the pot and bring to a boil. Add the clams if raw and cook for 4 minutes or until done.

Spoon the cooked clams aside in a large bowl. Set all of the broth aside in a separate bowl or measuring cup (so you know how much liquid you have left, ideally, at least 3 cups).

Meanwhile, cook the potatoes separately. In another pot, bring salted water to a boil.

Make sure the amount of water is just enough to cover the potatoes. Boil the potatoes until soft, about 30 minutes.

While the potatoes are cooking, place the remaining shallots, garlic, lemongrass, and red Thai chilies either in a food processor or mortar and pestle. Grind until a thick paste forms. Add some clam water to thicken, if you wish.

When the potatoes are done, drain, and set aside saving about 1 cup of potato water.

In the clam pot that was wiped clean, heat your choice of oil over high heat. When hot, lower heat to medium and add the spice paste you just made and stir. Add the galanga (Thai ginger) and lime leaves, still stirring continuously to prevent the paste from burning.

Lower heat to medium-low and add to the spice paste a splash or two of the coconut cream that floats on top of the can. Keep stirring.

Add the potatoes, clam broth, and coconut milk, and simmer over medium heat for about 5 to 6 minutes.

Using a hand blender or food processor, purée into a soup. To thicken soup, add more coconut milk.

To thin it out, add the potato water.

Garnish the soup with clams. Sprinkle with cilantro, chives, and chili.

April 18, 2015

-

TREASURERS REPORT

Ila Mae Robinson, Treasurer

BANK ACCOUNT BALANCES AS OF APRIL 17, 2015

Operating Fund Account:	\$ 95,342.05
Reserve Fund Account:	<u>\$121,342.72</u>
Total Funds in Bank:	\$216,684.77

Petty Cash Fund	200.00
------------------------	---------------

In the month of April the loan made for taxes on one of the lots has been paid in full. This lot is current on all HOA fees as well.

Dues and Electric Past Due from Owners:

	Total \$ 8,646.18
Account of \$4,468.05	Owner is deceased. CVPOC is foreclosing.
Account of \$1,811.30	Repayment Contract Established (<u>Paid in full 4/23/15</u>)
Account of \$1,937.23	Lean on property
Account of \$ 429.60	Repayment Contract in place.

Lot 75 has been cleared and is for sale at \$35,000.00. It is not listed with a realtor at this time however the office receives many inquiries for property and we are presenting this lot as ready for sale.

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

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

There will be a Financial Committee meeting on May 9th at 10:00 A.M. Discussions and recommendations will be finalized for the Reserve and Operations Budget for the next Fiscal year.

NEW THINGS TO LOOK FORWARD TO:

Mixed Media Maniacs

The art group Mixed Media Maniacs is a group of crafty people who like to make art using paper, wood, metal, fabric, shells and even trash. They try to meet once a month and work on a featured project from one of the members. In March, they made art dolls out of 2x4 pieces, transparencies and found objects, and in April they made Norwegian style luminaries from tin cans. In May, they are going to make beads, using scrapbook paper, Ultra Thick Embossing Enamel and tiny embellishments. The meeting is usually held in the Rose Room from 10am – noon on the last Tuesday or Thursday of the month. Anyone is welcome to join us. Please, leave your name and number at the office if you would like to join in and a member will get back to you with the date and any supplies required for the project.

A blog for the group to post pictures of their finished art was started in March. You can view this at www.mixedmediamaniacs.blogspot.com



**“If you don’t like something change it;
if you can’t change it, change the way
you think about it.”**

~ Mary Engelbreit

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.

Four new planting boxes are complete!!! Thank you to Jerry Lowe for constructing!!! Please let me know if you want to use a box. Radishes are peeking above ground, some tomatoes are in (hope it's not too cold) beets, kale, carrots and green onions are planted.

Potluck Schedule: May 2nd is the "Derby Party" Potluck, mint julips, watching the race, big hats—This will be a lot of fun!!!! Thank you to Becky and Elizabeth for all your hard work putting this together! Chili Dogs, just "plain dogs" and burgers are on the menu! Bring a salad, condiments or desert! Keith Davidson who will be manning the grill. Hope to see everyone there! See the flyer on page eleven of the newsletter.

The new fruit trees are budding out, thank you again Ann Waters for arranging the planting of fruit trees around Coast Village proper. The strawberry plants in the garden are in bloom, soon there will be strawberries to feast on!

Finally, as I always say—do something nice for someone else today! It will make you feel great!

WELCOME TO NEW OWNERS:

Scott Murray and Timothy Pease #34

Dennis Sanders #207

Ernest Bell #209

Wonderful to see all the new faces in our community

**POOL WATER AROBICS
STARTS 19TH MAY
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

Maintenance has had some changes recently implemented. The lunch hours have been staggered. This has required the garbage and brush pickup start time to be 9AM. Additionally, with the pools extended hours, 8AM – 9PM, we will again be starting the cleaning of the pool and decking at 7AM. We are going to apologize in advance to those living around the pool area for any noise issues brought about by the cleaning.

The following is the status on various projects being done or supervised through the maintenance office:

1. Gates – Overhead Doors will be replacing all four of our gates starting the first full week in May. The process will take a few days so expect the gates to be in an up position for the time it takes to install them.
2. The sauna continues to have problems with the heater we purchased from Sauna Depot. The final problem is either we have constant high limit switch trips, or a heater coil blows out. I've contacted Sauna Depot last week, and requested a RMA as the heater is under warranty and only a certified electrician has touched it. The in turn are contacting Scandia. I will, once this is resolved purchase a different heater.
3. The west-side sign is scheduled for the electrical with JD Electric. He will be pulling the electrical permit, and insuring that the lighting is installed correctly.
4. The satellite bath operational as of April 27th.
5. It is the intent to have a shower head and metering water valve on the outside of the pool room as an auxiliary shower just prior to the entrance gate to the pool area.
6. The signs for stops are up. The signs for parking are being made.
7. The backup pumps are here. I am awaiting JD Electric for the reworking of the control panel on pump station number 2. I have a request for assistance with the pump replacement with Frank Brooks as he has the experience with this station.
8. We have finally located the water lines for the various structures that the BOD authorized to be metered. We are waiting for our plumber to have time to do the work.
9. The damaged sewer line has been contracted to be repaired by Ray Wells. The company came out to do the repair, but was hampered by the large amount of water that was filling the ditch dug to do the repair. Even with a large auxiliary pump they couldn't control the water. The project has been pushed back to dryer weather.



MAINTENANCE TEAM
(541) 997-3583
Dave Fast—Days
Pat Green—Days
Robert Aguilar—Evenings
Oscar (Rick) Ricker Weekend Days and Evenings
Robert Keith Davidson—Acting Maintenance Supervisor

COMMUNITY CORNER

To the Wonderful residents of Coast Village:

Thank you so very much for your calls and cards of support and encouragement and for the delicious meals you have provided us with. We cannot express how much this has meant to us.

I really miss working in the office and the opportunity it provided me to visit with you. I looked forward to each day and the privilege of being able to help you and maybe chat for a few minutes.

With our sincerest gratitude,
Leroy and Judith Shotwell

News from the City of Florence

Residents at Coast Village received an invitation from the City of Florence to meet the new Police Chief Tom Turner. The Meet and Greet will be held at the Florence Events Center on Tuesday, May 5th from 4:00 p.m. to 6:00 p.m.

A small homemade book was found in Florence, Oregon. It was a girls family story. The "girl" was born in 1941. Lot's of old photo's and information.

The book was presented to , "Can you find this book's family?" I searched the Internet and I found the book's family. I received a phone call less than 24 hours after my search.

One of the stories in the book was about Colin MacIntyrae. In Gaelic it is Mac Antsor, meaning son of a carpenter. The land this clan held was called a fief. The MacGregor's owned the land. Each year the family had to pay the MacGregor's one white fawn and one snowball. It was said the snowball was quite a feat. To get the snowball down from the highlands at that particular season was a huge deal.

Book on it's way to loving family members.

Pat Rongey

Neighborhood Watch

Safety: The days have become longer and with the time change more folks are out and about. Be aware of workers, walkers, gardeners, pets and others on walks. If you see something out of place report it to the Maintenance Department!! If it's a threat to property or persons call "911". Let the authorities sort it out.

Gate Protocol: Please, do NOT let people through the gate that you do not know. We are experiencing vendors coming in and knocking on doors. Other's may be looking at properties that are standing empty. If someone wants in they can call the number on the gate and we will evaluate if they have a reason to enter the park.

CITY OF FLORENCE HAPPENINGS

Upcoming Events:

Community Chorus Performance—Event Center	5/3/15	2:00 p.m.
Emerald City Jazz Kings "Why Don't You Do Right"	5/9/15	1:30 p.m.
SEACoast Eugene Symphony	5/15/15	7:00 p.m.
Rhody Days	5/15—5/17	

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.

KENTUCKY DERBY PARTY
“THE RUN FOR THE ROSES”
May 2, 2015

2:00 PM at the Rose Room

MINT JULIPS—BYOB (Bring your own Bourbon)

POTLUCK—CHILI DOGS/HOT DOGS/HAMBURGERS

Bring the condiments, salads, grated cheese, chopped onions, chopped peppers, etc.

Deserts are also welcome.

Preliminary Horse races from 1 hour prior up to post time (2:30—4:00)
Bring your nickels and dimes! This is a fun game!

If weather is nice we will have a horseshoe tournament for those who want to participate!

HAT CONTEST: Ladies—wear your biggest and best “Derby Hat”, there will be a prize!



This is our first potluck of the year so be sure and attend!



SPRAYING IN THE PARK

The maintenance crew are now using a non-toxic, environmentally safe spray. It was tested on the garden area and is doing a good job. We will be purchasing more of it to use along roadways. This spray will not hurt the bees. If you have an issue with “any” spray along your property you can notify the office. However if you do not wish property sprayed near the road by your property you will be expected to keep the weeds cut so they do not spread to other areas.

Thank you

Architectural Committee

As delegated by the Board, the Architectural Committee is assigned the responsibility to help assure that CVPOC maintains certain standards for architecture and appearance and to promote the beauty and desirability of Coast Village HOA.

- The Arc meets on the second and fourth Thursday of each month in the Clubhouse. If you have questions, stop by. Refer to your CVPOC CC&R's for specific restrictions, etc.
- All homeowners and contractors are required to submit all plans to the office by noon on the Tuesday before the Arc Meeting.

This month the Arc addressed the following:

- ◆ Fence at 142 Outer Drive approved
- ◆ 148 Deck in back yard approved
- ◆ Plant 3 trees between fence and pavement Lot 26 approved

May 2015

Su n	Mon	Tue	Wed	Thu	Fri	Sa t
					1	2 Walk grp 10:30 Weeding the garden!
3	4 Garbage Pickup 9 am. Walk 10:30	5 Brush Pickup Knitting 2pm Chamber Practice 5-7 5-7	6 Walk 10:30	7 Coast Chamber 3:00 - 5:00 ARC - 4pm	8 Coast Chamber 1:00 - 3:00	9 Walk grp 10:30
10 Mother's Day	11 Garbage Pickup 9 am. Walk 10:30	12 Brush Pickup Knitting 2pm Chamber Practice 5-7	13 Walk 10:30	14 Coast Chamber 3:00 5:00 Recycle Meeting 5:30 - 8:30 pm -	15	16 Walk 10:30
17	18 Garbage Pickup 9 am. Walk 10:30	19 Brush Pickup Knitting 2 pm Chamber 5-7 Water Aerobics	20 Walk 10:30	21 Coast Chamber 3:00 - 5:00 Water Aerobics 10:00 am	22 Work Shop 10:00	23 Board Meeting 10:00 Walk 10:30
24 31	25 Office Closed Memorial Day Holiday	26 Garbage 9 am. Knitting 2 pm Chamber 5-7 Water Aerobics	27 Brush Pickup	28 ARC - 4 pm Water Aerobics 10:00 a.m.	29	30

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



Melba Reinke - May 8th
Roger Emigh - May 24th
Robert Davidson—May 26th



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 Nancy at 541-997-3312 or just stop by the office.