

COAST VILLAGE REPORTER

March 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 3

Board of Directors 2016-2017

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9am - 3pm

Office staff: Nancy Brock
Park Operations Manager:
Carlla Van de Vyver
POM@CVPOC.COM
Phone 360-521-8428

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:

A reminder regarding garbage day in the Village!

- Your garbage should be in a garbage sack and placed in a garbage can with a lid.
- If you place your garbage sacks on the ground they are subject to animal intrusion. If our staff has to clean up the garbage you will be fined as outlined in the Rules and Regulations.
- This time of year the raccoons and bears are hungry! We don't wish to attract them by having food available so please follow the rules. They are there for a reason.

Roger Emigh



Coast Village Board Meeting, March 18th, 10 am in the Rose Room

NOTICES

- ◆ **Facility Hours:** Hours for the laundry room, Satellite Bath and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 8 am-9:45 pm.
- ◆ **Meter Reading:** Park electrical meters will be read this month beginning Friday, March 17, 2017.
- ◆ **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.
- ◆ **Open Forum:** There will be an Open Forum on March 25th at the Rose Room to discuss the upcoming changes to the CC&R's. Please attend if you have questions.

RECIPE CORNER

SLOW COOKER CORNED BEEF AND CABBAGE



- ♦ 4 large carrots, peeled and cut into pieces
- ♦ 8 baby red potatoes, quartered
- ♦ 1 onion, peeled and cut into bite-sized pieces
- ♦ 3 cups water
- ♦ 1 (3-4 lb.) corned beef brisket with spice packet
- ♦ 1/2 head cabbage coarsely chopped
- ♦ 6 oz. beer (optional)

Directions:

Place the carrots, potatoes and onion into the bottom of a slow cooker, pour in the water and place the brisket on top of the vegetables. Pour the beer over the brisket. Sprinkle on the spices from the packet, cover and set the cooker on high.

Cook the brisket for about 7 hours. An hour before serving, stir in the cabbage and cook for one more hour.

I like to serve this with a crusty bread to sop up the juices!!!



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

Park Operations Manager

We have had five leaks on properties in January. Two leaks on individual lots, 1 saddle failure and two at turnoff valves. The leaks are being addressed. One was a large leak under a doublewide from a burst pipe due to the cold weather. One was a small leak at a faucet. Our water bill for January is \$12,390.04. This is an increase of \$2,067.27. It also shows how leaks (the four mentioned above) can be impacting our bottom line.

Water use from December to January at the clubhouse and laundry was: 1,898 cu. Feet. This was 0.02 percent of the water use in the park. Average use per lot was 357.46 cu. ft.

We had hoped to begin our water project the end of February. With the inclement weather we will probably not start until the first week in March. We have already replaced one set-up due to a saddle failure and leak. The process went well. One of the issues we have discovered now that we are starting the project is that we will have to replace quite a few saddles that we did not previously know we would have to do. The saddles installed at the last water update were rubber and not the type usually used in a commercial water system. They were also installed with clamps which are now failing. We will be replacing the damaged saddles wherever we find that they are the rubber type instead of the appropriate water system type. These saddles cost approx. \$49.00 each. We have found some of the saddles to be appropriate so we will not have to replace all of them. The city has agreed to give us our permits with an \$81.00 charge and an additional 61.00 for every 100 feet of line we lay. Most sites will require only about 4 feet of line. Originally the city wanted 81.00 for each site. After discussion with them, they have agreed to give us a special rate. This means our permits will be approximately 935.00 for the lines and the total permit costs will come to 8,407.84 which includes the state surcharge of \$900.84 for the project instead of the \$20,000.00 they originally requested. This is still higher than I had originally been quoted but an improvement over the original \$20,000.00 quote. The saddle replacement is outside of the scope of the project, however there will only be material costs involved as the plumber will be replacing saddles where necessary at no cost for labor unless it is excessive.

We are going to have to bring in a firm to address the cables etc. that are buried. That expense will be on us. PUD will mark their lines but the Charter and Century Link Cable companies do not, so we will need a locator for those lines.

We have a number of turnoffs that are in the middle of paved drives and we have a number of areas where we are going to be going under the road. I will be proceeding with lots that do not have this requirement first, I want to do all of the work that require cuts in groups so that the expense of any equipment that needs to be rented or contractor that might need to be called in will be at a minimum.

Propane costs have went up by almost \$1.50 per gallon in the last two months. This is a significant increase. I am looking

to see if we can find a cheaper source. I don't know that we can but am researching for another source of propane.

There has been some vandalism in the laundry room and we have reviewed film but by the time we knew about it and looked it had been deleted. (The film is only available for about 10 days then deletes). We have put up signage and we are now reviewing film every two days. There has been no further incidents.

There has been a change in personnel. Oscar Ricker starts back to work for us on March 6th. He will primarily be a weekend worker. Richard Barnard is leaving Coast Village employ. I will discuss his replacement and also the release of another temporary worker at the end of the meeting in a closed session.

We have received many complaints regarding a wood stove that is causing breathing problems for the neighbors. At this time the woodstove has been removed.

We had a tree from Lot 56 break off on land on the propane tank on 57 Outer Drive. Because it was effecting a propane tank I brought Josh Johnson in to cut the tree away so that AmeriGas can remove the tank which is full. I will be billing the Lot on 57 for the removal, because this was an "Act of God" the Lot owner on 56 is not liable to CVPOC. If the lot owner on 57 chooses to turn this over to their insurance they may do so, but the emergent work we had to do means the liability is on Lot 57. I have notified the Lot 57 owner of the charges.

Maintenance staff are continuing to do pressure checks for water leaks. Other projects will be addressed as the weather improves and staffing is settled. Meanwhile we are doing standard duties.

Due to all of the heavy rain we are having some issues on properties with high water. 203 Bourbon flooded and our staff have assisted with digging a ditch to drain some of the water to the road to prevent flooding of the home. We have other areas that are also flooding but not to the extent as Bourbon street. We have also had issues of flooding in the garden area at the club house and have been snaking the drains there several times per week to prevent water into the clubhouse and bathrooms.

A larger screen TV was donated to the clubhouse by Keith Davidson. We will be donating the one that was in the clubhouse to Goodwill.

We also now only have 4 properties that have not converted their electrical. 3 of those properties are in collections.

**Happy St. Patrick's Day to everyone
from all of the staff at CVPOC.**

WATER PROJECT UPDATE

- We have started digging on the water project. We will be working on Outer Drive first.
- Please be careful and watch for cones where digging is taking place. We are covering the holes and putting out cones.
- Our goal is to change out between two and four turnoff set-ups per week. We will be turning off the water while doing that on Fridays. The time will be approx. 10:00 a.m. until 12:00 p.m. This will happen every Friday until further notice.
- Currently we have only one person working days, so please call the office instead of maintenance unless you have an emergency of some kind.
- Garbage and brush pick-up will continue as normal. The maintenance staff will be working on digging lines Wed—Fridays most weeks.
- Some lot owners have requested we “move” their turnoff valves when they are located on their paved driveways. If you choose to move your turnoff valve you will be responsible for the cost. CVPOC will only be paying for the “change” to the turnoff and addition of the meter and addition of new line from the turnoff to the saddle. If you read the CC&R’s you will find that if you have chosen to pave your drive then any damage to your driveway must be repaired by the lot owner. We will be cutting roads in some areas as we work this project. When it comes time to repair those cuts I will bring a contractor in to do them all at one time. If your driveway needs repair after the project you might want to wait and we can include your drive repair at the same time as it will cost you less. Contact the office if you wish to do this.

Note: If you lived here when the water “main” pipe was installed please come up to the office and talk to Carlla. I have some questions for you if you knew anything about the installation.

CURB YOUR PETS

1. **Once again a reminder to keep your dog on a leash. Even if your dog is very small you need to have control at all times.**
2. **Dogs are not allowed to be tied for long periods in the park. Never leave your dog tied outside and leave your lot.**
3. **Let us know if you have an issue with a barking dog.**

Please consider donating to the Florence Humane Society if you donate. They can use your help to support their spay and neuter program.



FOR SALE AND OTHER ADVERTISEMENTS

For Rent: Lot 11 on the West Side. This is a lot to store a trailer etc. It is a storage lot only. The lot rents for \$50.00 per month. Contact the office for additional information.

Please look on the CVPOC website “under for sale” for additional property for sale by owner.

RV Lot #20 for rent on West side. Includes shed. Call office

For Sale: Cuisinart Electric Gridler like new \$15.00—call office.

If you would like to run an ad for something you want to sell, please let us know



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

FEBRUARY 2017
Scott Murray, Treasurer

Bank Account Balances as of February 16, 2017

Operating Fund Account:	\$ 62,092.00
Reserve Fund Account:	\$ 61,463.18
 TOTAL FUNDS IN BANK:	 \$ <u>123,555.18</u>
Petty Cash Fund	\$ 200.00

Past Due Over 90 Days: \$21,552.84

Currently the following lots are in foreclosure:

84 Manzanita
21 Sand Dollar
37 Easy Street

\$10,869.55 is the past due on 84 Manzanita and is included in the total of \$21,552.84 past due accounts listed. We are working hard on collecting past due accounts. Several are in collections and several are in repayment plans. We have liens on several properties as well. It is important that we are able to collect our HOA fees as these fees pay CVPOC expenses.

I am requesting the BOD approval a transfer of \$15,000.00 from Reserve to Operations to pay for the deposit on the Water Project.

All A/P are current.
CVPOC has no long term debt.

Scott Murray
Treasurer

There will be an Open Forum to discuss upcoming CC&R changes on March 25th at 12:00 p.m. in the Rose Room.

Copies of the proposed new document will be available at the Office on March 13th. Please pick up a copy to review prior to the Open Forum.

The CC&R proposed changes effect everyone at Coast Village. We hope you will attend and make your thoughts known on this important document.

THE CAT'S MEOW

Just a reminder. It is NOT OKAY to trap cats in a live trap and relocate them. You may be trapping your neighbors cat!

Please do not dump your cat litter in the trash can by the Maintenance Office designated for dog litter. All waste must be contained in a bag. Do not dump non bagged waste in the can.

If you see a cat in the park that appears ill, please advise the office.

Remember to keep your cat's shots up to date and PLEASE SPAY OR NEUTER your kittens/cats. It is important we don't add to the population of cats with no home.

Please keep your cats in at night.

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	

Your invited to the Coast Village

St. Patrick's Day Potluck

Please come and join the fun! Bring a dish to share or donate a dollar or two. Coast Village will supply the Corned Beef (Carlla will cook it). Nancy is bringing the cabbage. If anyone knows how to make soda bread; please bring some.

Where: Coast Village Rose Room

When: Saturday, March 11th, 2017

Time: 4 pm



NOTICE:

PLEASE CONTACT OUR OFFICE IF YOU HAVE NOT UPDATED YOUR EMERGENCY CONTACT INFORMATION.

WE HAVE HAD TWO ISSUES WITH OWNERS WHO HAVE FALLEN ILL WITH NO EMERGENCY CONTACT INFORMATION IN THEIR FILES.

IT IS YOUR RESPONDIBILITY TO LET US KNOW SO THAT YOUR HOMES, PETS, ETC. ARE PROTECTED IN CASE OF AN EMERGENCY.

THANK YOU,
CVPOC STAFF

MAINTENANCE

Carlla van de Vyver

Maintenance Report

5 Water leaks identified.
Sewer line cleared
General tasks completed
Pool deck work in progress
Ditching to relieve flooding on individual lots
Landscaping cleanup

Spring cleanup—just around the bend!

The water line replacement project will begin in March. Maintenance staff will be assisting with this project. If you have questions we are happy to assist. Please let us know.

Oscar "Rick" Ricker will be returning to perform weekend street/maintenance work on March 6th. Please welcome him back. It will be great to have a maintenance person on weekends again.

We have a new maintenance worker. His name is Richard Brown. He will be working with Mikhail Renner, who is now the Lead for maintenance.

If you see something you think needs to be addressed contact the office immediately. We are here to serve the community!



Carlla van de Vyver
Nancy Brock
Richard Brown
Mikhail Renner
Dennis Barker
Sherryl Ball
Oscar (Rick) Ricker

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

Sherryl Ball—Janitorial Saturday and Sunday evenings

Oscar Ricker—Streets and maintenance weekends

COMMUNITY CORNER

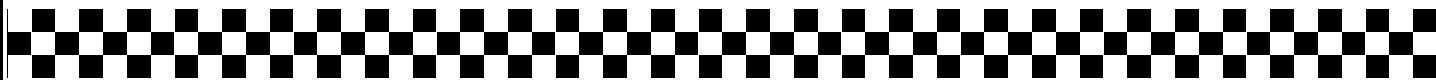
HABITAT FOR HUMANITY

As many of you know, Habitat for Humanity has assisted several property owners in Coast Village with changing over their electrical to PUD, adding/repairing decks, repairing roofs on additions and Ramada's.

Florence Habitat for Humanity still has funding available for Coast Village homeowners in need of assistance with, among other things, electric conversions, general repairs, weatherization, roof repairs, ramps, decks, grab bars, painting Ramada's, and the like, except for landscaping.

A portion of the funding allocated for these programs will be expiring in the near future, so any requests for assistance should be sent to me as soon as possible. Inquiries may be directed to: Florence Habitat for Humanity, c/o Alan Bourne, PO Box 3301, Florence, OR 97439. Phone: 541-902-9227 or email: alan@florencehabitat.org.

CVPOC encourages everyone to take advantage of this opportunity. See the application form on the back of this newsletter.



FLOODING: Several lots have had flooding issues this month. Florence has had 28 inches of rain this month compared to 9 inches in the same time period last year. Maintenance staff have ditched from property boundaries to the road drains as well as assisted some residents with the sump pump. We will continue to assist where we can. If you are having flooding issues, please let the office know.

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SAFETY MEETING NOTICE

We have a new committee being formed for Safety. If you would be interested in becoming a member of the Safety Committee please contact the office and we will have you fill out a Committee Member Request Form. We still need volunteers for this Committee.

The first meeting for this committee will be held in the Board Room, Wednesday March 15th at 10:00 a.m.

Please plan to attend if you have questions or would like to participate as a Committee member.



March 2017

SUN	Mon	Tue	Wed	Thu	Fri	Sat
			1 Coffee Klatch 10 am OA Meeting 7:00 PM	2	3	4
5	6 Garbage 9am	7 Brush Pick-up 9 Am CC&R Commit- tee Meeting 3:30	8 Coffee Klatch 10 am OA Meeting 7:00 PM	9 ARC Meeting 4pm	10	11 St. Patrick's Day Potluck 4 pm
12	13 Garbage 9am	14 Brush Pick-up 9 am	15 Coffee Klatch 10 am OA Meeting 7:00 PM	16	17	18 Board Meeting 10 am
19	20 Garbage 9 am	21 Brush 9am	22 Coffee Klatch 10 am OA Meeting 7:00 PM Brush Pick-up 9 am	23 GBC Meeting 3 pm ARC Meeting 4pm	24	25 CC&R OPEN FORUM 12:00 PM ROSE ROOM
26	27 Garbage 9am	28 Brush 9 am	29	30	31	



HAPPY BIRTHDAY: Here's to celebrating YOU!!

Jeff Wheeler March 3rd
 Lucille Lonacker March 21st
 Denette O'Neil March 31st



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

Nelda Curry & Al Thenell March 17th

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.

