COAST VILLAGE REPORTER

March 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 3

CVPOC
Board of Directors
2014-2015

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BOARD MEETING

Board Meeting March 19,2016
10:00 a.m. 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"

As we inch our way towards spring, one sure sign will be more motorhomes and trailers moving in and out of Coast Village. There is an easy way to make this much easier and safer- the exits to Spruce Street from the east and west sides both have metal gates that can be opened by Maintenance to make much more room. This makes moving large/long vehicles through easy and without any chance of damaging your rig or our new gate systems. Also, for the west side residents, there is a huge gate along 101 that can be opened that makes it very easy to get in and out of that side of CV. Just contact the Coast Village Office and they will be happy to arrange for Maintenance to help you out, or help you in!

Another sign of spring will be the swimming pool opening! The office staff will be watching the weather and once it looks like we have nice stretch coming in March, the pool will be opened!…cheers, Roger

ARC INFORMATION

MEETING 2/11/16
#136 METAL CARPORT APPROVED (Greenbelt Committee to try and relocate plants being removed).

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, 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.
- **Satellite TV** is now available for your enjoyment in the clubhouse. This is for everyone's use.
- 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 8:00 a.m. to 8:00 p.m.

NOTICE

We would like input from the residents regarding the Rhody Express making a stop to pick up people at the Post Office inside the park. If this is a service you think you would use, please let us know at the office. This might make it easier on people than walking to Spruce street to catch the bus.

If we have enough interest we will request the Express make at least two stops per day at the parking lot within the Village.

DO YOU HAVE SOMETHING TO SELL? LET US KNOW AND WE WILL INCLUDE IT IN THE NEWSLETTER!

PASSINGS

Our deepest sympathy goes out to the Russell family of #9 Village Street. Mr. Russell passed away in February after a long illness. The Russell family has owned property in Coast Village for many years and he will be missed by all who knew him.

RECYCLE!

- Condition matters: Recycling should be clean of food waste and empty of liquids. Concerned about water usage? Use dirty dishwater to clean recyclables. Not near a sink? Use your napkin to wipe out food containers.
- A tennis ball is a tool you can use to help determine if a plastic container, wad of foil or drink carton is large enough to be successfully separated at Commingle MRF. A tennis ball can also be used to remind not to crush containers placed commingle recycling bins.
- Do not flatten metal and plastic containers. Do not flatten milk cartons and soy milk containers. Flattened plastic and metal containers can end up as contaminants in paper and cardboard bales and therefore not recycled.

From the Park Operations Manager

Carlla.CVPOC@Qwestoffice.net

As of February I have turned off one of the meters which will save us $336.00 per year. I anticipate that over the next two months I will be turning off several more. My expectation at the end of this project is the cost savings to CVPOC will be considerably more.

Our brush and garbage rates have gone up. I will do an evaluation of costs after 6 months to find an average of the increase. Right now we are not hauling as much brush as we do in the summer. Therefore I want to wait a bit to see what the actual costs look like.

You will see some changes around the pool area before the pool opens this year. There has been a safety issue due to the roof overhang at the entry to the pool. We will be building a stone wall in front of the overhang with some plants or flowers. This will prevent anyone from walking into the roof edge and improve the look in the process.

We have a new website. A huge thank you to Glenn Singley for taking this project on and agreeing to service our website. The new site is very professional in its design. It's easy to navigate and full of information not only about Coast Village but Florence as well. I hope everyone will take a look at the new site and of course we would love to have input! Glen has done an outstanding job and I hope you will all thank him for his time and effort.

I have requested the new Greenbelt Committee's assistance in choosing trees for the entrance at the park where we had to remove trees due to water line issues. The new plants will be placed well away from lines to prevent future issues, while maintaining a beautiful entrance to the park.
We have new larger flags for the flagpole. The ones we had are wearing and larger flags are more appropriate for the pole. We will be lighting the pole with a solar light. This will keep our electricity costs down.

We had a sewer line break at #8 Redwood that has been repaired. This cost was forwarded to the Lot owner.

Smoke Alarms: I am sure many of you already know about the installation of free smoke alarms in Florentine. I called the newspaper after their front page story regarding the project. On Friday the 12th the Red Cross came to see us and advised us they will make Coast Village their next project. This is great news. Many of you may not know, but even though your battery may be charged if your alarm is 10 years old or older, it needs to be replaced. Nancy will be calling owners this week to sign people who want to receive new smoke alarms. Once we have a list we will coordinate with our contact at Red Cross and a team will come in to CVPOC and replace them all in one day.

On Friday February 12, 2016 the #2 pump station went down. It was an electrical problem at the panel. This electric panel is over 30 years old. It needs to be replaced. We have several others that are not attached to homes but will have on-going use to supply power to light poles, our common ground buildings and gates (west side). I will be asking the BOD for permission to add this as a project. All of the panels are extremely old, rusting out and in danger of failing. They are all sitting too low to the ground based on current rules and regulations for the city so the process will include raising the panels to the proper height. We did a fix on the circuit for the pump but the panel is in extremely poor condition and in all probability will fail again before too long. I am replacing that panel now. Fixing these panels in the middle of the night is extremely costly for after hour/emergency electrical rates, that is why I want to create a project to replace those that will be used by CVPOC on-going. This project would be funded from the Reserve Fund. I am estimating the cost to replace the other 5 will be approx. $6000.00. We will obtain a second bid on the above 5. I want the go ahead to start the project using the lowest bid I receive.

We have purchased a new Treadmill for the clubhouse. We purchased one utilizing the $500.00 limit given by the BOD. In researching and looking at both used and new, I felt this one which was normally $999.00 and is rated up to 450 lbs. was a better purchase for stability/safety and important for those who are older. You need to check out the "key" at the office to use it.

I have ordered two more signs for designated handicapped parking spots, and added one extra parking spot near the front of the office. Because there were some complaints regarding my parking in one of the handicapped spaces CVPOC will be adding a sign for the POM, for a designated parking spot.

Recipe Corner:

Irish Stew

Time on High: 3 to 4 hours; Time on Low: 7 to 8 hours. This recipe is sure to be a family favorite.

Ingredients

Beef or Lamb stew meat cut into small pieces (16 oz.)

1 Small pat butter or margarine, melted

Small red potatoes, quantity as desired, cubed

Fresh green beans, quantity as desired

One small onion diced

Garlic (2 cloves fresh or garlic powder 1 T

Celery (4 stocks) diced

1 T Rosemary

Carrots, peeled and diced about 1 cup

Beef or Chicken stock about 4 cups

Instructions

Flour and brown the meat in a skillet with the butter or margarine, transfer to crock pot.
Add the veggies except green beans and pour broth over all.
Add the green beans on top and sprinkle Rosemary on beans.
Cover; cook on High 4 hours or on Low 7 to 8 hours.

GARDEN BOXES

There is still a garden box available in the community garden area. Please come by the office if you would like to use one. You must maintain your own box. There is dirt in the box but you will need to add some potting soil as the dirt has a large concentration of clay in it.

February 17, 2016

TREASURERS REPORT

Scott Murray, Treasurer

BANK ACCOUNT BALANCES AS OF February 17, 2016

Operating Fund Account:	**$ 62,020.73**
Reserve Fund Account:	**$ 58,583.19**
Total Funds in Bank:	**$ 120,603.92**

Petty Cash Fund **200.00**

We have received a final "settlement" payment on a collections account. The final payment was $ 1,178.55. This has been on our books for two years. This is the payment received after the BOD denied a waive of fees.

There will be two sections of perimeter fence replaced (wood to cyclone) in April on the West side. This is to replace deteriorating wooden fence. This cost comes from the reserve fund.

Dues and Electric Past Due from Owners:

Total $ 10,325.02

Account of $ 7,468.55 Owner is deceased. CVPOC is foreclosing.
Account of $ 1,044.00 Repayment Contract in place.
Account of $ 519.30 Repayment Contract in place.
Account of $ 336.58 Property is in foreclosure. CVPOC is placing a lien on this property.
Account of $ 956.59 CVPOC will lien this property. Owner unwilling to make payment arrangements.

All accounts payable are correct and up to date.

IT'S A DOG EAT DOG WORLD

Seems like Oregon is just the perfect place to live. There's not a whole lot of bugs or mosquitoes or poisonous spiders or snakes. But the fleas are a problem, especially if you have pets. The natural way is proven the best way, because flea treatments can be poisonous to your pet and they become ineffective after awhile; making the flea population more resilient.

1. Brave the tub. While you may not be able to bathe a full-grown cat you can bathe kittens. Almost everything that's good for dogs is good for cats with a few exceptions. Cats are sensitive to garlic and eucalyptus. Both good flea repellents for dogs. Any citrus repels fleas so if you get a lemon shampoo that's perfect. Aloe is very good to ease skin conditions - with tea also; black, green or white; you can sponge it on their skin.
2. Cedar chips and eucalyptus leaves are a great flea repellant. Put these around your property, and in their bedding. Diatomaceous earth makes a great flea powder. You will have less weeds and less fleas, with cedar chips.
3. What animals eat is important. Most pet foods first ingredient is ground yellow corn, with vitamin additives. If you can supplement your pets diet you will save money in the long run for vet bills. You can supplement your cats dry food with a dusting of Brewers yeast. Not too much because this can cause a yeast infection in the ears, especially dogs. I think dogs do better with garlic if you can get them to eat it little by little. Once they have a daily supply of garlic in their blood fleas will not even bite them. Fleas cause worms; if they are infested enough they can kill a young animal, slowly degrading their health and sapping them of their much-needed vitamins and minerals.

If you put a tiny bit of cider vinegar in their drinking water, it repels fleas from within and makes their coat beautiful.

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

*** This side for OFFICE USE only***

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.

RESUME Month/Year	
JAN	
JAN	
FEB	
MAR	
APR	
MAY	
JUNE	
JULY	
AUG	
SEPT	
OCT	
NOV	
DEC	

COMMUNITY CORNER

HAVE YOU CHECKED OUT COAST VILLAGE'S NEW WEBSITE YET?

Take a look (above) at the new website!!! We hope you will go to the site at www.coastvillageflorence.com and browse as there are new features and our calendar of events. We would love your input! Let us know if there is something you would like to see added.

Glenn Singley created the website for us and will also be maintaining it. I hope you will thank him when you see him. He has done an outstanding job!!!!

THANK YOU GLENN !

Coming soon: Ability to put in a password if you are an owner, so you can look at monthly financial info as well as looking up the gate code for the month.

BE SURE AND CHECK OUT THE "GREENBELT" COMMITTEE SECTION, IT'S FULL OF INFORMATION FOR THOSE OF YOU WHO WOULD LIKE GREENBELT ASSIS-

MAINTENANCE
Carlla van de Vyver

TASKS COMPLETED:

- Painting the laundry room.
- Painting and rehab of the fence in the garden area.
- Change Gate Codes.
- Brush trimming along roadways.
- New door handle on laundry utility door.
- Repair of exit gate on east side (vehicle damage of box).
- Cleaning of storage shed and disposal of old broken equipment.
- All windows washed in Clubhouse.
- Detailing of bathrooms (grout cleaning).
- Scrubbing of all garbage containers outside and inside.
- Cleaning of garden area – weeds and debris.
- Washing of trucks and trailer.
- Installation of new flag pole.
- Tree removal on #12
- Installation of new handicapped signs.
- Replacement of address post on west side.
- New door handle on maintenance office.
- Cleanup of storage shed behind maintenance office.
- Removal of deck debris from residence (owner charged).
- Addition of new handicapped seats in clubhouse shower area.
- Installation of new light pole with solar light.
- Clean up and organize maintenance workshop.
- Add treadmill to clubhouse.
- Replacement of #2 Lift Station electrical panel.
- Roof cap on maintenance shop.

TASKS TO BE COMPLETED:

- Installation of Bollards to protect our gate sensors.
- Finish painting on Spruce Street fence
- Shampoo carpet in Adult Lounge
- Installation of safety wall at the pool entrance.
- Planting of trees to replace those taken down at the front and Rhodys near the satellite bath.
- Removal of tires and damaged equipment from playground for safety reasons.
- Install traffic stops in front of post office and laundry to prevent damage of residents driving into the uprights supporting the roof.
- Water valve replacement Lot #115

MAINTENANCE TEAM
(541) 997-3583
Carlla van de Vyver, Park Operations Manager
Hector Castellanos—Days
Robert Aguilar—Days
Oscar (Rick) Ricker Weekend Days and Evenings
Lauren Hare Evenings

COMMUNITY CORNER

$$$ GRANT MONEY $$$

Still Available for Repairs

And **Electrical Conversions**

For a LIMITED TIME !

If you have not yet converted your electric service from Park-provided to PUD (public utility-provided) please be aware that Florence Habitat for Humanity has two grants to assist Coast Village homeowners with getting this done before the January 2017 deadline.

The Wells Fargo grant, which is more lenient with qualification guidelines, expires very soon. The larger grant will expire at the end of 2016, or sooner if it is committed before then.

These grants pay the electrician up front for the conversion, then you pay Habitat for Humanity back over time, with an interest-free loan. Habitat also can arrange for volunteer help with labor to reduce the amount you would pay.

Grant money is also available to be used for home repairs, handicap access upgrades, and hazardous tree removal.

Applications take a little time to be processed, and the good weather for outdoor work is fast approaching. Please contact Alan at Habitat for Humanity to apply for assistance as soon as possible, to secure your spot in the schedule. 541-902-9227, or stop by the Habitat office in the Grocery Outlet shopping center down near the movie theater. They are open Tuesday-Thursday 10am-3pm. Flyers with qualification guidelines and applications are also available outside the Coast Village office. Even if you are not sure you qualify, call and talk with Alan to see if Habitat can help you.

This is a wonderful opportunity to take advantage of a no-interest loan to get work done, but once it expires, Habitat will move on to another neighborhood to revitalize. So don't delay, apply today!

Submitted by Donna Griffin, CV Revitalization Committee Chair

COMMUNITY CORNER

You're invited to

St. Patrick's Day Potluck

Please join us in the Rose Room from 3pm to 6pm for a Potluck celebrating St. Patrick's Day (a little late). Bring a dish to share with Coast Village residents, or contribute to the Activities Fund if you don't have time to bring a dish. We will supply paper plates, cups, etc. The Sign-up sheet is in the Post Office; please list your name, lot number, and type of food you are bringing. Call Nancy if you have any questions: 541.997.3312.

Where: Rose Room

When: March 19, 2016

Time: 3 pm – 6 pm

March 2016

	Mon	Tue	Wed	Thu	Fri	Sat
		1 **Brush 9 am**	2 Chamber Music Group 1-3 pm	3 Chamber Music Group 3-5 pm	4	5
6	7 **Garbage 9am**	8 **Brush 9 am**	9 Chamber Music Group 1-3 pm	10 Chamber Music Group 3-5 pm Greenbelt Committee Meeting 2:30 ARC 4 pm	11	12
13	14 **Garbage 9am**	15 **Brush 9 am**	16 Chamber Music Group 1-3 pm	17 Chamber Music Group 3-5 pm Recycle Group 5-7:30 pm	18	19 **Board Meeting 10am** **POTLUCK AT 3:00 PM**
20	21 **Garbage 9am**	22 **Brush 9 am**	23 Chamber Music Group 1-3 pm	24 Chamber Music Group 3-5 pm Greenbelt Committee Meeting 2:30 ARC 4 pm	25	26
37	28 **Garbage 9am**	29 **Brush 9 am**	30 Chamber Music Group 1-3 pm	31 Chamber Music Group 3-5 pm		

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

Jeff Wheeler March 3rd
Lucille Lonnecker March 21st
Dari Johnson March 22nd
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.