

COAST VILLAGE REPORTER

May 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 5

Board of Directors 2016-2017

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Available for general business

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:

Did anyone see that Seattle has had record rainfall since October 1, yeah really, they have had 45" of rain since then. How much rain has Florence had since October 1? We were at 94" the last time I checked!

Water Project Update:

The bad news so far: things are worse than expected and it is requiring us to spend a bit more money on replacement parts.

The good news: we are finding and fixing lots of water leaks where individual lots connect to the water main. This has already reduced our monthly water/sewer cost!

Roger Emigh



No Coast Village Board Meeting in May, Rhody Days!

NOTICES

- ◆ **Facility Hours:** Hours for the laundry room, Satellite Bath and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 8 am-9:45 pm.
- ◆ **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.
- ◆ We hope to open the pool over Rhody Days—weather permitting.
- ◆ CC& R Meeting at 3:00 p.m. on Thursday, May 12th. (Tentative—watch for the sign Board in the post office to confirm.

RECIPE CORNER

CAULIFLOWER CORN AND CUCUMBER SALAD

Ingredients:

- 2 cups cauliflower florets
- 2 small cucumbers
- 1/2 red pepper
- 2 -3 green onions
- 1 15 oz. package corn—frozen or 1 can corn, drained.
- 1/2 cup mayonnaise
- 1/4 cup sour cream (optional)
- Fresh dill (optional)
- Salt and pepper to taste

Cut your cauliflower into small florets. Slice cucumber into thin slices, cube the red pepper. Thinly chop the green onions. Drain corn (if canned). Mix everything.

Add mayo, sour cream, salt and pepper to taste, mix well. Add some fresh dill

Enjoy!!!



From the Park Operations Manager

Park Operations Manager

Water: We have completed a total of 13 water change-outs. We have encountered numerous issues as we are working. There were leaks in two of the last 3 change-outs. The work is going somewhat slow due to weather, as well as the fact we are encountering fill around the old saddles and lines made up of concrete chunks and asphalt chunks which have to be broken up to be removed.

As we are cutting roads we have had to have some street closure times. I am bringing in Rick Ricker to help with traffic control. We ran into some safety issues when we tried to close the roads using only signage. Gene van de Vyver and Noel Smith are going to be doing some of this work as volunteers as we move forward with the water project. Anyone else that would like to volunteer is welcome to speak to me. This will keep employee costs down. We are posting signage and have added a new electronic sign in the post office to keep owners updated. There have been some complaints regarding traffic control and hope those have been addressed.

We have a message center on the maintenance lines which are updating whenever we are having a road closure as an additional way to reach out to owners.

There has been an increase in cost in this project due to the damaged and larger saddles on the main. These saddles cost almost double and there has been some increased hours by the contractor as well. I will be watching our costs and when we are close to our project approved amount I will be analyzing the additional cost to completion. At that time we can go out for further approved funds or if under our 5% if we can have BOD approval to continue.

The water bill for this last month reduced significantly to \$8,985.61. I believe this reduction is the result of 3 water leaks found as we were completing our repairs. We have found another two leaks just this week. Going forward I hope the bill will continue to reduce somewhat or stay in that range. This was a nearly \$2000.00 reduction, it will impact our financials in a very positive way if it continues.

Sewer: I had to replace approximately 3' of sewer line on the north side of Outer Drive a few days ago. Roots had completely taken over the sewer and it was not repairable. The cost for the repair came in much less than expected. The bill from Ray Wells was

\$2,032.00. This was a substantial cost savings for us. We also replaced the sewer access covers with metal road covers which are per Florence city code.

I have photographs of the damage for anyone that wishes to review them. We do have two other areas in the park that I am aware of with some intrusion of root balls.

The wind storm we experienced caused some damage in the park. We removed a tree that had fallen on power boxes on Horseshoe Bend. We have another tree leaning and lifting from the ground on Horseshoe and I have sent a letter to the owners to have it removed; it will impact our street and/or additional power boxes if it goes down. I don't want to chance it coming down on the road and possibly hitting a pedestrian or car. We had another tree top break and come down on Azalea without damage. A tree fell on lot 261 and damaged the double wide on that lot.

There was a huge amount of debris all over the park and on the roads. The staff have been working hard to clear the debris and most of it is gone. We still have some smaller branches, etc. on the side of the roads which we will be removing.

Propane: As stated in the newsletter, I have entered into an agreement with a new propane distributor. The company is Suburban Propane. They are rated quite well for dependability and service for the entire coast area as well as other parts of Oregon. We are receiving a much better propane rate (1.89 per gal vs 4.81 per gal) of course this can fluctuate but not to the extent we were experiencing with AmeriGas. We will be removing the old AmeriGas tanks and replacing them with new tanks. This will help with leaking issues as the old tanks were not in good repair. The cost of the tank lease is half what we were paying AmeriGas per year. Suburban has also agreed to change out any owner for a fee of \$135.00 for a new tank and changeover and gas cost will be .30 over the wholesale price that Coast Village pays. The agreement is for one year. If we find a problem with the new supplier we can always cancel and or change out when the agreement is up.

Because the weather has been so wet there may be a delay in opening the pool. My hope is that we will soon have clearer, warmer weather. The staff have received their updated pool training and we have added some venting to the pool mechanical room that has brought us up to code.

Park Operations cont.

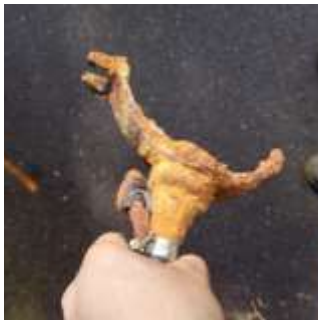
There have been multiple reports of theft in the park. Lot 93's crab traps were all taken sometime between the 7th and the 10th of the month. Lot 194 had all of his gardening implements taken. We have had a propane tank taken. We reviewed the camera footage at the gate but were unable to see any sign of the crab traps leaving in the back of a truck. Our staff has been made aware of the theft issue and we have been checking the empty lots for any sign of break-ins. We are going to be lengthening the gate board at the East entrance gate to prevent anyone from driving around it.

I would ask all of you to be aware if you see anyone "cruising" in here, especially in the evenings and call me so I can check it out or I can call the police to check it out. Please get a description of the vehicle and license plate number if possible. I would also like to say that although it is a kindness to possibly ask a homeless person into the community to do cleanup work etc., you need to contact the office if you are doing this. We have had a great deal of problems in the past with people given the gate code to come in presumably to do some work and it ends up in a non-positive way. I am adding a camera to the Satellite Bath to observe anyone taking things from there.

There are some root issues in the sewer line on Outer Drive on the East Side. I am having all of the sewer access openings in the park checked for root impact and there will be a company coming in the next few days to address the problem. There will be some road closures during that process.

Also a reminder that on weekends and after 4:30 during the week if you have an emergency maintenance issue please call me at 360-521-8428 because we do not have regular maintenance staff on site.

Thank you.
Carlla van de Vyver



CURB YOUR PETS

We are still finding a lot of dog waste on the roadsides. Please pick up after your dog. If we see your dog depositing waste and you are not picking it up you will be fined.

Do not allow your dogs off-leash. Many of you think if you have a small dog it's okay to "occasionally" allow them to wander up to the office or be in the laundry area off leash. It is NOT okay. If your dog wanders up to another dog, even if the other dog is small and even if your dog is friendly it is an opportunity for aggression between the animals. We also have children in the common area and we do not want to see an unleashed dog approaching them. Do not allow your dog to chase cats or run without a leash.



to

FOR SALE AND OTHER ADVERTISEMENTS

Bed frame free to good home; see in the office at Coast Village.

Lady's bicycle with good helmet. \$35.00 firm 30 Easy Street 619-916-8724



THE NEW WATER SHUT OFF TIMES ON FRIDAYS WILL BE 8:00 A.M. UNTIL 1:00 P.M. IT MAY NOT ACTUALLY SHUT OFF AT THOSE TIMES BUT IT MAY HAPPEN. WE APOLOGIZE THAT THE SHUT OFF TIMES DID NOT FOLLOW OUR BULLETONS THIS LAST WEEK.

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**APRIL 2017****Scott Murray, Treasurer**

Bank Account Balances as of April 12, 2017

Operating Fund Account:	\$ 39,177.33
Reserve Fund Account:	\$ 71,821.45
TOTAL FUNDS IN BANK:	<u>\$110,999.78</u>
Petty Cash Fund	\$ 200.00

There is no firm date on the auction of 84 Manzanita Way.

I am requesting the BOD approval a transfer of \$5,470.00 from Reserve to Operations paid to the Scott Ryland Plumbing. This to cover parts and labor to date.

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

Scott Murray
Treasurer

There will be at least one more Open Forum to discuss upcoming CC&R changes. We will advertise the date as soon as it is scheduled. We did have a few more residents attend the April 15th forum so I hope we will continue to have interest.

Copies of the proposed new document are available to be viewed on our website. Please go to our website as everything is there; it will show you what we are proposing to change.

Remember residents are also welcome at our CC&R meetings, however at that time; we keep open discussion from the floor at a minimum.

THE CAT'S MEOW

We have had some complaints of young cats roaming the neighborhood and looking for food. If you have cats of your own we advise you to feed your cats inside your house. That way stray cats won't find the food and think they have a new home! Personally if I see a cat/kitten obviously hungry it's hard not to feed it. But even so—I encourage you to walk away unless you want to adopt the hungry cat.

Cats are fearless predators of the birds in the park—so don't put out bird feed if you know you have cats hanging around. You might also consider adding a bell to your cat's "breakaway" collar.

We have had two bears spotted in the park.
Also we are seeing more raccoons.
Both of these wild animals will kill your cat.
I encourage everyone to make sure their cats are in after dark.

Please add a breakaway collar to your cat, that way we always know it has a home.



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

Request

Signature: _____ 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	

Memorial Day Event

Memorial Day
Monday, May 29, 2017 Noon till 4:00 Pm
Deadwood Cemetery

You are invited to Deadwood Civil war Memorial day actives.
We will provide Hot Dogs, water & chicken. Join us in honoring your veterans.

Please bring you chair & potluck to enjoy the event.
Directions call Pat 541-603-5730 or see map: <http://deadwoodcem.org/>



LAUGH WHEN YOU CAN,
APOLOGIZE
WHEN YOU SHOULD,
AND LET GO
OF WHAT YOU CAN'T
CHANGE.
KISS SLOWLY,
PLAY HARD,
FORGIVE QUICKLY,
TAKE CHANCES,
GIVE EVERYTHING,
AND HAVE
NO REGRETS.
LIFE'S TOO SHORT
TO BE ANYTHING BUT
HAPPY!



I'm going to
stand outside.
So if anyone asks,
I'm outstanding.



MAINTENANCE

Carlla van de Vyver

Maintenance Report

1. Water line work continues
2. Sewer line work in progress
3. Venting addition in the pool mechanical room.

If you have questions or would like to see photos of the water line replacement, please stop by the office.

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



**WE ARE EXPERIENCING SOMEONE
CAUSING A MESS IN THE MEN'S ROOM
AT THE SATELLITE BATH.
PLEASE, CLEAN UP AFTER YOURSELF**



New Owners

**We have had 1 lot that sold in the last
30 days, a warm welcome to the new
owners at Coast Village.**



SPRING IS IN THE AIR!

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

Oscar Ricker—Streets and maintenance weekends

Remember to call the Park Manager on weekends if there is an issue.

COMMUNITY CORNER

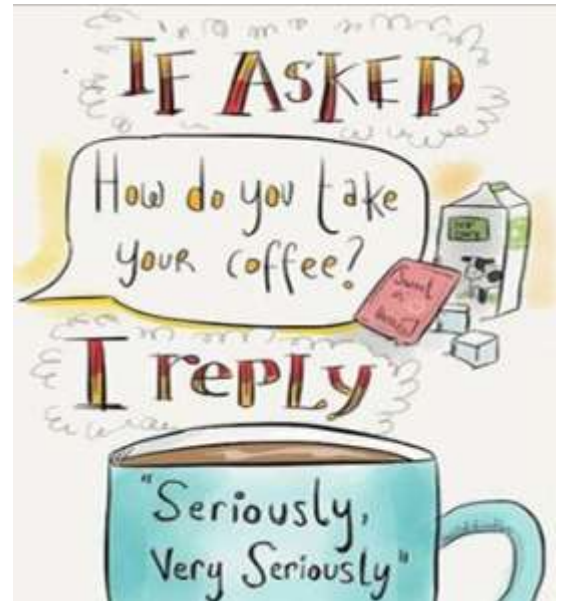
Activities Report

May 2017

Coast Village is having some trouble keeping the Rose Room Clean. If you have been cooking or using the Rose Room for a private gathering; please make sure you wash, dry, and put away any kitchen utensils, pans, dishes, etc. It is not part of the Coast Village staff to clean up after you in the kitchen. Please also make sure you clean the stove and counter tops. There are cleaning supplies under the sink and paper towels.

Coffee & Donuts

We have been hosting the Coffee & Donuts on Wednesday mornings at 10 am. We provide coffee, donuts, muffins, scones, or something similar. For those of us that want a healthier snack, we usually have cottage cheese, yogurt, fruit, or some cheese sticks. Please join us in the Rose Room on Wednesday morning at 10 am if you haven't already.



We are hosting the Coast Village "Run for the Roses" Kentucky Derby Party/Potluck on Saturday, May 6th, 2016, 2:30 pm until whenever. Coast Village will furnish hamburgers, hot dogs, buns, chips, mint tea for julips. You can have Alcoholic Beverages in the Rose Room, but it is "Bring your own Bottle". There will be a sing up sheet in the Coast Village post office bulletin board. Posters will bill placed on all the Bulletin boards. Please come and join the fun. Florence weather should be better by then and we look forward to seeing all our friends that have been out of town. We will have the horse shoe pits available if we see some sunshine.

If you have any family or friends coming to town, you can reserve the Rose Room for your event if it hasn't already been reserved by another owner. Please remember to be courteous to others (and to our staff) and clean up anything you use.

If anyone wants to plan a **Potluck**, **Bingo night**, or **Card** game, please just call the office. You can reserve the Rose Room, or if you want to make it a community event, we can add it to our Newsletter.

may 2017

SUN	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6 Run for the Roses Kentucky Derby Potluck 2:30 to ?
7	8 Garbage 9 am	9 Brush 9 am	10 Coffee Klatch 10 am OA Meeting 7:00 pm	11 ARC Meeting 4pm	12 CC& R Meeting at 3:00 P.M.	13
14	15 Garbage 9 am	16 Brush 9 am	17 Coffee Klatch 10 am OA Meeting 7:00 pm	18	19	20
21	22 Garbage 9 am	23 Brush 9 am	24 Coffee Klatch 10 am OA Meeting 7:00 pm Brush Pick-up	25 GBC Meeting 3 pm ARC Meeting 4pm	26	27
28	29 Memorial Day No Garbage Pick-up	30 Garbage 9 am	31 Brush 9 am Coffee Klatch 10 am OA Meeting 7:00 pm			



HAPPY BIRTHDAY: Here's to celebrations!

Roger Emigh May 24th



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.