COAST VILLAGE REPORTER

May 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 5

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2015-2016

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BOARD MEETING

Board Meeting May 21,2016
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"

What a wonderful mild wet winter and spring we have enjoyed, leading to the beautiful explosion of blooming native rhodys!

So let's talk about Greenbelts this month, you will see more this month from our very helpful Greenbelt Committee, but let me start with some info on trees in greenbelts. Large, tall trees can and often do present a danger to structures and people. The approach that we have been following in Coast Village, regardless of whether a tree is in a greenbelt area or not, is to allow lot owners to make their own decisions regarding keeping or removing trees. The logic behind this is that if CV, as a property owner association, gets involved in telling owners that they should not remove a large tree that is in their greenbelt, and then that tree ends up causing damage or injury, then we (CVPOC) could be found to have some liability in that incident.

So for trees within greenbelt areas, the property owner makes all decisions regarding removing those that are dangerous, dead, diseased…

However, and this is very important, the property owner, and anyone they contract with, has a responsibility to take steps to minimize greenbelt damage when removing trees, regardless of their location.

But there is a bit more to discuss, as not all trees can legitimately be considered dangerous, smaller fir and pine trees for example, these would be protected within greenbelt zones until such time as they reach a size or condition that a 'reasonable person' would agree they could do damage.

And Wax Myrtles present a special case, they are often present in greenbelts as more of a large shrub, which is protected as a native plant in our greenbelts. They can also get very large and tall (and are notorious for coming down in storms). So it is important to remember that Wax Myrtle plants are very different from say blackberry canes, owners are not allowed to just clear smaller wax myrtle shrubs/trees out of their greenbelts, only the larger tree versions of this plant can be removed and only when they have reached

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, 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.
- **POOL IS OPEN! HOURS 9:00 A.M. — to Dark**
- The Dry Sauna is open—Hours 8:00 a.m. to 8:00 p.m.
- Please attend Board Meetings and let us know how we are doing!

ELECTIONS

IT'S THAT TIME OF YEAR AGAIN! WE WILL HAVE THREE OPENINGS ON THE BOARD THIS YEAR. IF YOU WOULD LIKE TO BE A PART OF DECISION MAKING AT CVPOC CONSIDER RUNNING FOR THE BOARD. APPLICATIONS CAN BE FOUND AT THE OFFICE. THE TIME INVESTMENT IS SMALL, THE REWARDS ARE GREAT! QUESTIONS? PLEASE STOP IN AT THE OFFICE ANY TIME AND ASK.

Electric Boat Trailer Mover $100.00
Fishing Tackle, Poles, reels, nets, etc.
Call 928-580-7660, Dee

Used Visio 48" TV—$20.00
Check at office.

Coast Village Activities

April 2016
Nancy Brock

Our last Potluck was on March 19th for "St. Patrick's day"; we had a great turn out. Elsie put up a jar for donations and we raised $50. The raffle for the donated Ladies Ceramic watch also raised an additional $50.

Our next Potluck will be on May 7th, 2016; 2:30 to 5:00 pm. The Coast Village Activities committee will buy the hamburgers, hotdogs, and buns. Carlla is going to make Chili. Becky & Gerry Lowe will be bringing in their "Derby Game" so we can make bets on the ponies. We are going to have a contest for the best "Kentucky Derby" hat. Elsie McKean is donating the prize for our hat contest.

If any Residents have any suggestions for the Activity committee please let me know, 541-997-3312. Thank you for your help and support with our community activities.

From the Park Operations Manager

Carlla.CVPOC@Qwestoffice.net

April/May 2016
PARK OPERATIONS REPORT

The pool opened on April 16th. We have had multiple swimmers since opening and it's great to see owners enjoying the pool a little earlier this year. The staff went to "Pool School" on the 13th which should enable us to have excellent control of the pool status and avoid any shutdowns.

The rock wall has been completed. The State of Oregon suggested at the last inspection that the roof hang was a safety issue. We had caution tape placed, however the State advised that they consider that a "temporary measure". By installing the wall it forces the direction of people straight ahead, avoiding the roof hang at that point. It is also an improvement visually and I have added some flowers in pots at that location.

Due to the warm weather many of the plants including the new trees were suffering at the entrance so I have started watering a little early. This should protect the plants so they are able to have a good start.

Staff are currently weeding and removing some dead plants and we will plant some new ones once the weeding and cleanup is complete.

I have reduced hours on one of the maintenance night staff by 2.5 hours per week. This does not cause a hardship in cleaning and one day staff person is here until 4:30 so there is still an overlap. I may do additional reduction in staff hours going forward. I will discuss this in executive session.

The small blue truck has given us some maintenance issues in the last two months. I have had necessary repairs made. At some point in the future we may want to look at replacement of this vehicle and purchase of a vehicle more suitable to the tasks we do with it. I am hopeful that the repairs we made will hold it for a few more months.

We are having some oil burning issues with the large blue truck. Nothing too serious yet, but I think we might be able to replace an engine in our existing truck far more economically than purchasing a new "used" vehicle. Again, this is something for future conversation. I have both vehicles on a service schedule which is not something that was done in the past. I believe this is the way to maintain the vehicles for longer use.

Most of our big projects are completed. The major one still in process is the Spruce Street Fence. There is still at least several days of painting to be done, most of the unpainted area is on the back side of the fence. We will have to do some trimming of brush on the inside of the fence in several spots in order to gain access.

Two feet of property on the "inside" of the fence is actually owned by the City and I have told them we will be cutting greenbelt in order to paint. Their response was that green belt is not necessary on the inside of the fence, especially since you cannot maintain it with brush growing up against the boards.

The BOD requested that I check in to the "responsibilities of the Landlord" to investigate if CVPOC should be requesting inspections of rental units. Some of the dwellings being listed for rent in the Village are in a neglected state. After looking at the State of Oregon's rules regarding the Residential Landlord and Tenant Act (ORS 90.100 to 90.940) it is clear that there are certain responsibilities of the Landlord that are clearly not being followed in some cases. A copy of the Landlord Tenant Rights publication can be obtained at the office if you would like to review the document.

The Red Cross teams arrived on Saturday the 23rd and installed multiple smoke alarms throughout CVPOC at the request of owners. If you were missed, and would like a smoke alarm, please let the office know. The Red Cross told us they would return if there were more requests or if they missed anyone.

I have purchased the new playground equipment. It should arrive in about two weeks. We were able to save almost $400.00 on the purchase by using my military discount. It will be wonderful for the kids in the park this summer to have some safe and fun equipment to play on.

Hector Castellanos has been promoted to Lead for Maintenance. He has been doing a great job on the maintenance team and his skillset has saved CVPOC several hundred dollars over the last few months. I hope you will all congratulate him on the promotion.

We have replaced the old volleyball net and now have new volleyballs for park use. They can be checked out from the office or on weekends ask the maintenance staff if you would like to use one.

Recipe Corner:

HAMBURGER SOUP

2-1/2 LB GROUND CHUCK

1 WHOLE LARGE ONION, DICED

2 STALKS CELERY, DICED

3 CLOVES GARLIC, MINCED

1 CAN 14.5 OZ. WHOLE TOMATOES, CUT UP CHUNKS OR "SQUISH WITH HANDS"

3 CUPS BEEF STOCK OR BROTH, PLUS MORE IF NEEDED

1 WHOLE YELLOW BELL PEPPER, RED BELL PEPPER AND GREEN BELL PEPPER, SEEDED AND DICED

4 WHOLE CARROTS, PEELED AND SLICED

5 WHOLE RED POTATOES, CUT INTO CHUNKS

3 TABLESPOONS TOMATO PASTE

SALT, PEPPER, 1/2 TEASPOON GROUND OREGANO, DRIED PARSLEY FLAKES, 1/4 TSP CAYENNE PEPPER OR MORE TO TASTE.

BROWN MEAT WITH CELERY AND ONION AND GARLIC, REMOVE POT FROM HEAT AND DRAIN OFF FAT, RETURN POT TO HEAT AND ADD REMAINING INGREDIENTS, STIR TO COMBINE, BRING TO SIMMER AND COOK UNTIL POTATOES AND CARROTS ARE TENDER.

SERVE WITH CRUSTY BREAD!!

April 16, 2016

TREASURERS REPORT

Scott Murray, Treasurer

BANK ACCOUNT BALANCES AS OF March 16, 2016

Operating Fund Account:	**$ 44,174.74**
Reserve Fund Account:	**$ 64,847.29**
Total Funds in Bank:	**$ 109,022.03**

Petty Cash Fund **200.00**

Dues and Electric Past Due from Owners:

Total $ 10,927.34

Account of $ 7,997.54 Owner is deceased. CVPOC is foreclosing.
Account of $ 1,332.58 Repayment Contract in place.
Account of $ 517.22 Paid in full
Account of $ 520.66 Repayment Contract in place.
Account of $ 559.34 Property is in foreclosure. CVPOC is placing a lien on this property.

All accounts payable are correct and up to date.

IT'S A DOG EAT DOG WORLD

So it's almost summer and one of the most annoying things of summer is the increase of bugs, flies, mosquitoes and sand fleas. Those of us who have pets - let's remember to pick up our animal poop - left here or in a dog park, it breeds flies and worms. People have been known to kick it underneath the bush - but the smell is still there - and soon will be collecting flies. Be responsible….

I am seeing a lot of dog waste at the side of the streets. Here is where Lane County stands on the issue:

7.140 Dog Waste Matter. (1) It shall be unlawful for a dog owner to allow the dog, except for seeing eye dogs, to deposit solid waste matter on any property other than that of the dog owner. It shall be a defense to this section if the dog owner immediately removes the solid waste. (2) A violation of LC 7.140 is a Class C violation. (Revised by Ordinance No. 16-75, Effective 12.26.75; 2-82, 4.9.82, 13-86, 11.7.86; 1-00, 4.12.00)

There have been several reports of dogs running free in the park. The Florence leash law states: **Whenever any animal, other than a healthy cat, is off or outside the private property of its owner or the person in control it, the animal must be on a leash or tether that is adequate to control the animal. It cannot be longer than 6 feet in length. People are not permitted to allow dogs to run off leash anywhere in the city except on their own property or in a dog park. Leash law violations are punishable by fines of $50.00 for the first violation, $100.00 for the second violation, $200.00 for the third violation, $400.00 for the fourth violation, and everything after that is $750.00**
If your neighbor is allowing their dog to run without a leash, you may file a complaint at the CVPOC Office, or contact Dan Frazier, Florence Code Enforcement Officer, at 541-997-8237.

SCOTCH BROOM

It is that time of year again when we begin to see Scotch Broom growing throughout Florence. If you see the yellow blooms appearing on our property, it's important that you remove it—roots and all.

The Scotch Broom shrub has become an invasive species throughout the Pacific Northwest, where it competes with native plants, and forms dense stands that are difficult to manage and remove.

Scotch Broom was introduced from Europe as a garden ornamental by early settlers of the Pacific Coast. Its invasive habit and economic costs have landed Scotch Broom on the State Weed Board's list of noxious weeds. Its seed can survive in the soil for up to fifty years. So pull it out as soon as you can identify it.

NOTE: The Greenbelt Committee will help you remove it if you need assistance. If you spot the plant growing on CVPOC property let us know and our maintenance staff will removed it.

Greenbelt Committee

Part of the beauty and uniqueness of Coast Village is our greenbelts and we should all do our best in preserving them. Part of this is knowing where your property lines are and maintaining the 5 foot area for greenbelts on the sides and rear of your lot. If this is maintained properly there would be a 10 foot greenbelt and you would not be able to see your neighbors or any fences. We all know there have been some problems in the past, so let's look toward the future and try to repair the damage that has been done.

One of the things we keep hearing is that lot owners don't know about the greenbelt requirements. This is understandable as the greenbelt information is contained in the CC&Rs that everyone receives at closing of the property (or before if the real estate agent is doing their job) and most people don't read them. This is a very important document to read though, as it details certain conditions you legally agree to adhere to. Once the natural, native greenbelt is gone, it's gone. It will never really come back the way it was no matter how hard we try.

Education is the key. We need to start with the real estate agents and prospective buyers to inform them of the greenbelt regulations and have a snippet from the CC&Rs be signed at closing detailing the greenbelt requirements.
Most people want to follow the rules, we just have to make sure we are all on the same page and not remove our greenbelts in the first place.

This doesn't mean we just ignore the greenbelts. They need to be fostered and maintained to stay dense and healthy. Removing dead vegetation allows room for new growth. So does removing invasive species like blackberries. The Greenbelt Committee has volunteers that are willing to get deep into your greenbelt and clean out the old dead stuff and blackberries as necessary and plant native species to fill in the voids.

If you would like help with your greenbelts please contact the office or send an email to cvgbc1@gmail.com. We are here to help.

Rhododendron **Wax Myrtle** **Huckleberry** **Salal**

MAINTENANCE
Carlla van de Vyver

TASKS COMPLETED:

- Replacement of #3 Lift Station electrical panel.
- Brush trimming – ongoing
- Weeding and replacement of bark at front of clubhouse.
- Installation of concrete barrier at pool entrance.
- Replacement of 3 broken toilet seats
- Change of gate codes for April
- Street cleanup – ongoing
- Weeding at entrance to park\
- 101 entrance area weeded and mowed.
- Pool work – will open on the 16th of April.
- Removal of old electrical boxes no longer in use and capping of wires.
- Painting on Spruce Street fence – on going.
- Added handicapped shower heads at the Satellite bathroom.

TASKS TO BE COMPLETED:

- Finish painting on Spruce Street fence.
- Installation of playground equipment (awaiting arrival of equipment)
- Bark dust at entrance and in front of clubhouse.
- Fix flooring in maintenance office.
- Replacement of electrical box on Sewer Station Pump.
- Painting of Chemical Storage Shed
- Refinishing the white metal gates/fence at the entrance and exits of the park.
- Repaint the CVPOC signs at the entrance with stain for wood protection.

It is easy to miss "little" things in the day to day operations. Please feel free to come to the office if you see something we have missed or that you feel needs to be addressed regarding the maintenance of the park grounds.

Thank you!

- Adding two more picnic tables in the back near the horseshoe pit and volleyball area.
- Painting benches along the park roads where they are becoming weathered.
- Water turnoff valve testing.
- Replacement of damaged water valves—on

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

COMMUNITY CORNER

Wallflowers & Wine

Calendar Date:
Saturday, May 14, 2016 - 6:30pm

The Galleries at the Florence Events Center invites you to a unique and special evening to remember at Wallflowers & Wine. Enjoy a night out with friends while sipping wine and painting your own piece of art. Local artist John Leasure will guide you step-by-step to your completed painting, "Poppy Squash," and you go home with a masterpiece ready to share with family and friends. All of your supplies (canvas, paints and brushes) are provided to you. No experience is necessary, just come with a desire to create and a thirst for a good time. Light hors d'oeuvres and one glass of complimentary wine or beer (or non-alcoholic beverage) is included in the $40 ticket price. This is a perfect time to gather your friends and join us for a fun and unique

DON'T FORGET THE POTLUCK AND BBQ ON MAY 7TH AT THE CLUBHOUSE!!!

HOT DOGS AND HAMBURGERS ON THE MENU! BRING A SIDE DISH TO COMPLIMENT, CHIPS, SALADS, DESERTS ETC.

STARTS AT 2:30
SIGN-UP SHEETS AT THE POST OFFICE

COMMUNITY CORNER

Crafts on the Coast Spring Arts & Crafts Fair

Yachats Commons
Yachats, Oregon 97498
541-547-4664
Saturday, May 28th, 2016 - Sunday, May 29th, 2016

Fine, fancy and fun. Over 65 vendors with quality crafts, artwork, and gourmet food products.

FRAA Rhody Days Arts Festival 2016

Calendar Date:
Saturday, May 21, 2016 - 11:00am

Mark your calendars for a not-to-be-missed show by local and coastal artists and craftsman presented by the Florence Regional Arts Alliance (FRAA). It will be held at the Florence Events Center during Rhody Days, Saturday, May 21, from 11 a.m. to 5 p.m. and Sunday, May 22 from 10 a.m. to 4 p.m.

In the tradition of the Arts Festival, visitors will experience and delight in the unique artistry and have a chance to meet the artists who have crafted these works of art. Just some of the types of artistry includes woodturning, fused glass, stained glass, bead weaving, photography, metal work, garden décor, intarsia, fractal art, pine needle baskets, fiber arts and linens, wearable fabric art, knitted and crocheted accessories, scroll saw wood art, raku ceramics, obsidian knives, rocktography, hand painted pottery, watercolors, pyrography, lampwork beads as well as a variety of unique jewelry treasures that will be sure to tempt you.

The show's artists will be donating 10% of their sales to support the Florence Arts Center at 120 Maple St. So bring a friend, shop for some unique treasures, and support the arts.

Admission is free.

May 2016

sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 **Garbage 9 am** **Craft Group** **10-1 pm**	3 **Brush Pick-up**	4	5 **Chamber Music** **Group 3-5 pm**	6	7
8	9 **Garbage 9 am**	10 **Brush Pick-up**	11	12 GBC Meeting 3pm – 4pm ARC Meeting 4 pm Chamber Music Group 3-5 pm Recycle Group 5 - 8:30 pm	13	14
15	16 **Garbage 9 am**	17 **Brush Pick-up**	18	19 **Chamber Music** **Group 3-5 pm**	20	21 **Board Meeting** **10 am**
22	23 **Garbage 9 am**	24 **Brush Pick-up**	25	26 GBC Meeting 3pm – 4pm ARC Meeting 4 pm Chamber Music Group 3-5 pm	27	28
29	30 **Memorial Day** **Holiday** **No Garbage** **Today**	31 **Garbage 9 am**				

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

Melba Reinke May 8th
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.

The Florence Recycling class is starting Jan 13, 2017 for 9 weeks no cost for class.
Learn about recycling & how jobs are being made from recycling.
Fun class and Free.

Kelly Bell, Master Recycler Program
Lane County Public Works
Waste Management Division
3100 E 17th Ave Eugene, OR 97403
Kelly.bell@co.lane.or.us
(541) 682-2059

What we're about: LaneCounty.org/MasterRecyclers
What we've been up to: Facebook.com/Repair2ReUseCafe
And on the coast: Facebook.com/FlorenceRecycles

GARDEN CLUB OF FLORENCE

89366 Dahlin Road Florence, OR 97439 Email: dchoney@oregonfast.net
Meets: 12:30 p.m., 2nd Wednesday, monthly Presbyterian Church of the Siuslaw 3996 Hwy. 101, South of Bi-Mart
Dedicated to the beautification of the City of Florence.

Join the fun in Florence!

109th Annual
Rhododendron
Festival

Florence, OR

May
20-22
2016

Catch the Wave!

Voted
"Best Oregon
Coast Getaway"
People's choice award
from oregonlive.com

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