

COAST VILLAGE REPORTER

MAY 2014

COAST VILLAGE PROPERTY OWNERS CORPORATION
131 Rhody Loop, Florence, OR 97439 (541) 997-3312

VOLUME 18 ISSUE 05

CVPOC

Board of Directors

2013-2014

Robert (Keith) Davidson

President (541) 590-0354

Ila May Robinson (541) 997-2386

Vice President

Charlotte Frye (541) 997-1779

Secretary

Carlla van de Vyver (360) 521-8428

Treasurer

Garda Page (541) 746-0745

Director

Lois Hundtoft (406) 697-7339

Director

Pat Rongey (541) 603-5730

Director

BOARD MEETING

**NEXT SCHEDULED
BOARD MEETING
ANNUAL BOARD MEETING
10:00 a.m.**

**Saturday, May 24 , 2014
Clubhouse Lounge**

Business Office: (541) 997-3312
Available for general business
9 am to noon
1 pm to 3 pm M-F

**Maintenance Office:
(541) 997-3583**
Hours of Operation
Maintenance staff on premises
M - F from 7am -10pm
Sat. & Sun from 7am -10pm
**Available 24/7 for
park maintenance emergencies**
(541) 997-3583

Website:
www.coastvillageflorence.com
FAX line: 541-902-0103

FROM THE PRESIDENT'S CORNER

So if you've looked down and to the left of this article you've noted that the next scheduled Board of Directors meeting is scheduled for the 24th of May, with a work session scheduled for the prior Friday, the 23rd. The Board at the April meeting decided to go back to a monthly schedule for meetings. It was thought that there was just too much to do to leave it to a quarterly schedule. Hopefully this will take the meetings down to under three hours.

At the Coast Village get-together hosted by Garda Page one of the attendees stated that he didn't know that Members could attend the Board meetings. Let me assure all of you that you are more than welcome to attend the Board meetings. I run a very relaxed meeting and we look forward to hearing what you have to say. Heck, at the very least it's worth coming for the refreshments.

If you have a concern, or wish to have something discussed at the May 24th Board meeting, or any Board meeting for that matter come in and ask Judith for a Membership Agenda Item request. For May it needs to be completed and returned to the office by the 12th of May - that's 10 business days.

From the feedback I've gotten I believe that the Membership will be granting the Board of Directors permission to repair the clubhouse. My apologies for not being specific regarding what was wrong with the clubhouse, but I've been dealing with it for the past three-quarters of a year. We haven't been able to find any documentation as to who put the roof on the clubhouse. To that end we haven't found any documentation regarding the warranty for the roof. The current roof is attached with hundreds of screws with washers. Over

Continued on Page 5

NOTICES

- ◆ **Facility Hours:** Hours for the clubhouse, laundry room & mailroom are 7am-10pm.
- ◆ **Meter Reading:** Park electrical meters will be read this month beginning Friday May 16th.
- ◆ **Wi-Fi:** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- ◆ **Cable** is now available for your enjoyment in the clubhouse. This is for everyone's use.
- ◆ **Board Games:** There are new board games in the adult lounge. Please enjoy them, but leave them in the lounge. Taken items will not be replaced and we want them to be available for all to use.

ACTIVITIES COMMITTEE NEWS

Committee members: Sharon Moores, Carlla van de Vyver, Judith Shotwell, Gene van de Vyver

A special thank you for the concert presented by the Coast Chamber Ensemble in April. The music was lovely and the cake and punch delicious! Thank you for all who turned out to enjoy the evening.

Wow! It's May already! Soon our Coast Village families who winter in Arizona or California will be returning and once again our community will be full. Everyone has been talking about how much they are enjoying the flowers that are blooming all over the park. Several people have planted in the "garden" and we have veggies popping their heads above ground. We have planted a few of the boxes along the fence with sugar snap peas and soon we will have our first fresh bounty to share.

This month there will be a spaghetti feed at the Clubhouse. The date is: Saturday, May 24th. The time is 4:30 pm. Please join us and bring a great side dish for spaghetti! Good choices would be salads, breads and deserts or Parm. cheese. The Master Chef will be our own Robert Keith Davidson—so this is the "Presidents"

spaghetti and I must say having sampled it in the past it is WONDERFUL! We hope you will all come to the event.

We have had two confirmed "bear" sightings so don't forget to be careful if you are out walking at dusk. That seems to be the time they are strolling thru the park and looking for something good to eat. Stay safe!

Recipe Corner: By Carlla



I am putting out the recipe this time and still looking for input from Coast Village.

If you have a favorite recipe, please bring it or e-mail to the office so we can include in our newsletter.

Stuffed burgers

2 lb ground beef (I prefer lean)

1/2 cup onion, grated

1 egg

Salt to taste, 2 tsp garlic powder, 1 tsp cayenne pepper.

Blue cheese crumbles

Mix the beef, onion and egg with seasonings.

Form a thin patty from the meat, add 3 T of the blue cheese. Add another thin patty of meat over the top and seal the sides. Continue until all meat is used up.

Grill on charcoal or gas grill until done. Enjoy on a bun with all the trimmings.

MAINTENANCE DEPARTMENT

From the Maintenance Department:

The maintenance department has been kept busy with the installation of the new video surveillance system. The trenching, installation of conduit, and burying of same took a goodly portion of the month.

Now that we are coming into the "dry" season, we've started to mow, weed, etc. in the park. I hope you will be happy with the way the park looks in the future as we continue to press forward with the cleaning. As stated we are coming into the "dry" season and with that the park is going to start filling up as the "snow birds" start to return for the summer season. I would like to request that you take a moment and some pity on your maintenance staff when it comes to garbage and trash. Please, the maintenance department doesn't care if you have several bags out for garbage collection or trash for that matter. What we do care about is not getting a hernia lifting 50+ pound bags and trying to get them into the trailer we use. Also, if you have a large amount of kitty litter would you mind placing it into two bags so that it doesn't break open when being lifted. Yours truly and all of the staff would greatly appreciate it. Finally, the trash cans on the side of the Maintenance building are for those of you that are visiting your lots and will not be here in the park for the Monday garbage pickup. They are not here to eliminate the need for permanent residents to have a garbage can on their property.

Moving on to the gates. Please, as the signs state – only one car through the gates at a time. As we've been working on the security system or on the west side of the park I can't tell you the number of times I've seen people trying to drive through the east side gate behind someone else. One person hit the gate so hard that they broke two half inch bolts, the gate board, and caused the belts to melt. You are now on camera going through all of the gates. If you break a gate the fine per the Rules and Regulations is \$50, and we will be assessing them.

We are now in the process of hiring for the two vacant maintenance slots. We hope to have these slots filled as quickly as possible.

We have been repairing a number of water leaks in the park. If you are walking through the park and spot standing or damp ground around the water access covers please take a minute and let the office or the maintenance department know. This will keep the cost of the water bill down, and prevent the waste of water. With that be safe and we at maintenance wish you a great spring!

Robert Davidson
Maintenance Supervisor



Treasurers Report



TREASURERS REPORT

BANK ACCOUNT BALANCES AS OF April 29, 2014

Operating Fund Account:	\$111,336.09
Reserve Fund Account:	\$193,506.18
Petty Cash Fund:	<u>200.00</u>
Total Funds in Bank:	<u>\$305,042.18</u>

\$1000.00 has been returned to the Reserve Account which is reimbursement from owners for the gates which were charged back when the new Southside Fence project was completed.

As of 4/12/2014 \$67,937.95 has been transferred to the Operating Account:

\$52,617.95 Reimbursement to the Operating Account for last year end to cover expenses that were not transferred in 2013 as required.

\$ 9,820.00 New Fire Hydrant Project that is complete.

\$5,500.00 Utility Vehicle purchased in April. (Note) Actual Cost: \$5,900.00.

An additional \$400.00 will be transferred from reserve to Operating.

This purchase will save wear and tear on the truck and give a substantial savings to the corporation in gas expenditure as well as labor cost savings with more efficient transport around the park for staff.

The budget for repairing/replacing the siding, coating floors, and new roof for the clubhouse will come in at approximately \$103,000.00. \$107,000.00 is in the 5 year Reserve Budget allocated for this repair. There will be a vote going out to obtain approval for this expenditure.

We have added some accounting "sub" categories to better track expenditures for maintenance which gives us a clearer picture of where money is being spent.

Dues and Electric Past Due from Owners:

Total \$8,497.17

Account of \$2,735.63 is in bankruptcy. CVPOC is listed as a creditor.

Account of \$ 704.57. This account is in collections.

Account of \$537.33. This account is in collections.

Account of \$314.88. \$109.15 past due. Account is in repayment plan.

Account of \$663.72. Owner is deceased, collections are in process.

Account of \$1,763.94. CVPOC has placed lien against property.

Account of \$1,815.55. Owner is deceased. CVPOC in in process of placing lien.

Account of \$338.96. \$167.28 past due. Account in in repayment plan.

Income Property:

One CVPOC lot is being rented for \$400.00 per month. One lot is still available for rent. One lot will continue to be rented for parking.

All Vendor A/P, payroll and payroll taxes are up to date and will continue to be paid timely.

We will be adding two positions for maintenance. One full time and one part time.

the years the washers have dried out and the screws have been backing out of the roof. Every screw that is not down tight against the metal is a leak. If you were to come to the entrance to the office you'd see where a large panel is now bowed. Several of the metal fittings are incorrectly installed. Much more of the roof is not sealed correctly. In short it needs to be repaired. The new roof is snap together. You won't see any of the screws holding it down because each successive panel covers the screws of the previous panel. The siding on the clubhouse shows dry rot. Additionally, they are of a material that we can no longer procure and so with each repair the siding looks less and less uniform. We will be replacing the old siding with Hardy Plank lap siding. This is a concrete siding with a 30+ year life. It is also very easy to paint for future maintenance. We will also be sealing the floors in the clubhouse, laundry room, and post office. This coating will be non-slip, and will protect the concrete from various threats.

In this mailing is a copy of the updated Rules and Regulations. The Board, at the April Meeting, decided to implement the restriction on temporary structures with pliable material coverings. Installation of these structures will not be allowed after May 1, 2014. All structures currently on properties will be "grandfathered" until they are damaged and then they will have to be removed.

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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	

NEW THINGS TO LOOK FORWARD TO:

The security systems should be in place by the end of May.

SPAGHETTI FEED MAY 24, 2014 CLUBHOUSE 4:30 PM

Please bring a side dish that goes well with spaghetti! Sign up sheets are in the post office and the clubhouse office.

Crochet/Knitting Club meeting @ 2:00 at the Adult Lounge on May 6th.

Coast Village Neighborhood Watch, Article by Pat Rongey



April, 2014 Neighborhood watch

Thanks for attending meeting held on April 15, 2014.

NEXT Meeting =evening May 15th at 5:30

If you have a incident: 1. Call 911 2. Report theft to office

Volunteer requirements: Beware of who and what is going on in your area.

Be willing (if authorized) to check on vacant lot or unoccupied residence.

If you are going to be gone- and would like your home checked—fill out form in office.

If you would like to volunteer please call Pat 541-603-5730

R & R Reminder

Owner of a pet (Cat/dog) shall keep it on a leash or confined to the lot at all times. You shall clean up after your pet--- No livestock or poultry of any kind on property.

“Women and cats will do as they please, and men and dogs should relax and get used to the idea.”

— Robert A. Heinlein

Space for rent (Coast Village owned lot) \$400.00 per month includes water and garbage. Check at office for details.

ELECTIONS COMMITTEE REPORT: IlaMae Robinson Elections Chair

The ballots for replacing siding, floor refinish, and replacement of roof on the clubhouse (floors also in the laundry/post office) have been counted.

129 ballots returned, 109 yes, 16 no, and 4 Invalid.

So we will move forward with the repairs within the next two months.

Thank you for participating in the decision making of your community.

THANK YOU FOR VOTING!!!!!!



VOLUNTEER FOR THE "RENTAL" COMMITTEE NEEDED. THIS PERSON WOULD FOLLOW UP WHEN A PROPERTY IS RENTED TO MAKE SURE ALL THE FORMS ARE COMPLETED AND IN THE LOT FILE. THIS DOES NOT REQUIRE A LOT OF HOURS. A HUGE THANK YOU TO MARY MCGANN FOR HER WORK. WE WILL MISS MARY AND WISH HER AND HER HUSBAND ALL THE BEST IN THEIR NEW ADVENTURE!

+++++

NEW BASE ELECTRICAL RATES FOR COAST VILLAGE RESIDENTS ON PARK POWER

Beginning on your June bill you will see an increase in your base rate to 14.21 plus tax. This is due to the reduction of residents on Park Power. As each of the lots transfer over to regular PUD the cost of the transformers go up because fewer people are sharing the cost.

The Board urges all of you that are on park power to get together with your neighbors to try and contract with a company to set up more of you at one time. Then the cost of transferring will possibly be reduced.

THE ARC

From the ARC

I want to thank Julie and Linn for their work on the ARC committee and wish them well in their future pursuits. I want to thank Gene and Roger for volunteering for the ARC, and hope that their time on the committee is rewarding.

I just issued my very first stop work order this month. That's in all the time I've been on the ARC. Yes I know, maybe I should have done it more often. However, I want to let you all know as we go into the prime weather for lot modification that the ARC is not here to try and impede your progress.

- We are here to insure that certain aspects of the project meet with the requirements of Coast Village and the City of Florence.
- We look to insure that the Greenbelts aren't violated.
- We look to insure that the 35% and 65% lot coverage rules are not violated.
- We look to insure that construction that requires a permit has said permit.

Basic things that are listed in a pamphlet you can get online or at the office. Please remember that anything that changes the footprint on the property requires ARC approval, and anything that is a repair and doesn't change the footprint doesn't require ARC approval. Oh, I guess I should say footprint and isn't over 16 feet tall. Thanks in advance for not making us into the "bad guys".

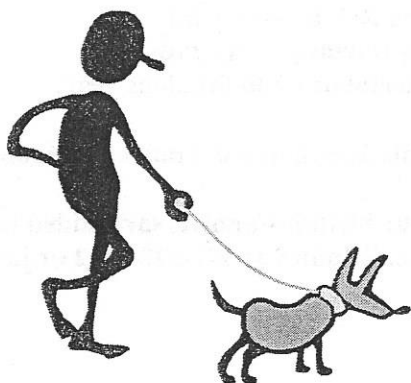
Robert Davidson
ARC Chairperson



For those of you who may not know -- there is a bulletin board in the Laundry Room that has various contractor's business cards on it. Coast Village provides this board for your convenience, but does not vet these businesses. You need to use appropriate caution when hiring a contractor to do any work.

A year ago I addressed the Board of Directors as Chairman of the Architectural Review Committee (ARC) regarding the properties bordering Spruce Street. I felt that, with the City of Florence hacking a 60' right-of-way through their backyards, it was unfair to force them to reestablish a 5 foot greenbelt 2 feet in front of the fence (i.e. they would in essence be losing another 7 feet of property). The Board could not grant these owners a waiver because the CC&Rs didn't allow for it. Ah, and then the City of Florence re-addressed our zoning codes under Title 10, Chapter 29 viewable on Florence's website. Under Title 10, Chapter 29, Section 2 – Definitions, "Greenbelt: An area on a lot extending five feet (5') from the side and rear property lines for "natural vegetation" to grow, to serve as a visual screen and to protect the privacy between adjacent lots." NOTE the "*privacy between adjacent lots.*" As the backs of the properties on the east side of Spruce street and the sides of the properties on the west side of Spruce street do NOT have adjacent lots there is no need for them to have Greenbelt on those property lines. Similarly properties adjacent to the Coast Village perimeter fences and those that have streets bordering multiple sides of a property also don't have adjacent lots and therefore don't have "Greenbelt" requirements on those property lines. This is not to say that you can't have "Greenbelt" on these aforementioned property lines – it's just that you don't have to have them.

At the time you are reading this we have installed our security monitoring system. That's four cameras at the gate and several throughout the common area. These are live cameras that can be monitored at the office and via any device with access to the internet address. These cameras are also recording 24/7. If you have any concerns or know of any break-ins or thefts let us know and we can go back through the video to see if we can see anything out of the ordinary. Finally, these cameras are high resolution and we have the ability to pull images from them that will aid in prosecution. The Port, Police, and Fire Department use this system and think very highly of it.



May 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		BRUSH PICK UP		1 CHAMBER PRACTICE 3:00 -5:00	2 Water Metering meeting 10:30 Adult Lounge	3
4	5 GARBAGE PICK UP	6 2:00 CHROCHET / KNITTING GROUP BRUSH PICK UP	7	8 CHAMBER PRACTICE 3:00 -5:00 ARC 4:00	9 DEADLINE AGENDA ITEMS	10
11	12 GARBAGE PICK UP	13 BRUSH PICK UP 2:00 CHROCHET / KNITTING GROUP	14	15 CHAMBER PRACTICE 3:00 -5:00	16 ELECTRIC METER READ SWIMMING POOL OPEN! 8AM-8PM	17 RHODY WEEKEND AT THE COAST
18	19 GARBAGE PICK UP	20 BRUSH PICK UP	21	22 CHAMBER PRACTICE 3:00 -5:00 ARC 4:00	23 Board Workshop 10:00 a.m. DEADLINE FOR NEWSLETTER	24 BOARD MEETING 10:00 SPAGHETTI FEED AT THE ADULT LOUNGE 4:30 PM
25	26 <i>Holiday</i> GARBAGE PICK UP <i>office</i> <i>closed</i>	27 <i>Garbage</i> BRUSH PICK UP	28 <i>Brush</i> <i>pick up</i>	29 CHAMBER PRACTICE 3:00 -5:00	30	31

Happy Birthday Wishes are going out to:

Melba Reinke—May 8th.
Keith Davidson May 26th
Have a wonderful day and fabulous year!

No anniversaries this month unless I missed someone.

Don't forget, if you would like your birthday/anniversary added to our newsletter just let the office know. You can call Judith at 541-997-3312 or just stop by the office.

