COAST VILLAGE REPORTER

August 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 8

CVPOC
Board of Directors
2016-2017

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BOARD MEETING

Board Meeting August 20th
10:00 a.m. Rose Room

Business Office: (541) 997-3312
Fax: (541) 902-0103
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
FAX line: 541-902-0103

Each year at our Annual Membership Meeting, we introduce the new board members and say farewell to those that are leaving. This year, David Wood has completed his term on the board and I would like to thank him for his contributions over the past 2 years. Returning for new 2 year terms are Larry Ames and Scott Murray. Joining is Pat Thompson who I would like to welcome to the board and thank for volunteering her time.

Perhaps the biggest decision of the members at the recent Annual Membership Meeting was a vote to rescind an existing moratorium on new speed bumps and instruct the Board of Directors to create a committee tasked with identifying the best locations for new speed bumps. The committee will report back recommendations to the BOD who will then decide where new speed bumps will be installed. Please attend the August 20th BOD meeting if you are interested in being on this committee and/or watch for meeting announcements for this committee and attend if you want to provide input.

NOTICES

- ***Facility Hours:*** Hours for the laundry room, Satellite Bath and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 7am-9:45 pm.
- ***Meter Reading:*** Park electrical meters will be read this month beginning Friday, August 19, 2016.
- ***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.

Greenbelt Committee

The Greenbelt Committee has six projects to work on and we need your help. Volunteers are naturally hard to come by, but Coast Village has its own particular issue that there are more people who need help than those that can help. If you can help out (even in a small way), please contact **Glenn at 541-590-2650** or **cvgbc1@gmail.com**.

We would like to thank everyone who has donated nickel deposit bottles and cans. As of 7/25/16 we have recycled 5,611 bottles and cans for $280.55! This shows what can happen when people in a community work together. Let's keep it going by dropping off recyclables at the office or in the collection cans in the laundry room, outside the clubhouse baths, and near the exercise area. If you have a large amount, please contact Glenn (above) for pick up.

Just a reminder that the best time to water is in the early morning before the sun gets too high. This allows the leaves to dry off, preventing fungus growth and other potential problems and lets the plants process the water during the heat of the day. Water is one of the biggest expenses in Coast Village, so let's try to be as efficient as possible while watering. Using a timed irrigation system is a very efficient way to water, so let the Greenbelt Committee help you with one. Another way to conserve water is to try **not** to plant new vegetation in the summer that will require a lot of watering to get it established. Actually the best time to put a majority of plants in the ground is the fall (and even our mild winters). This allows good root growth to occur prior to the springtime growth spurt. Consequently we will try to put off new planting in our projects for another couple of months. We will still do everything else on the project and will revisit the planting aspect when water demand is reduced.

Along the lines of putting plants in the ground, please do not use potted plants in your greenbelts. Greenbelts should consist primarily of native vegetation like rhododendron, wax myrtle, salal, and huckleberry. Put your pretty potted plants where you and others can enjoy them and keep the greenbelts maintained for privacy.

If you have access to the internet, check out the Greenbelt Committee web page on the Coast Village website (coastvillageflorence.com) where you can find a wealth of knowledge about plants, planting, pruning, drip irrigation, composting, and more.

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

From the Park Operations Manager

Carlla.CVPOC@Qwestoffice.net

Carlla van de Vyver
Park Operations Manager

As we head into August the maintenance staff are continuing with water pressure tests. These tests help us to locate any water leakage issues.

Staff has been reduced as one of the staff has left our employment. We are running an ad to hire a full time person. Because we will once again be short-staffed please be patient if there is something you think has been missed. Let the office know if you have a request.

Currently we are working on the following projects:

- **Completion of paint for Spruce Street**
- **New paint for entrance signs**
- **Update (cleaning and re-painting) of metal portions of entrance gates**
- **Replacement of faulty turnoff valves**
- **Painting**
- **Floor in maintenance office**
- **Removal of two dead trees (maintenance will do this)**

The Annual meeting was not attended, but I appreciated the questions regarding expenses and the new budget.
There is a new "Financial Page" on our website. If you would like to have access, please call me at the office and I will give you the password so you can view the documents there. It will keep you up to date and provide important information regarding water/sewer expenses and also our year-end information is located on that page.

Because we had several owners show an interest in having a directory for CVPOC published we had a form in the last newsletter to fill out if you wanted to be a part of it. At this date we have only received ten requests. I need at least 30 responses to warrant the work of putting another directory together. Please, if you are interested in being a part of a new Directory send in your form. I thought I would put the Directory on our website—password protected. That way those who do not live here would have access. Members can call the office to obtain the password. We will also print some for those who do not use the computer and request them.

Have you looked at our website lately? There are new items to see—our history page looks great! I hope you will thank Glenn Singley for all the work he does to keep the website current and for his amazing creative skills!

One of the questions or comments at the Annual Meeting was regarding use of the pool. I want to assure everyone that the pool is being well used by many and so is the sauna.

Vandalism: We have been experiencing quite a bit of vandalism recently. Shower curtains being ripped down in the women's restroom, the window being broken out in the sauna, thefts from the men's restroom, tampering with the pool filters, leaving trash on the pool deck. Please appreciate the place where you are living. If anyone sees someone doing something suspicious please report it to the office. Remember we have cameras on the pool and we are watching.

Some of the problems have been from visitors. You are responsible for any incidents caused by a visitor to your lot. If you have children visiting, please come with them to the pool and remind them not to ride their bikes against the one way street, it's a good way to be hit.

And finally, a little note on cats. There have been a few cats showing up that look to have been "dropped off", if there is anyone who would be interested in looking at a program for spaying let us know. Do NOT take cats off the property. You don't know if they are owned or not as many owners have inside outside cats. DO NOT put anything out that will make them sick. You don't want to harm your neighbor's cat by accident. You can discourage a cat coming onto your property by spraying them with water. Also remember that it is NOT against CVPOC rules for your cat to have kittens, however if you do have kittens it is your responsibility to find them homes and to keep them fed and cared for.
Finally, if you have a cat be sure they are in at night, we have a beautiful owl currently staying at CVPOC that has taken two young cats around dusk. The cats are not safe at night from predators.
Thank you.

Recipe Corner:

Sautéed Chicken and Veggies

Boneless chicken breasts or tenders (1 lb.)
Green Onions (1/2 cup)
Mushrooms (1 cup sliced)
Fresh zucchini (1 medium)
Fresh tomatoes (2)
Heavy Cream 1/2 cup
Chicken broth (1 cup)
Olive oil (1 Tablespoon)
Garlic powder or fresh garlic
Salt and Pepper

Chop all your veggies including the tomatoes. I slice the zucchini and chop the tomatoes. Add olive oil to pan over medium heat, add chicken cut into small pieces and Sautee for 5 minutes, adding garlic powder or fresh chopped garlic. When the chicken in so longer pink, add sliced mushrooms and sliced zucchini. Continue to Sautee until vegetables are crisp done. Add Fresh tomatoes and chicken broth and bring to simmer for 5 minutes more. Add green onions (chopped fine) and heavy cream, bring back to a simmer and let thicken. Serve over rice or pasta of your choice.

CURB YOUR PETS

There are continuing complaints regarding people not picking up after their pets as well as people allowing their pets to disturb the landscaping in lot owner's yards. Please be courteous and pick up/ clean up after your pets. It is not only required; it is the neighborly thing to do.

FOR SALE AND OTHER ADVERTISEMENTS

GPS—Magellan—2220-LM—Lifetime free map updates –new in box: $50.00

8 piece dishware setting. Chip resistant—Temptations, "Wheat Harvest Pattern" New—Never used. $40.00

Call 541-902-9512

If you would like to run an ad for something you want to sell, please let us know and we will include it in the newsletter.

Wanted: Will pay reasonable price for a weather vane. Call 360-521-8428

Wanted: Antique type kitchen free standing cupboard or sideboard. Call above number.

ANNUAL MEETING JULY 16, 2016
TREASURERS REPORT

Bank Account Balances as of July 14, 2016

Operating Fund Account:	$40,561.32
Reserve Fund Account:	$83,413.71
Petty Cash Fund	$ 200.00

TOTAL FUNDS IN BANK: $124,175.03

Dues and Past Dues from Owners: There is currently a total of $18,224.00 past due. Of this amount, $4,058.00 are in repayment contracts with CVPOC. The remaining $14,166.00 is owed against lots that are in foreclosure and not collectable until the properties are sold. CVPOC has liens against all the foreclosure properties.
CVPOC has ended the fiscal year over budget. The cause of the shortfall is as follows:
Water/Sewer, Electric, and garbage costs have increased substantially. There are handouts which show the increased costs of water and sewer. CVPOC also experienced increased vehicle costs and had over $3,000.00 in additional repairs needed this year. We have a shortfall in revenue as explained previously due to foreclosed properties. We replaced the Spruce Street fence, which was unexpected but was not repairable. This caused unplanned spending this fiscal year from the Reserve Fund.

CVPOC had a leak last fall and our water/sewer bills went to over $20,000.00 per month. The Operations Manager worked with the City and we were credited a total of $18,000.00 against those bills totaling $63,561.45. That left a 3 month cost of 45,561.45 or an average of $15,187.15 per month for three months. The normal water bill would have been about $30,000.00 for those three months so that is an increase cost to CVPOC of approx. $15,000.00 not counting normal increases in usage that are a result of an increase in full time residents. We now have (including rentals) 139 full time residents at Coast Village. This is a substantial increase to use of the facilities in general.

Personnel Costs have remained stable and are at budget. We continue to add $6,250.00 to the Reserve Fund based on 250 Lots. We actually only have 246 Lots currently paying dues each month. It takes a vote of all lot owners to reduce the amount of deposit to the Reserve Fund and month to month depending on Lot Owners the actual income from the 250 Lot average can change. For that reason the $6,250.00 remains deposited on a 250 Lot average. Due to the increased burden of water/sewer/garbage and the fact that we are currently not assessing the Lots to cover our costs it will be my recommendation as well as the Financial Committee's recommendation to the BOD to increase dues a minimum of $20.00 per lot in this new fiscal year.

We continue to have Holloway and Associates take care of our payroll, taxes, and statements. They are doing a good job and it assures that we are always compliant with the State and Federal bookkeeping requirements for the HOA. Using this service also assures that the Corporation is functioning well financially and keeps errors at a minimum.

Scott Murray
Treasurer
July 13, 2016

IT'S A DOG EAT DOG WORLD

With an abundance of new owners at Coast Village, this is a gentle reminder.

All dogs, no matter the size must be kept on a leash when not in your lot space. Even the friendliest of dogs can intimidate someone if your dog rushes up to say hello.

Do not allow your dog (leashed) to rush up to another leashed dog. Your dog may be friendly, another dog may not be. Please respect other's space when walking your dog.

Lost Cat: A large size yellow female (spayed) cat was lost last Saturday on Sailor. The cat has long hair and is mostly yellow with some calico spots. Her name is Lola. Please, if you see her and can catch her, let the office know (you can call Carlla). The cat has lived all her life inside and I am sure is very frightened. It would be great to return her 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

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

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.

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

WEDNESDAY COFFEE GET-TOGETHER

Coffee, Donuts, and great conversation! **Let's have coffee?**

Please sign up to Volunteer to host the Coffee Get-Together on Wednesday mornings.
If you don't have time to volunteer; drop by for a donut and coffee and meet your neighbors at Coast Village.

We have many new owners & residents that would like to meet some of our "old-timers".
Please sign up on the sheet posted in the Coast Village Post Office building.
Thanks so much for your support and see you Wednesday!

August 10, 2016 10:00 AM
CV Adult Lounge

MAINTENANCE
Carlla van de Vyver

Maintenance Report

Tasks that have been completed:

- Pool filters repaired (vandalism).
- Water leak, valve replaced.
- Staining of entrance signs.
- Gutters cleaned on all buildings.
- Spruce street mowed.
- 101 entrance area weeded and mowed.
- Replacement of window in sauna (vandalism).
- Replacement of shower rod
- Repair of faucet in laundry room.
- Cleaning of all laundry vents
- Deep clean of all showers

Tasks that are in the process of completion:

- The Spruce Street fence painting .
- Repair of white metal entry gates (remove rust and re-paint).
- Replacement of worn turnoff valves—Ongoing.
- Paint Chemical shed
- Repair of Rhody Drive at parking lot from tree root damage.
- Flooring in maintenance office
- CVPOC entrance signs (painting and repair)

When you use the showers at CVPOC PLEASE, pick up your waste products. Our staff should not have to clean up empty shampoo and conditioner bottles, used female products, etc.
If your product containers are empty please put them in the garbage containers.

Also—use the small paper bags provided in the stalls to place your feminine products before putting them in the trash. No one wants to touch used products!

PLEASE REMEMBER TO PUT YOUR TRASH IN BAGS BEFORE PLACING AT THE CURB, WE WILL NOT PICK UP IF TRASH IS NOT BAGGED.

MAINTENANCE TEAM
(541) 997-3583
Carlla van de Vyver, Park Operations Manager
Hector Castellanos—Days

Oscar (Rick) Ricker Weekend Days and Evenings
Sherryl Ball—Janitorial evenings

COMMUNITY CORNER

WOULD YOU LIKE TO BE INCLUDED A NEW COAST VILLAGE DIRECTORY?

IF YOU WOULD LIKE TO BE INCLUDED IN A NEW DIRECTORY FOR CVPOC PLEASE FILL OUT THE FORM BELOW AND BRING IT TO THE OFFICE. IF WE HAVE AT LEAST 30 LOTS THAT WOULD LIKE TO BE INCLUDED, WE WILL PUBLISH—BUT ONLY THOSE WHO FILL OUT A FORM WILL BE INCLUDED.

CVPOC REQUEST FOR DIRECTORY LISTING

NAME:_____

ADDRESS:_____

PHONE NUMBER:_____

NOTE: We will only distribute to CVPOC Lot owners, but cannot guarantee the directory will not be made public by others.

COMMUNITY CORNER

There were leftover hotdogs and hamburgers from the BBQ—time to get them cooked! How about a potluck in August? I am thinking about grilling ? Or—someone else could e the cook! Let me know if anyone would like another potluck and would be willing to help with the cleanup. I don't mind cooking, but don't want to be responsible for the cleanup.

Come by the office if you would like to participate.

WARNING

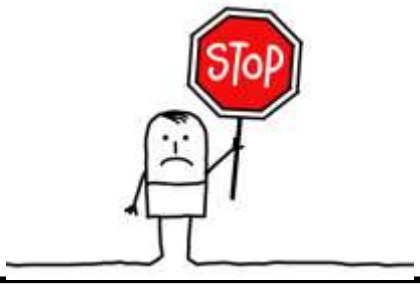
DO NOT PUT YOUR DIRTY CAT LITTER IN THE DOG WASTE CONTAINER AT THE MAINTENANCE OFFICE!!!!!!

SOMEONE HAS BEEN DUMPING THEIR CAT LITTER (USED) IN THE DOG WASTE CONTAINER. THAT MEANS OUR STAFF MUST EMPTY OUT THE CONTAINER, DUMP THE WASTE IN A GARBAGE BAG AND PUT IN THE TRAILER.

THE WASTE CONTAINER HAS A GARBAGE BAG IN IT, THE ONLY THING THAT SHOULD BE PLACED THERE ARE THE INDIVIDUAL BAGS OF DOG WASTE. THE PERSON DUMPING THE LITTER IS NOT USING A BAG AND KNOCKING DOWN THE LARGE BAG IN THE PROCESS OF DUMPING THEIR LITTER. THIS MEANS EVERYTHING IS LOOSE AND DIFFICULT TO DISPOSE OF.

PLEASE RESPECT THE RULES!

IF WE FIND OUT WHO IS DOING THIS THERE WILL BE A REQUEST TO THE BOARD FOR A FINE.



a u g u s t 2016

	Mon	Tue	Wed	Thu	Fri	Sat
	1 **Garbage Pick-up 9 am**	**2** **Brush Pickup 9 am**	**3**	**4**	**5**	**6**
7	**8** **Garbage Pick-up 9 am**	**9** **Brush Pickup 9 am**	**10** Coffee Get-Together Rose Room 10 am **OA Meeting 7-8:30 pm**	**11** **Coast Chamber 3:00—5:00** ARC Meeting 4 pm	**12**	**13**
14	**15** **Garbage Pickup 9 am**	**16** **Brush Pickup 9 am**	**17** Coffee Get-Together Rose Room 10 am **OA Meeting 7-8:30 pm**	**18** Coast Chamber 3-5 pm	**19**	**20** **Board Meeting 10 am Rose Room**
21	**22** **Garbage Pickup 9 am**	**23** **Brush Pickup 9 am**	**24** Coffee Get-Together Rose Room 10 am **OA Meeting 7-8:30 pm**	**25** **Coast Chamber 3:00—5:00** GBC Meeting 3 pm ARC Meeting 4 pm	**26**	**27**
28	**29** **Garbage Pickup 9 am**	**30** **Brush Pickup 9 am**	**31** Coffee Get-Together Rose Room 10 am **OA Meeting 7-8:30 pm**			

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

Rachelle Emigh August 3rd
Ron Morago August 21st
Bev McElhose August 24th

NEWS FLASH!

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

Gary & Patti Hunt August 7th
Jason & Corrine Wilson August 23rd
Terry & Karolynn Hiam August 27th
Vincent & Sharon Mauk August 31st

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.