COAST VILLAGE REPORTER

November 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 11

CVPOC
Board of Directors
2016-2017

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dkpat@centurylink.net

BOARD MEETING

Board Meeting November 19th

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
POM@CVPOC.COM
Phone 360-521-8428

Maintenance Office:
(541) 997-3583
Hours of Operation
Maintenance staff on premises
Mon - Fri from 7am –10pm
Available 24/7 for
park maintenance emergencies
(360) 521-8428

Website:
www.coastvillageflorence.com

President's Rant:

Lots of luck and good karma in fishing, at least that's my view (in life also, but that's a different discussion), and if someone had reason to believe that I had some good fishing coming my way, it sort of happened.

Thursday (in steady rain), I committed to a 30 minute workout to pedal my big kayak across Siltcoos (at 4.25mph!) and up the Maple creek arm, eventually I spotted a big fish roll, woo hoo, stayed an hour and worked that part of the lake, hooked and lost 2 adult coho, then a jack, then I hooked one that took off across the middle, spun me around as I stopped it, then it ran back like Jaws at the kayak, passing in front and pulling out more drag and heading to shore, then several minutes of just holding against me and finally I wore down a 30" 12# buck, best coho fight ever.

Friday at CoosBay, on my inflatable, I got pulled around by a 32" 12# hen that pulled me around real good on my inflatable because she really wanted to get back to the base of the bridge pilling. On the other hand, I felt that was a bad idea and used my pedal drive and rudder to disappoint her...way biggest lingcod ever! and not too big to be good eating.... back-to-back days I get pulled around on different tiny boats by big fish that are like "Beauty and the Beast". what a crazy run of good fortune.

I want to wish everyone a safe and happy Thanksgiving Day.

We will be talking about water issues and options at the November BOD meeting. I hope you will turn out if you want information or have questions.

Roger Emigh

NOTICES

- ***Facility Hours:*** Hours for the laundry room, Satellite Bath and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 8 am-9:45 pm.
- ***Meter Reading:*** Park electrical meters will be read this month beginning Friday, November 17th, 2016.
- ***Wi-Fi:*** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- **HOLIDAY CLOSURE: The office will be closed on Thursday November 24th in observance of the Thanksgiving Day Holiday.**
- 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.

NEW PHONE SYSTEM

We have installed a new phone system in the offices. This new system is less expensive than the old system and will not impact use of the phone in the clubhouse. The clubhouse phone can still be used free of charge to make calls with no charge for long distance.

Now we have the ability to put an "announcement" on our phones if something is going on like a water shut off, or any other maintenance issue that would effect some or all of the park. What will happen during those times is that when you call in, there will be a message to advise you what is happening and when we expect service to be restored.

We have tried to contact everyone in the past when we have to shut down water, but we are not always able to reach all the lot owners, and in an emergent situation there is no time to make the calls prior to a shut off of service.

Our old message system was not working consistently and now we should be able to retrieve all messages left at the office. A reminder also, that we no longer have maintenance in the evenings, so if you have an emergency there will be a message to call me directly at 360-521-8428 (Carlla).

I hope we will not experience any "glitches" as we learn to use the new system. Please let us know if you experience any difficulties reaching us.

The water in the park will be turned off at 11:00 a.m. for approx. one hour on Wed. November 2nd for a water backflow valve test.

NOTICE

November 12th will be the annual "Thanksgiving" Potluck at Coast Village. Turkey and ham will be provided, please bring a side dish or desert and join us in the Rose Room. Dinner will start at 3:00 p.m.

From the Park Operations Manager

Carlla.CVPOC@Qwestoffice.net

November is full of high days and Holidays. On the 6th clocks change back, the 8th is election day, the 11th is Veterans Day and the 24th is Thanksgiving! Both office and maintenance staff will be off on the 24th. If you have an emergent situation you may call me at 360-521-8428.

We are into the rainy months. Let's just hope that we don't have any huge storms like the East Coast seems to be experiencing. This past month has been a busy one! We removed a tree that was dead and considered a hazard. We also removed two small dead trees behind the pool. We had a wet experience with our bathrooms and sauna becoming flooded during an especially heavy downpour. A special thank you to Richard, our Lead maintenance person coming over late on a Friday night to clean out drains and vacuum up water.

We have dug up some water lines to the water main saddle to evaluate our lines and saddles for wear. As a result of our evaluations it is clear that we need to replace water lines and change up how the saddles are attached to the main line (which is PVC). The way the line is attached to the saddles (with two clamps) is problematic and the black line used from the main to the shut off valves has been splitting and causing water issues. I have requested bids to replace the water line with a pex line which will hold well with compression fittings instead of clamps and at the same time we would add a water meter and ability to turn off the water at the main. We are in the process of changing out all of the lot turn off valves with new turn-off compression fittings to lesson the chance of leakage.

If we purchase our own materials it will be a cost savings to CVPOC. The quote I have received for materials is approx. $41,527.82 (this includes meters and is for all lots in the park). Our maintenance staff will do the digging, this means we only pay the plumbing company for the actual time installing the new line and/or meter and will also be a considerable cost savings to CV.

I am going to be talking to the BOD in November about the advantages of installing meters. We can do this at the same time as we install the new line. The advantage of meters is not to charge for individual water use, but to be able to know for sure when we have a water leak on a lot. It will also allow us to turn off the "main" at the saddle if necessary to repair a line to the lot turn-off valve. Currently we use pressure testing but those are not always 100% accurate. It would also allow the BOD to assign a fine or water charge when we know we have a water leak and the lot owner does not repair it. If the BOD decides to replace only the line from the saddle, it is important to mention that should CVPOC meter in the future—we would have a cost of digging, plumber etc., and by doing it at the time of installation of the pex line we are talking approx. 20 minutes of plumber man hours and the cost of the meter. This is a huge cost difference.

The cost of purchasing meters, new pex line and compression fittings with a turnoff available at the main is approximately $325.45 per lot which includes labor. Because of the issues we are having with water leaks it is important that we move forward to do what we can to address our water problems. Coast Village can not continue to pay $20,000.00 water bills and stay financially solvent. The City of Florence has been giving us some credits on these large water bills, however the credit we receive does not bring the bill down to where it should be and therefore is only giving us partial relief.

The City has informed me that Coast Village must take steps to address our leakage issues and show them we are moving forward or they will stop all credits to the Association. If we do this work in portions it should not overwhelm us financially. We could do this as a 6 month or one year project staying under our 5% rule and still remaining cost effective.

I encourage all of you that have questions regarding metering and water issues to come to the November BOD meeting so I can answer any questions you might have.

My plan with BOD approval is to begin changing out our lines one street at a time. The plus side of changing out our lines and saddles is we will have the ability to stop the water at the saddle when we have issues at a water turnoff valve or lot, without impacting an entire street or the park. We will also be able to finish mapping out which water main valves turn off which streets with accuracy and install additional main valves to make sure we only have to turn off water to a single street during a maintenance shutdown. By doing this one street at a time is will be affordable to CV.

We are still experiencing some problems with owners renting property without adhering to the Tenant Screening Resolution which is based on the CC&Rs and which all owners agreed to abide by when purchasing property in CV. The Resolution requires that the appropriate paperwork (Agreement to abide by the Resolution, Certification that the owner has done so, and the Non-Owner Tenant Information Sheet) be filed BEFORE the owner rents the property. This policy also applies to owners who have "guests" that are residing here.

Cont. pp 4

We are fining offenders of this policy but this is a reminder that we need information on anyone who is living at CV. People get sick, accidents happen, and knowing who to contact in an emergency could make a difference. Remember as the owner, you are responsible for any action that is against CV rules and can be fined accordingly. If you do not comply after a fine is levied,CV can bring legal action if your guests or renters cause any damage or danger to other CV residents.

Collections: This is just a reminder. If you are behind in your HOA fees, please make payment arrangements at the office. The HOA fees support the bills of the park. Also you can avoid the late charges if you make payment arrangements.

The maintenance staff continue to clean out drains and we recently had to have root balls removed from the drains around the clubhouse. Going forward we will treating the drains with chemicals to reduce the root issues we are experiencing. In the spring we will be inspecting all sewer lines for root compromise. Another project for the future.

Exciting news for us! We received a refund check from SAIF in the amount of $904.00 because we document our safety meetings and we have had no serious injuries of our employees. Our rate has also lowered for workman's comp. I want to thank our employees for using excellent safety precautions!

Last but not least—PLEASE VOTE! No matter which side of politics you are on, it's important to use your right to vote, it's what keeps us free.

Carlla van de Vyver

CURB YOUR PETS

Remember it's important to "walk your dogs". Dogs who are exercised bark less and are happier. Sometimes when it's rainy it's easy to say "not today", but our furry friends still need to walk to remain healthy and happy.

Don't forget to pick up your "doggy bag dispenser" at the office! Available until they are gone.

If you are walking a large dog, be sure and respect other walkers by keeping some distance between yourself and other dogs—let's be safe out there!

FOR SALE AND OTHER ADVERTISEMENTS

For Sale: Portable Hot Tub, complete with heater etc. Call 360-521-8428

For Sale: Books, paperbacks etc. All new release. .50 each. Call 360-521-8428

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.

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

Bank Account Balances as of October 26, 2016

Operating Fund Account:	$ 17,404.33
Reserve Fund Account:	$ 74,176.33
TOTAL FUNDS IN BANK:	$ 91,581.06
Petty Cash Fund	$ 200.00

Past Due Over 90 Days:	$18,100.61
Past Due 60 Days:	$ 2,587.47
Past Due 31—60 Days	$ 2,768.25
TOTAL PAST DUE:	$23,456.33

We continue to aggressively work our collections. We have $9,598.42 in a foreclosed property we are working on repossessing. That brings the total of our past due excluding this foreclosure to $13,857.91. It is important that all past due owners bring their properties current. CVPOC relies on HOA fees to maintain the property, pay water, sewer and electric bills etc. When we are not receiving appropriate dues it impacts everyone. Please contact the office if you are behind and wish to make payment arrangements. Remember if you have not made arrangements we can terminate services such as water and/or if you are on CVPOC power we can cut electrical services.

Our year-end financial information is published on the Finance page on our website, as well as water usage. You may call the office if you are an owner to request the password to review. Final copies of tax returns and the Annual Review Statement are available for owners who wish them. Please give the office staff 5 days after a request to prepare copies upon your request.

Please don't hesitate to contact me with any questions regarding Coast Village finances. You can make an appointment with office staff.

Property taxes for 2016-2017 in the amount of $ 2,023.75 have been paid as of November 1, 2016.

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

Scott Murray
Treasurer

IT'S A DOG EAT DOG WORLD

There have been reports of two different dogs running loose in the park. Please be sure to keep your dogs leashed.

We have had some dog "poop" baggie carriers donated at the office by Lucy the Chihuahua! Please stop by and ask and we will give you one. The bag refills can be obtained at the Dollar store for "a dollar"! This to encourage those of you who have not been "picking up" to pick up your dog's waste.

Fleas can still be a problem, and once settled into your home they can be difficult to eradicate. Treat your dogs for fleas as they carry tape worms and make your animals miserable.

Enjoy the fall walks with turning leaves and cool evenings. Dress warm and dress your dogs warm also.

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	

Our Lovely Elsie—All Dressed up for Halloween!!

NOTICE:

PLEASE CONTACT OUR OFFICE IF YOU HAVE NOT UPDATED YOUR EMERGENCY CONTACT INFORMATION.

WE HAVE HAD TWO ISSUES WITH OWNERS WHO HAVE FALLEN ILL WITH NO EMERGENCY CONTACT INFORMATION IN THEIR FILES.

IT IS YOUR RESPONDIBILITY TO LET US KNOW SO THAT YOUR HOMES, PETS, ETC. ARE PROTECTED IN CASE OF AN EMERGENCY.

THANK YOU,
CVPOC STAFF

MAINTENANCE
Carlla van de Vyver

Maintenance Report

Tasks that have been completed:

- Water pressure checks are completed for 80% of the Village.
- 1 Water leak repaired.
- Cleaned Gutters on all common buildings.
- Tools marked with CVPOC
- Water line and saddles checked.
- Trees removed.
- Winterization of pool
- Cleaning of drain lines from clubhouse.
- Gravel applied to Satellite Bath pathways.
- Storage of pool furniture for winter.
- Shampoo of carpets in Rose Room
- Refrig and oven in Rose Room cleaned.

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
- Yearly maintenance on the pool deck.
- Street cleaning—ongoing

The weather has been getting steadily cooler and it will soon be frosty in the mornings.

This time of year brings the small and large animals looking for a warm place to stay for the winter. Maybe a good look around your place might save some damage repair in the spring.

We will be testing our backflow valve for the park on November 2nd at 11:00 a.m. You will have a temporary loss of water during that test. We appreciate your patience.

MAINTENANCE TEAM
(541) 305-1416
Carlla van de Vyver, Park Operations Manager
Richard Barnard Lead —Days
Mikhail Renner—Days

Dennis Barker—Janitorial Monday thru Friday Evenings
Sherryl Ball—Janitorial Saturday and Sunday evenings

COMMUNITY CORNER

THANKSGIVING POTLUCK

BUY YOUR TICKET FOR A BEAUTIFUL QUILT DONATED BY RACHELLE EMIGH TO RAISE FUNDS FOR ACTIVITIES. $1.00 EACH OR 6 TICKETS FOR $5.00.

WE HOPE EVERYONE WILL COME TO THE ANNUAL THANKSGIVING POTLUCK. DATE: NOVEMBER 12TH TIME: 3:00 PM

BRING A SIDE DISH, ENJOY TURKEY, DRESSING, HAM AND ALL THE TRIMMINGS. YOU CAN SIGN UP AT THE POST OFFICE OR OFFICE, OR JUST SHOW UP!

COMMUNITY CORNER

NOTICE: We are receiving reports from our janitorial staff that someone is using the utility sink in the laundry room to wash their dogs. That would be okay, however the dogs are defecating in the tub and also we are finding dog feces in the dryers. Please "clean up" after your pet! Remember we have cameras at our facilities. If we continue to discover this type of waste in our laundry room the laundry will be absolutely "off limits" for pets and if we discover who is doing this by camera we will fine you.
Thank you.

Twenty Ways to Know You are Growing Old

1. **Your houseplants are alive, and you can't smoke them.**
2. **Having sex in a twin bed is out of the question.**
3. **You keep more food than beer in your refrigerator.**
4. **6:00 a.m. is when you get up, not when you go to bed.**
5. **You hear your favorite song in the elevator.**
6. **You watch the weather channel.**
7. **Your friends marry and divorce instead of "hook up" and "break up".**
8. **You go from 130 days of vacation time to 14.**
9. **Jeans and a sweater no longer qualify as "dressed up".**
10. **You're the one calling the police because those %&@# kids next door won't turn down the stereo.**
11. **You don't know what time Taco Bell closes anymore.**
12. **Your car insurance goes down and your car payments go up.**
13. **You feed your dog Science Diet instead of McDonald's leftovers.**
14. **Sleeping on the couch makes your back hurt.**
15. **You take naps.**
16. **Dinner and a movie is the whole evening instead of the beginning of one.**
17. **You go to the drug store for ibuprofen and antacid, not condoms and pregnancy tests.**
18. **A $4.00 bottle of wine is no longer "pretty good stuff".**
19. **You actually eat breakfast food at breakfast time.**
20. **"I just can't drink the way I used to" replaces "I'm never gonna drink that much again".**

November 2016

SUN	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 **OA Meeting 7-8:00 pm Park water turn-off at 11:00 a.m. for one hour.**	3	4	5
6	7 **Garbage Pickup 9 am**	8 **Brush Pickup 9 am**	9 **OA Meeting 7-8:00 pm**	10 ARC Meeting 4 pm Coast Chamber 3-5 pm	11	12 **Thanksgiving Day Potluck 3 pm**
13	14 **Garbage Pickup 9 am**	15 **Brush Pickup 9 am**	16 **OA Meeting 7-8:00 pm**	17 **GBC 3:00 p.m. Coast Chamber 5:30-7:30 pm**	18	19 **Board Meeting 10 am**
20	21 **Garbage Pickup 9 am**	22 **Brush Pickup 9 am**	23 **OA Meeting 7-8:00 pm**	24 **Thanksgiving Day**	25	26
27	28 Everything to the Dump Day! Garbage Pickup 9 am	29 **Brush Pickup 9 am**	30 **OA Meeting 7-8:00 pm**	27 **Coast Chamber 5:30-7:30 pm**	28	29

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

Jason Wilson November 1st
Wayne Shotwell November 5th
Virginia Strader November 10th
Leroy Shotwell November 24th
Carlla Van deVyver November 25th
Guy Kampstra November 14th

NEWS FLASH!

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

Joe & Diana Newman November 9th
David & Gloria Wood November 24th
Gene & Carlla Van deVyver November 24th

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.