

COAST VILLAGE REPORTER

NOVEMBER 2013

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

VOLUME 17 ISSUE 11

FROM THE PRESIDENT'S CORNER

M.H.O.

As you should all know, and as has been reported, I have been Acting President since the July Board Meeting. In October, the Elections Committee sent out approximately 250 Declarations for the Office of President, seeking anyone who would be willing to run for the office of President – none were returned. As a result, at the October Quarterly Board Meeting the Directors made a motion, which passed unanimously, that I be made President.

This now leaves a vacancy on the Board, and you will soon be getting a Declaration for a Directorship. Those wishing to be on the Board of Directors (BOD) and who fulfill the requirements, should return this Declaration. I sincerely hope some of you will.

Now for a little about your newly appointed President. I purchased property in Coast Village in 1993. Block 2, lot 26, AKA 147 Outer Drive, was to be my retirement home. It was bought just after I retired from the Air Force. It was rented to help defray the cost of the property, dues, and "*membership assessment*". In 1995, the tenants had a fire and toasted the interior. In 1995 and 1996, I remodeled the interior and in the process fell in love again with Coast Village and Florence. In 1997, I received my BS Degree and informed my wife that I was leaving California to live permanently in Florence. I left her to finish her teaching credential and transition our son to a life on his own. She joined me the next year and we lived in Coast Village full-time until 1999. In 1999, she informed me that we were getting a larger place because "she was tired of having 1200 sq ft of stuff in storage." The fact that the city wanted an \$8,000 impact fee to replace the mobile home we were living in made the decision easy. We moved out of the park and rented our home at 147 Outer Drive.

In the 20 years that I have owned in Coast Village, I have been on the BOD at least 3 times. I have been the Corporation's Treasurer. I have been the ARC Chair at least 4 times. I was the Bylaws Chair once.

Finally, I now own homes in three of the four major Planned Unit

CVPOC

Board of Directors 2013-2014

Robert (Keith) Davidson	
President	(541) 997-8828
Charlotte Frye	(541) 997-1779
Secretary	
Carlla van de Vyver	(360) 521-8428
Treasurer	
Lois Hundtoft	(406) 697-7339
Director	
Ila May Robinson	(541) 997-2386
Director	
Pat Rongey	(541) 603-5730
Director	

BOARD MEETING

NEXT SCHEDULED BOARD MEETING MEETING

Saturday, January 18, 2014
10 am 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 Summer Hours

Maintenance staff on premises
M - F from 7am – 5pm
Sat. & Sun from 7am – 4pm

**Available 24/7 for
park maintenance emergencies**
(541) 997-3583

Website:

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

NOTICES

- ♦ **Facility Hours:** Winter hours for the clubhouse, laundry room & mailroom are 7am-10pm.
- ♦ **Meter Reading:** Park electrical meters will be read this month beginning Friday, November 15.
- ♦ **Wi-Fi:** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- ♦ **Cable** will be on the large screen TV in the Clubhouse after 11/5/2013.

Developments (PUDs) in Florence: Coast Village, Siuslaw Village, and Greentrees.

I am telling you all this so that you understand that I have had a long time relationship with Coast Village and the Corporation. I have a perspective of living and owning in other like developments and the opinions that I am about to express are based on this, and again as the title of this “corner” states – are *My Humble Opinion (MHO)*. But first a warning – I tend to ramble.

Coast Village was developed as a work camp – a place where workers for a lumber company could live while they worked. It was later sold to a developer who created a project somewhat similar to Thousand Trails; a place where people could come to recreate. The individual sites were sold as private lots, and the common areas were sold to a private individual. It wasn't until the 1990's that the name of the Corporation was changed from Coast Village Campground to Coast Village. As a campground, the original CC&Rs forbade anyone living on their lot longer than 6 months. They prevented people leaving trailers on their lots, etc. I think if it had stayed this way, i.e., a campground, we wouldn't have some of the issues we have today. From what the folks that were here prior to the Corporation say, there were movies being shown outside on a large screen, popcorn, and planned activities. People played and had a great time. Coast Village Campground was a recreational facility.

Then a group of owners decided that the Campground's management wasn't responsive to the needs of the owners and that the “dues” were rising too quickly. They filed suit against the current owners to force a sale. During this suit something happened that, I believe, changed the personal “atmosphere” of the park. Most of the owners didn't care who had control of the park. They didn't live here – they played here. However, the judge handling the case decided, in his ultimate wisdom, that nobody could remain neutral. Everyone had to pick a side. You were either a Plaintiff or a Defendant. Ever hear about the War Between the States? The owners eventually got control and of course, they had to pay the owners of the common grounds fair market value. Every lot was assessed a \$2700 “Special Membership Assessment.” Not much you say, but this was awhile ago. A friend of mine said at the time he bought his lot it cost him a whopping \$3100. Moving on....

You still couldn't live in the park full-time. But now there was no outside management controlling what owners could or could not do. Owners complained about not being able to leave trailers on their lots. Owners complained about not being able to build a storage shed to leave camping equipment, etc. on the lots so they didn't have to drag things with them. Permission was granted to members to build sheds or “bunkhouses”, and to leave trailers on lots. Walk the park. See any trailers that have structures built around them. Hmmm. That's how the membership got around the rules. If the then BOD had said, “Hey, hell no”, maybe things would have standardized, but they didn't. We've had CC&Rs that specified the width and/or the length of trailers. Eventually we were allowed to live full-time on the lots. Larger manufactured homes were allowed, then “stick built” structures. It goes on and on. And with every change of the CC&Rs and Rules and Regulations, members did what they could to get around them – and the Corporation didn't stop or correct the violations.

It has gotten to the point where the City of Florence had to create a Chapter in the zoning regulations specifically for Coast Village. Yep, City of Florence Title 10, Chapter 29. This document is online. I would suggest that you take a few minutes to read it when you have a chance. I want to mention one last thing about the aforementioned zoning regulation. The city incorporated much of our CC&Rs into this regulation; thus, some violations of our CC&Rs are now violations of City code.

I am going to break off here and let the ARC Chairman continue on with this discussion.

Robert Davidson
President CVPOC

ACTIVITIES COMMITTEE NEWS

Happy Fall Season!

The activities Committee is still up and running, however, we would appreciate some additional owners to join us so that there are more of us to plan and implement activities for the Park.

The October potluck went off as planned, although we had a turnout of only 17 people. We did appreciate all the people who “donated” in the donation box. We cannot keep funding things without donations. As we go forward, I will be putting up sign-up sheets for participation in the future. If we do not have enough participants, we will post a cancelation of the event that is planned. It is too difficult to try and “guess” how many will attend and then have left-over food. The sign-up sheets will be posted in the post-office and at the office at the clubhouse. Please be sure to add your name.

CV's Thanksgiving dinner will be served on the 22nd of November (Saturday) at 5:00 p.m. Coast Village will supply the main course and I would ask you to sign up to bring a side dish to go with the Turkey and ham. Once again, the sign-up sheet will be at the post office and at the office in the clubhouse. If we do not have enough participants this event will be canceled. Also if we have any shut-in's, we will be happy to deliver a dinner for your enjoyment. Just call and let me know.

Bingo will start up again in November on Thursday nights at 6:30 PM, starting on 11/14/2013. I hope you will join us at the clubhouse for popcorn, a little wine and fun. This will be on a trial basis and if we do not have a turnout, we will stop having it. The cards are 10 cents per card, blackout is 50 cents per card. All monies are paid back.

In November, there will be new games (cards, dominos, checkers, cribbage) in the adult lounge. The games are for everyone's use. Do NOT remove them from the clubhouse. Replace them in the cupboard when finished. We are having issues with donated items (Wee Game, DVD's, pool toys) being stolen. If the games disappear they will not be replaced.

The Coast Chamber Ensemble will be presenting it's annual winter concert for CV residents and their guests on December 12th at 7:00 p.m. in the adult lounge. There will be refreshments after, which will be provided by our musicians. This season's program will be the works of Archangelo Coretti, plus a suite from the “The Nutcracker”, as well as seasonal favorites. Please turn out and show your appreciation for the show.

A Christmas “before” Christmas Dinner will be held on December 21st. There will be a Chinese gift exchange. So bring a gift which we will all try and steal from one another! This can be something new or something “gently” used. Dave Craddock will be entertaining us with a lovely array of music. Thank you Dave!!!!

We are hoping to form a fun bowling group! This would be on a Thursday and is open bowling not a league. A sign-up sheet will be in the post office. Please sign your name if you are interested. If we have at least 5 people we will start a monthly bowling day.

Carlla van de Vyver

Activities Committee Chairperson

A wonderful fall soup recipe—try it you will like it!!!

Ham and Corn Chowder :Using a left-over ham bone or purchased ham —add to two qts chicken broth and simmer for an hour or so. If a ham bone is used remove the bones and chop the meat to add back to the pot. While the ham is simmering—saute a sweet red pepper chopped, a small onion, chopped, one jalepeno if you like a little spice (seed first) and a half cup of celery. After sautéing until limp add to the soup broth. At this time add a bag of super sweet frozen corn and diced fresh potato. When the potato is cooked, add one cup of milk or half and half. Can be thickened with a little cornstarch if you like a thicker broth. I like to serve mine with fresh cooked biscuits or cornbread—ENJOY!!!!

MAINTENANCE DEPARTMENT

Last month I forgot to announce of couple of things: First, there are now bear-proof trash cans up by the maintenance office. The second thing I forgot was we are working on lot number signs. Anyone who needs a new sign identifying their lot number please let me know. We have started a list for lots that need a new one. However, we may have missed some.

We have put a key pad door knob on the laundry room. Starting November 1st, we will be leaving the laundry open 24hours on a trial basis. The key pad will use the same code as the gate. You can always call maintenance or the office for the current code. If all goes well with this during the month of November, we will look into leaving the laundry open 24 hours on a permanent basis.

The third lift station pump has been delivered and once it is scheduled to be installed, owners in the affected area will be notified of the installation date along with more details.

Per Board decision, we will be doing the first quarterly Metal Pick up Wednesday, November 13. We will pick up any kind of metal, plastic, appliance and non household garbage **EXCLUDING HAZARDOUS WASTE**. If you have any question as to what we can take and when, give me a call. I will gladly answer any questions you have. If I do not have the answers at hand, I will find them and get back to you within 48 hours.

RayLynn
Associate Maintenance Supervisor



CATS AT COAST VILLAGE

It's been brought to our attention that someone has been trapping and removing cats from Coast Village. We have several owners that have lost their cats. This is a notice that it is a felony to trap and remove cats. If you are having a problem with nuisance cats please report it to the office. **DO NOT ATTEMPT TO TRAP AND RELOCATE ANY CAT.**

If you feel you have a feral cat problem please call the following number for information: 541-997-4277. They will arrange to trap them. **BUT BE SURE AND NOTIFY THE OFFICE BEFORE YOU DO THIS.** Also if you see a stray or injured dog or cat along the road you can call Sherry Fisher at 541-97-3515. She is in charge of Animal Control and can make arrangements for the animal to be rescued or picked up.

FROM THE PRESIDENT'S CORNER

Rules and Regulations

I have been working in the office pretty much full-time for the past 90 days. This time spent has given me a pretty good perspective of Coast Village's operation. We have been making steady improvements during this period. I've said it before and I'll say it again, "We have an outstanding group of Directors, committee volunteers, and Members who volunteer for special projects. I appreciate all of your help – and for the fact that you put up with me.

During this period, I have not been addressing those Members who have been violating the Coast Village's Rules and Regulations. I want to apologize to those of you who have been bringing these violations to my attention only to have me appear not to be doing anything about them. I've had a lot on my plate. However, that plate is now getting empty and I am going to address these infringements.

At the October Quarterly Board Meeting, a motion was made to update Attachment #1 of the Rules and Regulations, AKA the Fine Schedule. The BOD has incorporated fines for our CC&Rs §5.3 through 5.12 -- with additional fines for trashed and/or abandoned vehicles.

We have several changes to post to the Rules and Regulations from past Actions without a Meeting and we will be making these fine updates as well. We will have the document ready by November 10th. Once it is ready, we will post the document online and make it available at the Office. We will also actively start looking to correct the violations.

So, if you have a junked or abandoned vehicle sitting on your lot and visible from the street you may remove it, repair/service and/or re-register it, or place it in an enclosure -- your call. We'll give you thirty (30) days to correct the situation; and then, the fine is \$100 and \$25 per week until it is corrected. I think it would be cheaper to place it in an outside storage facility in Florence.

If your property is trashed (i.e., as defined in our CC&Rs §5.4 and 5.5), you will again be given thirty (30) days to correct the situation; and then, the fine is \$100 and \$25 per week until it is cleaned up. When you get notification, if you wish further clarification as to the problems, please contact the office – we will get back to you.

For those of you owners who are renting, and I am one of you, I want to apologize for the hassle you have received if you have indeed supplied us with all of the requested information. Some of this information ended up in temporary storage. It has been retrieved and the problem corrected. If you haven't sent us the information required then the fine is \$25 and \$5 per day until we get it.

You are supposed to give the Corporation your current contact information. We have quite a lot of phone numbers that are currently invalid. We have and we will attempt to contact you. For the time being I'll let it go at that; except, I would think that if something was happening to your property you'd want us to be able to contact you.

So all of you as Members now know that we will be insuring compliance with the documents that you or your predecessors voted for. Please fix the issue prior to the Corporation having to send out a letter. Save me time, money and aggravation. Heck, save yourselves time, money, and aggravation. We are all adults; we all know what needs to be done.

Robert Davidson
President CVPOC

Treasurers Report

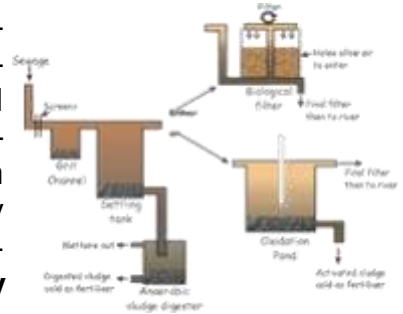


BANK ACCOUNT BALANCES AS OF 10/18/2013

Operating Fund Account: 73,466.45
Reserve Fund Account: 234,676.25
Total Funds in Bank: 308,142.70

As your Treasurer I feel a strong fiduciary responsibility to spend CVPOC's funds utilizing a budget. Since becoming your Treasurer I have discovered many irregularities and mistakes in how accounts payable invoices were coded.

Because these errors occurred after Diana Glasgow resigned as Treasurer, I realize that some adjustments will need to be made in the operating budget by the next qtr. After careful examination and after a Financial Committee meeting, I will be adjusting some categories. I will put the proposed changes before your Board of Directors for approval and submit the amended budget to the state. I currently am looking at the cost of auditing our A/P accounts for the months of May and June. I feel strongly that our accounts need to be adjusted if further errors are found. **I want to be CLEAR; CVPOC has NOT lost any funds.**



We are receiving a number of forms back for the road maintenance fee to reduce our costs to the city for people who are not living at CV full time. I encourage all residents who do not live here full time to submit the form to us so we can keep the road fee at a minimum. Last month's bill for the road fee was \$1,060.00. Our total Water/Sewer bill was \$11,914.44. We were charged the road fee on 212 lots. There is no doubt in my mind that we did not have 212 lots occupied in the month of September! So please, send your form in to us, if you are not living on your lot two days per month or more.

We currently have two full time people and one part time person on our maintenance staff. We are in the process of hiring an additional part time person to replace Kathy who has decided to retire and is no longer working for us. We have recently hired Judith Shotwell for the clerical position

in the office. Please stop by and welcome her.

I am actively working on the Accounts Receivable aging. One property is in the process of closing and the past due of \$3,232.19 will be paid at close. Our current status is improving. I have only one account being considered for collections at this time.

We have fixed two water leaks this last month.

Copies of the Quarterly P&L and Balance Sheet are posted at the Post Office. Please feel free to ask questions any time. You can request time with me thru the office.

As you will soon see, improvements are coming to CV. New signage should be going up in the next month and the South side fence is scheduled for completion by mid November. Bids are in process for the roof and siding on the club house. I am actively working on all past due accounts to bring them current.

BECAUSE WE NOW HAVE OUR ACCOUNTS RECEIVABLE WITH AN ACCOUNTING SERVICE YOUR CHECKS COULD POSSIBLY TAKE LONGER TO CLEAR. PLEASE DO NOT WORRY IF YOUR CHECK DOES NOT SHOW AS CLEARED "IMMEDIATELY". IN GENERAL, WE MAKE DEPOSITS ONLY ONE TIME PER WEEK. ALL CHECKS/DUES THAT THE OFFICE RECEIVES PRIOR TO THE 26TH OF THE MONTH WILL NOT INCUR A LATE FEE.



9:25 AM

10/31/13

Accrual Basis

Coast Village Property Owners Corporation
Balance Sheet
 As of October 31, 2013

	Oct 31, 13
ASSETS	
Current Assets	
Checking/Savings	
1005 - Petty Cash	200.00
1010 - SVB Operating Account	67,914.83
1025 - SB Mjr Maint & Rplcmnt Acct	234,657.19
Total Checking/Savings	302,772.02
Accounts Receivable	
11000 - Accounts Receivable	-4,779.10
Total Accounts Receivable	-4,779.10
Other Current Assets	
1205 - Reserve for Doubtful Accts.	-2,588.71
1213 - Investment in Lot 261	30,000.00
1830 - Prepaid Insurance	16,069.65
1831 - Prepaid Taxes	134.00
Total Other Current Assets	43,614.94
Total Current Assets	341,607.86
Fixed Assets	
1705 - Land	165,437.31
1710 - Buildings, Common Area	314,811.53
1715 - Road Work and Improvements	408,360.47
1720 - Furniture & Fixtures	6,799.85
1725 - Maintenance Equipment	44,499.24
1730 - Vehicles	10,044.00
1735 - Pool Improvements	54,190.65
1740 - Accumulated Depreciation	-618,516.06
Total Fixed Assets	385,626.99
Other Assets	
1835 - City Utility Refund Receivable	14,886.39
Total Other Assets	14,886.39
TOTAL ASSETS	742,121.24
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2020 - Accounts Payable	18,187.68
Total Accounts Payable	18,187.68
Other Current Liabilities	
2021 - Accts Payable	3,907.06
2109 - Wages Payable	-6,773.11
2110 - Payroll Taxes Payable	
2111 - Federal W/H & FICA	2,052.35
2112 - Federal Unemployment	-69.11
2113 - Oregon W/H	799.17
2115 - Oregon WBF	25.68
2110 - Payroll Taxes Payable - Other	-6,004.38
Total 2110 - Payroll Taxes Payable	-3,196.29
2192 - PTO Earned Payable	-2,168.20
2200 - Accrued Income Tax	-150.00
Total Other Current Liabilities	-8,380.54
Total Current Liabilities	9,807.14
Equity	
3101 - Paid in Capital	675,000.00
3900 - Retained Earnings	57,294.88
Net Income	19.22
Total Equity	732,314.10
TOTAL LIABILITIES & EQUITY	742,121.24

3:28 PM

10/17/13

Accrual Basis

Coast Village Property Owners Corporation
Profit & Loss
 July 1 through October 17, 2013

	Jul 1 - Oct 17, 13
Ordinary Income/Expense	
Income	
4010 - Dues Revenue	145,000.00
4020 - Electricity Revenue	6,395.16
4030 - Laundry Revenue	1,861.00
4040 - Pepsi Revenue	33.18
4050 - Lot Rental Income	275.00
4060 - Cards Revenue	190.00
4070 - Key Revenue	45.00
4071 - Services to Lot Owner	40.00
4080 - Remotes Revenue	145.00
4094 - Interest A/R Past Due 12%	236.02
4100 - Interest Income	42.29
4250 - Late Payment Charges	1,075.00
49900 - Uncategorized Income	39.37
Total Income	155,377.02
Expense	
5500 - Cost of Land Sale	122.00
6000 - Payroll Gross-Office	2,947.00
6001 - Payroll Gross-Maintenance	12,184.77
6032 - Health Insurance Employee	-44.18
6039 - Equipment & Tool Repairs	565.50
6040 - Park Repair & Maint -Other	
604070 - Replace sewer pump station	19,640.00
6040 - Park Repair & Maint -Other - Other	9,055.90
Total 6040 - Park Repair & Maint -Other	28,695.90
6041 - Pool Supplies	217.98
6042 - Maintenance Supplies	3,034.43
6043 - Small Tools	264.77
6044 - Computer Dev & Repairs	774.00
6050 - Power-Electric	11,305.46
6051 - Propane	1,595.84
6053 - Telephone, Fax, Internet	790.88
6054 - Water & Sewer	
605401 - Water	12,250.82
605402 - Sewer	59,553.47
605403 - Storm Water	4,377.93
605404 - Well Rehabilitation	663.00
605405 - Street Light Fee	3,105.00
605406 - Sewer Credit	-3,189.90
Total 6054 - Water & Sewer	76,760.32
6055 - Uniforms	623.75
6056 - Garbage	3,263.44
6109 - Remotes & Cards	205.36
6110 - Office Supplies	1,112.83
6111 - Advertising	59.99
6112 - Postage & Delivery	564.42
6120 - Printing & Productions	256.70
6140 - Bank Charges	93.02
6150 - Miscellaneous Expenses	79.95
6170 - Vehicle Expenses	1,421.16
6200 - Accounting & Tax Returns	3,237.50
6205 - Legal	63.00
6223 - Fees, Taxes, Lic Permits	41.16
Total Expense	150,236.95
Other Income/Expense	
Other Income	
4800 - F. Brooks Repayment	218.15
Total Other Income	218.15
Net Other Income	218.15
Net Income	5,358.22

From The ARC

Our distinguished President, in his newsletter article, tried to give you some idea as to how Coast Village got to the point where it is. As the ARC Chairman, I'll also give you *MHO*. Part of the reason was that the BOD didn't want to be the "bad guy, the black hat". They/we are your neighbors and confrontation is distasteful. Another part is, it is also easier to get something approved for yourself if you are on the BOD or an ARC Chairman. Finally, "It is easier to beg forgiveness than to ask for approval.", or "What they don't know won't hurt me.", or "I didn't think I needed to....." A little brusque, but maybe it's time to change attitudes.

The last time I was the ARC Chairman was in 2010. At that time, we generated an ARC Policies and Procedures document. We also generated a set of ARC Guidelines. These two documents were written to insure that the Member knows what is expected in order to develop his lot. If you are thinking about doing anything to your lot; please, review these documents.

During the Annual Membership Meeting, I tried to be the "white hat or good guy". I tried to get the attending Membership to allow me to put before you, the general Membership, an amendment to the CC&Rs regarding Coast Village's Greenbelts. The Membership voted my request down. I'll discuss that later. At the same time they were rather vocal about the ARC and the BOD not enforcing Coast Village's CC&Rs and Rules and Regulations. Then, a Member made a motion from the floor that the ARC not approve anything without proper compliance with the aforementioned documents. This motion passed. This motion was nothing really, because its intent was already in effect from past motions and policies and procedures. What it did do was give the false impression that all past violations were now "Grandfathered in". There has been only one time that I remember, that the Corporation "Grandfathered" anything into the CC&Rs. That was when they took away the Membership's right to have two dwelling units on the Outer Drive lots, and that was only until one of the units went unoccupied, or the lot was sold at which time the "Grandfathered" right was lost (i.e., conditional) [CC&Rs §5.2 A and 5.2 B]

From Coast Villages CC&Rs:

§9.0 A. "All enforcement powers of the Corporation shall be cumulative. Failure by the Corporation or any Owner to enforce any covenant, lien or restriction herein contained shall in no event be deemed a waiver to the right to do so thereafter."

§10.2 A. "**Greenbelt:** The primary design feature which makes Coast Village a unique Planned Community is the specification of greenbelts to serve as a visual screen and to protect privacy between adjacent lots. Side and rear setbacks are to be developed and maintained as greenbelts. Greenbelts may not be used for lot development, storage or lot access other than emergency. Greenbelts are generally determined by the setback requirements. Greenbelt vegetation shall not be disturbed or removed on any lot within five (5) feet from the side and back property lines. The greenbelt must be fostered and maintained. Driveways are excluded. A two (2) foot walkway between the greenbelt and dwelling unit must be kept clear by order of the Fire Marshall."

So what does the above mean? Before I continue, take a breath and read to the end before you go into orbit. Here goes. From 9.0A, nothing is "grandfathered". From 10.2 A., from your side and rear property lines you need 5 feet of greenbelt and this area "...may not be used for lot development, storage...." Therefore, you may not have any "development" within 5 feet of your property line. That means storage sheds, fences, concrete slabs, etc. Additionally, you may not have "storage" within five feet of your property line commonly referred to as your "Greenbelt". That means firewood, garbage, and vehicles -- whatever. Take a tape measure and measure out 5 feet from the property line -- is anything in there?

Next, the two foot walkway mentioned in 10.2 A., has been changed by the Fire Department to three feet. So take a tape measure and measure from your property line to the side of your “dwelling unit”. Is the distance less than 8 feet?

Finally, fencing and the greenbelt. Coast Village CC&Rs §5.13, “Fences: No fence, gate or similar structure may be constructed or placed on any Lot without the prior written approval of the Board of Directors and Architectural Review Committee.” There is a lot of fencing in Coast Village, and most of it is in the “Greenbelt” as perimeter fencing. A lot of this fencing was granted by the ARC. It was granted in error, and the majority of them went in without BOD approval.

All of this, and other concerns, I addressed to our attorney at Vial Fotherinham, LLC. A copy of his reply will be provided to those that request it either in writing or in person at the office. I will give you the gist:

The “Greenbelt” is hard to enforce because it is based upon a property line. As you all know, many, if not most, don’t know where their property lines are. We will probably have to become proficient at finding markers. The BOD and ARC do not have the right to violate our CC&Rs in general, and Section 10.2 A specifically, by allowing encroachments into the “Greenbelt”. The BOD and the ARC have allowed violations of our CC&Rs, specifically encroachments into the “Greenbelt”, to stand for a long time. This oversight and the assumption by a Member that the ARC could grant permission to violate Section 10.2 A, *might* allow the Member to win in a lawsuit when the Member is told to remove any encroachments if it goes to court. Of course this won’t happen, because now that you all know, I’m sure you all will be removing anything that you have in the “Greenbelt”?

This brings us to Coast Village CC&Rs §9.3, “Encroachments: Except as otherwise allowed by the Board of Directors, no encroachments over property lines or into the greenbelt as defined in 10.2A shall be allowed. The Corporation may remove any such encroachments and assess the Lot Owner for removal costs and related administrative costs upon the Lot Owner’s failure to comply with the Boards’ notice to remove the same.”

Our lawyer was asked if the first sentence was valid, and if not did it invalidate all of Section 9.3. His response was that although the Corporation doesn’t have the right to grant encroachments across private property lines, we could allow them across Common property lines. Likewise, the remainder of the sentence and paragraph was valid.

Because of this, at the October Quarterly Board Meeting, a motion was made that all of the lots in Coast Village be surveyed for violations of our CC&Rs and that the BOD then grant **conditional** waivers to encroachment violations. For those of you who are unsure whether the BOD has authority to do these inspections, I would have you read your CC&Rs and Bylaws -- I assure you it does. We will inform you in writing of our intentions and the date of the inspection. Again, we may not need to do this if you all decide to correct the situation yourselves.

As ARC Chairman, I can’t readily correct the past, but I can take care of the present and future. As of the date of our lawyer’s legal opinion, I will insure that the BOD and the ARC do not grant any further requests for development within the area defined as “Greenbelt” (i.e., no new perimeter fences or structures). I will enforce Section 9.3 of the CC&Rs regarding any non-structural storage in the “Greenbelt” (i.e., log piles, vehicles, garbage cans, etc.)

All of the above covers encroachments into the "Greenbelt". The BOD does not have the right to waive the removal of "Greenbelt". If your "Greenbelt" is missing, you will be required to replace it. As stated by the President in his "President's Corner", the City of Florence incorporated "Greenbelts" into their City Codes. Therefore, "Greenbelts" are a design feature of City of Florence, Title 10, Chapter 29. They need to be there.

Enough said about "Greenbelts" – except as stated at the start, I attempted to get an amendment to the CC&Rs put before the general membership. You should have received a copy of this amendment in the mail. I will post this amendment on the website. If fifty of you respond in the affirmative, we will put it before the general membership for a vote — your call.

Hey, next up – trees! That is, dangerously leaning trees. We have quite a few of these between Huck-leberry Lane and Bourbon Street. Our lawyer stated that although leaning trees do not necessarily fall into the nuisance provision of our CC&Rs, they might fall into our Coast Village Bylaws Article 5.9.a(2), "Promote the health and safety of lot owners." In the October Quarterly Board Meeting it was decided to further consult our legal team to address the specifics of going onto private property, removing trees, and then billing the Member for the cost of the removal. We are still waiting for that legal opinion.

I believe that covers the Architectural side of the ARC for the last 90 days. As always, if you have questions about anything above feel free to address them to your Board representative, or to whomever you feel is appropriate. We'll try to answer them, and if we can't, we'll get the answer for you.

Robert Davidson
ARC Chairman

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	

RENTAL CHANGES FOR PROPERTY OWNERS

On October 19, 2013 the CVPOC Board passed three motions concerning rentals:

1. Owners are those individuals whose names are on deed information in CVPOC lot files;
2. All non-owner residents, including family members, will be required to fill out a Non-Owner Resident information form and file it with the CVPOC business office;
3. Updated rental forms (Agreement, Certification, Non-Owner Resident Information) reflecting current Rules & Regulations will be used.

One of the most difficult issues in renting property, if you are not a realtor or property manager, is conducting credit and background checks. Coast Village's concern is criminal convictions; if a background check reveals a criminal conviction history, the owner or agent MUST get approval from the CVPOC Board or the person authorized by the Board to determine if a conviction history is an obstacle to being a CV renter. For example, a 55 year old single drug conviction at age 19, with nothing since, does not necessarily bar someone. But, it is up to the Board (or authorized agent) to make that determination. See Rules and Regulations, pages 12-13.

To begin this search, if the prospective renter is from Florence you may get a conviction history from Florence Municipal Court by presenting their name and date of birth to a clerk and requesting it. Keep in mind this is ONLY for convictions in Florence and does not include Justice (County) Court. Be sure to have written permission to access this information; this should be on the rental application. Information about a state-wide conviction history can be gotten from the OSP by the prospective tenant, and given to you by him/her. There is a link to how to do this on www.ci.florence.or.us. Click on "forms", scroll down to Downloadable Forms (Police) and click on Request your own criminal history.

ACTIONS WITHOUT MEETINGS

- ♦ During the special Board of Director's Meeting held on June 6, 2013 the Board of Directors (BOD) gave to the Facilities Management Coordinator and Chairman of the Facilities Management Committee authority to hire maintenance personnel without prior approval of the BOD. **This authority is hereby rescinded.** All personnel to be considered for employment will be processed through the Personnel Committee to insure all paperwork is in order. Interviews will be conducted by either the Personnel Committee or the Facilities Management Committee. Final offer for the position will be made by a CVPOC Officer in descending order based on availability. Final offer will be made pending background checks. **Approved 10/25/2013**
- ♦ The CVPOC Board of Directors (BOD) hereby gives the Acting President of the Corporation authority to dispose of old and/or obsolete office electronics/office equipment. In disposing of this equipment the Acting President will insure that all data connected to CVPOC is purged. **Approved 9/9/2013.**
- ♦ (1)The CvPOC Board of Directors (BOD) hereby accepts the Annual Budget as presented by the Corporations Treasurer. (2) Any changes to the Annual Budget need to be approved by the CVPOC Board of Directors (BOD). **Approved 9/2/2013.**
- ♦ (1) The CVPOC Board of Directors (BOD) hereby accepts the Five Year Plan as presented by the Corporation's Treasurer. (2) The CVPOC Board of Directors (BOD) hereby authorizes the Treasurer of CVPOC to move funds from the Reserve Account to the Operations Account in order to support the necessary repairs indicated in the Five Year Plan. **Approved 9/2/2013.**

ACTION WITHOUT A MEETING CONT.

- ◆ The CVPOC Board of Directors (BOD) hereby creates an Ad Hoc Committee to be called the Electrical Billing Committee. This committee will report to the Treasurer of CVPOC and will be assisted by the CVPOC Associate Maintenance Supervisor. This committee is created to determine the proper base charge to be assessed to those members for whom the Corporation provides electrical services, and any other information the Corporation deems necessary. This committee to be abolished when tasking is done. **Approved 9/2/2013.**
- ◆ The CVPOC Board of Directors (BOD) hereby waives the \$100.00 cleaning deposit for the meeting room for those members wishing to use the facility for memorial services for immediate family. **Approved 9/2/2013.**
- ◆ The CVPOC Board of Directors (BOD) makes the following changes to its facilities hours and dates of operation: 1. The official opening date for the CVPOC swimming pool will be the Friday of Rhody Day's weekend. The closing date of the CVPOC swimming pool will be October 1st. 2. The official hours of operation for the CVPOC swimming pool will be 8:00 a.m. to 8:00 p.m. 3. The official summer-time hours for the clubhouse, mailroom, and laundry will be/remain 7:00 a.m. to 10:00 p.m. 4. The official wintertime hours for the clubhouse, mailroom, and laundry will be 7:00 a.m. to 10:00 p.m. These times will be run on a trial basis for sixty (60) days, and if there are no issues will continue without further CVPOC BOD action. However, if issues arise, then further action by the CVPOC BOD will be required either through Action Without a Meeting, or a regular board meeting to address them. 5. The CVPOC BOD through its maintenance staff will insure that all signage regarding these changes are available and up. **Approved 8/28/2013.**
- ◆ The CVPOC Board of Directors (BOD) after hearing the extenuating circumstances, hereby grants to the CVPOC Treasurer a one time removal of a \$25.00 late fee from the account of 3 Village St. **Approved 8/28/2013.**
- ◆ The CVPOC Board of Directors (BOD) hereby authorizes the Acting President of CVPOC to appoint Committee Chairperson's to the currently active committees. **Approved 8/28/2013.**
- ◆ The CVPOC Board of Directors (BOD) hereby authorizes, until revoked the Chairperson of the Collections Committee, President and the Treasurer of CVPOC, to negotiate repayment contracts with CVPOC Members whose account(s) are in arrears, without prior BOD approval. Terms of the repayment contracts will be in accordance with CVPOC documents. However, latitude will be given in the suspension of future fees, fines, and interest. **Approved 8/28/2013.**
- ◆ The CVPOC Board of Directors (BOD) hereby authorizes, the acting President and the Treasurer of CVPOC, to modify the CVPOC Rules and Regulations regarding the application of late fees to include a caveat that CVPOC Members with balances remaining under \$20.01 will not have the \$25.00 late fee applied. Said document to be reviewed by the BOD for finalization. **Approved 8/28/2013.**

NOVEMBER 2013

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
					1	2
3	4 GARBAGE PICKUP	5 BRUSH PICKUP	6	7 CHAMBER ENSEMBLE 3:00-5:00	8	9
10	11 GARBAGE PICKUP PICKUP VETERANS DAY	12 BRUSH PICKUP	13 METAL PICKUP	14 CHAMBER ENSEMBLE 3:00-5:00 ARC 4:00	15	16
17	18 GARBAGE PICKUP	19 BRUSH PICKUP	20 DEADLINE FOR NEWSLETTER	21 CHAMBER ENSEMBLE 3:00-5:00	22	23 THANKSGIVING POTLUCK DINNER 5:00 PM ADULT LOUNGE
24	25 GARBAGE PICKUP	26 BRUSH PICKUP	27 HANUKKAH	28 THANKGIVING	29	30



We are updating our records regarding birthdays and anniversaries. If you would like to see your birthday or anniversary in the *Coast Village Reporter* please let the office staff know via phone, e-mail, or by post. We looking forward to hearing from you.



If you have an event that you would like to advertise and/or have the Coast Village Membership attend; again, please let the office staff know and we'll be glad to include it in the *Coast Village Reporter*. Please note that cutoff for the newsletter is the 20th of the month.

