

COAST VILLAGE REPORTER

NOVEMBER 2014

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

VOLUME 18 ISSUE 11

CVPOC

Board of Directors 2013-2014

Robert (Keith) Davidson
President (541) 590-0354
Roger Emigh (602) 625-0962
Vice President
Ila Mae Robinson (541) 997-2386
Treasurer
Secretary Vacant
Larry Ames (832) 600-1350
Director
David Wood (541) 626-1174
Director
Elizabeth Anderson (503) 899-5368
Director

BOARD MEETING

Saturday, November 15, 2014
10:00 a.m. Rose Room

**NEXT SCHEDULED BOARD
MEETING**
No Board Meeting in December

Business Office: (541) 997-3312
Available for general business
9 am to 3 pm M-F
No lunch closure

Office staff: Carlla van de Vyver
Judith Shotwell

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

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

FROM THE PRESIDENT'S CORNER

I hope you all had an enjoyable Halloween with lots of tricks and treats. I want to welcome aboard our newest hire, Carlla van de Vyver. Carlla is now Coast Village's Office Lead. This is a part-time position and which will also cover the office during the noon lunch period. Therefore the office will now be open from 9AM to 3PM. In order for Carlla to take this position she was required to resign from the Board of Directors, and as a result we are now a director down. I want to thank Carlla for her time on the Board of Directors -- especially her work as the Treasurer of the Corporation. She has done an outstanding job, and as Holloway and Associates indicated in the briefing at the Annual Membership Meeting, the Corporation is on a sound financial footing.

I also want to thank Ila Mae Robinson for volunteering to take over the Treasurer position for the remainder of her time on the Board. One of the good things about Carlla being in the office is that she has the Treasurer background and will be able to properly support Ila Mae, and any future Treasurers.

So, as of this writing, we have gone out to the membership with a request for volunteers to be on the Board. The term of office will be to July, 2015. I hope you will give it some consideration and return a declaration. I used to say that if the Board didn't have speeding, dog and cat poop, and greenbelts we would have extremely short Board meetings. It still holds true today. At the Board meeting on the 18th of October, we had further discussion regarding greenbelt encroachment and CC&Rs. It was decided that the HOA law firm would be contacted regarding the revision of the CC&Rs (if only for their being brought into compliance with current Oregon statutes) and encroachments. I hope to have the encroachment situation resolved soon -- one way or the other.

Again, for those of you who continue to contribute to Chuck Dobson's fight against cancer -- thank you very much. The collection box is at the office.

NOTICES

- ◆ **Facility Hours:** Hours for the laundry room, Clubhouse bathrooms— 24-7 & Clubhouse and mailroom are 7am-10pm.
- ◆ **Meter Reading:** Park electrical meters will be read this month beginning Monday 11/17/2014.
- ◆ **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.
- ◆ All members are invited to attend the Workshop and Board Meetings, please attend and let us know how we are doing.
- ◆ The pool is now closed.

I hope you all have a great Thanksgiving and look forward to seeing you at the November Board meeting.

Robert Keith Davidson

President



**THE CVPOC OFFICE WILL BE CLOSED ON NOVEMBER 28TH (THE DAY AFTER THANKSGIVING)
WE ARE ALSO CLOSED ON THANKSGIVING DAY.**

Recipe Corner:

Hamburger Stew in a Crockpot

1 lb. hamburger
1 small package baby carrots
2-3 Red potatoes scrubbed and cut in fourths
1 onion med or large
1 T garlic powder
1 T no salt Mrs. Dash's garlic and herb seasoning
1 teasp pepper
1 qt beef broth
1 can stewed tomatoes—mashed
Optional—1 parsnip peeled and sliced.
2 cups water

Brown hamburger with chopped onion, drain any grease, place in crockpot with other ingredients. Cook on high for 3-4 hours or until veggies are done.

Note: I add a package of brown gravy mix to this for a little thickening but it is not necessary.



ARE YOU INTERESTED IN LOSING WEIGHT, INCREASING FITNESS?

The group has started!!!! Great conversation and a walk every Monday, Wed and Saturday morning at 10:30 a.m. Come and join in!!!! Meet at the Rose Room in the Club-house.



MAINTENANCE DEPARTMENT

Well October is going to turn out to have a very wet ending. Unfortunately, the rain makes it very hard to spot water leaks. Apparently from what the Treasurer has stated our water bill has once again started to climb. The last water bill we have on record shows an increase back up to where it was when we started searching for leaks. The last check cost the Corporation several hundreds of dollars. This time we will be running pressure checks on the lots. This involves hooking up a pressure gauge to a water spigot, shutting off the water at the valve, and seeing if the water pressure drops. If it does there is some type of leak or usage going on. Hopefully, we will be able to find all of the leaks. Again, the last bill on record was for over \$15,000. If it continues, \$15K x 12months \$180,000.

We have been working on replacing property address signs throughout the park. The maintenance staff has been instructed to **NOT** replace any property sign that shows any type of member modification (i.e. your own numbers, decorations, etc.) If you have an aforementioned sign, and wish one of the routed and stained signs let the office know and they'll fill out a maintenance request.

We have been pruning trees with branches overhanging the street. We do this to prevent tall vehicles from being damaged and the litigation that follows. Please if you see one of the maintenance people keeping the park cleaned up don't go rabid on them. They have been instructed by their supervisor to do so. Feel free to call me on my cell: (541) 590-0354 and let me know, and I'll explain the reasoning be-

hind the decision.

Speaking of signs, we have finally -- yes finally -- finished the installation of the sign on the West side fence. Additionally, we are creating or reinstalling signage for all of the common buildings.

We have refurbished and rehung the fire hoses and reels that were brought down during the renovation of the clubhouse.

We are working on reconnecting the electrical to the storage shed on our rental lot #12.

We are repairing and getting ready to install two spare sewage pumps in the two stations that have only one pump.

We have pulled the flag pole and are working on repairing it or replacing it -- depends on how much work is needed to repair and its cost effectiveness.

Finally, it CANNOT be stressed enough. If you are leaving the park, or have left please let the office know, so that if it is possible to shut off the water to your lot, we can do so. Same thing regarding the winter and hard freezes. Do you want us to call you when there is water pouring out of your front door?



Maintenance Staff

Dave Fast, Maintenance Lead
Pat Green Day Shift

Oscar (Rick) Ricker "B" Shift
Robert Aguilar "A" Shift

Treasurers Report



October 20, 2014

TREASURERS REPORT

BANK ACCOUNT BALANCES AS OF September 20, 2014

Operating Fund Account:	\$ 72,068.65
Reserve Fund Account:	<u>\$105,475.14</u>
Total Funds in Bank:	\$ 177,543.79
 Petty Cash Fund	 200.00

In the month of September we have collected \$1,260.00 in past due revenue in repayment plans.

Dues and Electric Past Due from Owners:
Total \$12,684.94

- Account of \$3,939.37 is in bankruptcy. CVPOC is listed as a creditor.
- Account of \$830.44 is in repayment agreement.
- Account of \$3,160.73 Owner is deceased. CVPOC is foreclosing.
- Account of \$2,918.21 CVPOC has placed a lien.
- Account of \$1,836.19 Owner is deceased, lean on property.

All other past dues are in collections or in repayment contracts.

It is extremely important that every lot owner have an emergency notification in place in their lot files. Often times when an owner passes away we have no one to contact. Please call the office and make sure contact numbers in your Lot files are updated.

Income Property:

One lot is rented. One lot will continue to be rented for parking.

Our water bill has once again increased.

Our usage went from 106,460 cu ft. of water in August back up to 127,300 cu ft.

Last year in this time frame (September) we used 100,710. We are once again doing pressure checks and looking for leaks.

Please check your property and help us to determine if this increase is due to a leak that we have been unable to locate.

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

Carlla van de Vyver, Treasurer

Note:

It has been my pleasure to serve as your Treasurer for the last fifteen months.

I am looking forward to continuing to provide service to all of you in my new role in the CVPOC Office.

Thank you for the kind words of encouragement and support so many of you have shown.

NEW THINGS TO LOOK FORWARD TO:

Crochet/Knitting Club meeting @ 2:00 in the Rose Room on Tuesday's. (Please call the office to confirm that the class is meeting. 541-997-3312)

Weight loss group/walking group @ 10:30 a.m. Monday, Wed. and Saturdays



We tend to forget that happiness doesn't come as a result of getting something we don't have, but rather of recognizing and appreciating what we do have. ~Frederick Keonig

Elizabeth Anderson is the new "official" Renter Committee Chairperson. Thank you for your service Elizabeth!! Elizabeth will be working with office personnel to keep rental files updated, to greet new tenants and make sure all the appropriate paperwork is filled out. If you are considering renting your property please check with her so the proper procedures can be followed.

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

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

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

Request

Signature: _____ Date: _____

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

THIS

BILLING DEPARTMENT FOR FEE WAIVER TO BE PROCESSED.

DEC

Coast Village is sad to announce that a long time property owner, Mark Fortune has passed away. Our sympathies go out to his family.

We are having increased traffic in the clubhouse due to the rainy season starting up. The clubhouse is here for everyone, however it is also “everyone’s” responsibility to keep it cleaned up. Please pick up your trash when you leave or at least put it in the wastebaskets provided.



Please, NO food at the computer station please. Many complaints coming in about sticky keyboards with food debris all over the computer table.

Please be respectful of the amenities provided.

The refrigerator in the Rose Room has items such as soda, coffee creamer, etc. that seems to be disappearing. Please do not take items from the refrigerator, they are there for potlucks and special events only.

LOOKING FOR SOMEONE WHO WOULD LIKE TO DECORATE FOR CHRISTMAS AT THE CLUBHOUSE THIS YEAR. PLEASE CHECK AT THE OFFICE. WE HAVE DECORATIONS AND A TREE TO USE.

CHRISTMAS PARTY: LOOKING FOR SOMEONE TO HELP COORDINATE A CHRISTMAS POTLUCK THIS YEAR ON THE 13TH OF DECEMBER



November 2014 Neighborhood Watch

Thank you to all the new volunteers for CVPOC's Neighborhood Watch program

**Next Neighborhood Watch Meeting—January 2015—day to be announced.**

Traveling out of town? Here are some Security Tips from the “National Neighborhood Watch Institute:”

- ♦ **Plug in a light and a radio into timers to give the impression some one is home. Lights on two timers will increase the effect. Set lights to come on during active evening hours, as well as other times.**
- ♦ **Have a neighbor park their vehicle in your drive-way and have it moved occasionally.**
- ♦ **Make arrangements to have leaves and pine needles removed from your drive-way.**
- ♦ **Complete and submit a “Vacation Status Request” to the CVPOC office. It can be mailed, dropped off, faxed or submitted in person. (The form in in the newsletter). Remember this form also reduces costs to CVPOC from the City of Florence.**
- ♦ **Notify post office and newspaper to put your deliveries on “vacation hold” or if you will be gone for several months leave a change of address with the office staff and have your mail forwarded at the Post Office.**
- ♦ **Upon returning again, contact the CVPOC Office to confirm that you are back in residence.**

BE SAFE—and have a great vacation!

ANNUAL THANKSGIVING FEAST**POTLUCK****NOVEMBER 22, 2014****4:00 P.M.**

**MAIN COURSE PROVIDED BY THE ACTIVITIIES COMMITTEE
PLEASE BRING SIDE DISHES AND DESERTS**

UTILIZE YOUR COAST VILLAGE WEBSITE www.coastvillageflorence.com

There are many benefits for our Coast Village website. Let's take a look at a couple:

Timely Information for CVPOC residents:

- * A website can improve communications by being more timely and more complete.
- * A website can also lower our costs which will save us money, mailing expense has dramatically increased in recent years and that increase is projected to continue.

Positive Implications for Property Values

- * A website has a potential for a positive impact on property values. When people go house shopping, they usually start with an internet search. Our website can "sing the praises" of our wonderful neighborhood.



We are continuing to improve our site by organizing its internal structure.

We post our newsletter to the site and no longer mail out a newsletter which saves us several hundred dollars a year in postage.

Our newsletter is still available in the printed form at the office and post office for your convenience. You may make a special request to have it mailed if you live outside of the park and don't have access to CVPOC's website.

We encourage you to take a look on-line and pass on to us any improvements or additions to the site that you would find helpful. We look forward to your input so we continue to serve all residents "better than ever". Remember, this site belongs to no "one". It belongs to "everyone". Your comments are welcomed and appreciated.

Simple Acts of Kindness

Sometimes we need to take time to thank someone for a simple Act of Kindness.

Thank you Robert Aguilar for rescuing a lost dog in the park, feeding it your lunch and delivering it to a safe place.

Thank you Joe and Elsie for looking out for the kitties that were left behind by someone's death and finding one of them a home. If anyone would like to share their life with a kitty, one is still looking for a home.

Weather Corner

October was slightly warmer than average and relatively dry. In fact the week of the 6th there were recorded temps of 85 degrees! We are currently as of this writing, experiencing some rainy weather which the area needs. Mild temperatures are forecast thru mid-November according to National Weather reports.

Winter Weather

November weather is predicted to be somewhat cooler and wetter and with December we can see some freezing temperatures, so here is some important information to consider:

Preparation for winter: Disconnect garden hoses from faucets, shut off and drain in-ground sprinkler systems and locate your main water shut-off valve in case you should have a frozen pipe that breaks as the pipe thaws. Empty any bird baths of standing water.

During freezing weather: If you have water lines in an exterior wall, open cabinet doors in kitchen and bathrooms to allow more heat in those areas.

Leaving the area for any length of time: Many of CVPOC residents leave for a couple of months in the winter, traveling to warmer climates. Make sure neighbors and the office have emergency contact information. Consider shutting off your water system and the electrical breaker to the hot water heater before you drain your systems by flushing toilets and turning on all faucets. Be sure to leave all cabinet and closet doors open and your heating system thermostat set at a minimum of 55 degrees. Consider having a friend or neighbor check your house frequently during freezing weather and power outages for any problems.

If any of your pipes break: If you are unable to locate your shut off valve at your house and are unable to turn off the water valve at the street (call -off at street), contact the maintenance staff at 541-997-3583.



For Sale

150 OUTER DRIVE—LARGE LOT FOR SALE, Updated Electrical. \$50,000.00
Call Joyce Middleton 541-999-9876

MISSING FROM THE ADULT LOUNGE: HALOGEN FLOOR LAMP
THIS BELONGS TO ELLEN TEMPLER AND IS USED FOR THE MUSIC GROUP. PLEASE CONTACT
THE OFFICE IF YOU KNOW WHERE THE LAMP IS OR RETURN IT—NO QUESTIONS ASKED.

CITY OF NEWPORT EVENT**11/1/2014**

**14TH ANNUAL OYSTER CLOYSTER FESTIVAL AT THE OREGON
COAST AQUARIUM. 541-867-3474
AN ELEGANT EVENING OF FINE FOOD AND MUSIC**

CITY OF FLORENCE EVENTS

11/7/14	LES MISERABLES	7:00 PM EVENT CENTER
11/8/14	LES MISERABLES	7:00 PM EVENT CENTER
11/19/14	THE NUTCRACKER	7:00 PM EVENT CENTER
11/22/14	MONKEY BUGS SHOP	10-4 PM EVENT CENTER
11/29/14	FESTIVAL OF TREES	2—5 PM EVENT CENTER
11/30/14	FESTIVAL OF TREES FUND RAISER	4—6 PM EVEN CENTER

YACHATS**11/14— 11/16****YACHATS ANNUAL CELTIC MUSIC FESTIVAL**

**ENJOY YOUR LIFE ON THE OREGON COAST AND TAKE AD-
VANTAGE OF IT'S MANY FUN EVENTS!**

NOVEMBER 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 Walk grp 10:30
2	3 Garbage Pickup Walk 10:30	4 Brush Pickup Knitting/2:00 Walk Grp <u>9:00</u>	5 Coast Chamber <u>1:00 - 3:00</u> Walk 10:30	6 Coast Chamber <u>3:00 - 5:00</u>	7	8 Walk grp 10:30
9	10 Garbage Pickup Walk 10:30	11 <u>Veteran's Day</u>	12 Brush Pickup Walk 10:30	13 Coast Chamber <u>3:00 - 5:00</u> ARC Meeting <u>4:00</u>	14 Work Shop <u>10:00</u>	15 Board Meeting <u>10:00</u> Walk grp 10:30
16	17 Garbage Pickup Walk 10:30	18 Brush Pickup Knitting/2:00	19 Coast Chamber <u>1:00 - 3:00</u> Walk 10:30	20 Coast Chamber <u>3:00 - 5:00</u>	21	22 Walk grp 10:30 Thanksgiving Potluck 4:00
23 30	24 Garbage Pickup Walk 10:30	25 Brush Pickup Knitting/2:00	26 Walk 10:30	27 <u>Thanksgiving</u> <u>Office closed</u>	28 <u>Office Closed</u>	29 Walk grp 10:30

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

Jason Wilson - November 1st.
Sandy Davidson—November 1st
Wayne Shotwell - November 5th.
Virginia Strader - November 10th.
Leroy Shotwell - November 24th.
Carlla Van devyver - November 25th.



HAPPY ANNIVERSARY WISHES are going out to:

Joe & Diana Newman - November 9th.
Gene & Carlla Van de Vyver - November 23rd.
David & Gloria Wood - November 24th.

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

Don't forget, if you would like your birthday/anniversary added to our newsletter just let

