

COAST VILLAGE REPORTER

November 2015

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 21 ISSUE 11

CVPOC Board of Directors 2014-2015

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BOARD MEETING

Saturday, November 21, 2015
10:00 a.m. Rose Room

Business Office: (541) 997-3312
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

“President’s Rant”

What is the purpose of the Architectural Review Committee (ARC)?

The ‘ARC’ is the only permanent committee established by our governing CC&R document which defines it as having “the purpose of reviewing and approving architectural improvements in accordance with CV Covenants and Bylaws.”

So what are the ‘Architectural Improvements’ that the ARC is tasked with reviewing and approving? Well, they are just what you would expect- things that are built or installed on a lot. Dwellings, Ramadas, Garages and Storage Buildings, plus Decks, Roof extensions, Fences...basically structural things that are not considered temporary would be an architectural improvement.

Next would be which standards is the ARC asked to enforce? Those would be defined in our CC&R document under **Article 10** which conveniently has the title “**Architectural Standards**”

First off is **10.0 Zoning Regulations**: “...Development of CV is controlled by the standards and restrictions of the “single family residential district” except where higher standards or specific variances from the “Title 10” restrictions are stated in the Amended and Restated Declaration (CC&Rs) and Bylaws”. In Jan. 2012, the 10-29 Coast Village zoning went into effect and replaced “single family residential district” as our governing city zoning but the bottom line is that the ARC is restricted to only approve things that meet our city zoning standards and regulations. Our zoning includes rules for things like setbacks for dwellings and non-dwellings, definition of dwellings, allowed buildings and uses, greenbelts, height restriction, vision clearance for driveways, and lot coverage limits, among other things...so all these things fall under the responsibility of the ARC as related to architectural improvements on lots.

Next of interest is **10.1 Purpose**: this simply says that when you buy a lot in here, you agree to be bound by the rules in Article 10.

Last we have **10.2 Design Standards**: Greenbelt, Excavation and Drainage rules, Design Restrictions, Driveways, and Lot Coverage. Most of these standards were also incorporated into City Zoning 10-29.



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NOTICES

- ♦ **Facility Hours:** Hours for the laundry room, Satellite Bath and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 7am-10pm.
- ♦ **Meter Reading:** Park electrical meters will be read this month beginning Friday, November 20, 2015.
- ♦ **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 pool is now closed for the winter.

President's Rant cont.

The ARC holds open meetings on the 2nd and 4th Thursday of each month, 4pm in the Rose Room. It also submits a report to the Board of Directors each month.

There are 4 ARC forms available on-line for lot owners to request review and approval from the ARC:

- Project Application
- Dwelling Unit Approval
- Fencing Application (also requires Board approval)
- New or Expanded Driveway (also requires Board approval)

So what about Greenbelts that are defined in 10.2 and also included in our City Zoning? The ARC is automatically involved with them when they overlap with architectural improvements. For example, ensuring things are constructed or installed so they do not encroach over greenbelts would fall into the responsibility of the ARC.

As for the Greenbelts themselves, the Board of Directors has just created a new Greenbelt Committee that will be focused just on them- primarily helping lot owners replant sparse or missing greenbelts...the BOD has appointed Glenn Singley to be chairman of the Greenbelt committee and he is in the process of defining the duties and responsibilities of this new committee. You should be hearing more on this committee in the coming months.

Roger Emigh,

THANKSGIVING BY EDGAR ALBERT GUEST:

Gettin' together to smile an' rejoice,
An' eatin' an' laughin' with folks of your choice;
An' kissin' the girls an' declarin' that they
Are growin' more beautiful day after day;

Chattin' an' braggin' a bit with the men,
Buildin' the old family circle again;
Livin' the wholesome an' old-fashioned cheer,
Just for awhile at the end of the year.
Greetings fly fast as we crowd through the door
And under the old roof we gather once more
Just as we did when the youngsters were small;

Mother's a little bit grayer, that's all.
Father's a little bit older, but still
Ready to romp an' to laugh with a will.
Here we are back at the table again
Tellin' our stories as women an' men.
Bowed are our heads for a moment in prayer;

Oh, but we're grateful an' glad to be there.
Home from the east land an' home from the west,
Home with the folks that are dearest an' best.
Out of the sham of the cities afar
We've come for a time to be just what we are.
Here we can talk of ourselves an' be frank,
Forgettin' position an' station an' rank.
Give me the end of the year an' its fun
When most of the plannin' an' toilin' is done;

Bring all the wanderers home to the nest,
Let me sit down with the ones I love best,
Hear the old voices still ringin' with song,
See the old faces unblemished by wrong,
See the old table with all of its chairs
An' I'll put soul in my Thanksgivin' prayers.

From the Park Operations Manager

Carlla.CVPOC@Qwestoffice.net

Phone: 541-991-0762 (Cell)

Happy November!

The month of October has been a very busy time for the Village.

The new Spruce street fence was completed except for oil staining, the #2 Lift Station was retrofitted and several water leaks (small) addressed.

Water: Our water bill has dropped to “half” that’s right, “half”! That said it has went down since we fixed a huge leak at the front of the park. I have made an appointment with the water and sewer company to try and receive a credit for sewer for 4 months. I don’t know if we will be successful, but we will try. Currently we have spent in this fiscal year a total of \$77,454.00 for water and sewer. We will not receive a credit for water, but my hope is that the City will be willing to credit back part of the sewer charge.

Because our total fiscal year budget is \$117,000.00 you can see that we have spent nearly all of our water budget in the first 4 months of our fiscal year. This is because in July we developed a leak in the front of our park that we did not find until it came through the pavement at the entrance. We knew we had a problem when we received our July water/sewer bill and brought in a company to help us locate it, but they could not find it. We found it at the end of September and fixed it, and our water bill reduced from the September bill of \$20,959.00 to \$12,766.00 for October. At this time however our budget is well over where it should be for the year. I will be reporting to you next month the results of our meeting with City of Florence Water and Sewer Dept.

The gardens have been cleaned up and now they need to be readied for next year. If you are interested in a raised bed there are two or three available. Now is the time to add fertilizer or mulch to aerate the soil. The dirt currently in the beds has a high concentrate of clay so additional soil (potting soil etc.) should be added for the best result.

We have had an excellent response to the re-opening of the sauna. It is being well used and all the remarks have been positive. A huge thank you to Keith Davidson for his hard work on this project.

We are still waiting for the new flagpole. Currently if strong winds are forecast we are taking down the flags due to safety issues with our current pole.

The new Rules and Regulations will be voted on at the next Board Meeting on November 21st. If you have an interest, please be sure and attend the meeting.

Satellite Bath: Our maintenance people are reporting that the men’s side of the satellite bath is completely trashed multiple times during the week. Day use seems okay, night use however is a problem. We are trying to determine who is responsible. If you use the satellite bath please clean up after yourself. Washing muddy boots in the sinks and leaving a mess and stringing paper towels and toilet paper all over the floor, as well as not flushing the toilet is NOT acceptable. This is not “once in awhile” but is happening often enough to know it is probably the same person.

We have multiple new owners in the park. I encourage a good turnout at the next Potluck (November 14th) to meet some of your new neighbors.

I want to wish everyone a happy Thanksgiving. Enjoy your friends, family, and neighborhood. Every day is a gift.

Remember if you have questions or concerns please feel free to come to see me at the office.

Carlla van de Vyver



Recipe Corner:**Brussels Sprouts with Ham and Caramelized Onions****Ingredients**

4 ounces country ham, thinly sliced
5 tablespoons olive oil, divided
2 pounds fresh Brussels sprouts, trimmed and halved
2 teaspoons kosher salt, divided
2 pounds yellow onions, thinly sliced
1/4 cup honey
1/2 teaspoon cracked black pepper
1/4 teaspoon ground red pepper

Preparation

1. Sauté ham in 3 Tbsp. hot oil in a large skillet over medium heat 3 to 5 minutes or until crisp; remove with a slotted spoon, and drain on paper towels.

2. Add Brussels sprouts to skillet, and cook, stirring occasionally, 7 to 8 minutes or until light brown and crisp-tender; toss with 1 tsp. salt. Transfer Brussels sprouts to a bowl. Wipe skillet clean.

3. Heat remaining 2 Tbsp. oil in skillet over medium-high heat; add onions, and cook, stirring occasionally, 15 to 20 minutes or until light brown and tender. Stir in honey, next 2 ingredients, and remaining 1 tsp. salt. Add Brussels sprouts, and cook, stirring constantly, 1 to 2 minutes or until thoroughly heated. Top with ham.

Oven-Roasted Brussels Sprouts: Preheat oven to 425°. Increase olive oil to 7 Tbsp. Heat a 15- x 10-inch jelly-roll pan in oven 10 minutes. Prepare recipe through Step 3, omitting Step 2.

Toss sprouts with 2 Tbsp. olive oil, 1/2 tsp. freshly ground black pepper, and 1 tsp. kosher salt.

Place sprouts, cut sides down, in hot jelly-roll pan, and bake 20 to 25 minutes.

Toss with ham and caramelized onions.



October 14, 2015

TREASURERS REPORT

Scott Murray, Treasurer

BANK ACCOUNT BALANCES AS OF October 14, 2015

Operating Fund Account:	\$ 53,210.00
Reserve Fund Account:	<u>\$ 77,950.26</u>
Total Funds in Bank:	\$ 131,160.26
 Petty Cash Fund	 200.00

Dues and Electric Past Due from Owners:

Total \$ 7,639.16
Account of \$ 6,394.60 Owner is deceased. CVPOC is foreclosing.
Account of \$ 188.79 Repayment Contract in place.

This month I changed the bank account “type” to reduce monthly bank fees. We will track costs under the new type and compare and I will report savings back to the BOD in November.

All accounts payable are correct and up to date.

Living a healthy lifestyle:

As we age it seems it is easier and easier to just use convenience foods. The kids have grown up and sometimes we live alone. To prepare a meal seems a waste of time, but remember it's not. A daily short walk and eating whole foods prepared simply will keep you feeling younger, your heart will be stronger, and you will feel great!

It's easy to put together a pot of chicken soup with veggies for these cold winter days, or sauté a chicken breast or thigh with some potatoes and carrots for a tasty meal.

A walk will keep winter depression away and your vitamin D levels up. And your dog if you have one will be happy too!

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	

NOVEMBER EVENTS IN FLORENCE

Shorewood Retirement Residence - Veterans Celebration

Event Title: Shorewood Retirement Residence - Veterans Celebration

Date/Time: Fri, Nov 6th, 2015 10:00am - 2:00pm

Location:

For every Veteran that walks through our doors The Shorewood and others will donate \$25.00 to be split between the American Legion Post 59 and Florence Area Veterans Relief Agency. BBQ, refreshments, raffles, vintage military vehicles and performance by Deano & Frankie!

Belinda Shores 541-997-8202 for questions

Florence Ladies of Elks Annual Holiday Bazaar

Event Title: Florence Ladies of Elks Annual Holiday Bazaar

Date/Time: Sat, Nov 14th, 2015 9:00am - 4:00pm

Location: Florence Elks Lodge 1858

The Florence Ladies of Elks will hold their Annual Holiday Bazaar at the Elks Lodge located at 1686 12th Street in Florence on Friday, Saturday and Sunday, November 13, 14 & 15, 2015. There will be many items for sale including handcrafted gifts, gourmet desserts, decorations, baked goods, jams and jellies, and candies and jewelry. Lunch will be sold on Saturday from 11:30 a.m. to 1:30 p.m. of homemade soups, chili and cornbread. Sunday morning there will be a waffle breakfast from 8 a.m. to 10:30 a.m. There will be a raffle of baskets of various themes. Tickets will be sold all weekend and the drawing for them will be at the Tom and Jerry Party in early December. Winner need not be present. Come and shop and enjoy the warm meals. Please enter through the West door. Proceeds go to our local charities.

"Chicago"

Event Title: "Chicago"

Date/Time: Fri, Nov 13th, 2015 7:00pm - 9:00pm

Location: Florence Events Center



Last Resort Players, under the direction of David Lauria, will present "Chicago" the Musical on November 6, 7, 13 & 14, Fridays and Saturdays at 7:00 pm and on November 8 & 15 for 2:00 pm, Sunday matinees at the Florence Events Center. Tickets are now on sale.

The original 1975 Broadway production of "Chicago" was subtitled "A Musical Vaudeville." Velma Kelly is a vaudeville star awaiting trial for murder; while the younger Roxie Hart, also about to stand trial for murder, has always dreamed of stardom via vaudeville. And, since its inception, "Chicago" itself has always been presented as a series of acts in a vaudeville revue style.

With an on stage band of talented instrumentalists and an energetic cast of dancers and singers, "Chicago" will dazzle you with a story of adultery, murder and acquittal - all the things we hold near and dear to our hearts!

More information is available at www.lastresortplayers.org.

MAINTENANCE

Carlla van de Vyver

Maintenance has been very busy in October, painting the Spruce Street Fence, cleaning streets, fixing water leaks, plus the general picking up of garbage and brush.

We are currently cutting brush along the roads and raking up huge amounts of needles.

The pool is now closed for the winter. We had hoped to leave it open a week longer but due to a sand filter issue it was not feasible.

The #2 Lift Station project is completed. Remaining projects include the new flag pole install, and the sewer pipe replacement under outer drive. The sewer pipe is due to be replaced in the second week of November.

We will also be working on the gates again. We are adding a loop to prevent the in gate from going up without a vehicle in front of it. It has been an ongoing issue since we replaced the gates that when someone raises one side the other side goes up also and then stays in the up position until a vehicle goes through. The loops will prevent this from happening. We are also replacing the code box on the West side, it is old and has quite a lot of corrosion which makes it unreliable when entering in a code by hand.

Maintenance has reported a lot of cigarette butts laying on the ground, please if you smoke dispose of your butts correctly. Also we are seeing a lot of doggy waste on the sides of the streets while raking. There is a fine if you are caught walking your dog and not picking up the poop. Respect that there are others walking along the streets that do not wish to step in it!

We have a new maintenance person by the name of Steve Pfeifer. Please make him welcome as he learns the ropes of CVPOC. Steve has been doing all the painting of the new fence and was hired when Kenny left.

We have had a lot of rain the last few days which means the roads look pretty bad, give us a few days for drier weather and we will be spiffy again.

Do you enjoy maintenance type projects? Remember there is room on the Facilities Maintenance Committee for an additional member.

Pressure checks of turnoff valves continues. We have fixed two water leaks at turnoff valves in the last 3 weeks.

Another reminder to winterize your outside faucets to prevent a water leak if we have bad weather. Usually we have mild winters here in Florence, but you never know.



MAINTENANCE TEAM

(541) 997-3583

Carlla van de Vyver, Park Operations Manager

Steven Pfeifer—Days

Robert Aguilar—Days

Oscar (Rick) Ricker Weekend Days and Evenings

Lauren Hare Evenings

COMMUNITY CORNER**COAST CHAMBER ENSEMBLE CONCERT**

The Coast Chamber Ensemble will be presenting the Annual winter concert for Coast Village residents, their guests and CVPOC staff on Thursday, December 10, 2015 at 7:00 pm in the adult lounge; the Rose Room. This is our way of saying thank you to Coast Village for hosting our weekly rehearsals.

The evening's program will consist of mostly familiar Christmas Carols.

Please join us for this season of joy in music and stay following the concert for some social time and goodies and punch provided by the musicians!



COMMUNITY CORNER

Poop Scoop Alert

Please clean up after your animals! We've had several complaints from folks that walk their dogs regularly that Pet Owners are not cleaning up their dogs' mess. Please remember to be a responsible Pet Owner and keep up with our Poop Scoop rules. We should have a supply of extra plastic grocery bags in the Post Office building. The Mini Pet Mart also has Pooper Scoop bags for a dollar a roll at the counter. If you have any questions, please call Nancy in the Coast Village office at 541.997.3312. Thanks for helping us keep our wonderful Coast Village common areas pleasant and poop free.

REMEMBER THERE IS A FINE ASSOCIATED WITH NOT CLEANING UP AFTER YOUR PET!

NOVEMBER ACTIVITIES

Save the day "November 14th"! Turkey and Dressing Potluck. Bring a side or a desert, the Activities Committee will be cooking turkey and dressing. Event starts 3:00 p.m. on Saturday the 14th in the Rose Room. We hope all the new owners will come out and meet your neighbors. There will be a vegetarian entrée for those of you who do not eat meat.

Sign-up sheets will be located at the office and post office. It is always helpful if you let us know what you will be bringing.

This year we are thinking about doing a Christmas party with cheese and meat plates, salads, etc. What do you think? Please let us know at the office so we can decide what type of event to have in December. If everyone wants to bring in snacks we can still have a fun party without as much clean-up. I don't know about you, but I am looking forward once again to the "Chinese Christmas Gift Exchange". It was a lot of fun last year.

Activities is looking for some additional volunteers, we also need someone to decorate the clubhouse for the holidays. Please let us know if you would enjoy taking part in decorating.

Chili Potluck:

We had about 25 people. Carlla started the beans at 7 am. Nancy and Becky worked hard in the kitchen. Guthrie filled us in on some cowboy slang. And played a few songs on the guitar to get out of doing any clean up. Special thanks to those who contributed, ran for shredded cheese and those who ate. We had fun! Coming up is the "Chinese Christmas" we have a potluck and bring a gift for grabs, in the tradition that has nothing to do with Chinese..... ?

If anyone else has anything else to say about the fence, except for how Beautiful it looks, will be put in the list for the dunking booth volunteers next summer.!

Guthrie Wilson, Activities



November 2015

Su n	Mon	Tue	Wed	Thu	Fri	Sa t
1	2 Garbage Pickup 9 am	3 Brush Pickup 9 am	4	5 Coast Chamber 3:00 - 5:00	6	7
8	9 Garbage Pickup 9 am	10 Brush Pickup 9 am	11	12 ARC 4 pm Coast Chamber 3:00 - 5:00 Recycle Meeting 5-8 pm	13	14 Thanksgiving Potluck 3 pm - 6 pm
15	16 Garbage Pickup 9 am	17 Brush Pickup 9 am	18	19 Coast Chamber 3:00 - 5:00	20	21 Board Meeting 10:00
22	23 Garbage Pickup 9 am	24 Brush Pickup 9 am	25	26 Thanksgiving Holiday Office Closed	27 Office closed	28
29	30 Garbage Pickup 9 am					



HAPPY BIRTHDAY TO: 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



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
Gene & Carlla Van deVyver

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.