COAST VILLAGE REPORTER

October 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 10

CVPOC
Board of Directors
2016-2017

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BOARD MEETING

Board Meeting October 15th

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:

Back to a common subject this month- speeding. The speed limit in Coast Village is 10mph for good reasons- we have narrow roads that are shared with children, people walking pets, bicycles, and cars backing out of small parking spaces. The speed limit is 10mph, these are private roads, it is legal for Coast Village to set and enforce a speed limit. Don't think we can enforce it? Ignore a warning letter and get a fine on your account, then watch as late fees add up while you try to get the fine removed, sounds like fun right? Or how about this: just slow down.

On a related note, the membership is concerned enough about speeding that they passed a motion at the Annual Meeting in July which instructs the Board of Directors to install new speed bumps at a variety of locations around the park. They also passed a motion forming a Speedbump Committee that has 2 tasks: submit a recommendation to the BOD with a list of locations for speed bumps. The BOD will then make a final decision on locations. The committee is also tasked with looking into the lowest cost method of getting the new speed bumps installed. Let me repeat this so it is clear: the Speedbump Committee is not being formed to look into alternatives to speedbumps, only to recommend locations and offer advice on keeping the cost to a minimum.

NOTICES

- ***Facility Hours:*** Hours for the laundry room, Satellite Bath and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 7am-9:45 pm.
- ***Meter Reading:*** Park electrical meters will be read this month beginning Friday, October 16, 2016.
- ***Wi-Fi:*** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- **Satellite TV** is now available for your enjoyment in the clubhouse. This is for everyone's use.
- All members are invited to attend the Board Meetings, please attend and let us know how we are doing.
- The Dry Sauna is open—Hours 8:00 a.m. to 8:00 p.m.

NOTICE

We now have Charter Internet at the Clubhouse. It is much faster than what we had before and also less expensive. I also have a security system with our internet package and because of that we were advised yesterday that someone is down-loading new movies to their laptops from the site. Please be advised it is illegal to download movies from our site. We were not charged this time, but we can track the laptop and if it happens again we will then fine you as well as charging you any costs to CVPOC. It will flag us the minute you use our internet. We also have blocked many sites such as porn sites, etc. and if you try and go to those sites on our service we will be notified. Please use the service provided responsibly.

Second Item: We had one person hit while walking on the road and another nearly hit in the last few days. We are asking everyone who sees someone driving irresponsibly or exceeding the speed limit to note the car and license or tell us where the person lives. We will be sending out letters of warning as a first notice, then you will be fined. Please do not exceed the 10 mph speed limit and watch out for people walking on the streets.

NOTICE

We are currently experiencing some difficulties with the pump station on Sailor. Because I am down there a lot I noticed that we have diapers, plastic cup lids and other things coming into our sewer. The adult diapers can go through the grinders however they often hang up on the pump floats and cause the floats to malfunction. PLEASE DO NOT FLUSH DIAPERS, SANITARY NAPKINS or plastics down your toilets! The pumps are expensive to replace and constantly having to grind up this sort of thing wears them out and causes sewer issues.

Paper towels should also not be put down your toilet. We have been experiencing backups in our toilets in the public restrooms that are for the most part coming from the use of paper toweling being put down the urinal drains and flushed down the toilets. Paper towels need to be placed only in the waste cans provided. Sanitary napkins need to be placed inside the brown paper bags provided in the napkin trash holders.

Remember the toilets are a service provided to everyone so please clean up your mess and dispose of your empty toiletries in the garbage containers. Do not leave used soaps, paper towels, empty containers for others to have to clean up.

If you are treating for head lice, please put the used containers from the treatment into the waste cans.

From the Park Operations Manager

Carlla.CVPOC@Qwestoffice.net

Personnel Updates and Changes:
Our maintenance lead has left employment at CVPOC. We have hired a new Lead by the name of Richard Barnard.
Oscar Ricker our weekend/night janitor and maintenance man has also left employment. We still have a janitor evenings on Saturday and Sunday nights (4 hour shifts). I have hired a new janitor for Monday – Friday nights (5 hour shifts). This leaves our Saturday and Sunday day shift without staff. Because we are going into fall/winter I will not be replacing the Saturday/Sunday day shift. Currently week day staff are covering the opening and pool two hours; this is because the pool needs to be cleaned and tested on those two days. When the pool closes for the winter (probably in October) I will be covering the opening on Saturday and Sundays and I will re-evaluate a need for Saturday and Sunday day shift in the spring.

Beginning October 1, 2016 we will be opening our clubhouse at 8:00 a.m. instead of 7:00. Our bathrooms are open 24-7 so this should not impact owners in a negative way. As we have darker mornings our day staff cannot do outside work that early and I feel it is a more effective use of time to have them here a little later in the day.

Jill Rizk is working with us to complete the mapping of our water system so we can be more efficient in turning off water when necessary for water system work. We had a water leak at 179 Outer Drive which was repaired on Saturday. The leak was not at the valve but in the black water line at the clamp leading to the valve from the street. I had the valve replaced with compression fittings instead of clamps and a new brass turn-off valve. Many of the leaks we are experiencing now are as a result of the clamps which are causing the line to fail. By using the compression fittings we will eliminate that problem in the future. At this time I have not contacted anyone regarding an analysis of our system. When we have all of the mapping done I will be requesting an evaluation so that we will have the ability to plan for the project to start replacing water lines.

I have requested quotes for a heat pump for the pool. In investigating the cost effectiveness of adding a heat pump I requested and received information from Green Trees. They installed two heat pumps three years ago. They saved over $3,000.00 in three months. The cost of the two pumps was $9,000.00 which excluded installation. The total cost was offset in one year in cost savings of propane and electricity for the heating of their two pools. Their large pool is only open 3 months out of the year. Their smaller pool (the size of ours) is open year round. I have one bid in from Emerald Pools and have requested a second bid from Aqua Cal. The quote from Emerald Pool is $5,864.00 which does not include installation or electrical work. I still believe even though this would be a significant cost it will reduce costs to heat our pool significantly. Our cost for propane so far in 2016 is $5,234.81 however this cost also includes the heat for our hot water at the clubhouse. It is not possible to break these costs out due to the fact we are working off of one tank and even in winter we are heating the pool to some extent on low. We have a higher percentage of owners using the showers this year than in the past. Average from what I can tell is at least 15 – 18 per day. It helps that we have the showers open 24 -7 we have many owners that use the facilities at night. I don't know at this point if the heat pump can be utilized for the showers, or what it will take to change over heat in the clubhouse onto a pump from the electric heaters we currently have in use. I have investigated work involved to do this and it would be prohibitive in savings in my estimation to include the clubhouse. We will continue to monitor heat costs (electrical) in the clubhouse for winter use.

Lot 11: Lot 11 is open to be rented for storage. The cost is $50.00 per month. Owners can contact the office if they would like to utilize this lot for storing a trailer or motor home.

The letters have been sent out to all CVPOC lot owners on the increase of dues which will take effect on January 1, 2017. Thus far negative response has been low.
We have had a problem with the pool pump. The last pump was installed in the spring of 2006. I had the pump motor repaired last year and it was advised at that time that the pump motor was wearing out and would probably have to be replaced within the next year or two. The replacement cost is $1,500.00 installed, this includes a new shaft as that also needs replacing. The new pump and shaft will be replaced in October. Currently we are still able to keep the pool open by utilizing the old pump on a direct current to the breaker, this is a temporary fix.

We have been having some problems with our older washers and dryers. Currently repair is working. I don't foresee having to replace this year.

We have 13 properties still on Park power. At this date I have been notified that two additional properties are being changed. This should bring the total off power to 11 by the end of October. I have turned off an additional meter which is another savings of $340.20 per year to CVPOC.

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We have changed our internet and phones to Charter. Overall we will be saving 960.00 per year. This service also includes assistance with computer security issues. I have also changed our TV service to Dish. We now have the Super Pac available in our package and the savings to CVPOC is $444.00 per year. So, total changes are a savings to us of $1,404.00 per year. The security is greatly increased as well and we now have a server so our files are safe. In the last 3 years we have lost everything stored 4 times. This should not be a problem in the future. The Charter internet service is also much faster than Century Link. Our phones have had issues for several months so this should also reduce complaints about the ability to leave voicemail as well as other issues.

Several more homes have sold in CV. There are four closing this month. Two closed last month. We also have two additional properties that are now being utilized as rental properties. Two of the properties will be used as part time residences. Five will be occupied full time.

Last but not least, we have had reports of vandalism in the men's room in the clubhouse again. It was such a mess I suspect kids, but at this point we don't know. We do have more children in the park than have been here for awhile. While children are welcome, any families with children need to remember than although we are a gated community, that does not mean that we do not experience homeless vagrants wondering through. Please do not allow your children under 12 to play or come to the clubhouse areas without some supervision. You must be at least 16 years old to use the exercise equipment in the clubhouse. We cannot guarantee safety for small children playing on the equipment at the playground and we do not wish to have children playing unsupervised in the laundry or post office.

Carlla van de Vyver

CURB YOUR PETS

Our maintenance staff are still cleaning up numerous dog waste piles along the edges of the road. Please clean up after your pet. If you are caught leaving waste from your dog you will be fined.

A second reminder that it is NOT okay to put your cat litter waste in the dog waste can at the maintenance office. Please dispose of your cat litter waste in a closed bag and put it out with your garbage.

FOR SALE AND OTHER ADVERTISEMENTS

For rent: Lot 11 is for rent for $50.00 per month to store a trailer, fifth wheel etc. The lot has no electricity or water and is for storage only.
Call the office if interested. 541-997-3312

For Sale: Electric weed eater $25.00 Call 360-521-8428

For Sale: 5 cu. ft. Kenmore Chest Freezer $50.00 Call 541-590-3504

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 September 26, 2016

Operating Fund Account:	$ 35,711.98
Reserve Fund Account:	$ 70,963.74
TOTAL FUNDS IN BANK:	$106,675.72
Petty Cash Fund	$ 200.00

Dues and Past Dues from Owners:

Past Due Accounts:	$17,360.00
In collections:	$12,728.00
In repayment agreements:	$ 4,632.00

Currently the following lots are in foreclosure:
84 Manzanita
21 Sand Dollar
37 Easy Street

$9,569.00 is the past due on 84 Manzanita and is included in the total of $17,360.00 past due accounts listed. We have been advised this week that the property should go up for bid in soon and that all legal requirements have been met to foreclose this property. At this time the investment in the property is approximately $22,519.00 which includes legal fees, back taxes and past due assessments.

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

Scott Murray
Treasurer

IT'S A DOG EAT DOG WORLD

It seems sometimes crazy to me how much a dog can change a life—but they can. It's uncanny how they sense our moods, comfort us when we are down, laugh with us when we are happy. Those of us that have had uncertainty in our lives for a variety of reasons but have had the love of a dog know life was better as a result.

I have seen many dogs in uncertain circumstances, but I have found that given an opportunity, all any dog wants is to be loved. They forgive so much that man does to them.

If you have room in your heart, adopt a pet from a shelter. If you cannot have a pet, go volunteer. Our shelter in Florence could use you. Go pet a cat, walk a dog, clean a pen or just talk to the animals there. You won't forget it and neither will the animal.

Below is the required City of Florence form that enables CVPOC to get a discount for every 30 days or more that a lot is not occupied. If you have not completed such a form please fill out the form below and mail with your payment for dues. Thank you!

City of Florence – Utility Department
Phone: (541) 997-3436 Fax: (541) 997-6814

250 HWY 101 – Florence, OR 97439

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

Vacation Status Request – Coast Village

To request relief from Street Maintenance Fee

Property/Lot Owner Name: _____

Property/Lot Address: _____

Place this account on a vacation status from _____ until _____
(Date) (Date)

By signing this form I affirm that my property will be vacant for a minimum of 30 days and no more than six months. I acknowledge that fees applicable to my lot will resume as directed above or automatically after six months unless another Vacation Status Request form is submitted to the City requesting further relief.

Property Owner Signature: _____ Request Date: _____

THIS FORM MUST BE RETURNED COMPLETED AND SIGNED TO THE CITY OF FLORENCE UTILITY BILLING DEPARTMENT FOR FEE WAIVER TO BE PROCESSED.

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

WEDNESDAY COFFEE GET-TOGETHER

Coffee, Donuts, and great conversation!

As long as we have people who are showing up we will continue to have the coffee date. Please call the office if you want to make sure we have bought the donuts before you come; 541.997.3312

Every Wednesday at 10:00 AM CV Adult Lounge

MAINTENANCE
Carlla van de Vyver

Maintenance Report

Tasks that have been completed:

- Water pressure checks are completed for 80% of the Village.
- 2 Water leaks repaired.
- Gutters
- Cleaning and inventory of tools in shop.
- Painting continues
- Entrance signs paint completed.
- Replacement of pool pump.
- Replacement of circuit Board at Sailor Pump Station.

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
- Removal of two dead trees near pool.
- Yearly maintenance on the pool deck.
- Replacement of pool pump and drive.
- Street cleaning—ongoing

WANTED:
VOLUNTEERS FOR THE SPEED BUMP COMMITTEE. THIS IS TO RECOMMEND TO THE BOARD THE "TYPE", PLACEMENT" AND "QUANTITY" OF SPEEDBUMPS TO BE INSTALLED IN THE PARK.

PLEASE CONTACT THE CHAIRPERSON OF THE COMMITTEE, TED HOCKER AT : 360-970-8967 OR FILL OUT A REQUEST AT THE OFFICE.

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

MAINTENANCE TEAM
(541) 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

Pool Antics! The pool aerobics continue Tuesday and Thursday mornings through October—Our ladies (and gentlemen are welcome) are enjoying themselves!

The ladies who craft together each month also enjoy celebrating birthdays! Watch the calendar for craft days. All are welcome.

COMMUNITY CORNER

Survey:
We have not been having very many pot-luck events due to a lack of volunteers for planning and helping out. Usually I plan a Thanksgiving dinner event (not on Thanksgiving) which has been well attended in the past. If anyone would like to volunteer to coordinate the dinner this year, I am happy to do the cooking of the turkey and Ham. Let us know at the office this month so there is plenty of time to plan. If there is an interest we will be happy to assist.

We have received several requests from owners who are interested in the Tai Chi classes discussed last month. I am currently researching who we can get to teach and costs. Please check at the office and as we have more information we will let you know. We may also be able to offer chair yoga. More information to come.

There is a possibility there will be some line dancing classes starting as well. This looks like it could be a fun and active winter!

We are getting ready to change the phone system at the office. When the new system is in place, if there is a water shutdown you can call the maintenance line or office line and a recording will let you know what is happening. We will also have the ability to take messages on the maintenance phone and office. Currently our message system at the office is only effective part of the time. Thank you for your patience as we make these changes to meet service needs.

October 2016

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

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

Vincent Mauk October 27th
Lola Crippin October 31st

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

Sue Foss & Faran Wampole October 9th
Gerry & Becky Lowe October 12th

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.