

COAST VILLAGE REPORTER

OCTOBER 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 10

CVPOC Board of Directors 2014-2015

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BOARD MEETING

Saturday, October 17, 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 541-991-0762

Maintenance Office:
(541) 997-3583

Hours of Operation

Maintenance staff on premises
Mon - Sun from 7am –10pm

Available 24/7 for
park maintenance emergencies
(541) 991-0762

Website:

www.coastvillageflorence.com

"President's Rant"

Short and to the point this month- an increasing number of complaints are coming in regarding speeding in Coast Village. The speed limit is 10 mph. Everywhere! Check your speedometer, if it's broken, get it repaired....and mind the Stop signs, they are there for a reason and remember that there is a STOP sign at the incoming gate to the East side. That gated entrance is part of a 3-way stop intersection with the roads coming from the left and right, you must always stop even if the gate is already up.



Note from the POM:

We are currently painting white lines at all the stop signs as well as repainting arrows etc. on the streets. Please, if you see a cone indicating white paint, do NOT run over the paint; it's still wet!

There is a new stop sign at the corner of Driftwood entering Outer. Please stop at this stop sign and look "left" we have had a couple of near misses lately.

I will be asking the BOD to attach fines to anyone speeding or running stop signs in future.

Thank you,
Carlla van de Vyver

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, October 16, 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 Workshop and Board Meetings, please attend and let us know how we are doing.
- ♦ The pool is now open. Hours are 8:30 a.m.—7:00 p.m.

Repeating our note about Recycling! Very Important to Coast Village!

Please remember we pay Central Coast Recycling to empty our Recycling dumpsters. We have noticed people ignoring the Recycling Guidelines.

Coast Village Recycling Guidelines:

Please flatten all boxes so we have more room in the dumpsters. Please don't put any Trash or Garbage in the Recycling Dumpsters. Glass containers of any kind go in the green garbage cans to the left of the dumpsters. NO PLASTIC BAGS! If you are using a plastic bag to bring your recycling over to the dumpsters, empty the bag, and put the plastic trash bag or grocery bag into the garbage.

I have copied these rules from the Lane County Website: **Commingled Paper, Cans and Plastics**

Commingled Recycling

Preparation:

All items must be rinsed and/or free of debris of any kind.

Please deposit item in bin loose, NO PLASTIC BAGS ALLOWED.

Categories of Paper, Cans and Plastic can be commingled at this transfer site. Please leave Cans and bottles and Jugs in their dimensional shape.

All sites have separate bin for glass.

Several sites have a separate box for corrugated cardboard. If the site you visit does not, it can go in with the commingled.

Acceptable:

Newspaper, cardboard, junk mail, phone books, magazines,

Rinsed plastic bottles tubs and jugs

Rinsed Tin and Aluminum cans,

Aluminum trays and foil - crumpled into a ball.

Milk cartons and drink boxes

Unacceptable:

No Paper cups, to-go boxes, no napkins, towels or diapers. No frozen food packaging. No paper items that held wet food.

No Plastic cups, trays, buckets or packaging. NO plastic that is not a bottle tub or jug. No Styrofoam. No lids.

No loose tin can lids (must be attached or contained within) No aerosol spray cans unless COMPLETELY empty. No loose aluminum foil--ball it up to be larger than fist sized.

No Plastic bags. They are especially damaging in this recycle bin.

<http://www.lanecounty.org/Departments/PW/WMD/Pages/MaterialsIndex.aspx>



From the Park Operations Manager

Carlla.CVPOC@Qwestoffice.net

Phone: 541-991-0762 (Cell)

Can you believe it! Fall has arrived!

We have had a small amount of rain which our green-belts needed for sure. Our maintenance staff have been busy raking and picking up pine needles and debris from the road side and the park is looking great!

The pool hours have changed. New hours are 8:30 a.m. until 7:00 p.m.

A few items to update the park are as follows:

We are taking down 4 trees from community property. One of the trees is at the entrance to the park and is a beautiful healthy tree so it is with sadness (from my tree-hugging self) that we have to remove it. The reason; it caused a major leak in our water line at the front of the park by tree roots splitting the water line and the plumber advised that it will continue to break water lines (which are right under the tree) if we don't remove the tree and stop the root growth. Staff will be planting a new tree in a different location away from water lines after we remove the current pine tree. The other three trees are on the side of road near the exit on the east side. These trees are completely dead and therefore could come down across the road in a winter storm. Safety first.

The office has had quite a few phone calls regarding barking dogs. Although I follow through and advise the lot owners in question of the concerns, you all need to be aware that the City Codes allow for barking between the hours of 7:00 a.m. and 10:00 p.m. ; especially if the dogs are inside a home. We encourage anyone with a dog that is barking incessantly to take steps to quiet their dog. I would advise anyone who believes the barking is beyond normal to call the Code Enforcement for the city and make a complaint. The city will send someone out and they will assess the situation. Anything such as loud music or barking dogs after 10:00 p.m. call the non-emergency number at the police department and report it. An officer will be sent out to deal with the noise.

The work on the Spruce Street fence begins this week. You may find someone on your property line along the fence as they replace rotted boards. Please be patient with the sound of nail guns etc. as we do this project to repair the fence.

There are a couple of new pieces of exercise equipment in the clubhouse, check them out if you are feeling the fall weather and wish to exercise.

The pool is remaining open for now and water aero-

bics continue; Tuesdays and Thursdays at 10:00 a.m. Think about joining in, the water is wonderful and warm.

We have several new owners in the park. There are very few lots left for sale which is good for the park and keeps our property values up. There is an activity planned for October and we hope you will come out and meet your new neighbors.

We apologize for any inconvenience water turn-offs have been for you this last month. We have fixed several major water leaks. My hope—that our water bill reduces for October/November as a result.

Remember if we turn off water to the entire park there will be some time after we turn service back on where you should run your water to make sure it is clear before drinking it. The water is safe to drink but if it looks cloudy it will taste a little muddy. Also now is the time of year to drain your water heaters and clean out any sediment in the bottom so that your water heater performs efficiently and lengthens it's life.

Speeding: For some reason everyone is in a hurry! Seriously, we are having some major speeding problems in the park. We also have residents short-cutting to their homes by driving the wrong way for a few feet to cut into their driveways. Going forward if it continues fines will be levied for speeding, going the wrong way, etc. Please be aware we are watching and we will be enforcing the street rules within the park.

Some of our lot owners are leaving for the winter. Please remember to fill out a lot form for the city (a copy is in this newsletter) and fill out a form at the office for water turnoff. If you leave and do not advise us and there is a leak you could be charged for a water use fee because no one is there to let us know. We also appreciate knowing when you are away so we can keep an eye out for any unusual activity on your lot as it avoids issues like break-ins.

The BOD will be voting on "new" Rules and Regulations at the October Board meeting. If you want your opinion heard please attend the meeting.

Remember I am only a phone call away if you have an issue. Let me know.

Have a great October!

Recipe Corner:

Cranberry Pumpkin Bread Recipe

TOTAL TIME: Prep: 20 min. Bake: 70 min. + cooling

MAKES: 32 servings

Ingredients

3-3/4 cups all-purpose flour	3 cups sugar
4 teaspoons pumpkin pie spice	2 teaspoons baking soda
1 teaspoon salt	
4 eggs	
1 can (15 ounces) solid-pack pumpkin	1/2 cup canola oil
2 cups fresh/frozen cranberries, thawed	
1 cup chopped walnuts (optional)	

Directions

In a large bowl, combine the flour, sugar, pumpkin pie spice, baking soda and salt. In another bowl, whisk the eggs, pumpkin and oil; stir into dry ingredients just until moistened. Fold in cranberries and walnuts. Spoon into two greased 9-in. x 5-in. loaf pans. Bake at 350° for 70-80 minutes or until a toothpick inserted near the center comes out clean. Cool for 10 minutes before removing from pans to wire racks to cool completely.

3. Yield: 2 loaves (16 slices each).



TREASURERS REPORT**September 17, 2015****Scott Murray, Treasurer****BANK ACCOUNT BALANCES AS OF September 17, 2015**

Operating Fund Account:	\$ 77,770.70
Reserve Fund Account:	<u>\$ 115,189.70</u>
Total Funds in Bank:	\$ 192,960.40

Petty Cash Fund	200.00
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Dues and Electric Past Due from Owners:

	Total \$ 7,639.16
Account of \$ 6,054.87	Owner is deceased. CVPOC is foreclosing.
Account of \$ 160.00	Repayment Contract in place.
Account of \$ 55.00	Repayment Contract in place.
Account of \$ 1,099.29	Paid in full.

All accounts payable are correct and up to date.

Lot 75 has sold.

SAFETY IN THE PARK: Contribution by Pat Rongey

ALICE – (no not Alice in wonderland)

Alert L. Lockdown I-Inform C.-Counter -E. evacuate

I attended a class on ALICE today—the public will be getting more information in 2016.

Fire drills in schools & public places are VERY effective. Florence fire & police plan to spread the word about ALICE.

Example: You are at the Coast village office – meetings going on in “Board Room & Rose room”. A man comes in with a gun – “that ---board” –I will take care of them. How do you keep everyone safe?

You are in a bank - ?? Where is nearest exit- Can I throw a chair or do I want to run- How do I deal with a 2nd shooter.

We learned in class today –have a plan – how to barricade a door, throw objects at “gun man” how to escape. More information can be found at <http://www.alicetraining.com/testimonials/>

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	

ACTIVITIES AT THE VILLAGE

OREGON TRAIL CHILI COOK-OFF: Do you dare make a better pot of chili than us? Coast Village Activities will provide a huge pot of chili as the main course, and we dare you to make one better. Please bring sides such as salads, chips/dips, cheese or beverages. Stay longer for the sing-along to sing some of our standard folk songs (campfire songs) and classic rock ballads.

Western clothing would be fun, but are optional!

This will be a welcome to all the new owners in the park. Please come out and meet your new neighbors.

Dinner begins at 4:00 p.m. Date: Saturday October 24th in the Rose Room.



September 25, 2015

CenturyLink came out on September 25th, 2015 to install an Internet Connection in our Laundry room; they said they can't do it. The service Technician said that we would have to call an Electrician and install another connection for Internet in that building. We apologize for raising everyone's hope for getting Internet while doing laundry. When our contract with CenturyLink expires, we will again review the cost of adding the additional internet connection in the Laundry Room & Post Office Building.

WEATHER CORNER

Time to think about winterization—cover your water outlets against the cold to prevent water leaks.

**POOL WATER AEROBICS
TUESDAYS AND THURSDAYS
LEADER: BECKY LOWE
TIME 10:00 A.M.—11:00 A.M.
SIGN UP SHEET AT THE OFFICE
LET'S GO! LET'S GO!**



MAINTENANCE

Carlla van de Vyver

The month has been a busy one with several water leaks and a great deal of brush and debris picked up and taken to the dump.

Our "haul everything" day was successful with several loads taken to the dump.

The Spruce Street Fence has been completed for power washing and the next step is replacing all of the rotten boards then oiling and staining.

Our sauna is almost done "really it is"! Hopefully will open mid-October.

October is also when Lift Station #2 will be refurbished and we will complete the sewer line work under the road on Outer Drive. It will be a busy month.

Maintenance has replaced several shut-off valves with new brass valves. There are many in the park that need changed out. This is an on-going project.

The run-off drains in the parking lot have been cleaned out and are ready for winter rains to prevent flooding.

We are in the process of walking our "run-off ditch" in the park to clear any debris that would prevent adequate run-off of water and prevent flooding in the creek.

We have replaced 100 feet of board perimeter fence on the west side with chain-link.

Projects coming up will be some painting and sprucing up of the laundry room and maintenance office.

We continue to do a tool inventory each month to keep all of our small tools accounted for.

We have had some minor repair issues for the truck and trailer and continue with a scheduled maintenance on all our vehicles.

I have contacted the city and requested a survey of Munsel Creek for any blockages there that would create a flooding issue within the park.

Things have improved for garbage pickup as owners are using garbage bags. Thank you!!!!

We have new recycle containers in the parking lot. These are emptied twice weekly and ALWAYS full to overflowing. Thank you for recycling but remember to break your boxes down prior to placing in the containers. Boxes take up a lot of room when they are not collapsed before discarding.

Staff are in the process of re-painting arrows on the roads and adding white lines at each stop sign. Please pay attention and do not run over "wet" paint. We have added a stop sign at the corner of Driftwood and Outer.

Let us know how we are doing! We appreciate your input.



MAINTENANCE TEAM

(541) 997-3583

Carlla van de Vyver, Park Operations Manager
Kenny Bartley—Days
Robert Aguilar—Days
Oscar (Rick) Ricker Weekend Days and Evenings
Lauren Hare Evenings

COMMUNITY CORNER

If you are interested in a garden box or planting new plants on you lot; C & M Riding Stables is now selling manure for gardening at \$20 a truck load. I called them on 9/29/15, and they said you bring up your pick up and they will load it. Please call first to make sure they are available to load for you. If it has been very rainy; it might be better to wait for a drier day; but call and ask them.

C & M Stables

Horseback Riding Service
90241 US-101, Florence, OR 97439
Phone: (541) 997-7540
Hours: 10:00 am – 5:00 pm

DO NOT FEED THE BEARS!!!!

I am asking the BOD to create a fine for placing food out in your yard or driveway.

We have had several instances recently where residents are placing meat carcasses in the roadway near their homes and in their driveways. This is NOT acceptable. Yes, it attracts the bears (which is against the law to feed) and it attracts raccoons, rats, etc. You may think you are only feeding the crows but you are not. If you allow the bears in the park to think they can come to your lot for food they will soon become destructive and dangerous. The park service does NOT relocate bears, if you feed them the rangers will kill them. I don't think anyone wants that. If I find any more carcasses out there I will request the BOD to fine and I will turn the name and lot number over to the park service.



COMMUNITY CORNER

Good Life Boomer & Senior Expo**Event Title: Good Life Boomer & Senior Expo****Date/Time: Thu, Oct 1st, 2015 10:00am - 3:00pm****Location: Florence Events Center****23rd Annual Wine & Chocolate Gala - Humane Society****Event Title: 23rd Annual Wine & Chocolate Gala - Humane Society****Date/Time: Fri, Oct 2nd, 2015 6:00pm - 10:00pm****Location: Three Rivers Casino Resort**

This is the Florence Area Humane Society's premier and primary fundraiser -- it's all about raising money for the animals. We will again offer a spectacular selection of items in the Raffle, and both the Live and Silent Auction. Tickets include live music, one glass of wine, light hors-d'oeuvres, and unlimited trips to the fabulous Chocolate Fountain.

Location: Three Rivers Casino**Fee: \$20 in advance; \$25 at the door****Organization Name: Florence Area Humane Society****Contact: Jackie Allen****Phone Number: 541-997-8982****Email Address: fahsnews@gmail.com****Oktoberfest****Event Title: Oktoberfest****Date/Time: Sat, Oct 3rd, 2015 8:30am - 7:00pm****Location: Florence Events Center 715 Quince St.****AUTHENTIC GERMAN FOOD!****KIWANIS BREAKFAST 8:30 a.m. - 11 a.m. \$10(includes all day event admission)****WIENER DOG RACES 3:00 p.m.****EVENT ADMISSION \$5 (after 11 A.M.)****5th Annual Chowder Festival and Wine Walk****Event Title: 5th Annual Chowder Festival and Wine Walk****Date/Time: Sat, Oct 10th, 2015 2:00pm - Sun, Oct 11th, 2015 4:00pm****Location: Historic Old Town**

A little Italian, A little Spanish... That's what you will enjoy in the 5th Annual Chowder Festival that this year includes a Wine Walk on Columbus Day Weekend.

Scare-CROW Haunted Maze Fundraiser**Event Title: Scare-CROW Haunted Maze Fundraiser****Date/Time: Sat, Oct 31st, 2015 3:00pm - 6:00pm****Location: CROW Theater 3120 Hwy 101**

Chains will rattle, doors will creak, ghouls and boils will howl with delight, and even brave adults might find themselves trembling in the dark abyss, as the C.R.O.W. production team presents it's first annual "Scare-C.R.O.W. Haunted Maze Fundraiser!"

Wind your way through the dark and never-ending maze, passing by sights and sounds that might spook even the bravest of the brave! All proceeds benefit Florence youth non-profit theatre organization, C.R.O.W. and will go toward the renovation of their new building!

Location: 3120 Hwy 101, Florence**Fee: \$4 per entry, \$14 nightly unlimited handstamp Organization Name: C.R.O.W.****Contact: Melanie Heard****Phone Number: 5419998641****Email Address: crowtheatrekids@yahoo.com**

October 2015

Su n	Mon	Tue	Wed	Thu	Fri	Sa t
				1 Water Aerobics 10 - 11 am Coast Chamber 3:00 - 5:00	2	3
4	5 Garbage Pickup 9 am	6 Brush Pickup 9 am Water Aerobics 10 - 11 am	7	8 Water Aerobics 10 - 11 am Coast Chamber 3:00 - 5:00 ARC 4 pm Recycle Meeting 5-8 pm	9	10
11	12 Garbage Pickup 9 am	13 Brush Pickup 9 am Water Aerobics 10 - 11 am	14	15 Water Aerobics 10 - 11 am Coast Chamber 3:00 - 5:00	16 Work Shop 10 am	17 Board Meeting 10:00
18	19 Garbage Pickup 9 am	20 Brush Pickup 9 am Water Aerobics 10 - 11 am	21	22 Water Aerobics 10 - 11 am Coast Chamber 3:00 - 5:00 ARC 4 pm	23	24 October Potluck 4 pm
25	26 Garbage Pickup 9 am	27 Brush Pickup 9 am Water Aerobics 10 - 11 am	28	29 Water Aerobics 10 - 11 am Coast Chamber 3:00 - 5:00	30	31 Halloween



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



Vincent Mauk October 27th
 Keith Forehand October 30th
 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.