

COAST VILLAGE REPORTER

SEPTEMBER 2014

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

VOLUME 18 ISSUE 09

CVPOC

Board of Directors 2013-2014

Robert (Keith) Davidson
President (541) 590-0354
Roger Emigh (602) 625-0962
Vice President
Elizabeth Anderson (503) 899-5368
Secretary
Carlla van de Vyver (360) 521-8428
Treasurer
Larry Ames (832) 600-1350
Director
David Wood (541) 626-1174
Director
IlaMae Robinson (541) 997-2386

BOARD MEETING

Saturday, September 20, 2014
10:00 a.m. Rose Room

NEXT SCHEDULED BOARD MEETING

Saturday, October 18, 2014
10:00 am Rose Room

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

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

FROM THE PRESIDENT'S CORNER

President's Corner

The summer is quickly leaving us, and soon the snow birds will be too. If you are leaving for an extended period, or if you haven't been in the park this season, you might want to let the office know. We can shut off your water, add you to a list for neighborhood watch, check for damage due to winds and trees, etc. We are here to support you.

As I'm sure the Treasurer will report, our water usage and therefore our bill was quite high these last two months. As a result the maintenance department surveyed the lots and found several leaks around the shutoff valves. However, they also found a few lots where the owners had left and let water run for vegetation and one where a supply hose had burst with the water turned on full. The company we hired to do leak detection estimated that the bill was caused by a 4-5 gallon a minute usage. Needless to say that what we discovered would have made that up. The cost of the excess usage was over \$3000. Finally, as you know I live outside the park. I don't have a lot of plants, and don't do a lot of watering. Just the normal usage, and my water bill last month was \$103.00. My garbage collection was \$24.00. That's \$127.00. If you subtract that from the current \$145 and you have \$18 – puts things in perspective.

Speaking of dues... At the August Board of Director meeting, the Board decided to raise the dues \$10. Making the Annual Assessment \$1860, or \$155 per month. This increase will take effect on the 1st of January of 2015.

The survey also allowed us to locate and identify all of the water system valves. If you are traveling the park you will see them marked in blue. A few of them were off, and they have now been turned on. I have no idea why they were turned off, but Mr. Burns indicated that they shouldn't have been. Hopefully, for those who have had poor pressure this fixed the problem.

Over the past month I've been talking with staff at Greentrees and Florentine Estates. I have found it interesting how my preconceived notions were incorrect about how much better these parks are, and have found that they are going through the exact same issues that we are. Greentrees is currently putting in a new water system, which will include shutoff valves to the individual properties. This is a 10 year project with an estimated cost of \$1M. Cont.: pp 2

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 9/22/14.
- ♦ **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 so please attend and let us know how we are doing.
- ♦ The pool will be closed on September 30, 2014

Florentine is replacing siding on their clubhouse due to dry rot.

I've talked to both and will be getting names for those people that manage the 55+ program. As promised to the past board I will see if I can get them to come and talk to us about this FHA/HUD program. Again, the one thing that both developments have indicated is that the CC&Rs would have to be modified to accomplish this. And again that would be 189 "YES" votes.

I have to say the weather this last month has been beautiful. It really is great living in Florence – someone mentioned that Florence was a topic on a CNN travel show. Have a great rest of the summer.

Robert Keith Davidson
President

ACTIVITIES COMMITTEE NEWS

The Activities Committee is now on hold. If you would be interested in becoming involved and helping to plan activities for the Park, please contact Carlla at the CVPOC Office. If you would like to have a monthly potluck those of us that were on the Activities Committee will be happy to support you.

Recipe Corner:

Bacon/Potato/Corn Chowder

2 qtrs. chicken broth
4 slices bacon, browned and crumbled
3 celery stocks chopped
1 med. Onion diced
1 carrot, coarsely grated
3 potatoes peeled and diced
1 package frozen sweet corn
1 green or red pepper diced
1/2 and 1/2 or cream

Bring chicken broth to boil, add diced potatoes and turn to simmer. Brown bacon, remove from grease and dice, add to chicken broth. Remove half the fat from pan, add peppers, onion, carrot and celery cooking until soft, add to chicken broth, add frozen corn to broth, continue to simmer until potatoes are done. Using a potato masher or immersion blender, slightly mash or blend soup, add 1 cup half and half, salt and pepper to taste and 1/4 to 1/2 teaspoon cayenne pepper.

Enjoy!!!!



POTLUCK FUNDRAISER CHICKEN AND DUMPLINGS

Saturday, September 20th there will be a fundraiser potluck for our maintenance employee **Chuck Dobson**. Chuck has had a catastrophic health issue and we would like to show our support by having a fundraiser for him.

Time: 4:30 pm

Place: Clubhouse

Bring your money and a side dish, the chicken and dumplings provided by the Activities Committee.



MAINTENANCE DEPARTMENT

As mentioned by the President we spent a fair amount of time hunting for water leaks, and repairing same. Hopefully those we found were the problem. We will wait and see what our next water bill will be. We continue to clean the park. We spent two days out on Hwy 101 – I say we, but it was actually Rick on the weekend. The cleanup brought a nice comment from one of the Florence residents. We also continue to clean Spruce Street. For the lawyers out there – out of courtesy, and to appease the Code Enforcement officer.

We have replaced the poor, tired and sweating metal windows in the maintenance office. They are now vented vinyl windows, and the maintenance office should be a cooler place to work in (should we get the chance). We also put up trim around the maintenance garage. This should keep out insects and weather.

We have been supporting those of you who have been removing trees in the park by hauling the tree debris to the Sand Ranch just north of town. If you have brush that you wish to dispose of that is a somewhat cheaper alternative to the dump, and it doesn't fill the land fill. For the rest of you who haven't used this service, the members are charged for the service we are providing.

Speaking of picking things up – I hope all of you have seen the posters in the post office, laundry room, and office regarding the "EVERYTHING" pickup scheduled for the 3rd – 5th of September. If you need assistance getting something to the street, please contact Judith at the office to set up an appointment. NOTE: * we will not pick up anything classified as hazardous. We will be tagging all appliances with the lot number, and should there be a fee it will be applied to your monthly bill unless you make other arrangements.

KEEPING OUR GROUNDS CLEAN

Someone is smoking and leaving large quantities of cigarette butts on the ground around the picnic table behind the Post Office. We are also finding the same thing along with cigar butts under and around the swing sets at the playground area. There are ashtrays in front of the Post Office and Also at the outside entrance to the Clubhouse. Please deposit your butts there! They are mess for our maintenance people to pick up and unhealthy for small children who are playing in the sand to come into contact with.

PLEASE TAKE CARE OF OUR PARK TO KEEP IT BEAUTIFUL.

CLUBHOUSE RESTROOMS

Someone had an accident in front of the showers in the restroom early on Monday morning. Please, if you have an accident such as what was found, clean it up or report it to the maintenance staff so it can be cleaned up promptly and not effect others coming in to take their shower.

Having the showers and bathroom available on a 24 hour basis is a benefit to those who live in the park and one we would like to remain in place.

Treasurers Report



August 2014

BANK ACCOUNT BALANCES AS OF August 22 , 2014

Operating Fund Account:	\$ 79,506.10
Reserve Fund Account:	\$ 99,216.71
Petty Cash Fund	\$ 200.00
Total Funds in Bank:	<u>\$ 178,922.81</u>

In the month of July and August we have collected \$2,222.25 in past due revenue.

Dues and Electric Past Due from Owners: Total \$9,974.65

Account of \$3,527.21 is in bankruptcy. CVPOC is listed as a creditor.

Account of \$1,227.95 Owner is deceased, CVPOC has placed a lien.

Account of \$2,693.37 Owner is deceased. CVPOC is foreclosing.

Account of \$2,526.12 CVPOC has placed a lien.

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

Income Property:

Two lots are rented. One lot will continue to be rented for parking.

After careful study the Treasurer has made a request to the Board to increase dues to the HOA to \$155.00 per month. This is an increase of \$10.00 per month. This is the first time CVPOC dues have been raised in approx. 4 years. The Board approved this request at the August 16th regular Board meeting. We will continue to put \$25.00 per month per lot into the Reserve Account.

Sewer and water costs are up. In the month of July CVPOC used approx. 125,000 cu. ft. of water which increased our usage from June up approx. 51,000 cu ft. We have located and repaired 4 water leaks.

We need to be careful to turn off outside water when not using it for flowers etc. There has also been an increase in costs of 3% for water and sewer from the city. If you are leaving your property for an extended length of time, please put in a request at the office to have your water turned off. One leak that was repaired was a broken water hose under a motor home pouring water. We do not know how long this was running before being found. I have attached a water usage chart to the newsletter for your review.

Electrical rates have also gone up, I have requested that the maintenance team replace some of our bulbs with the LED bulbs as recommended by our Maintenance Manager. Although initially a little more money I believe this will be a savings on our overall electricity costs. Base rates from PUD are now \$18.00. All Vendor A/P, payroll and payroll taxes are up to date and will continue to be paid timely.

Carlla van de Vyver
Treasurer

**FIANANCIAL MANAGEMENT COMMITTEE REPORT
JULY 29, 2014**

**COMMITTEE MEMBERS: CARLLA VAN DE VYVER, ILAMAE ROBINSON, LARRY PHILLIPS, PALMER HUNDTOFT, ROBERT DAVIDSON
PRESENT: CARLLA VAN DE VYVER, LARRY PHILLIPS, ILAMAE ROBINSON, ROBERT DAVIDSON.
ROGER EMIGH AND LARRY AMES ATTENDED AS OBSERVERS.**

**THE OPERATING AND RESERVE BUDGETS WERE STUDIED AND DISCUSSED.
THE TREASURER PRESENTED THE PROFIT AND LOSS STATEMENTS AND THE
SURPLUS OPERATING FUNDS.**

**THE TREASURER REQUESTED THAT A RECOMMENDATION GO TO THE BOARD
TO MOVE \$10,000.00 OF THE OPERATING SURPLUS BACK INTO THE RESERVE.
THE TREASURER ALSO REQUESTED THAT A RECOMMENDATION GO TO THE
BOARD THAT AFTER TRANSFERRING THE \$16,765.00 DUE TO THE OPERATIONS
ACCOUNT FROM RESERVE TO COVER RESERVE EXPENDITURES THAT WE
MOVE THAT MONEY BACK INTO THE RESERVE. THIS MONEY IS NOT NEEDED
IN OPERATIONS. THE COMMITTEE AGREED TO RECOMMEND THESE TRANS-
FERS TO THE BOARD.**

**FUNDING FOR THE PARK OPERATIONS MANAGER WERE REVIEWED. THE IN-
CREASED COSTS FOR SEWER AND WATER WERE REVIEWED.**

**BASED ON THE INCREASED COSTS TO THE CORPORATION EXPECTED IN THE
NEXT FISCAL YEAR THE COMMITTEE MADE A RECOMMENDATION TO BE PRE-
SENTED TO THE BOARD OF DIRECTORS AT THE AUGUST MEETING TO IN-
CREASE DUES BY \$10.00 PER LOT. THE INCREASE WILL GO INTO EFFECT IN
JANUARY 2015.**

MEETING WAS ADJOURNED.

NEW THINGS TO LOOK FORWARD TO:

Crochet/Knitting Club meeting @ 2:00 in the Rose Room on Tuesday's



If you don't know where you are going, you will wind up somewhere else. *Yogi Berra*

House for rent. Two bedroom, one bath. \$700.00 per month.
Call 541-997-2386

**FOR SALE: 150 OUTER DR.
LARGE LOT - ELECTRICAL UPGRADED
\$50,000 - (541) 999-9876
JOYCE MIDDLETON**



DO NOT CONFRONT ANY BEAR THAT YOU SEE!

There have been several recent bear sightings in Coast Village. Don't know if it's the same bear or more than one that have decided to stroll our quiet Village roads. Regardless, you need to be alert when out walking. I've been told it helps to carry a little ring of "jingle bells" so the bear will hear you coming and leave. Another deterrent is to carry a small air horn which should definitely discourage them if they haven't already left. They don't like running into us anymore than we like coming upon them. Now that the blackberries are starting to ripen the bears will be wanting to feast on them and C.V. has a lot of blackberry bushes. Also the salmon are starting to spawn up Munsel Creek which runs thru Coast Village which is a huge draw for the bears. Bears are a wonderful part of nature and we should enjoy and respect them.

FIRE DANGER

Most of you are aware of how dry this year has been and the many forest fires burning in Oregon and surrounding states. With this in mind we would just like to remind you to please be extra cautious when enjoying your campfires & BBQ's. With as much wind as we get it would be possible for a hot cinder to blow where it shouldn't. Keeping your fires small and safely contained will help eliminate the chance of it getting out of control. **THANK YOU** for helping to keep Coast Village safe and fire free!





PLEASE CONSIDER VOLUNTEERING.

**VOLUNTEERS FOR THE ACTIVITIES COMMITTEE
AND COMMUNICATIONS COMMITTEE ARE NEEDED.
PLEASE CONTACT THE OFFICE IF INTERESTED.**

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**STOP AT THE GATES EVEN IF THE GATE IS UP AND EN-
TER YOUR CODE. TAILGATING WILL CAUSE THE GATE
TO COME DOWN ON YOUR CAR.**

**We are in the process of putting some plastic bins in the restrooms for the pur-
pose of holding clothing articles while using the pool. Once they are in place
please utilize them. Meanwhile please leave clothing on the benches instead of
the floor.**

EVERYTHING PICKUP

Wednesday, Sept. 3rd, Thursday, Sept. 4th. & Friday, Sept. 5th.

**Please sort the materials into metal, non-metal and appliances. Please note that
some large appliances will have charges that will be applied to your statement.
If you need help bringing anything out to the street CV maintenance will assist
you. Call Judith in the office to make an appointment. (541) 997-3312.**

WE WILL NOT PICK-UP HAZARDOUS MATERIALS

**The office has been notified that we have some transients utilizing our laundry room
for clothes washing and the bathroom for cleanup.**

**Please, if you notice someone using these facilities that do not belong in the park,
advise the office immediately. We may have to lock the facilities down to key card
only entrance if we continue to have issues.**

September 2014 Neighborhood Watch



Safety tips:

Lock your door

Use indoor + outdoor motion lights

Trim back those bushes around doors & windows (remove –boxes or treasures are close to door)

Remember no solicitors are allowed door to door in coast village

Video cameras are on and working!.

Neighborhood watch business cards are available in office.

Please report if you see a questionable activity in Coast village

Call 911 or 541-603-5730 (police)

**Please report any incidents to office in writing or email
paron205@gmail.com or call 541-991-0885**

Thanks to all volunteers!

CVPOC BOARD OF DIRECTORS MEETING

JULY 19, 2014

2:00 PM

APPROVED 8/16/2014

CALL TO ORDER: The meeting was called to order at 2:07 PM by President Robert (Keith) Davidson.

ESTABLISHMENT OF A QUORUM: Charlotte Frye called the roll: Present were Larry Ames, Ila Mae Robinson, Elizabeth Anderson, Roger Emigh, David Wood, and Carlla van de Vyver.

APPROVAL OF THE AGENDA: Ila Mae Robinson moved to approve the agenda. Carlla van de Vyver seconded. Motion passed unanimously.

READING/APPROVAL OF JUNE 2014 MINUTES: Carlla van de Vyver moved to accept/approve the minutes with the Actions Without a Meeting inserted into the body of the minutes. Ila Mae Robinson seconded. Motion passed unanimously.

TREASURER'S REPORT/COMMITTEE REPORTS: David Wood moved to approve the Treasurer's report and committee reports from the Annual Meeting held earlier in the day. Elizabeth Anderson seconded. Motion carried unanimously.

OLD BUSINESS: Clubhouse repair: Approximately \$120K paid out. \$5,400 still to be paid as reported by Carlla van de Vyver, Treasurer.

NEW BUSINESS:

1. Election of Officers: Robert (Keith) Davidson moved that Roger Emigh be Vice-President. Ila Mae Robinson seconded. Motion passed unanimously. Ila Mae Robinson moved that Carlla van de Vyver be made Treasurer. David Wood seconded. Motion passed unanimously. Carlla van de Vyver moved that Elizabeth Anderson be Secretary. Ila Mae Robinson seconded. Motion passed unanimously. Carlla van de Vyver moved that Ila Mae Robinson remain Elections Chair. David Wood seconded. Motion passed unanimously.
2. Greenbelt: Robert Davidson stated that lot surveys hopefully would be completed by the end of July. He stressed that all conditional waivers would apply uniformly and consistently to all lots. Discussion ensued for clarification.

GOOD OF THE ORDER: Directors were assigned to areas of the Village termed West, Middle and East to handle complaints or to survey lot violations. Larry Ames and Carlla van de Vyver were assigned to the West. David Wood and Elizabeth Anderson were assigned to the Middle. Roger Emigh and Ila Mae Robinson were assigned to the East. Ila Mae Robinson exited the meeting at 3:13 PM. A light discussion ensued.

Carlla van de Vyver moved to adjourn the meeting at 3:27 PM. Elizabeth Anderson seconded. Approved unanimously.

Charlotte Frye, Secretary

Robert (Keith) Davidson, President

SEPTEMBER 2014

Su n	Mon	Tue	Wed	Thu	Fri	Sa t
	1 Labor Day <u>Office</u> <u>Closed</u>	2 Garbage Pick-up No Knitting	3 <u>Everything</u> <u>Pickup</u> Brush Pick-up	4 <u>Everything</u> <u>Pickup</u>	5 <u>Everything</u> <u>Pickup</u>	6 Board Meeting 10:00 Greenbelt
7	8 Garbage Pickup	9 Brush Pickup No Knitting	10	11 Coast Chamber <u>3:00 - 5:00</u> ARC Meeting <u>4:00</u>	12	13
14	15 Garbage Pickup	16 Brush Pickup Knitting/2:00	17	18 Coast Chamber <u>3:00 - 5:00</u>	19 Work Shop <u>10:00</u>	20 Board Meeting <u>10:00</u> <u>POTLUCK 4:30</u>
21	22 Garbage Pickup	23 Fall Begins Brush Pickup Knitting/2:00	24	25 Coast Chamber <u>3:00 - 5:00</u> ARC Meeting <u>4:00</u>	26	27
28	29 Garbage Pickup	30 Brush Pickup Knitting/2:00				

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

Elaine Lowman - September 7th.

Denise Crowe - September 9th.

Janelle Brown - September 10th.

Ann Curry - September 11th.

Ron Yeaman - September 13th.

Faran Wampole - September 13th.

Sue Robinow - September 21st.



Happy Anniversary Wishes are going out to:

David & Jude Craddock - September 1st.

Gene & Donna Shotwell - September 7th.

Jack & Patti Shields - September 20th.

Richard & Janelle Brown - September 30th.

And belated wishes to: Vincent & Sharon Mauk - August 31st.

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 the office know. You can call Judith at 541-997-3312 or just stop by the office.

