COAST VILLAGE REPORTER

September 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 8

CVPOC
Board of Directors
2016-2017

Roger Emigh
President (602) 625-0962
remigh@gmail.com

Diana Wolf-Newman
Vice President (503) 927-9315
Diana.cvpoc@qwestoffice.net

Scott Murray
Treasurer (509) 370-4486
Scott.cvpoc@qwestoffice.net

Donna Griffin
Secretary (808) 463-9916
Donna.cvpoc@qwestoffice.net

Director (360) 421-5704
Noel.cvpoc@qwestoffice.net
Noel Smith

Larry Ames
Director (832) 600-1350
Larry.cvpoc@qwestoffice.net

Pat Thompson
Director (541) 902-8086
dkpat@centurylink.net

BOARD MEETING

Board Meeting September 17th

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 - Sun from 7am –10pm
Available 24/7 for
park maintenance emergencies
(360) 521-8428

Website:
www.coastvillageflorence.com

President's Rant:

In order to pay the operating costs of Coast Village, the Board of Directors has set the 2017 Annual Assessment at $2100 per lot ($175/month). This, unfortunately, is a $20/month increase. Most of the reason for the dues increase are costs going up externally over the past few years (water, sewer, garbage/brush landfill fees, electric rates..) and some is due to increased usage (we are at 143 full-time residents as of last count). We have done a good job of keeping flat our maintenance, insurance, TV/ internet/phone/computer and other office costs. The 2017 assessment is the minimum that our Treasurer and the Finance Committee felt we could make it on; we will continue to be diligent about following our budget and reducing costs wherever possible.

Check out Roger's fishing excitement on You Tube, "ills California halibut" - Fun to watch!

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, September 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.

Greenbelt Committee

Be sure and check out our website if you would like help with your Greenbelt.

Never stop.

We are limitless, but we set limits on what we think we can do. We base our expectations on what others tell us and on our fears of what we can't achieve. Our inner voice can be like a terrorist whispering: "You're not strong enough. You're not smart enough. You're not good enough." Those whispers were what I heard often as I met a new challenge. We've all heard them. They tell us its okay to quit *this time.*

What they don't tell us is that each time we give in, each time we stop before we achieve our goal, it becomes a little easier to quit the next time. The lesson that I discovered was that if we listen to a positive voice rather than our negative voice, we can transcend our supposed limits. **Never stop**.

"Never stop" means that when you set aside your fears and doubts, you find the endurance to soldier on until you achieve your goal. It means keeping your eyes on the road—left foot, right foot—and knowing that if you are doing the right things, then over time blessings will come to you. No matter what you go through, you keep pushing forward.

From the Park Operations Manager

Carlla.CVPOC@Qwestoffice.net

Carlla van de Vyver
Park Operations Manager

There have been some questions regarding how the electrical change-over is going. Currently we have 14 residents still on park power with 3 that will be changed out by October 1st.

The electrical service charge from PUD on meters has increased starting a month ago to 28.35 per month per meter. This is a higher rate than you pay if you are a resident on PUD. That is because Coast Village pays a Commercial rate. Those of you that are still on Park power will find that increase passed on to you in the September billing statements.

We are looking for a part-time employee to replace Rick Ricker, Rick is leaving us after two years and he will be missed.

I stated in the last newsletter that we have a new "Financial Page" on our website. This page requires a password. I have not had many inquires for the password and I encourage you to obtain one and view the page. This will keep you up to date and has all the water/sewer billing information on it.

We have only had 18 responses to be included in a new directory for CVPOC. I thought about having the info on our website in a page that would be password protected but residents that I spoke to were not interested in doing that. At this point unless we have more applications (still in this newsletter) publishing a directory for CVPOC is not something we will do. We are happy to help if you want to contact someone. We will call them and give them "your" number and ask them to call you. That way you can establish contact information directly. Remember, if you are interested in being a part of a new Directory send in your form. This is the last newsletter that will contain the form.

I hope you are using our new website to look at the calendar—our events—garbage days etc. are listed there. Glenn Singley is doing a great job keeping the site up to date.

We have had several days in the last month where over 50 people have used the pool! I am happy to see owners utilizing both the pool and the sauna. I will try and keep it open as long as possible this fall. We will be closing it at some point for maintenance. We need to replace some lights at the bottom and our heating and cleaning systems have to be serviced. There may be a few days it is closed in the middle of September for the yearly maintenance work to be completed.

There have been no inquires regarding helping with Activities so we have not scheduled any potlucks. Remember if you would like to plan something let us know and we will help if we can.

Our maintenance crew have been checking water pressures at home sites throughout the park. We are over 50% complete. They will be knocking on your door to let you know when they are on your property. It is important to keep your toilets from flushing and water from running while they do this work. It usually only takes about 15 minutes. Let them know if you are running a dishwasher or doing laundry and they can come back after you are finished.

Please be vigilant regarding water usage. Do not leave hoses running. Let us know if you suspect your water pressure is too low.

We are currently mapping all of our water valves and water lines in the park. We will be obtaining quotes to form a plan for water line replacement over the next few months in some areas. Water and Sewer is our largest expense and some of our water lines are aging. We need to stay on top of leaks to keep costs down. We have cleaned out all of our gate valves and will be replacing some of them that need service.

I appreciate your patience during times where we may have to turn off water for short periods. We will advise home owners regarding turnoff for maintenance purposes.

Remember if you are going to be gone for an extended period of time to advise the office so we can turn off your water. We recently had a leak in a home that was empty and the water was running out the door which is why we caught it. Turning off your water if you are not going to be at your residence for several weeks will protect you as the home owner and Coast Village as well.

Thank you.

Recipe Corner:

BEST GRILLED CHEESE

Two slices bread (I like sourdough)

Lightly coat the slices of bread with mayonnaise, and put mayonnaise side down in a med hot pan.
Layer on one slice of bread : 3 cooked bacon slices, 2 slices of cheddar cheese, thin slices of tomato, add 1 slice of Monterey Jack or Pepper Jack to the other slice of bread. (I sometimes add fresh basil if I have some).

Put a lid on the pan until bread is toasted and cheese has melted. Put the two slices of bread together and enjoy all that oozy goodness!

Great with tomato soup!

CURB YOUR PETS

Recently there have been several reports of dogs running loose in the park. Please make sure your dog is secured behind a fence or on a leash. I realize accidents happen but this many incidents raise concern. No one wants their cat chased or an unleashed dog running up to say hello when they don't know the dog.

This also can account for the dog waste that is not being picked up! If your dog is running loose you don't know where they go!

FOR SALE AND OTHER ADVERTISEMENTS

GPS—Magellan—2220-LM—Lifetime free map updates –new in box: $50.00

8 piece dishware setting. Chip resistant—Temptations, "Wheat Harvest Pattern" New—Never used. $40.00

Call 541-902-9512

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 August 18, 2016

Operating Fund Account:	$38,565.95
Reserve Fund Account:	$70,954.73
Petty Cash Fund	$ 200.00
TOTAL FUNDS IN BANK:	$109,720.68

Year to date: Interest earnings are $55.64 on the Reserve Fund Account.

Dues and Past Dues from Owners:	
Past Due Accounts:	$17,670.00
In collections:	$12,728.00
In repayment agreements:	$ 4,942.00

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

$9,054.00 is the past due on 84 Manzanita and is included in the total of $17,670.00 past due accounts listed. We have been advised this week that the property should go up for bid in September of this year as all legal requirements have been met to foreclose this property. At this time the investment in the property is approximately $22,054.00 which includes legal fees, back taxes and past due assessments.

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

I am requesting a increase of $20.00 per lot assessment which will be applied beginning January 2017 to address budget increases, which includes increased costs of water/sewer.

Scott Murray
Treasurer

IT'S A DOG EAT DOG WORLD

Sigh…..it's been a hard month! My household has been hit with fleas! Why me I cried, I spray outside, my animals are treated…….but we took in a stray cat a few months ago and silly me—I did not treat him for fleas—because after all he became and "inside only" cat. Now we are using everything organic we can and still fighting those pesky creatures!

My advice to all—make sure you de-flea any new animal you are adding to your household!

Meanwhile, Fancy, Ollie, Bauma, Mia and of course the darn cat are giving me the evil eye—why, because of course they think "I" brought them in.

I'm told fleas are especially bad this year. Be sure and treat your pets and keep everyone happy!

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! **Let's have coffee?**

Residents have been coming on Wednesday mornings for coffee and a treat! We would love to see more of you! Please join us for conversation and laughter and some great donuts or cupcakes!

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 half of the Village.
- Water leak repaired.
- Pool Cleaned of limestone buildup
- Deep cleaning of bathrooms
- Painting continues
- Entrance signs repair/paint completed.

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.

LOOKING FOR WORK?

CVPOC IS LOOKING FOR A PART TIME MAINTENANCE/JANITOR

DAYS ARE SATURDAY AND SUNDAY 7—4
THURSDAY AND FRIDAYS: 4—10

IF YOU ARE LOOKING OR KNOW SOMEONE WHO IS, CONTACT 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) 997-3583
Carlla van de Vyver, Park Operations Manager
Hector Castellanos—Days
Mikhail Renner—Days

Rick Ricker Weekend Days and Evenings
Sherryl Ball—Janitorial evenings

COMMUNITY CORNER

WOULD YOU LIKE TO BE INCLUDED A NEW COAST VILLAGE DIRECTORY?

IF YOU WOULD LIKE TO BE INCLUDED IN A NEW DIRECTORY FOR CVPOC PLEASE FILL OUT THE FORM BELOW AND BRING IT TO THE OFFICE. IF WE HAVE AT LEAST 30 LOTS THAT WOULD LIKE TO BE INCLUDED, WE WILL PUBLISH—BUT ONLY THOSE WHO FILL OUT A FORM WILL BE INCLUDED.

CVPOC REQUEST FOR DIRECTORY LISTING

NAME:_____

ADDRESS:_____

PHONE NUMBER:_____

NOTE: We will only distribute to CVPOC Lot owners, but cannot guarantee the directory will not be made public by others.

COMMUNITY CORNER

There has been a report of a man trying to sell coins in the park. If you see this person please do NOT buy anything from him. Tell him to leave the park or you will call the police. Or—call the office or maintenance and we will address the issue.

You can always call the Park Manager at 360-521-8428 if this is in the evening or on the weekend.

Tai Chi and blood vessel health in older adults

A recent study of older adults who practice tai chi indicates there may be a link between performing tai chi and improvement in both vascular health and muscle strength.

Participants were in their 60s and 70s and had practiced tai chi for at least three years. Evaluation of knee strength and measurements to determine arterial elasticity were done on the tai chi participants and on a similar group who walked, took leisure hikes or did household work. Results showed those doing tai chi had greater arterial elasticity and better knee muscle strength than those in the other group.

Tai Chi incorporates many stretching movements along with prolonged periods where body weight is supported from a semi squatting stance. Based on these initial findings , study investigators say tai chi may offer older adults a training option that promotes both muscle strength and vascular health.

Would you be interested in a Tai Chi class at Coast Village? Contact the office and if there is sufficient interest we will research having a weekly class.

I would like to set up an address book of e-mail addresses for Coast Village. This way if we are having an outage of some type or have urgent news we want to convey to residents we could send it all at one time.

If you would be interested in being notified by e-mail and live here in the Village, please come by the office or call and we will start compiling names and e-mail addresses for an e-mail address book.

Thank you,

SEPTEMBER 2016

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

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

Elaine Lowman September 7th
Denise Crowe September 9th
Janelle Brown September 10th
Ann Curry September 11th
Faran Wampole September 13th
Sue Robinow September 21st

NEWS FLASH!

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

Dave & Jude Craddock September 1st
Gene & Donna Shotwell September 7th
Jack & Patricia Shields September 20th
Nancy Anderson & Glenn Singley September 29th
Richard & Janelle Brown September 30th

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.