

COAST VILLAGE REPORTER

September 2017

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 23 ISSUE 9

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Available for general business

9am - 3pm

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Park Operations Manager:

Carla Van de Vyver

POM@CVPOC.COM

Maintenance Office:

(541) 997-3583

Hours of Operation

Maintenance staff on premises

Mon - Fri from 7am —4:30pm

Available 24/7 for

park maintenance emergencies

(360) 521-8428

Website:

www.coastvillageflorence.com

President's Rant:

Safe to say the most common feedback on the speedbumps was that they punished everyone for the behavior of just a few drivers. "Get rid of the speed bumps and just crack down on the people that speed and blow through stop signs".

So that is what we are doing. As the speed bumps have been removed, a few new stop signs are up at locations that were problem areas before the speed bumps. At each of these, you will soon see the white "stop" lines painted across the road. As it is out on normal roads, these identify the correct location to make your quick stop.

As for enforcement, motion triggered game cameras will be used capture video of vehicles that blow through stop signs. The Board plans to appoint 3 lot owners to review the video collected and decide who gets a 'ticket'. The Board also voted in August to change the traffic fines in Coast Village: a warning letter first, \$50 fine next, and \$100 each time after that. (Note: these are also the fines that apply to any traffic infraction, like riding a motorcycle in CV or going the wrong way without valid reason).

As for the cameras, they will be moved around, only a few stop signs will be monitored at any particular time but the metal boxes the cameras mount in, well they will always be there. So is there a camera in the box? Or is it empty?

One more thing, remember that the east entry gate has a stop sign at it as part of a 3 way stop at that intersection. You must stop regardless of how you open the gate and yield the right of way to any car already stopped at either of the other stop signs.

MUNSEL CREEK AND SIDE CHANNEL RULES: I want to remind all the lot owners in the far east part of CV that there are strict restrictions in the Munsel Creek and Side Channel riparian zones (50' from the top bank of Munsel Creek and 25' from the bank of the Munsel Side Channel.) Quoting the city letter of Nov. 16, 2016: "altering it through the placement of structures or impervious surfaces; by the removal of native vegetation; by grading, excavation, placement of fill; or by vegetation removal (other than perimeter mowing and other cutting necessary for hazard prevention) is not permitted." Per my discussion with them, you may not even remove a non-native plant (blackberry, scotch broom, holly..) from the restricted zone unless you immediately replace it with a native plant that is equal in size to what was removed. (cont. pp 2)



NOTICES

- ◆ **Facility Hours:** Hours for the laundry room, Satellite Bath and Clubhouse bathrooms—24-7. Clubhouse and mailroom are 8 am-9:45 pm.
- ◆ **Wi-Fi:** Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- ◆ **BOARD MEMBER MEETING SEPTEMBER 16, 2017.**
- ◆ The Dry Sauna is open—Hours 9:00 a.m. to 8:00 p.m.
- ◆ **POOL IS OPEN.** Hours are 9:00 am—8:00 pm M-F S&S—10:00—8:00
- ◆ Please do not change settings on the TV with the remotes! Use them to turn on the TV and change channels only! The cost of a new remote = \$25.00!!

In addition to not removing any living vegetation, dead trees and plants cannot be removed. A dangerous dead tree, with city approval in advance, can be dropped in the riparian zone where it must stay. As for the fines, which the city calls 'severe', I'm guessing they have 3 zeros in them and the first number might be larger than 1.

Roger Emigh

President, CVPOC

Coast Village Activities September 2017

September 2017 Potluck

Coast Village will be hosting a community Potluck on Saturday, September 23rd, 2017 at 4 pm. Carlla will be making **beef stew** and we ask that residents bring a dish to share or make a donation to the Activities Committee. I will post the sign-up sheet in the Post Office. We will also be having a **raffle**; tickets will be available at the office after the Board meeting on September 16th, or at the Potluck.

Coffee & Donuts

Please join us for Coffee & Donuts on Wednesday mornings at 10 am in the Rose Room.
For those of us that prefer a healthier snack, we usually have some fruit or cheese sticks. Meet your neighbors and see what's going on in Coast Village.

Odd Thursday Game Night

The owners at Lot # 9 Village Street are hosting a game night on the first, third, & fifth Thursday evening of each month. Either board games or card games. For more information you can call Nancy in the Coast Village office; (541) 997-3312 or email Pam and Darren at: pamanddarren@yahoo.com. Please come in and join the fun, new residents especially, you can get to know some of your neighbors and discover other social activities here in Coast Village and in Florence. Thank you Pam and Darren.

Rose Room Reservations

If you have any family or friends coming to town, you can reserve the Rose Room for your event if it hasn't already been reserved by another group. Please remember to be courteous to others (and to our staff) and clean up anything you use. You are responsible for any damages your family and friends may cause, and also for monitoring gate access and departure.



POM REPORT**MONTHLY REPORT AUGUST 2017**

Water: We have completed a total of 41 water change-outs.

The August water bill had an unexpected increase. Our water bill was over \$14,000.00. I requested the City come in and review the meter as well as our continuing usage. The usage was up considerably and the expectation is that our September bill (for August usage) will be high. As a result of the percentage of increase I arranged for American Leak Detection Services to come into the park for a leak check. As a result of that inspection we found 5 water leaks. The leaks found were not extreme, but steady drips. What they also found however was concerning. There were multiple issues with residents using soak hoses for extended periods. Leaks at the hose bib on exterior hoses, toilets running. One leak at a hose bib was running at a measured 1 gallon per minute. That lot has been asked to repair the hose bib leak or stop using the hose. I will be asking people in the newsletter to check out their toilets and if they are running to change the hardware so they are not wasting water.

When monthly HOA fees include water, residents in general seem unconcerned with water waste. The attitude of many reflects their belief that they pay their HOA so therefore they can waste water or use water in whatever way they choose. This is a reminder that water use needs to be monitored by all of us. My intent when we finish our water project is to read meters for two or three months to see exactly how much water is being used in excess by people. Although there is no intent to "charge" for water, we will at least be able to accurately address those residents who use excess water on an ongoing basis. At that point the BOD can decide if an action will need to be taken. Coast Village cannot sustain 14 or \$15,000.00 water bills.

Once the water system is updated it will bring water costs down. We have already discovered many leaks as we have completed individual water change-outs. I expect this to continue. We have had several of the compromised saddles leaking, discovered when we began the excavation of the saddles. One of the cost increases on this project not anticipated was the need to change all saddles on the system, we realize now that they are all compromised in some fashion and must be replaced.

Brush: There have been some complaints of brush not being picked up each week. We have an excess of brush this year, possibly due to a wet spring and extra growth. Most weeks we have had at least a day and one half and sometimes two days' worth of brush set out. Our dump

fees for brush has nearly doubled the usual. Not due to increases in cost but increases in tonnage. We are averaging over \$1000.00 per month for brush. Normal for the year would be about \$600.00 average. With the work digging on the project for water if we have more than one day of brush it is left for the following week. I postponed one week of digging recently to allow all brush to be picked up. It was completed in two and one half days. Many residents put their brush debris out in black bags. This is acceptable however the staff must empty those bags into the truck and we are discovering that residents are including garbage in the sacks with the yard debris. **DO NOT INCLUDE GARBAGE IN your yard debris.** In future, if we discover garbage when we empty the sack we will not pick up your debris.

Garbage rates are going up as of September 1st. I don't know yet how this will impact us. Currently residents are allowed two 30 gallon cans per week. Most places only allow one 30 gallon can or there is an extra charge. The BOD might want to consider changing the rule here to one 30 gallon can. This may encourage people to recycle more of their garbage. The highest percentage of residents only use one can so it might not be a huge impact on residents to reduce the amount. Please do not put out other things on garbage day such as electronics, old furniture etc.

I have changed the pickup of recycle to Tuesdays and Fridays. This seems to be helping with the overflow problem we were experiencing at the recycle station. If I have to bring in another recycle container there will be an increase in cost for our recycle. Many people throw their cardboard boxes in without breaking them down first. This takes up a lot of space in the containers.

We have 12 lots with new owners in the last 60 days. Two additional lots have just went up for sale, which means we currently have 14 properties still for sale within Coast Village.

I have removed some of the speed bumps. Some have been left until all of the new signage is in place. I have added several stop signs, no right turn signs and replaced two faded stop signs. Our weekend person has been painting road lines and arrows. This work should be completed in the next couple of weeks. I will then have Roger assist with "speed" lines installed on Rhody Loop, as well as two locations on Outer Drive. When that is completed I will have maintenance install cameras to watch for speeding and also for traffic running stop signs.

Cont. pp 4

Operations Report cont.

We have now installed SOS sensors on the gates. This will eliminate the need to give out passcodes or cards to emergency vehicles. We have had to replace cards multiple times due to loss of cards. It also eliminates time spent de-programming the lost cards.

There has been another incident of break-in and theft on Easy Street. I have installed a camera at the location to assist in trying to identify who is doing this.

I have observed that we are still having residents open gates for strangers at the gates. If you are observed letting someone in at the gate (on camera) you could be fined. There is a telephone number at the gate for non-residents to call if they need access. Please do NOT give out the gate code to someone you don't know.

Pool: The pool was inspected by the state in August and we were not compliant. There was an electrical issue with safety on a light switch. When I brought the electrician in to resolve the problem I had him check the pool lights (which we have had turned off at the breaker for some time) we have a short in the wiring for the lights. I am having the lights and wiring repaired. We also have some electrical wiring that is not compliant to the pool room. All wiring must be in conduit to be up to code. We will be fixing that at the same time.

We have added signage at the pool. There are no longer any dogs allowed on the pool deck or tied outside the chain-link fence. There are no open containers with alcohol allowed at the pool side. There is no smoking allowed at the pool side deck.

Trees: We have a dead tree at the #2 Lift Station which I planned to have removed. As many of you know there is a 25 foot ban for removing plant life on each side of the channel. It is a 50 foot ban on Munsel Creek. In checking with the City they have advised we cannot remove the tree even though it is dead unless we can clearly prove it is danger of falling on something or someone. Then we need to have a special permit to remove it and we must replant it with another tree. We need to keep trees in our park whenever we can. At this point the tree does not seem to be in danger of falling. Please don't remove trees for any other reason than safety. If you have an objection to this dead tree remaining you may contact the City.

Carlla van de Vyver
Park Operations Manager



CC&Rs

There will be at least one more Open Forum to discuss upcoming CC&R changes. This Forum will be held in October. I hope that Glenn Singley will have returned to the Village by then. This will be a "final" meeting on proposed CC&R's. I hope you will attend. The meeting will be announced in the October newsletter.

ATTENTION VETERANS

As of April 6, 2017, Veterans wishing to apply for new or additional benefits, please go to the new "Disabled Veteran's Services" office at 1845 HWY 126, Unit E (Corner of Quince & Hwy 126). If you have any questions, call Ralph Martin at 541-991-3195.

Shannon Johnson of Lane Country Veteran's Services will be at the new location on most Thursdays to assist you with the necessary paperwork and follow-up questions on your current applications.

CURB YOUR PETS

Have you made arrangements for your pets should something unforeseen happen to you? Please make sure that there is something in your lot file that tells us what you would like done or have arranged should you have an accident or there is a death.

Don't just assume that "someone" will take care of your pet. You need to have a plan in place.



**ABSOLUTELY RELIABLE
CAT-SITTING**
of Florence
BARBARA LORELL
licensed & insured

Dependable, Loving Cat-Care in your home
(541) 999-7640
www.absolutelyreliablecatsitting.com

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



Scott Murray, Treasurer**TREASURERS REPORT
AUGUST 2017****Bank Account Balances as of August 24, 2017**

Operating Fund Account:	\$38,913.37
Reserve Fund Account:	\$69,093.78
Petty Cash Fund	\$ 200.00
TOTAL FUNDS IN BANK:	<u>\$108,207.15</u>

Dues and Past Dues from Owners: 84 Manzanita has still not been cleared for auction. 128 Sailor has been foreclosed on by the County. It will be available at Lane County auction after September 18, 2017. 91 Outer Drive and 121 Outer Drive have been paid to current, with lot 91 sold to a new owner.

There have been a total of 12 Properties sold within the last 60 days with 10 closed and two that will close within the next few days. There are 14 properties for sale currently.

There are three properties past due with liens in place.

All accounts payable are current.

Scott Murray
Treasurer

City Preparedness Expo

The Siuslaw News in partnership with Western Lane Emergency Operations Group are holding an event in order to connect residents on the Oregon Coast with businesses and emergency service providers to raise awareness about disaster preparedness. The Be Ready Disaster Preparedness Expo will be on Saturday, September 23rd at the Florence Event Center from 10 AM - 3 PM. Admission is free and there will be a free hot dog lunch sponsored by the Kiwanis Club. The featured speaker for the event will be Dave Robinson, author of "Disaster Prep For The Rest Of Us".

THE CAT'S MEOW

Be Aware!

It has been brought to the attention of the CVPOC office that the coyotes appear to be coming out earlier and closer than usual this year. While coyote attacks are extremely rare, they are possible. Like any wild animal, coyotes can behave unpredictably when cornered, sick or hurt. If you have reason to believe that a wild animal constitutes a serious and imminent threat, defend yourself by whatever means is available and, if possible, activate your local emergency services by calling 9-1-1. Police have specialized training, equipment and the authority to deal with any threat to public safety, including coyotes. Police will be able to assess whether the situation constitutes a public safety issue or simply a nuisance and act accordingly. You can also contact Doug with Oregon Department of Fish and Wildlife @ 541-867-0300 X250 with any bear sightings, he would be happy to help.



As you can see above, one of our Coast Village bears is enjoying a stroll around 1:00 a.m. Please carry bear spray if you are having a midnight walk. Make sure you do not put your trash out until Monday mornings and keep your cats in at night.

Love living in this beautiful and somewhat "wild" place!

WARNING! DO NOT WASH ANY CANVAS ITEMS IN THE MACHINES!
SOMEONE IS DESTROYING OUR MACHINES BY WASHING INAPPROPRIATE ITEMS!!
IF THIS CONTINUES PRICES TO WASH WILL GO UP SUBSTANTIALLY!!!
IF YOU SEE ANYONE OVERLOADING OR WASHING SLEEP BAGS OR TENTS PLEASE TELL THE
OFFICE!

September Holidays

- September 4th—Labor Day—Labor Day (Labor Day in the United States) is an annual holiday to celebrate the achievements of workers. Labor Day has its origins in the labor union movement, specifically the eight-hour day movement, which advocated eight hours for work, eight hours for recreation, and eight hours for rest.
- September 10th—Grandparents Day—National Grandparents Day is a secular holiday celebrated in the United States of America and the United Kingdom since 1978 and officially recognized in a number of countries on various days of the year, either as one holiday or sometimes as a separate Grandmothers' Day and Grandfathers' Day. One celebrates both paternal and maternal grandparents

TREES AND GREENBELTS

There has been a great deal of speculation recently on greenbelts and trees. We have many new residents who have purchased in Coast Village. Therefore, clarification on some things for the new people—and maybe some of the old.

1. Just because the city rule states “at least 6’ high” for a greenbelt does not mean you can cut your greenbelt tops to 6’! Our CC&R’s (10.2) clearly state “ Greenbelt vegetation shall not be disturbed or removed on any lot within five (5) feet from the side and back property lines.” The greenbelt must be fostered and maintained”. That does not mean you cannot trim a limb hanging over your house. But it does mean you cannot have a 6’ “hedge”. You can “trim” dead brush and rake needles from the greenbelt. Fostering does not mean you can remove large sections and limbs that are within the greenbelt that are not dead. Greenbelts include trees as well as other native growth. This means if your tree is not dead or leaning or dangerous you cannot cut it out of your greenbelt without authorization from the BOD. Also remember wild Rhododendrons are not a bush but in fact are classified as a tree!
2. Trees: One of the nice things about Coast Village are all of the beautiful evergreen trees. With the influx of new owners, many people are questioning the safety and/or wanting to remove a tree for additional sun exposure. Although the Association cannot prevent an owner from removing a tree (not in the greenbelt) I encourage you to think carefully about just cutting down trees to “clear your lot” or to “create additional sun”, if we cut down all the trees we will end up with a middle class trailer park with nothing that makes us “unique” in any way. If the tree is leaning over your house, dead, dying, or dropping limbs on your roof that is a different thing entirely.

Thank you

Carlla van de Vyver—Lot 22 Sand Dollar

Maintenance Report

Staff continue to work on our water project. Whew! We have a surprise every week. I have **had several people ask me why we don't bring** in an excavation group.

1. Many of the excavations (most) contain electrical wire laying along side water lines in some cases wrapped together. This can not be excavated by a machine. This has to be dug by hand.
2. Cost!

We ask that residents continue to be patient regarding water turnoffs, delays in brush pick-up.

Our weekend employee Mike continues to paint our roads and blow our roads—we are also starting to do some trimming of over-grown brush.

Carlla van de Vyver
Nancy Brock
Richard Brown
Mikhail Renner
Dennis Barker
Mary Turman
Mike Cocchiara—weekends

Someone has removed almost all of the pots and pans from the Rose Room. If anyone has an extra pot please donate so we have the ability to use the kitchen and do some cooking.

If anyone knows who took all the skilletts etc., please let the office know.



In Memorandum

Noting the passing of Mark Colbert of Lot 155. He and his little dog will be greatly missed. Go with the angels Mark.



LAUNDRY ROOM

We are still having some problems with the washers in our Laundry room; the repair man has been called. One top loader washing machine is out-of-order, another is making a loud banging noise when it spins, but still gets the water out of the clothes. The machines will be fixed as soon as parts become available. We hesitate to buy new machines, the only ones available are the water-savers that all the residents seem to dislike.

A REMINDER—DO NOT OVERLOAD THE MACHINES, THIS CAUSES BREAKDOWNS.

MAINTENANCE TEAM

(541) 997-3583

Carlla van de Vyver, Park Operations Manager

Mikhail Renner, Lead —Days

Richard Brown—Days

Dennis Barker—Janitorial Monday thru Friday Evenings

Mary Turman—Janitorial Saturday and Sunday evenings

Mike Cocchiara weekend grounds

Remember to call the Park Manager on weekends if there is an issue.

360-521-8428

COMMUNITY CORNER

Architectural Committee Tips

A reminder to everyone that if you are planning on making additions to your home or lot, you need to check with the Architectural Committee to see if you need to obtain a permit. Generally a permit is required if you are planning to add any type of addition that would change the coverage of the lot.

Remember you could receive a fine from the City if you build without appropriate authority.

The **Greenbelt Committee (GBC)** is here to help lot owners maintain and/or rehabilitate their greenbelt (that is required on both sides and the rear of each lot) by providing advice labor, and in some cases plants that will work well to fill in a struggling greenbelt. If you would like some help, please contact the office or email cvgbc1@gmail.com.

AN EXAMPLE OF OUR WONDERFUL STRONG AND FUN WOMEN AT THE
VILLAGE!!!



A GREAT COMMUNITY!

September 2017

SUN	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 Labor Day No Garbage Pick-up	5 Garbage 9 am	6 Brush 9:00 a.m. Coffee Klatch 10 am	7 Odd Thursday Game Night Rose Room 6:30 pm	8 Water Shut Off 8 am to 1pm	9
10	11 Garbage 9 am	12 Brush 9 am	13 Coffee Klatch 10 am	14 ARC Meeting 4pm	15 Water Shut Off 8 am to 1pm	16 Board Meeting 10 am Rose Room
17	18 Garbage 9 am	19 Brush 9 am	20 Coffee Klatch 10 am	21 Odd Thursday Game Night Rose Room 6:30 pm	22 Water Shut Off 8 am to 1pm	23
24	25 Garbage 9 am	26 Brush 9 am	27 Coffee Klatch 10 am	28 GBC Meeting 3 pm ARC Meeting 4pm	29	30

Our Maintenance staff have been very busy with brush the last few weeks; if they haven't come by your house on Tuesday, they will finish the brush on Wednesday or Saturday mornings.



HAPPY BIRTHDAY: Here's to celebrations!

Elaine Lowman
Denise Crowe
Janelle Brown
Ann Curry
Terry Hiam
Faran Wamp
Sue Robinow

September 7th
September 9th
September 10th
September 11th
September 14th
September 13th
September 21st



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

Dave & Jude Craddock
Gene & Donna Shotwell
Jack & Patti Shields
Nancy Anderson & Glenn Singley
Richard & Janelle Brown

September 1st
September 7th
September 20th
September 29th
September 30th



If you would like your birthday/anniversary added to our newsletter just let the office know.

Living and Driving in Coast Village

Coast Village is a wonderful place to reside. The sense of community here is something Gene and I lacked in the city, and I cherish it. I suppose it is obvious, but living amongst seniors means there is no lack of wisdom and expertise all around us. I also appreciate the Board of Directors volunteer efforts in support of keeping our HOA a fair entity that supports us all.

One of the reasons the board exists is to address concerns of the members on livability issues. The two ways to state a concern to the board are to attend a board meeting or work session to speak to the board in person, and to send a letter or email to the board through the office. Every matter brought to the board in this way is addressed. One action I will be asking the BOD to approve at the September meeting is to create a more effective means to deal with driving problems. I am asking that the BOD approve an "Action Request Form", which will be available on our website and at the office. Residents will be able to use it to report speeding or other unsafe driving you observe. If an incident is reported against a vehicle, the office will send a warning letter. If a second incident is reported, the association will issue an intent to fine letter with notice of the right to appear to defend against the proposed fine. This follows our HOA rules regarding fines. Installing cameras in problematic areas is the decision the board took to create a more effective enforcement tool because speed humps are being removed. The office is receiving reports about people running stop signs and speeding already. Let's use this tool (Action Request Form) to be a part of the solution to a traffic problem in our park. There will be a place to put the time and location of the incident along with a place for a license plate number and/or lot number. Most importantly, let's try to remember that around every corner may be a neighbor walking within a few feet of our vehicle. Let's be safe out there.

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

Request

Signature: _____ 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	



City of Florence

250 Hwy 101, Florence, OR 97439

www.ci.florence.or.us

November 14, 2016

Dear Florence Citizen,

Enclosed is information regarding free native riparian plants being offered by the Siuslaw Watershed Council to help reduce erosion, filter nutrients, and keep water cool for salmon and trout. Your property is located along a creek or riparian area and is eligible to receive these free riparian plants being offered by the Siuslaw Watershed Council. In order to protect the Florence area's valuable natural resources, all areas along Munsel Creek as well as the Munsel Creek Side Channel have setbacks and regulations associated with them.

A 50-foot buffer from the edge of the riparian corridor is required for stormwater quality so altering it through the placement of structures or impervious surfaces; by the removal of native vegetation; by grading, excavation, placement of fill; or by vegetation removal (other than perimeter mowing and other cutting necessary for hazard prevention) is not permitted. In Coast Village, for the Munsel Creek Side Channel, that distance is reduced to 25 feet with an Administrative Review, provided that disturbed native plants are replaced elsewhere on the property.

An existing lawfully constructed structure can be replaced within a riparian area or wetland buffer zone with only a building permit (and no land-use approval) as long as no additional riparian surface is disturbed. If you are unable to build a 27' X 50' home within your property setbacks, you may do so through an Administrative Review if your build site is further than 20 feet from the riparian corridor. For structures closer than 20 feet from the corridor, a hardship variance is required, but for residents of Coast Village, the variance fee is waived.

FCC Title 10 – Zoning Regulations can be found at the City website at:

<http://www.ci.florence.or.us/council/title-10-zoning-regulations>

Please feel free to contact the Planning Department if you have any questions about your property, the significant riparian area, or Florence City Code. We are happy to provide any consultation needed. You may reach me at (541) 997-8237 or at Florence City Hall, 250 Hwy 101, Florence, OR 97439.

Best Regards,

Glen Southerland
Assistant Planner

Public Works
989 Spruce St.
(541) 997-4106

**City Manager/
City Recorder**
(541) 997-3437

**Community Development:
Planning & Building**
(541) 997-8237

**Finance/
Utility Billing**
(541) 997-3436

Justice Center
900 Greenwood St.
(541) 997-3515

Florence Events Center
715 Quince St.
(541) 997-1994



Events

September 2017

BEST DEAL IN TOWN FOR ANY BURGER LOVER! Good September – December 2017



Siuslaw News would like to offer you the BEST DEAL IN TOWN FOR ANY BURGER LOVER! Introducing the 2017 Fall/Winter Burger Card. ON SALE STARTING SEPTEMBER 1ST FOR \$35 You will get to enjoy five delicious burger meals from five great local restaurants! Only 300 cards will be sold. The Burger Card lets you score one burger plus a side from each of the participating restaurants: 1285 Restobar Bridgewater Clawson's Wheelhouse Darlings Resort The Grille Restaurant at Sandpines Order your card online today and we will mail it to you that very day. Terms: Card may be used during regular lunch/dinner hours at each restaurant. No Deliveries. Card to be used one (1) time only at each participating restaurant. Valid on one (1) standard burger and standard side item (Maximum value \$12, add-on or substitutions subject to an extra charge, no cash value, no split orders. Gratuity not included.)

Phone: (541) 997-3128

Email: bettina@florencechamber.com

Website: www.florencechamber.com

Book Sale!

September 2, 2017 @ 10:00 AM - September 3, 2017 @ 4:00 PM

Siuslaw Public Library, 1460 9th Street

Florence, OR 97439

Phone: (541) 997-3132

Website: www.SiuslawLibrary.org

Friends of the Library is having a book sale on Saturday and Sunday, September 2-3. Hours are 10-4. Location is the Bromley Room at the Library. Proceeds from the book sale benefit the Siuslaw Public Library. Members of the Friends of the Library are invited to come at 9 a.m. on Saturday before the sale opens to the public at 10. You can join at the door!

Annual Community-Wide Garage Sale

September 8, 2017 - September 10, 2017



Think of it as your own personal episode of the famous "American Pickers" TV show. Shoppers are you looking for bargains? Of course! And what fun to have an entire community sharing their goodies! Plan your weekend in Florence for the Rods 'n Rhodies Invitational Car Show and our Community Wide Garage Sale! Ready to clean your garage? How about that storage unit you're paying for? Yep, it's time! Get your map of all participating locations published and delivered to subscribers by The Siuslaw News on September 6. Extra copies will be available at The Siuslaw News and on their website, and at the Florence Area Chamber of Commerce.

BeachWalk 2017

September 9, 2017 @ 9:00 AM - 1:00 PM

North Jetty to Driftwood Shores



Join Florence Habitat for Humanity's annual fundraiser to help bring safe and affordable housing to local families by building new homes and expanding our neighborhood repair projects! Put together a team of friends and family! Or make new friends while you walk from the North Jetty to Driftwood Shores! Register at the North Jetty or the Habitat office (2004 Hwy 101). Enjoy a professional kite-flying demonstration at Driftwood Shores along with refreshments and the music of Robin DeVour! Furry companions are welcome!

Date: September 9, 2017

Time: 9:00 AM - 1:00 PM

FLORENCE EVENTS—SEPT. 2017

Bingo Night at Florence Elks Lodge

1686 12th St

Florence, Oregon 97439 (541) 997-2610

Ladies of Elks bingo night happens every Tuesday at the Florence Elks Lodge. All are welcome. Early Session at 3:45 pm, late session 5:45 pm. Bring a first time player and receive a half-pack free.



September 7, 2017 @ 4:00 PM - 6:00 PM



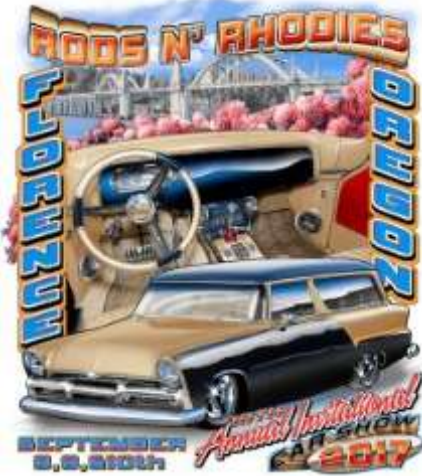
Stop our office on Thursday, September 7 for refreshments, and visit with our Board members and Staff. Learn about the Foundation mission and impact in western Lane County. Feel free to discuss with any board member the wonderful contributions our donors have made, allowing us to support local non-profits, schools and students with grants and scholarships. Hear exciting news about the growth of our managed funds to over \$6 Million! Catering by 1285 Restobar. Event from 4-6pm. 491 Laurel Street West in Country Corners.

Website: <http://wlcfe@wlcfeonline.org>

2017 Rods 'N Rhodies 10th Annual Invitational Car Show!

September 8, 2017 - September 11, 2017

Bay Street, Florence, OR



SEPTEMBER 8-10 Rods 'n Rhodies and Community-wide Garage Sale Weekend **DOWNLOAD THE SCHEDULE OF EVENTS HERE!** **CHECK OUT THE 15 SECOND VIDEO HERE.** Weekend Overview Florence will be in top gear and revved-up for you during the 10th Annual Invitational Rods 'N Rhodies Car Show presented by the Florence Area Chamber of Commerce September 8-10. Rods 'N Rhodies Weekend includes the fifth annual Community-wide Garage Sale with dozens of residential and commercial sales all around town. Top Hot Rods and Classic Cars to Shine This year's American Graffiti theme will supercharge the weekend from start to finish! The event showcases up to 125 of the best high-end hot rods and custom cruisers from 1976 and earlier. Rods valued in the range of \$250,000 are regulars at this event and this year we have some famous special guest vehicles—four of the American Graffiti tribute vehicles and the famous Copper Caddy featured on Velocity Channel's *Bitchin' Rides*. Three Rivers Casino Resort has joined our event as a major sponsor this year and will host these famous vehicles Friday afternoon and evening.



Poker Walk During Rods 'n Rhodies Invitational Car Show!

September 9, 2017 @ 10:00 AM - 4:00 PM

Bay Street, Florence, OR
Phone: (541) 997-3128
Email: bettina@florencechamber.com
Website: www.florencechamber.com



This year the Poker Walk will be on Saturday, September 9, from 10:00 a.m. to 4:00 p.m. with some great prizes! Local shops, galleries, and restaurants in Old Town are your poker destination. On the day of the event, Poker Walk contestants purchase a Rods 'N Rhodies Poker Walk Card for \$5 from the Rods 'N Rhodies Pit Crew at the Poker Walk table on Bay Street. The contestants then visit each registered destination and draw a card from the deck of cards. The merchant signs off on the card and records it for the officials. Contestants must have at least five cards to have a playing hand. The more merchants a player visits, the better the chances for a winning hand when they turn it in at the Poker Walk table on Bay Street. A number of prizes will be available with special prizes for the highest and lowest hand. The winners will be announced during the Rods 'N Rhodies car award ceremony on Sunday at noon and need not be present to win.

Portland Trail Blazers – Rip City Relay

September 12, 2017 @ 4:00 PM - 6:00 PM

Florence, OR Florence, OR



Tuesday, September 12

Basketball Clinic – Siuslaw Middle School (2525 Oak St., Florence, OR 97439)

Trail Blazers youth basketball coaches take over a PE class to teach local kids how to play like the pros.

School Assembly – Siuslaw Elementary School (2221 Oak St., Florence, OR 97439)

Trail Blazers personalities take over a school assembly for an hour of flair, fanfare and fun.

4:00 PM

Rip City Flag Raising – Port of Siuslaw Parking Lot, Florence, OR 97439

Florence Mayor Joe Henry joins Trail Blazers and Moda representatives to tip off the Rip City Fair with opening ceremonies.

4:00PM – 6:00PM

Rip City Fair – Port of Siuslaw Parking Lot, Florence, OR 97439

Fans are invited to this free community gathering from 4-6 PM featuring fun for the whole family, including the opportunity to interact and play basketball with Trail Blazers personalities, take photos with the 1977 NBA Championship trophy, and win game tickets and other prizes.

The Portland Trail Blazers and Moda are excited to begin the fifth annual Rip City Relay. A team of Trail Blazers ambassadors and staff will embark on a week-long journey from Sept. 11-15 around the state of Oregon, engaging with Trail Blazers fans all along the way. This event brings Oregon communities together with energy and enthusiasm to showcase the Trail Blazers as "Oregon's Team". WHEN/WHERE Tuesday, September 12th, 2017: Basketball Clinic – Siuslaw Middle School (2525 Oak St., Florence, OR 97439) Trail Blazers youth basketball coaches take over a PE class to teach local kids how to play like the pros. School Assembly – Siuslaw Elementary School (2221 Oak St., Florence, OR 97439) Trail Blazers personalities take over a school assembly for an hour of flair, fanfare and fun. 4:00 PM Rip City Flag Raising – Port of Siuslaw Parking Lot, Florence, OR 97439 Florence Mayor Joe Henry joins Trail Blazers...

