

COAST VILLAGE REPORTER

SEPTEMBER 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 09

CVPOC

Board of Directors 2014-2015

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BOARD MEETING

Saturday, September 19, 2015
10:00 a.m. Rose Room

Business Office: (541) 997-3312
Available for general business

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
FAX line: 541-902-0103

“President’s Rant”

September Discussion: Is it a ‘Dwelling’? or is it ‘Guest Quarters’? and why does it matter?

In my discussions with lot owners I often hear something like “it’s not a dwelling because it’s moveable and not being lived in more than 6 months”. This is not surprising, especially from long-time residents, as our 1997 CC&R document defines “Dwelling Unit” as: “Any structure which contains sleeping and/or cooking and/or bathing facilities and which is occupied by an individual(s) for more than six (6) months in any twelve (12) month period.”

This month I would like to try and explain how our city zoning (10-29) that went into effect in Jan. 2012 had the effect of changing how a ‘dwelling’ is defined here in Coast Village. To continue allowing the use of mobile structures (motor homes, trailers, park models) as full-time and part-time dwellings in CV, as this is not allowed in other city zoning districts, the city, with help from CV needed to create 2 new dwelling definitions: one for things that can move and the other for things that can’t move:

“Permanent Dwelling: (doesn’t move): Site-built single family dwelling; manufactured home, modular home, or other pre-manufactured home (no minimum floor area size); or mobile structures such as park models, recreational vehicles and motor homes that cannot be easily driven or pulled from the site. Permanent dwellings may be occupied year-round or less.”

“Temporary Dwelling: (can be moved): Mobile structures such as park models, recreational vehicles and motor homes that can easily be driven or pulled from the site (i.e. wheels and tongue still attached). There shall be no obstructions that would prevent the easy removal of the structures. Obstructions include but are not limited to: attached accessory structures, accessory structures placed to block the mobile structure, in-ground vegetation or landscaping, retaining or landscaping walls, foundation, hard-wired utilities, and hard-piped utilities. Temporary structures may be occupied year-round or less.”

Very important is that both these definitions allow the defined structures to be lived in year-round but there is no minimum occupancy time to qualify as a dwelling (year-round or less). Notice also that the same kinds of mobile structures are listed in both with the only difference being whether they are installed permanently or can ‘easily be driven or pulled from the site’.

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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, September 17, 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.—9:00 p.m.

“President’s Rant” cont.

Next our city zoning lists our “Permitted Buildings and Uses”:

- A. One permanent or temporary dwelling per lot.
- B. In addition to the dwelling allowed by A (above), one mobile structure may be permitted for use as guest quarters for up to six months in a twelve month period...
- C. Accessory structures such as ramadas, cabanas, patio slab, carport or garage and multi-purpose/storage buildings, when built on a lot in conjunction with A above.

So this means:

- 1. The first unit on any lot that people live in is a dwelling right from the first day it is installed and occupied, it can come from either category of dwellings (moves or doesn’t move), it must comply with all the set-back requirements for dwellings (20’ front, 8’ side, 10’ rear) and it is subject to CV CC&R rules for “maximum age and physical condition” when first ‘installed’ on a lot.
- 2. Once a lot has a dwelling ‘installed’ on it under A., the lot is also allowed to have something mobile on it to use as ‘guest quarters’ but it can only be occupied for less than 6 months in a 12 month period. These extra ‘guest quarters’ are not called dwellings in the zoning and do not qualify as dwellings under the old CV definition, which means they are not ‘subject to maximum age and physical condition requirements’ in 5.2c of our CC&R document. These guest quarters are also not be subject to the extra set-back requirements for dwellings which means they cannot encroach on side or rear greenbelts.
- 3. Item C. above defines the variety of other normal stuff allowed on our lots but does place the restriction that we must have a dwelling under A. Notice it does not require that the dwelling always be located on the lot which makes sense as movable structures fully qualify to be an A. dwelling.

In summary, under our city zoning, which takes precedence over our CC&R rules where they are more restrictive, the first structure on any lot that is designed for occupancy is automatically a dwelling but it can still be moveable or permanent. It is therefore subject to the dwelling set-back rules and also CV CC&R rules for maximum age and physical condition when first installed (ARC Form 002 is used to approve dwellings). With a dwelling defined, a lot is then allowed other moveable things, but just one at a time, to be used a guest quarters and these are limited to be occupied less than 6 months in a 12 month period, as per the 1997 CC&R rule here in CV.



From the Park Operations Manager

Carlla.CVPOC@Qwestoffice.net

Phone: 541-991-0762 (Cell)

I have spoken about the importance of checking our water usage often during the time I have worked here. During the month of July/August our maintenance staff have been doing water pressure checks and we are approximately 40% complete. I have completed a water meter read on the main water main at 3:00 a.m. to assure we do not have a major use of water at that time which shows we have no major leaks right now. We have identified a few homes with leaking toilets and have requested of the lot owners that they repair their toilets. The newsletter reflects caution in overusing water or letting hoses run unattended.

The month of August our rates for water and sewer increased by 2.15 percent. Our water bill for July was \$19,781.01. Our use of water in July was 6300.00 cu feet per day. I met with the City of Florence's water department regarding this huge increase of \$ 5,886.83 from June. I had our water meter re-read for accuracy. I was told that the average water usage by CVPOC from the July bill has went up to 7900 cu ft. per day. This means that the August water bill will increase yet again.

What also came from my meeting with the City was their statistics showed an increase in the average household water/sewer bill from \$75.00 to over \$100.00 per household. The average cost per lot of our last bill is \$79.12. CVPOC rates are computed on a different scale than individual households and we do receive a less expensive rate. We are also quite full with most lots occupied at this time.

Just a note once again re the "water". Because we have meters on the clubhouse, laundry and satellite bath I will be reading those meters this month which will give us an idea of how much the joint facilities are using. I will report that in the next newsletter.

We also received an increase in the "Street Maint. Fee", this went up .50 per lot or \$125.00 per month. It is important if you are going to be gone that you fill out the form for the city which is in the newsletter each month. This will reduce our costs.

We have completed the repair behind the mail boxes in the mail room.

The Sauna heater has been received. We are waiting for some schematics and the will go forward to install.

We are still having issues with owners dumping garbage in the back of the trailer (we will be monitoring this on camera from now on and owners will be fined if spotted). Remember also that the bear proof cans are for fish and crab debris and weekenders only. Please put all other garbage out on Monday a.m. for pickup. The other issue is putting garbage into your can without a garbage bag. As stated before we do not have a compactor, therefore all garbage must be contained within a garbage sack. Going forward your garbage will NOT be picked up unless it is contained. If you will read your source documents you will find there is a fine attached to this if you do not comply.

Recycle: Our recycle containers are emptied twice per week. They are overflowing!!! While I am loath to dig through trash I have in this case—and discovered something—people are NOT breaking down their boxes, there is plywood debris (NOT ALLOWED) there are plastic sacks full of debris (ALSO NOT ALLOWED). There is regular garbage included in the sacks—PLEASE use recycle the way it was intended. Break down boxes, etc. That way there will be room in the containers for everyone.

The BOD addressed safety issues regarding the pool at the August Board meeting. We tried moving the cover back against the fence during usage hours to reduce tripping hazards, but found we had created a monster with children now running (and falling) plus playing leapfrog over the metal end pieces that hold the cover. We have decided to move the cover back to it's original site. This means NO SETTING, JUMPING OR PLAYING ON THE POOL COVER.

The pool rope that divides the pool must be kept in place at all times during "open swim". It may be removed during adult swim but please put in back when you are done. It is difficult to attach unless you are in the pool and our maintenance staff do not want to "go swimming" to reattach it.

Recipe Corner:

Zucchini/Yellow summer squash recipe
1-2 squashes per person
1-2 eggs per person
1-2 slices of cheddar jack cheese per person
Grated cheese for topping
Milk
Salt, pepper

Peel squash and cut into 1/8 inch thick rounds
In a buttered baking dish layer squash and cheese
Beat eggs and milk together and pour over squash.

Egg mixture should almost cover squash.
Top with grated cheese, salt and pepper to taste
Bake 30-40 minutes or until firm and slightly browned on top

Options: add chopped onions, green beans, spinach, other veggies.....bake in ready made pie shell as a quiche...use pepper jack cheese for a southwestern flair....use Sicilian jack for Italian flair....



TREASURERS REPORT**August 15, 2015****Scott Murray, Treasurer****BANK ACCOUNT BALANCES AS OF August 12, 2015**

Operating Fund Account:	\$ 88,878.40
Reserve Fund Account:	<u>\$ 108,925.82</u>
Total Funds in Bank:	\$ 197,804.22
 Petty Cash Fund	 200.00

Dues and Electric Past Due from Owners:

	Total \$ 7,639.16
Account of \$ 5,874.87	Owner is deceased. CVPOC is foreclosing.
Account of \$ 260.00	Repayment Contract in place.
Account of \$ 405.00	Repayment Contract in place.
Account of \$ 1,099.29	Has been sent to collections.

All accounts payable are correct and up to date.

As of August 12, 2015, earnest money and an offer has been made on Lot 75. The Board voted August 15, 2015 to accept the offer.

SAFETY IN THE PARK:

Please do not step out between bushes onto the roadway! There are paths to follow and if you short-cut between bushes you could be hit. We strive to keep hedges trimmed, however you have a responsibility to follow the paths to avoid a possible accident.



I am the architect of my life. I build it's foundation and
choose it's contents.

Walk softly and peacefully among all living things

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

The Activities Committee continues to look for volunteers! If you would be interested in participating in the planning and execution of potlucks and other fun events, please contact Carlla at the CVPOC office.

Swimming season and water aerobics will be over soon, Guthrie Wilson (Activities Committee) would like to collect interests on an exercise/dance class which she is willing to lead or take turns with others during the fall, winter and spring seasons. Please let her know or advise at the office if you would be interested.

Would anyone be interested in having a book club? Please let the office know if there is any interest.

NOTICE: AT ALL FUTURE BOARD MEETINGS THERE WILL BE A SHORT LUNCH BREAK IF THE MEETING RUNS PAST 1:00 P.M.

WEATHER CORNER

Temperature averages this year in Florence have been below average. The below average temperatures here were very much against the trend in the PNW. Portland, Salem and Eugene all experienced their warmest temps ever in June. All inland areas were 5F to 10F degrees above average. Rainfall is also below average here. This has been the driest year since 1992.

**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 power washing on the Spruce Street fence is almost complete. We will be addressing any rot in the fence and replacing boards in the next two weeks. Once that is finished the clear coat will be applied. This should maintain the fence well for at least two years.

We have put new small wastebaskets in the men and women's bathrooms at the clubhouse. This should eliminate people putting disposable items on the floors next to the toilets.

We are continuing with water pressure tests so if you see our staff on your property do not be alarmed.

The heater from Scandia has arrived and we hope to have the sauna up and working by the end of September.

We have a new maintenance person. Please welcome Kenny Bartley to our staff.

We continue to have issues with the washer and dryers being over-loaded. As stated before please do NOT over-load machines. If the repair bills continue to go up we will be forced to raise rates on washing and drying to keep up with costs.

Many of the turn-off valves at lots are old. We are replacing them with a brass valve which will last years longer. They will be replaced whenever we have broken valves.

The #2 Lift Station is still on track to be replaced/ repaired and the timeline has been extended somewhat. The sewer line repair has also been extended for Outer Drive.

The new flagpole has been re-ordered and is in the manufacture process now. We hope to have it installed by October before any winter storms hit.

Although we blow all the streets each weekend there has been extra debris in the road. This is due to all the extra afternoon winds. The staff are

very busy with projects currently but as those are completed we will be cleaning streets more often. Currently we are raking and cleaning up the sides of the street of needles, etc. due to the fire danger. Please if you smoke DO NOT throw your butts out the window. We are finding a lot of butts laying along side the roads.

Reed fencing will be replacing rotted boards with a section of chain link fence in October on the west side of the park (north fence).

If you have board fencing on a perimeter fence for CVPOC you can request to have it replaced. However it will be replaced with chain link fence only. If you choose to have a board fence it is up to the lot owner to maintain or replace. Please contact the CVPOC office if you have a fence on the perimeter than needs replacing. (The exception is along Spruce Street).

Please contact the office for any maintenance issues.

I am requesting an increase in fees for replacing post office box locks and keys from the BOD at the September meeting. It is federal law to replace the entire lock on a post office box if keys are lost. Our costs to replace these locks have increased and I will be requesting the increase to cover that cost.



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**PASSINGS**

With great sadness we share news that Larry Phillips passed away on Sunday August 16th after battling cancer for four years. Larry was such an important part of Coast Village. He volunteered on many committees was a leader with the Facilities Maintenance Committee and was involved in developing many policies and procedures that we follow today. He was a kind and gentle man, a real gentleman. I for one will miss him greatly. Our sympathy goes out to Diana, and his entire family.

Do not Stand at My Grave and Weep

By Mary Elizabeth Frye

Do not stand at my grave and weep;
I am not there, I do not sleep.
I am a thousand winds that blow.
I am the diamond glints on snow.
I am the sunlight on ripened grain.
I am the gentle autumn rain.

When you awaken in the morning's hush
I am the swift uplifting rush
Of quiet birds in circled flight.
I am the soft stars that shine at night.
Do not stand at my grave and cry;
I am not there, I did not die.



SIGNS, BRUSH, ETC.

I have sent out letters to owners who have property for sale and have signs. Most have taken them down. This is a reminder that NO signage is allowed in Coast Village advertising anything, including property for sale. Please remove any signage you might have up indicating info on your property for sale. It may be placed out in the boxes on the street only.

The office has received several complaints regarding "Brush Day", we are taking in approx. 1.25 tons of brush on Tuesdays (every Tuesday) this means we don't always get all the brush picked up on that day. If you believe you have been missed please call the office and let us know. Currently we are hauling brush on Tuesdays and Wednesdays so you may not be picked up until Wed. in the week.

On Wed. September 16th we will have an "everything" day. This means if you have an old appliance, a mattress, etc. we will pick it up. This DOES NOT include hazardous materials. Please have your items in front of your house by 9:00 a.m.

If there is an "extra" charge at the dump you will have to pay the fee for your item.

We are finding bags in the recycle of dog waste. We are also finding small "grocery store" bags of cat litter waste on Monday "garbage day". If you are going to put your animal waste out on garbage day IT MUST BE INSIDE A REGULAR GARBAGE BAG. Do not put out multiple grocery store bags containing dog or cat waste, in future it will not be picked up. Many of these bags

are not even tied closed or they break when thrown in the trailer then our staff must pick it up and put it in a sack before it goes to the dump. This is not acceptable. PLEASE, use the recycle in the manner in which it is intended. CVPOC is charged extra when there is waste that is not appropriate in the recycle bins. There is a garbage can specifically for animal waste behind the maintenance office. Please dispose of your waste in that can only.

Because we post the approved minutes at the post office and they are on the web site I am not including them in with the newsletter in future. A savings of paper! If you want a personal copy you can request one at the office.

Safety: *The days have become longer and with the time change more folks are out and about. Be aware of workers, walkers, gardeners, pets and others on walks. If you see something out of place, report it! If it's a threat to property or person, call "911". Let the authorities sort it out.*

Please watch where your pets step this time of year. Goat weed is a terrible pain in the foot for us. Any place with dried weeds can hide those nasty things. If your pet is limping after a walk, or being outside...check their paws right away.



Ads:

For Sale: #2 Village Street, contact office for further information.

Wanted: Dependable transportation affordable under \$2,000.00. Contact the office.

Cougar News

FLORENCE — Police on Wednesday urged residents to be on the alert for cougars and to quickly report any sightings, following several sightings over the last few months.

Sightings have been reported in the Munsel Lake Road area, around Coastal Highlands and along Kingwood Street, police said.

If anyone should see an animal that appears to be a possible cougar, they are asked to call the police department at 541-997-3515.

While reports of cougar sightings have increased, coyotes, bobcats and dogs often are mistaken for cougars, police said. A cougar can be identified by its large size, cat-like appearance, consistent tan or tawny body color and long tail. An adult cougar's tail is nearly 3 feet long.

Here are precautionary steps:

Cougars often will retreat if given the chance. Leave the animal a way to escape.

Stay calm and stand your ground.

Maintain direct eye contact.

Pick up children, but do so without bending down or turning your back on the cougar.

Back away slowly.

Do not run. Running triggers a chase response in cougars, which could lead to an attack.

Raise your voice and speak firmly.

If the cougar seems aggressive, raise your arms to make yourself look larger and clap your hands.

If in the very unusual event that a cougar attacks, fight back with rocks, sticks, tools or any items available.



We are delighted to see many forms of wildlife returning to Coast Village. It is encouraged to make sure your cats are indoors at night to make sure they remain safe. Coyotes, raccoons, deer and bear are often on the streets at night. Stay aware if you are walking at dusk.

Do not leave animal food out at night as this will attract raccoons, coyotes and bear.

Garden Veggies

Don't forget to pick a few green beans for dinner or a nice squash or cucumber along with some tomatoes.

Remember the produce is there for all of us! Please enjoy it. Do NOT pull the potatoes yet, they are not ready. There is summer squash, small and large zucchini, tomatoes (both Italian and slicers) cucumbers, lots of green beans, fresh herbs, etc. Plus a few hot peppers.

Enjoy!



September 2015

Su n	Mon	Tue	Wed	Thu	Fri	Sat
		1 Brush Pickup 9 am Water Aerobics 10 - 11 am	2	3 Water Aerobics 10 - 11 am Coast Chamber 3:00 - 5:00	4	5
6	7 Labor Day Holiday No Garbage Pickup	8 Garbage Pickup 9 am Water Aerobics 10 - 11 am	9 Brush Pickup 9 am	10 Water Aerobics 10 - 11 am Coast Chamber 3:00 - 5:00 ARC 4 pm Recycle Meeting 5-8 pm	11	12
13	14 Garbage Pickup 9 am	15 Brush Pickup 9 am Water Aerobics 10 - 11 am	16	17 Water Aerobics 10 - 11 am Coast Chamber 3:00 - 5:00	18 Work Shop 10 am	19 Board Meeting 10:00
20	21 Garbage Pickup 9 am	22 Brush Pickup 9 am Water Aerobics 10 - 11 am	23	24 Water Aerobics 10 - 11 am Coast Chamber 3:00 - 5:00 ARC 4 pm	25	26
27	28 Garbage Pickup 9 am	29 Brush Pickup 9 am Water Aerobics 10 - 11 am	30			

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



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

Gene & Donna Shotwell September 7th
Jack & Patti Shields September 20th
David & Jude Craddock September 1st
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.