

Coast Village Reporter

JANUARY 2011

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

VOLUME 14 ISSUE 1

CVPOC Board of Directors 2010-2011

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Melba Reinke Treasurer West Sector	(541) 997-2297
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A BIG HAPPY NEW YEAR from your
CVPOC BOARD, STAFF and COMMITTEE MEMBERS



WATER PROJECT UPDATE

Larry Phillips and Frank Brooks report that feeder line valves (off the main line to residences) have been installed on Driftwood Drive, Sailor Lane and a portion of Outer Drive. Sailor Lane and Driftwood Drive were originally identified as potential major leak areas in our park. McKenzie Excavating is assisting our maintenance crew with installation and they are currently working on Horseshoe Bend.

The good news is that after the closing of all feeder lines on Driftwood Drive, Sailor Lane and part of Outer Drive, **THE MAIN LINE WAS FOUND TO BE FREE OF**

LEAKS. Also, a main line valve previously not known to exist has been located. This good news will save the corporation money.

The discovery so far, which was not unexpected, is that some of us will need to replace our feeder lines. The absence of leaks on the main lines means that the major leaks will be found on individual properties. For now, those lines can be turned off if owners are not in Coast Village, but as work progresses, specific feeder lines will be identified and members having leaks will be notified that they will need to replace their line coming from the valve onto their property.

FLORENCE CITY ZONING EXPLANATION

Coast Village members recently received a letter from the City of Florence regarding a zoning hearing which raised concern among many of us. In talking with city officials, I learned that they are proposing a zoning change for the path to our North between Coast Village and Florentine as well as the area where the Water Works sits. They wish to change those designations from Single Family Residential (SFR) to Open Space. City ordinance requires that the city inform adjacent property owners when this kind of change is proposed. That's why we all got letters.

I have been appointed to coordinate zoning discussions between our village board and the city. Our goal is to

preserve the uniqueness Coast Village has enjoyed for the past 38 years. I have researched city zoning decisions that impacted us in the past and am encouraged that we can retain our uniqueness. As you are aware, CV is a mixture of single family homes, manufactured homes, mobile homes, park models and RVs. City officials have been open to our introductory discussions and proposals but do not plan to address our situation until next April or May.

We will continue to work with the city as they address zoning that could impact us and will keep you informed. If you have questions, concerns or suggestions, please e-mail me at: g.anderlohr@msn.com Ginger Anderlohr

THIS MONTH'S BOARD MEETING:
Saturday, January 15, 2011 at 10 am
in the Adult Lounge of the
CVPOC Clubhouse.

NEXT BOARD MEETING:
To be determined.

The current **GATE CODES** are posted on
your monthly **BILLING STATEMENT**

Business Office: (541) 997-3312
Available for general business
1 pm to 5 pm M-F
Available for park emergencies
8:30 am to 5:00 pm M-F

Maintenance Office: (541) 997-3583
maintenance staff on premises 7am - 9pm
for park maintenance issues or
emergencies call (541) 997-3583
24 hours a day, 7 days a week

E-Mail: coastvillage@oregonfast.net • *Website:* www.coastvillageflorence.com

Board, Committee & Maintenance News • Monthly Calendar • Treasurer's Report

FRANK'S CORNER



Although the majority of our time has been taken up by the water project, we've been able to do some other projects:

Two additional phone lines were put into the adult lounge to enable telephone conferencing for board meetings; a ballast was replaced in a light in the laundry; a gate transmitter was repaired for the owner at lot 214, power was also reset at lot 214; the circuit board for the small pool heater was replaced to make the heater operational; we assisted the electrician on the rewire of the Satellite bath facility by digging the conduit trench and installing the conduit. The rewire was completed and the Satellite bath is back in operation. The #1 sewer pump station was inoperative. It was pumped to get through the weekend and pumped again for the repair. One pump was changed and is being repaired, the other pump will be replaced by the repaired pump.

Our efforts on the water system have enabled us to install lot shut off valves and concrete drive-over boxes in the driveways of more than half of the park so far. The areas completed so far are: Sailor Lane, Driftwood Drive, Horseshoe Bend, Azalea Street, Bourbon

Street, Huckleberry Lane; and south Outer Drive from Sailor Lane to Rhody Loop, Manzanita Way and Castaway Cove are dug out, ready for valves to be installed.

We were never able to internally control water flow on Outer Drive from the Satellite bath to Huckleberry Lane or Azalea Street during the investigative process of installing valves for the control of these areas. A valve was discovered buried nearly 3 feet in sand for the control of Azalea Street. This reduced the cost of control by one valve.

Another bit of good news was that after the lot valves were installed on Driftwood Drive and Sailor Lane, a pressure check was performed on the common area for those two streets and checked good with no pressure loss for over 10 minutes. Other pressure checks will be accomplished as areas are completed.

Hope everyone had an enjoyable Christmas and that everyone has a great and prosperous New Year.

From the staff: We're all looking forward to the New Year and hope you are too.



COAST VILLAGE COMMITTEES

- ACTIVITY COMMITTEE**
Sharyn Read, Co-Chair sharyn@snapsmail.com
Sharon Gelmstedt, Co-Chair chinook@aol.com
Shirley Shotwell, Co-Chair wayneShirley_shotwell_1@msn.com
- ARCHITECTURAL REVIEW COMMITTEE**
Ginger Anderlohr, Chair g.anderlohr@msn.com
- CC&R'S & BYLAWS COMMITTEE**
John Mawhinney, Chair jtm012@comcast.com
- COMMUNICATIONS COMMITTEE**
Bill Force, Chair deebill4s@gmail.com
- ELECTIONS COMMITTEE**
Ila Mae Robinson, Chair seamstressila@hotmail.com
- FACILITY MANAGEMENT COMMITTEE**
Albert Gelmstedt, Co-Chair chinooki@aol.com
Larry Phillips, Co-Chair larryphillips@oregonfast.net
- WATER STUDY SUBCOMMITTEE**
Dennis McMackin, Chair lindyden@q.com
- FINANCIAL MANAGEMENT COMMITTEE**
Melba Reinke, Chair melboboforegon@hotmail.com
- 5 YEAR PLAN-RESERVE STUDY SUBCOMMITTEE**
Diana Glasgow, Chair dianaglasgow@aol.com
- BUDGET SUBCOMMITTEE**
Melba Reinke, Chair melboboforegon@hotmail.com
- COLLECTIONS SUBCOMMITTEE**
Chris Lampropulos, Chair 541-997-7588
- NEW MEMBER ORIENTATION COMMITTEE**
Dee Force, Chair deebill4s@gmail.com
- PERSONNEL COMMITTEE**
Chris Lampropulos, Chair 541-997-7588
- POOL AD-HOC COMMITTEE**
Peg Mawhinney, Chair m2mj37@comcast.net
- ZONING COMMITTEE**
Ginger Anderlohr, Coordinator g.anderlohr@msn.com

PET OF THE MONTH MUSICAL DOGS



WALLY AND ANGEL
(AND DAVE AND JUDE)

"Are you guys doing anything right now? Oh – well, have you eaten? No? Why don't we go down to the bay front and listen to Dave and have something to eat? Let's call Jude and see if she wants to go."

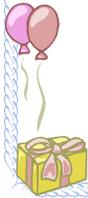
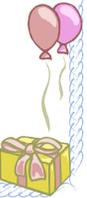
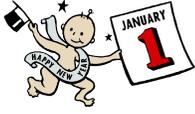
This conversation takes place a lot in Coast Village. On a quiet evening many of us succumb to the irresistible combination of extraordinary piano music played by Dave along with excellent food, and find ourselves hanging around the bay front being Dave groupies. (We may get T-shirts that say "DAVE GROUP-IES.")

But, this story is really about Wally and Angel, who are two lucky dogs who live with Jude and Dave Craddock and can listen to Dave all the time. Angel is a very classy little shepherd girl who came to Jude and Dave from the Humane Society, of which Jude is an ardent supporter. Wally is a Jack Russell terrier that came from a family who wanted a dog that was a little livelier. He is a pretty laid back little dog for a Jack Russell. Jude takes Angel and Wally to the beach every day that it is possible so they have lots of adventures on their run – like rolling in dead things, chasing things and getting all wet and stinky for the ride home. Jude says she can't imagine living without a dog in the house. Her enjoyment of her "kids" is fun to watch.

Dave says he can't imagine living without playing music. When asked when he will retire, he says "When I fall off the piano bench." We should also mention he can SING.

HAPPY NEW YEAR TO ALL OF OUR TWO AND FOUR LEGGED FRIENDS!

JANUARY 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		Happy Birthday! Shirley Shotwell ~ January 2 Linn Duske ~ January 6 Myron Aho ~ January 11 Ed Johnson ~ January 20 Dean Cullop ~ January 21				 1 New Year's Day
2	3 GARBAGE PICKUP AGENDA ITEM DEADLINE	4	5	6 Clubhouse Reserved 3:30 pm-6:15 pm	7	8
9	10 GARBAGE PICKUP	11	12 DEADLINE TO RETURN POOL BALLOTS (3 PM)	13 ARC MTG 4 pm Clubhouse Reserved 3:30 pm-6:15 pm	14 METER READING	15 BOARD MEETING 10:00 am DEADLINE FOR NEWSLETTER ARTICLES
16	17 Martin Luther King, Jr. Day OFFICE CLOSED	18 GARBAGE PICKUP	19	20 Clubhouse Reserved 3:30 pm-6:15 pm	21	22
23	24 GARBAGE PICKUP	25	26	27 ARC MTG 4 pm Clubhouse Reserved 3:30 pm-6:15 pm	28	29
30	31 GARBAGE PICKUP	 <p align="center"> Our heartfelt thank you, to each of you who thoughtfully sent cards, gave a gift, brought us Christmas treats or stopped by to wish us a happy holiday season. Y our kindness is truly appreciated. </p>				

LARGE POOL BALLOTS MAILED

Ballots for the membership to vote yes or no on permanently closing the large swimming pool were mailed on Monday, December 20, 2010 by the Elections Committee.

Ballots are due to be returned by no later than 3:00 pm on Wednesday, January 12, 2011.

We are saddened to report the passing of
David Walsh
 on December 17, 2010
 Our condolences to his wife Cherie,
 and to his family & friends.

NOTICES

- ◆ **Meter Reading:** Park electrical meters will be read this month beginning Friday, January 14.
- ◆ **No Garbage Pick Up:** There will be NO garbage pick up on Monday, January 17, Martin Luther King, Jr. Day. Garbage will be picked up on Tuesday, January 18.
- ◆ **Agenda:** The monthly Board of Directors meeting agenda is available to view on the Coast Village Website, inside and outside the mailroom, and in the business office.


Happy Anniversary
 Billy & Felina ♡ January 12
Congratulations!

TREASURER'S REPORT for MONTH ENDED NOVEMBER 30, 2010**ASSETS**

	<u>6/30/2010</u>	<u>10/31/2010</u>	<u>11/30/2010</u>	<u>November Net Change</u>	<u>FY '10-'11 to Date Change</u>
<u>Bank Accounts</u>					
Operating Fund Account	\$ 23,321	\$ 21,051	17,833	\$ (3,218)	\$ (5,488)
Reserve Funds Accounts	133,012	134,958	137,522	2,564	4,511
Total Funds in Bank	\$ 156,332	\$ 156,009	\$ 155,355	\$ (654)	\$ (977)

Dues & Electric Past Due from Owners

	<u>Less than 30 days</u>	<u>30-90 days</u>	<u>Over 90 days</u>	<u>Total</u>	
\$	1,606	\$ 817	\$ 1,488	\$ 2,423	
\$	275	\$ 442	\$ 1,978	\$ 2,695	Uncollectable: Board approved to write-off 11/20/10 Sent to collections (Atty)
\$		\$ 284	\$ 1,052	\$ 1,336	Uncollectable: Board approved to write-off 11/20/10
\$	1,881	\$ 1,543	\$ 4,517	\$ 7,941	Total Accts Receivable 11/30/2010

Dues and Electric Paid in Advance

\$ 14,387

Many lot owners pay their dues in advance

CVPOC Rental Lots

Lot 11 - rented for \$25/mo for parking

Lot 12 - rented for \$325/mo

CVPOC Lots for Sale*

Lot 43* asking price - \$44,500

Lot 261* asking price - \$52,250

*Acquired by CVPOC in foreclosures

Net funds from sales to go directly to Operating Acct

Prepaid Insurance & Taxes

\$ 8,862

LIABILITIES

Bills for November services due in December 11/30/2010 \$ 21,484

Payroll & Payroll Taxes Payable due 12/1/2010 \$ 10,493

Past Due Bills still payable - 0 -

All bills & payroll were paid by due date

Other Debt Balance - 0 -

CVPOC has no long term debt of any kind

Net Income/(Loss) for Month November 2010 \$ (1,043) for Fiscal Year to Date \$ (6,732)

less depreciation \$ (3,010) less depreciation \$ (15,052)

NET INCOME/(LOSS)**FOR MONTH OF** November 2010 **\$ 1,968** **FOR FY TO DATE** **\$ 8,319**

Water Consumption in Gallons	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>
	1,653,708	1,506,112	1,188,713	862,174	692,376* (*estimate)

COAST VILLAGE TO GO PAPERLESS

Coast Village would like to go paperless for those members wishing to elect this option. Those not choosing to go paperless will continue to receive information in the same manner you have in the past. Pending board approval of high speed internet for the CVPOC office and a new and improved Website, you will have the option to select one or all of the following choices on the form below. Please check items desired below, sign, provide us with your e-mail address and **return the form** to the CVPOC office at:

**Coast Village Property Owners Corporation
131 Rhody Loop, Florence, OR 97439**

Thank you.

SIGN UP TO GO PAPERLESS

PLEASE CHECK ALL THAT APPLY

_____ Receive newsletters on the Coast Village Website

_____ Receive monthly billing statements by e-mail

_____ Vote on election issues by e-mail

E-mail address _____

Print name

Lot #

Signature

MEMBERSHIP DIRECTORY UPDATE

It's time for the annual update of the Coast Village Membership Directory. The directory contains the name and telephone number of Coast Village members, listed numerically by lot number and alphabetically by name, as well as a listing of the current Board of Directors, and will be furnished upon request to Coast Village members **ONLY**.

If your telephone number has changed or is listed incorrectly in the current directory, please notify the Coast Village office immediately.

Any owner who does **NOT** want to be listed in the updated directory **MUST complete the following form and submit it** to the Coast Village office by **January 28, 2011, even if you have previously submitted one. If you do not return the form your name and telephone number will be listed in the directory.**

The updated directory is scheduled to be available from the Coast Village office beginning February 21, 2011.

Thank you for responding promptly.

DO NOT LIST MY INFORMATION IN THE CVPOC MEMBERSHIP DIRECTORY

NAME: _____

LOT NO. _____

SIGNATURE: _____

DATE: _____

Comments: _____
