



COAST VILLAGE REPORTER

DECEMBER 2012

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

VOLUME 16 ISSUE 12

CVPOC Board of Directors 2012-2013

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Secretary

Peg Mawhinney (520) 360-5357
Director

Pat Rongey (541) 603-5730
Director

Charles Dunlap (541) 999-4699
Director

FROM THE PRESIDENT'S CORNER

Several owners have contacted me with questions about changes in the Rules and Regulations requiring changes from park power to PUD. To each of them I responded with a scenario – made-up numbers to show how, as the number of lots on park power decreases, the amount per lot increases. This is the cost of providing power, not the amount each lot uses. Following are the accurate numbers as of mid-November.

Coast Village has 23 transformers providing power; the monthly charge per transformer is \$23 for a total of \$529. There are currently 68 lots on park power, resulting in a monthly charge per lot of just under \$7.80 in addition to the amount of electricity used. As more owners convert to PUD, for convenience, reliability, upgrading or whatever reason, the \$7.80 could possibly increase. Your Board thought it advisable to prepare for a more orderly and economic way to change power providers.

Up to three plus years notice has been given to allow owners to plan. Several owners may want to group-contract for the work to be done, resulting in a lower per-lot cost.

BOARD MEETING

*No Scheduled Board Meeting for
December 2012*

NEXT SCHEDULED BOARD MEETING

*Saturday, January 19, 2013 at 10 am
Clubhouse Lounge*

Business Office: (541) 997-3312
Available for general business
9 am to noon
1 pm to 3 pm M-F
Available for park emergencies
8:00 am to 3:00 pm M-F

Maintenance Office:
(541) 997-3583
Winter Hours

Maintenance staff on premises
daily from 7am -8pm

*Available 24/7 for park maintenance
emergencies: call (541) 997-3583*

Several motions were brought up during the 2012 Annual Meeting, among them limiting the number of lots available as rentals, and changing wording of the Tenant Screening Resolution to reflect changes in case law which have occurred since the Resolution was written.

Legal opinion is that limiting rentals requires a CC&R change, necessitating a written ballot to amend the CC&Rs. Prudence dictates such an amendment be written by an HOA attorney. For the last several months CV has been below 10% rentals, according to the Rental Subcommittee Chair, who is keeping track of rentals. It seems such an amendment isn't presently needed, so we are holding off on the legal help in writing the amendment, and in mailing out a ballot.

If the rental situation changes in the next few months, it makes fiscal sense to send an amendment ballot when the next village-wide mailing occurs, either a general membership notice or the annual elections ballot at the same time as director elections rather than an expensive separate mailing.

The motion to change the Resolution (deleting the requirement that CV be given a copy of criminal conviction reports of prospective renters and replacing it with a signed statement from the owner or property manager that the individual has no conviction history) was written into the Rules & Regulations, and your board rescinded the Resolution at the November board meeting.

Some concern has been expressed about the short notification of the recent water shut-off. One suggested solution is to notify by a group e-mail. **IF YOU HAVE AN E-MAIL ADDRESS AND WOULD LIKE TO BE NOTIFIED DIRECTLY OF CHANGES IN GARBAGE PICK-UP, WATER SHUT-OFF, ETC. PLEASE NOTIFY THE OFFICE.**

-- Submitted by Mary McGann, President

FRANK'S



CORNER

We're into the Holiday season with festive times for all; however with the good times comes the bad weather -- lots of wind, rain and associated damages. Our recent storm caused a tree to fall over on a shed. There isn't much you can do to prepare your lot for that type of damage except to take a good hard look at each tree and its root system. Then take it down if necessary. Other things need to be tied down and covered to keep everything dry. (We have carpenter ants and several species of termites that just love to find moist wood to build their home in.) Beyond those preparations we hope everyone has a happy holiday season.

November was a busy maintenance month. We put new bushings in the exit gate box for the east side. Several yards of crushed rock were placed at the sides of the new asphalt along the streets of the west side. 25 4"x4"s were purchased to make 50 new lot number signs. (They've been cut and are ready for numbers). A set of letters and numbers was purchased for the router to put routed numbers on all lot number posts. Removed several dangerous trees. Relocated wiring for sauna, as previous wiring location was being affected by heat, and the wiring installed only a few years ago had heat damage. Replaced broken thermostat for sauna.

Installed two more speakers in adult lounge to enhance audio system for meetings. Prepared and developed a large screen area on north wall of adult lounge for meetings and movie time. Repaired water leak at lot #168 leaking at service shut off valve. Section of fence on north side of lot 17 had fallen over. Replaced posts and boards required to make repairs, in total about 16 feet. Trimmed brush behind laundry and mail room. Changed backflow valve for the village water system. Replaced broken stop sign post at Outer Dr and Sailor Lane.

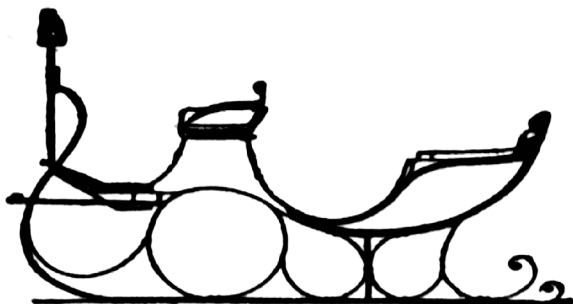
Picked up rubble from sidewalk on Spruce and several road repair areas around the park and hauled away. Washed mats for both men's and women's bathrooms. Turned water off for lot owner with an emergency water leak inside the unit. (Two years ago to turn water off at that unit would have had the whole park without water). Replaced broken water service line shut off valve at lot #39. Moved computer and set up copy machine in maintenance office.

Contacted sewer pump and system development contractors for information on development of standards for bids on the five sewer pump lift stations. We also consulted with the city sewer plant manager and viewed one of their relatively new lift stations.

December brings 2012 to a close along with Christmas and then the New Year. Hope this holiday season is a great time for all of you. From the Staff: Have a Merry Christmas and a Happy New Year !!!!!



Please join the Coast Chamber Ensemble on Thursday, December 13, for their annual Winter Concert at 7pm in the CVPOC Adult Lounge.






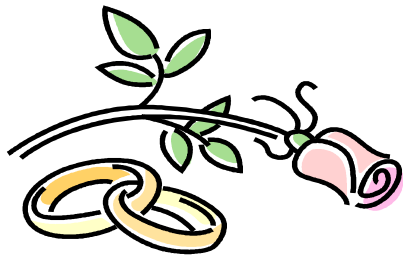
We will be taking a sleigh ride through a variety of classical and seasonal holiday music. Come listen for the sleigh bells in the music of Mozart and LeRoy Anderson and a variety of other composers.

Please join the members of CCE for refreshments and some social time following the concert. Do introduce yourself to the musicians as we like to get to know you.



DECEMBER 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2 PUZZLE SUNDAY 1-4 PM MAIL ROOM	3 GARBAGE PICKUP	4 STITCH N B**CH TUESDAY 1-4PM LOUNGE	5	6 CHAMBER ENSEMBLE 3:00-5:00 BINGO 6 PM LOUNGE	7 GAMING FRIDAY 1-4 PM LOUNGE	8
9 CHRISTMAS POT LUCK 5:00 PM LOUNGE	10 GARBAGE PICKUP	11 STITCH N B**CH TUESDAY 1-4PM LOUNGE	12	13 ARC MTG 4 PM CHAMBER WINTER CONCERT 7 PM	14 METER READING	15 NO BOARD MEETING
16 PUZZLE SUNDAY 1-4 PM MAIL ROOM	17 GARBAGE PICKUP	18 STITCH N B**CH TUESDAY 1-4PM LOUNGE	19 DEADLINE FOR NEWSLETTER	20 BINGO 6 PM LOUNGE	21 GAMING FRIDAY 1-4 PM LOUNGE	22 Winter begins
23 PUZZLE SUNDAY 1-4 PM MAIL ROOM	24 GARBAGE PICKUP	25 <i>MERRY CHRISTMAS ***** STAFF HOLIDAY</i>	26	27	28	29 
30 PUZZLE SUNDAY 1-4 PM MAIL ROOM	31 GARBAGE PICKUP	 <p style="text-align: center;">We are saddened to report the passing of</p> <p style="text-align: center;">Chris Lampropulos Janis Bentley Wayne Lind</p> <p style="text-align: center;">Our condolences to their family and friends</p>				



HAPPY ANNIVERSARY

Joe & Elsie McKean - 2nd
George & Sandy Ansite - 18th
Gerald & JoAnn Bryant - 24th



HAPPY BIRTHDAY

Doug Barrow - 10th
Arlene Dodson-Franssen 11th
Ray Dunning - 11th

TREASURER'S REPORT for Month Ended October 31, 2012

	<u>6/30/2012</u>	<u>9/30/2012</u>	<u>10/31/2012</u>	<u>October Net Change</u>	<u>FY 2012-13 Year Change</u>
<u>Bank Account Balances</u>					
Operating Fund Account	\$ 65,975	84,569	73,503	\$ (11,066)	\$ 18,594
Reserve Fund Account	183,422	202,200	208,469	\$ 6,269	\$ 18,778
Total Funds in Bank	\$ 249,398	286,769	281,972	\$ (4,797)	\$ 37,371

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>		
\$	4,144	\$ 1,562	\$ 4,542	\$ 10,248	Total Accts Rcvble	10/31/2012

*Includes two accounts sent to Vial Fotheringham for Collections in January - now totaling \$4,918

Water Consumption in Gallons per Day

% of prior yr's usage	84%	99%	82%	86%	112%
Meter Read Dates	5/17-6/20/12	6/21-7/19/12	7/19-8/17/12	8/17-9/17/12	9/17-10/17/2012
FY 2011-2012 gal/day	16,658	20,236	24,772	27,133	21,320 *
Meter Read Dates	5/17-6/15/11	6/15/11-7/15/11	7/15/11-8/17/11	8/17-9/15/11	9/15-10/19/11
FY 2010-2011 gal/day	19,812	20,448	30,274	31,442	18,960

* One leak reported, others suspected - Sept/Oct 2012

NEIGHBORHOOD WATCH

Merry Christmas, Happy Hanukkah and a Joyous New Year!!

I want to thank every one of you who has given your time and talents to the rest of us in the community. You have made things better for us all. We are truly blessed when we have good neighbors. For all of you who support Neighborhood Watch, whether at meetings or on a day to day basis, My sincere thanks and best wishes for the Holidays, Jodi Hawkins

RENTAL SUB-COMMITTEE REPORT**FOR NOVEMBER 2012**

Submitted by Jodi Hawkins

We sold 1 more property this month. This lot was a rental and will now be owner occupied.

TOTAL LOTS RENTED	25	10%
PRIOR RENTAL PROPERTIES STILL AVAILABLE	5	

NOTICES

- ◆ *Office closed Dec. 25th for Christmas*
- ◆ *Facility Hours: Effective Nov. 1st* Winter hours for the clubhouse, laundry room and mailroom are from 7am to 8pm.
- ◆ *Meter Reading:* Park electrical meters will be read this month beginning Friday December 14th
- ◆ *Wi-Fi:* Is now available in the clubhouse. Information for access is posted in the clubhouse entrance and in the adult lounge.
- ◆ *Satellite Bathroom:* The satellite bathroom is closed for the Winter starting Nov. 1st.

YAHOOO!!!

If you were thinking cabin fever was going to grip the Village again this winter, there is good news!

The Activities Committee is ALIVE and WELL!!

And we're looking for fun, relaxing ways to get away from our electronic addictions, whether the TV or the internet, and talk to some REAL PEOPLE... our good neighbors! Won't you join us? The clubhouse is warm and cozy. Let's use it! Some of your neighbors raided the clubhouse lounge closet this week and discovered enough Christmas decorations to give the place a really festive air. Come see and enjoy what we've done. (On December 1st our Maintenance Crew will put up the traditional outdoor lights.)

HOLIDAY Pot Luck and Round Robin Gift Exchange

And if you haven't been lucky enough to join in one of the Village potlucks yet, you're in for a treat. On **Sunday, December 9 at 5:00 pm** we're going to do it again! **Bring a dish and a wrapped gift (something you have that you will NEVER use, but someone else might just love, or a good joke gift)** and we'll play Santa with a White Elephant Round Robin gift exchange so everyone goes home with a gift. These are lots of fun, if you've never participated in one. They're always good for a lot of laughs, and the fun of opening presents. **Questions? Call Jodi at 1-541-603-2599.**

BINGO is back!

We have a volunteer caller, free popcorn, a variety of Bingo games, 5c cards, and we are eager for players and ideas. Come on over on **Thursdays at 6:00 pm**, bring your own drink, and join the fun. Heck, you might even go home a few nickels richer!

Besides BINGO and the December Pot Luck and Gift Exchange, we've decided to stage some "no host" get-togethers.

PUZZLE SUNDAYS

We've got a truckload of jigsaw puzzles in the Mail Room and a great table to work them on. This can be a lonely occupation, but we thought of a way to change that. Do you like to work jigsaws? Come to the Mail Room on **Sunday afternoons 1-4 pm** and make it a social event. Pick out a new puzzle to work on all together, or finish up one that's already started. But every Sunday afternoon will now be Coast Village Official Puzzle Sunday!! Whoever shows up will pick the puzzle. Enjoy!

STITCH-N-BCH TUESDAYS**

Bring your favorite handcraft to the clubhouse – knitting, crochet, beading, embroidery or any craftwork hobby you can easily carry with you – and join your neighbors in the lounge or in the TV area on the soft chairs and sofas. Bring a treat to share? Your own soft drink, if you wish. Or if you're looking for someone to teach you a particular handcraft... come on over! The right person just may show up! Maybe you enjoy teaching your hobby? **Tuesdays in the Lounge 1-4 pm** is the time for that. That's the new **Coast Village Official Stitch-N-B**ch Tuesdays**. Enjoy!!

GAMING FRIDAYS

And what about games... **whether cards, dominoes, Mah Jong, board games, or you name it**. Bring what you need to play the game to the clubhouse lounge on **Fridays between 1-4 pm** and see if you can pick up a game!! Find enough people there interested in playing and you're on your way. Again, we'll start as a "No Host" activity and go from there. It's up to us. If the interest is there, it will take off on its own.

We hope you find something here you would enjoy doing with your neighbors. Get out of the house and put a little fun in your life! If you have other ideas, share them! Or maybe different times would work better? Talk about it. Jodi Hawkins is the new Activities Committee chair and you can reach her at 1-541-603-2599.

**COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
DRAFT MINUTES
November 17, 2012**

CALL TO ORDER: The Board meeting was called to order by President Mary McGann at 10:00 am.

ESTABLISHMENT OF A QUORUM: The following Board members were present: Mary McGann, Jodi Hawkins, Susan Dukes, Diana Glasgow, Pat Rongey, and Peg Mawhinney. Chuck Dunlap was absent.

AGENDA APPROVAL: Jodi Hawkins made a MOTION to accept the agenda with the return of the Treasurer's Report to its usual place as a separate item on the agenda. Peg Mawhinney seconded. Motion passed.

MEMBERSHIP INPUT ON AGENDA ITEMS: Request from Sally Kelly Nielsen was added to the Good of the Order.

READING OF THE MINUTES: Peg Mawhinney made a MOTION to accept the minutes as submitted, Pat Rongey seconded. Motion passed.

TREASURER'S REPORT: Diana Glasgow presented the Treasurer's report.

COMMITTEE REPORTS:

Activities Committee:

Architectural Review Committee: Keith Davidson presented the ARC report.

CC&R'S & By-Laws Committee: No report. Jodi Hawkins presented the Rental Subcommittee report. Less than 10% of the total lots are currently rented.

Communications Committee: No report.

Elections Committee: No report.

Financial Management Committee: Diana Glasgow presented the subcommittee reports.

Facility Management Committee: No report.

Personnel Committee: Mary McGann presented the committee report.

MAINTENANCE REPORT: Frank Brooks presented the report. The Spruce St. fence repairs will be made next week. He also reported that there were only a few responses to the last newsletter request regarding the use of the sauna. Some repairs were made to it recently but no improvements will be made. It is operational and will be maintained. The sound system in the clubhouse continues to be improved. He extended an apology to folks for the short notice of the water shutoff. Notices will ordinarily be posted on the bulletin board in the post office and on the entrance gates.

OLD BUSINESS:

Jodi Hawkins made a MOTION to rescind the current Tenant Screening Resolution since most of this screening is now illegal and the new CVPOC Rules and Regulations cover the remainder of the issues. Peg Mawhinney seconded. After discussion, motion passed unanimously. Administration forms regarding rentals will be reviewed for needed updates.

Peg Mawhinney made a MOTION to accept the revised Complaint Procedures as submitted by Keith Davidson with the forms properly numbered internally and dated as approved today. Pat Rongey seconded. Motion passed unanimously.

NEW BUSINESS:

Frank Brooks reported on the condition of the sewer lift stations and the maintenance that is needed. The five stations will be prioritized and dealt with over time. The CVPOC 5 Year Plan has included this maintenance but probably at a lower cost than we now expect. Frank has been working on getting the information and bids.

CORRESPONDENCE: Mary McGann reported on the Liberty Northwest Insurance regarding a claim made for an accident on our premises.

Mary also mentioned that she will be including more explanation of the new CVPOC Rules & Regulations in the December newsletter as has been requested by members.

GOOD OF THE ORDER: Sue Foss, CVPOC member asked about her inability to access the CVPOC website. Diana will follow up with her. Also Ms. Foss asked about the process of getting a building permit and whether she should go through the CVPOC ARC first or the City of Florence first. Pat Rongey suggested she submit plans to CVPOC ARC first since our CC&R's may not allow for a structure that the City of Florence would allow.

ADJOURNMENT: Jodi Hawkins made a MOTION to adjourn the meeting. Pat Rongey seconded. Meeting adjourned at 11:30am.

Mary McGann, President

Susan Bladorn-Dukes, Secretary