



COAST VILLAGE REPORTER

FEBRUARY 2012

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

VOLUME 16 ISSUE 2

CVPOC Board of Directors 2011-2012

Mary McGann President	(541) 902-8666
Albert Gelmstedt Vice President	(541) 991-3209
Melba Reinke Treasurer	(541) 997-2297
Peg Mawhinney Secretary	(520) 360-5357
Michael O'Harrow Director	(541) 999-2678
Charles Dunlap Director	(541) 997-2025
Doug Barrow Director	(503) 363-1512

FROM THE PRESIDENT'S CORNER

Homeowners who usually receive their bills electronically will get them by paper this month so we can include information on rentals. We are sending every owner a letter telling those who don't know and reminding those who may have forgotten, that there is a Tenant Screening Resolution, enacted in 2002 and revised in 2005, which provides guidelines for owners who want to rent their properties. Actually they are not guidelines, they are requirements. Copies of the Resolution are available at the office, and the plan is to add it to the website.

Enclosed are copies of forms the Board needs to get and keep a handle on rentals. Even if the forms have been submitted in the past, please do so again as there have been changes.

I hope many of you have seen and enjoyed the changes Max Kuo has made in the Post Office, aided by Paula Harrison and funds from Activities. There have been a couple of incidents of people "dumping" unwanted items in the Post Office. At this time Coast Village has no food or clothing exchange, and leaving items for someone else to dispose of is not acceptable. Florence has at least five thrift stores and two agencies which do not charge; please take no longer wanted items to one of them.

Complaints are still being received of speeding, "California stops", and not picking up pet messes. Please think how your action, or lack of action, affects other residents.

FEBRUARY BOARD MEETING:
Saturday, March 17, 2012 at 10 am
in the Adult Lounge of the
CVPOC Clubhouse.

NEXT BOARD MEETING:
Saturday April 21, 2012 at 10 am in
the Adult Lounge of the
CVPOC Clubhouse.

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

Maintenance Office: (541) 997-3583
Maintenance staff on premises
daily from 7am - 9pm
Available 24/7 for park maintenance
emergencies: call (541) 997-3583



The office will be closed Feb 17th (Fri) and Feb 20th (Mon). The new Membership Directory will be available at the office on Feb 3rd.

A Request from the Office...

May we ask your consideration, please. If you pay with cash, please bring in the exact amount. It makes it so much easier on us! Thanks, Kathy

E-Mail: coastvillage@qwestoffice.net
Website: www.coastvillageflorence.com

FRANK'S



CORNER

The bad weather this month has caused or neighbors lots of problems with power outages, downed trees and high water. Within the village we've had a few problems, mostly downed trees, but mostly minor damages. When the power goes off, please give us a few minutes to get to the gates to open them; don't just break them off, especially from am to 9pm daily. (I was unable to get to work for three days because of numerous trees down on Canary Road.) Thanks to Myron and Frank Sinclair for their efforts in clearing the trees and debris from our streets and off several units. Great job.

Make a note for Valentines Day and the 20th of February. On the 20th no trash pick-up; it will be Tuesday the 21st of February.

From the Staff: Happy Valentines Day



Sewer lift station #1 had the pumps clogged up again. This was the fourth time in a year. Fortunately this time we were able to pull the trash out and save the pump. As I said before, we have 5 lift stations. This one, which supports Easy Street, is the only one that continually has problems. I carried a letter to the occupants of Easy Street but it hasn't improved the situation. If the problem continues, my suggestion to the Board will be to have the residents of Easy Street share the costs for repairs, because it's unfair for the rest of the park who don't clog their lift pumps to pay for those few who do. Please talk up this problem so that it goes away. Toilet paper only in the toilet, no paper towels, no "Q-tips", no Kleenex, and no cloth material. Toilet paper only.

From the Treasurer

In reviewing the Treasurer's Report for December 31, 2011, included with this newsletter, you will note that net income numbers are very good. With this good news in mind. I am prompted to mention as well that early in January monies were received from two members whose accounts, due to extenuating circumstances, had become seriously past due. I mention this only to affirm that owners in Coast Village make a very conscientious effort to keep our village a thriving and unique community. With the size of our community, late payments are minimal, and I feel it is important to recognize the fact, in the interest of all owners. All of us should appreciate this and the impact it has on the finances of the association.

--Melba Reinke




Speaking of problems, here's another one. When you call the maintenance line please be patient and allow the phone to ring quite a few times. We may be doing something that requires us to wipe our hands before answering the phone. If it doesn't get answered, try again in a few minutes. We should be ready by then. Thanks.

We've cleaned needles and other debris from all common gutters, put up and took down Christmas lights, installed new speakers for the adult lounge sound system, assisted Emerald Pool with skimmer repairs, removed park power meter boxes at lot 125 and 145 after PUD transfer, hung frame and wet/dry board for conference room, replaced toilet paper dispensers in main club bathrooms, trimmed brush and back charged owner for lot 31, made minor repair to sewer lift pump at lot #3 (tightened clamp on rubber connector) and made repairs to several transmitters.


NOTICES

- ◆ **Facility Hours:** Winter hours for the clubhouse, laundry room and mailroom are from 7am to 8 pm.
- ◆ **Meter Reading:** Park electrical meters will be read this month beginning Thursday February 16.
- ◆ **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 and will reopen in the Spring on May 1st.

FEBRUARY 2012

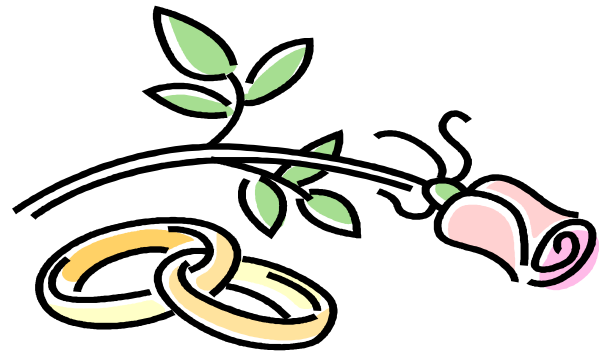
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2 3-5 COAST CHAMBER	3	4 
5	6 GARBAGE PICKUP	7	8	9 ARC MTG 4PM 3-5 COAST CHAMBER	10	11
12	13 GARBAGE PICKUP	14 <u>HAPPY VALENTINE'S DAY</u>	15 DEADLINE FOR BOARD BOOKS	16 Meter Reading 3-5 COAST CHAMBER	17 OFFICE CLOSED	18 BOARD MEETING AT 10 am ADULT LOUNGE
19	20 	21 GARBAGE PICKUP	22 DEADLINE FOR NEWSLETTER	23 ARC MTG 4PM 3-5 COAST CHAMBER	24	25
26	27 GARBAGE PICKUP	28	29			





HAPPY BIRTHDAY!

Bill Ostrom 4th
 D.J. Forbes 13th
 Larry Phillips 14th
 Kathy Austin 17th
 Diana Phillips 18th



Happy Anniversary

Congratulations!

TREASURER'S REPORT for Month Ended December 31, 2011

	<u>6/30/2011</u>	<u>11/30/2011</u>	<u>12/31/2011</u>	<u>December Net Change</u>	<u>FY 2011-12 Year Change</u>
<u>Bank Account Balances</u>					
Operating Fund Account	\$ 36,428	34,487	41,120	\$ 6,633	\$ 4,692
Reserve Funds Accounts	130,513	139,651	145,907	\$ 6,256	\$ 15,394
Total Funds in Bank	\$ 166,941	174,138	187,027	\$ 12,889	\$ 20,086

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>		
\$	2,286	\$ 812	\$ 1,099	<u>\$ 4,197</u>	Total Accts Rcvble	<u>12/31/2011</u>

Water Consumption in Gallons

	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>
% of prior yr's usage	63%	64%	57%	53%	49%
2011-2012	954,836	756,022	490,940	356,475	332,203
2010-2011	1,506,216	1,188,795	862,174	668,165	682,938

PROPANE COSTS

Email received from AmeriGas sales manager after meeting with Mary McGann this month.

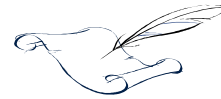
"I am offering the residents of Coast Village a protected price from AmeriGas. I will start the rate out at \$3.16 based on our current cost of gas. As our refinery rate rises and falls the \$3.16 will float up or down but I can tell you there should not be any wide swings throughout the year. The discount I'm offering is extremely aggressive but I feel we have a longstanding relationship with your complex and have worked together for some time now. If you have any questions or concerns, please don't hesitate to call. IT WILL TAKE ME A LITTLE WHILE TO GET THE PRICE SET UP FOR ALL THE RESIDENTS BUT I WILL GET IT DONE AS SOON AS POSSIBLE. (CAPS Mary's.) Thank you again for letting AmeriGas service Coast Village."

Palmer Hundtoft, Kathy Austin and Diana Glasgow did the groundwork for this result, and I thank them.

It has been suggested that CV request bids from other propane companies, and I believe Palmer has already done some work on this. Remember, however, that individual residents are free to purchase propane from any vendor they choose.

-- From Mary McGann, President

Minutes



:BOARD OF DIRECTORS MEETING
DRAFT MINUTES
JANUARY 21, 2012

Call to Order: The Coast Village Property Owners Corporation Board of Directors meeting was called to order at 10:10 A.M by President Mary McGann. Directors present were Al Gelmstedt, Chuck Dunlap, Doug Barrow (by phone) and Peg Mawhinney (by phone). A quorum was established.

Membership Input on Agenda Items: Al Gelmstedt moved to adopt the amended agenda, seconded by Chuck Dunlap, and approval was unanimous.

Reading of the Minutes: Peg Mawhinney moved to adopt the minutes from the November meeting, seconded by Al Gelmstedt, and approval was unanimous.

Treasurers Report: The report was read by Mary McGann for Melba Reinke.

Committee Reports:

Activity Committee: There was no report. Still no Chairman

Architectural Review: Report was made by Al Gelmstedt. He indicated a letter would be sent from the Board regarding the complaint about 45 Easy Street.

CCR'S and Bylaws Committee: Mary McGann read the report submitted by John Mawhinney. He indicated that the Rules and Regulations should be studied by the Committee Chairman approved by the Board.

Communications Committee: Mary McGann read the report submitted by John Mawhinney. It is preparing for an informal get together to review the accomplishments/activities of past year and to develop recommendations for the coming year.

Facilities Management: This report will be published in the newsletter.

Financial Management: Report was submitted by Mary McGann.

Personnel: Report was submitted by Mary McGann.

Zoning Ad Hoc: Al Gelmstedt moved to disband the zoning ad hoc committee as their work has been completed with the rezoning of Coast Village, seconded by Peg Mawhinney. Approval was unanimous.

Maintenance Report: The report will be included in the newsletter.

Rental Committee: Report was submitted by Mary McGann

Unfinished Business:

Mary McGann reported on the results of the walk through of the park done by ARC and Board Members. She indicated that 10 owners received letters of notice regarding concerns regarding emergency access to lot and address number visibility. There were two responses. Al Gelmstedt moved, seconded by Peg Mawhinney, to send formal letters requesting compliance to owners who did not respond. Approval was unanimous.

Revised Complaint Form: Al Gelmstedt moved, Second by Chuck Dunlap, to table this item until all Board members have had a chance to review it. Approval was unanimous.

New Business: Mary McGann suggested that people help other people clean up storm damage in their lots if they see that the owner is not able to or could not hire anyone to do it for them. There was no action taken on this item.

Amerigas: Mary McGann reported that she had met with a representative from Amerigas who said that Coast Village owners would be given a protected rate per gallon (the same as CVPOC pays) for propane. He said they would try to avoid any wide swings in this rate. No action was needed on this item.

Correspondence: There was no new correspondence.

Good of the Order:

Post Office: Mary McGann requested that people not leave cast offs in the post office because someone has to clean them up and dispose of them. She asked that if somebody wants to establish a clothing exchange or a food closet, to please let the Board know.

Security: Mary McGann requested that owners be aware of people who are moving about the park who don't live here. There will be a Neighborhood Watch presentation in the spring.

Executive Session: The Board went into executive session at 10:47 a.m. to discuss a personnel matter. When the Board returned at 11:05 from executive session Al Gelmstedt moved, seconded by Chuck Dunlap, to table the item until more definitive information could be obtained. Approval was unanimous.

Adjournment: Peg Mawhinney moved to adjourn the meeting at 11:15 a.m. seconded by Al Gelmstedt and approval was unanimous.

Mary McGann, President

Peg Mawhinney, Secretary