

CVPOC Board of Directors 2012-2013	
Mary McGann President	(541) 902-8666
Jodi Hawkins Vice President	(541) 603-2599
Diana Glasgow Treasurer	(541) 997-8594
Susan Dukes Secretary	(541) 673-1468
Peg Mawhinney Director	(520) 360-5357
Pat Rongey Director	(541) 603-5730
Charles Dunlap Director	(541) 999-4699

FROM THE PRESIDENT'S CORNER

Last July the City of Florence began charging Coast Village a “street maintenance” fee PER LOT, rather than PER CONNECTION (CV has one). Thanks to Larry Phillips, Mike O’Harrow, Palmer Hundtoft and John Mawhinney we were able to get 30 lots exempted based on lack of occupancy. We in turn agreed to submit a count of unoccupied lots twice a year. John later discovered a clause in the statute allowing for homeowners who would be absent at least thirty days to request waiver fee for up to six months. CV owners will be able to take advantage of this clause, at least temporarily, **but each owner has to fill out a form from the city. We are including a copy of this form with this newsletter. If you fit the guidelines (gone 30+ days) please fill out this form and send to the CV office**, and they will be copied and sent on to the Department of Public Works. It is estimated that doing so could result in a savings of \$4000 or \$5000 per year. Since these fees are paid out of your monthly dues, it is well worth our time and effort to do this.

There is no new information from the Siuslaw Estuary Project. Information is available online (www.siuslawwaters.org).

Recently the maintenance team has been able to do some real maintenance and repair and upgrading. Changing schedules and hiring a part-time custodial person has been immensely helpful in achieving this; we are now able to have two maintenance people on duty together to perform tasks one person cannot do alone. Thank you, Frank, Tim, Toby and RayLynn.

I hope everyone had a serene and fulfilling December and is looking forward to the New Year!



NOTICES

- ◆ **Facility Hours:** 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 Wednesday January 16th
- ◆ **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.

BOARD MEETING

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

**NEXT SCHEDULED BOARD
MEETING**

*Saturday, February 16, 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**

FRANK'S



CORNER

January for maintenance folks will be busy, as it's time to accomplish the water pressure testing. So far every time we've tested we've found at least a couple of leaks. By being observant and testing regularly we've been able to keep the water bills to an acceptable level. But this means that we will be turning the water on and off again. We're sorry for any inconvenience that may cause. You can be assured that we will make every attempt to keep the off time to a minimum. Again sorry for any inconvenience.

Because of the number of lot number signs missing, broken or unreadable, we've started a replacement program. The replacements are slightly different because the brass numbers became harder to find and more expensive. The new numbers have been routed into a one by four (1"x 4") that's screwed to the post. The routed number is painted and can be easily replaced or repainted. These are basically like the street signs have been.

Those of you who have purchased some other type of numbering system, be assured that we will not remove any of them. We will add the uniform number post to what you already have.

For those of you with computers, the maintenance highlights are posted regularly on the CVPOC web site so that you can see what we are doing in a more timely manner.

Some things we were able to take care of this month were: replaced broken boards on Spruce Street fence, repainted several sections of north fence on the west side, replaced broken lot water shut off valve for lot 39, built a form for the routing of replacement lot number signs, replaced light in men's bathroom with two fluorescent lights, installed lights and several plug-ins in the shop to enable work space and light. Routed 48 lot number signs and installed same around the park. Developed map of present park power distribution and what will remain part of the common power grid as park power goes away. Repaired gutter on satellite, shop and west side of main building. Repaired remote gate openers for three owners.

Looking forward: Have a Happy New Year and may that include the best for all of you and yours.

Trash won't be picked up on Monday the 21st of January because of Martin Luther King Day. Maintenance will open and close only that day. **Trash will be picked up Tuesday the 22nd.**

From all the Staff: Happy New Year to one and all!!!!!!

-- Submitted by Frank Brooks

NEIGHBORHOOD WATCH

**Meeting/ Pot luck dinner Saturday
Jan 26, 2013 Meeting 4:00 pm Pot Luck 5:00 pm**

Hello Everyone, We are starting off the first meeting of the new year with Bruce Jarvis, from the Oregon State Police. He is the Vice Chairman of the OSP Volunteer Program. I have asked him to come and tell us about the accomplishments of this organization and the importance of groups like ours in serving our communities. He will answer any questions about not just OSP but other volunteer organizations in Florence.


Bruce makes and plays Native American flutes. He will be playing for us after dinner and perhaps show us how to play? I am looking forward to seeing you and working with you this year.

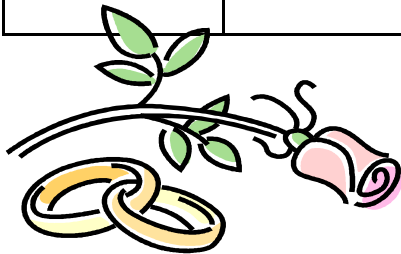
My sincere thanks to all of you in our community who are looking out for each other. If you have questions or concerns contact:

Jodi Hawkins 541-603-2599
Celeste Day 541-902-7922



JANUARY 2013

	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
		1 HAPPY NEW YEAR STAFF HOLIDAY	2	3 CHAMBER ENSEMBLE 3:00-5:00 BINGO 6 PM	4 GAMING FRIDAY 1-4 PM LOUNGE	5
6 PUZZLE SUNDAY 1-4 PM MAIL ROOM	7 GARBAGE PICKUP	8 STITCH N B**CH TUESDAY 1-4PM LOUNGE	9	10 ARC MTG 4 PM CHAMBER ENSEMBLE 3:00-5:00 BINGO 6 PM	11 GAMING FRIDAY 1-4 PM LOUNGE	12
13 PUZZLE SUNDAY 1-4 PM MAIL ROOM	14 GARBAGE PICKUP	15 STITCH N B**CH TUESDAY 1-4PM LOUNGE	16 METER READING	17 CHAMBER ENSEMBLE 3:00-5:00 BINGO 6 PM LOUNGE	18 GAMING FRIDAY 1-4 PM LOUNGE	19 BOARD MEETING 10 am
20 PUZZLE SUNDAY 1-4 PM MAIL ROOM	21 NO GARBAGE PICKUP MLK DAY STAFF HOLIDAY	22 GARBAGE PICKUP STITCH N B**CH TUESDAY 1-4PM	23 DEADLINE FOR NEWSLETTER	24 CHAMBER ENSEMBLE 3:00-5:00 ARC MTG 4 pm BINGO 6 PM	25 GAMING FRIDAY 1-4 PM LOUNGE	26 Neighborhood Watch 4:00pm Pot Luck 5:00pm
27 PUZZLE SUNDAY 1-4 PM MAIL ROOM	28 GARBAGE PICKUP	29 STITCH N B**CH TUESDAY 1-4PM LOUNGE	30	31 CHAMBER ENSEMBLE 3:00-5:00 BINGO 6 PM LOUNGE		



HAPPY ANNIVERSARY

Billy & Felina Clark 12th
Gerald & Susan Dukes 31st



HAPPY BIRTHDAY

Shirley Shotwell 2nd
Linn Duske 6th
Ed Johnson 20th
Dean Cullop 21st
Gerald Dukes 22nd
Jan Yeaman 31st



HAPPY NEW YEAR FROM THE MAINTENANCE AND OFFICE STAFF

FRANK

TIM

TOBY

RAYLYNN

KATHY

TREASURER'S REPORT for Month Ended November 30, 2012

	<u>6/30/2012</u>	<u>10/31/2012</u>	<u>11/30/2012</u>	<u>November</u> Net Change	<u>FY 2012-13</u> Year Change
<u>Bank Account Balances</u>					
Operating Fund Account	\$ 65,975	73,503	55,164	\$ (18,339)	\$ (10,812)
Reserve Fund Account	183,422	208,469	214,736	\$ 6,267	\$ 31,314
Total Funds in Bank	\$ 249,398	281,972	269,900	\$ (12,072)	\$ 20,502

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>		<u>11/30/2012</u>
\$	5,049	\$ 1,484	\$ 3,284	<u>\$ 9,817</u>	Total Accts Rcvble	

*Includes two accounts sent to Vial Fotheringham for Collections in January - will total \$2,819 after receipt of settlement agreement on one of these accounts

Water Consumption in Gallons per Day

% of prior yr's usage	99%	82%	86%	112%	84%
				* two leaks this month	
Meter Read Dates	6/21-7/19/12	7/19-8/17/12	8/17-9/17/12	9/17-10/17/2012	10/17-11/14/2012
FY 2012-2013 gal/day	20,236	24,772	27,133	21,320	10,021
Meter Read Dates	6/15/11-7/15/11	7/15/11-8/17/11	8/17-9/15/11	9/15-10/19/11	10/19-11/16/2011
FY 2011-2012 gal/day	20,448	30,274	31,442	18,960	11,883

Previously Coast Village went for more than a year without a single owner's check bouncing on deposit. Unfortunately, that has changed in the last few months and we need to remind all of you that if your dues payment check does not clear the bank upon deposit, you will be charged a \$25 NSF fee by Coast Village. According to the Billing and Collections Policy adopted by the Board on February 20, 2010, "A fee of \$25.00 will be charged for each NSF (non-sufficient funds) check, stop payment, closed account, refused automatic bill payment, etc. that is returned to CVPOC by the bank. If there is a third (3rd) occurrence by the same Lot Owner, CVPOC will accept only a certified check, money order or cash payment."

-- Diana Glasgow, Treasurer

"NO-HOST" ACTIVITY TIMES

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-B**CH 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.

NEWS FROM the ARC

The ARC hopes everyone had a great holiday season, and wishes you all a great new year to come. Related to this I'd like to take a moment and talk about fire safety. Over the last year a lot of Coast Village homes, including mine, have had vegetation encroaching into the required fire break space around the dwelling. This is a threat to you, if you have to evacuate the house from somewhere other than the front door. It prevents fire personnel from being able to properly fight a fire at your home, or rescuing you should your front door be blocked or damaged. Finally, it is a threat to the rest of the parks residents should the vegetation catch fire and involve other homes nearby.

Recently Coast Village fell under a new Florence city code. It is Title 10, Chapter 29-10-29-6 G. states, "Applicable Build and Fire Codes shall be met". The Florence Fire Department has granted Coast Village a waver from the standard ten (10) to thirty (30) foot clearance. They have placed the distance at three (3) feet.

Over the next month, as time and weather permits, CVPOC and the ARC would appreciate your reviewing the condition of this three (3) foot fire break and insuring that it is cleared of vegetation. Leave brush in a pile at the front of your lot for pickup. CVPOC and the ARC thank you for insuring your and the park's safety.

-- Submitted by Keith Davidson, ARC Chair

NEWS FROM the ACTIVITY COMMITTEE

Wishing everyone a healthy, prosperous and very Happy New Year!!

We have been busy the past two months trying to talk with all of you, to find the things you enjoy doing and find others to share in your interests. I am thrilled to report that we have been having a good turnout and a lot of fun together. Three potluck dinners were prepared and served with great success. Thanksgiving dinner (prepared by 10 Grandmothers) was delicious and took us all back for a taste of the good things we remember from past years. For those who could not join us, we delivered dinner and for those who needed a ride we picked up. We had three generations of one family and twenty five to thirty people. Thanks to Pat Rongey and Diana Glasgow for baking the wonderful turkeys.

The Christmas dinner was highlighted by a "White Elephant" gift giving event. What fun that was! The food was outstanding and again provided by our wonderful friends and neighbors.

One of our Coast Village owners, Pat Thompson, is a great crochet-er and can mentor anyone who wants to learn or just brush up on what they once knew. Give Pat a call if you would like for her to show up on a Stitch-n-B**ch Tuesday in the Lounge so she can give you a lesson or a hand. (541-902-8086)

Bingo got off to a slow start. However people have told me they are really busy now but will be there in the coming weeks. Our volunteer caller is great and the nickel games are fun. Free popcorn!

My thanks to Ellen Templar and her group for the concert they did for us on Thursday the 13th. There was a good audience and the music was great. If you have not heard them play do plan to attend the Spring performance. Again my thanks to all of you who participate, your time and talents are greatly appreciated.

Any suggestions or ideas you would like to consider for an activity please talk to me.

Jodi Hawkins
1-541-603-2599

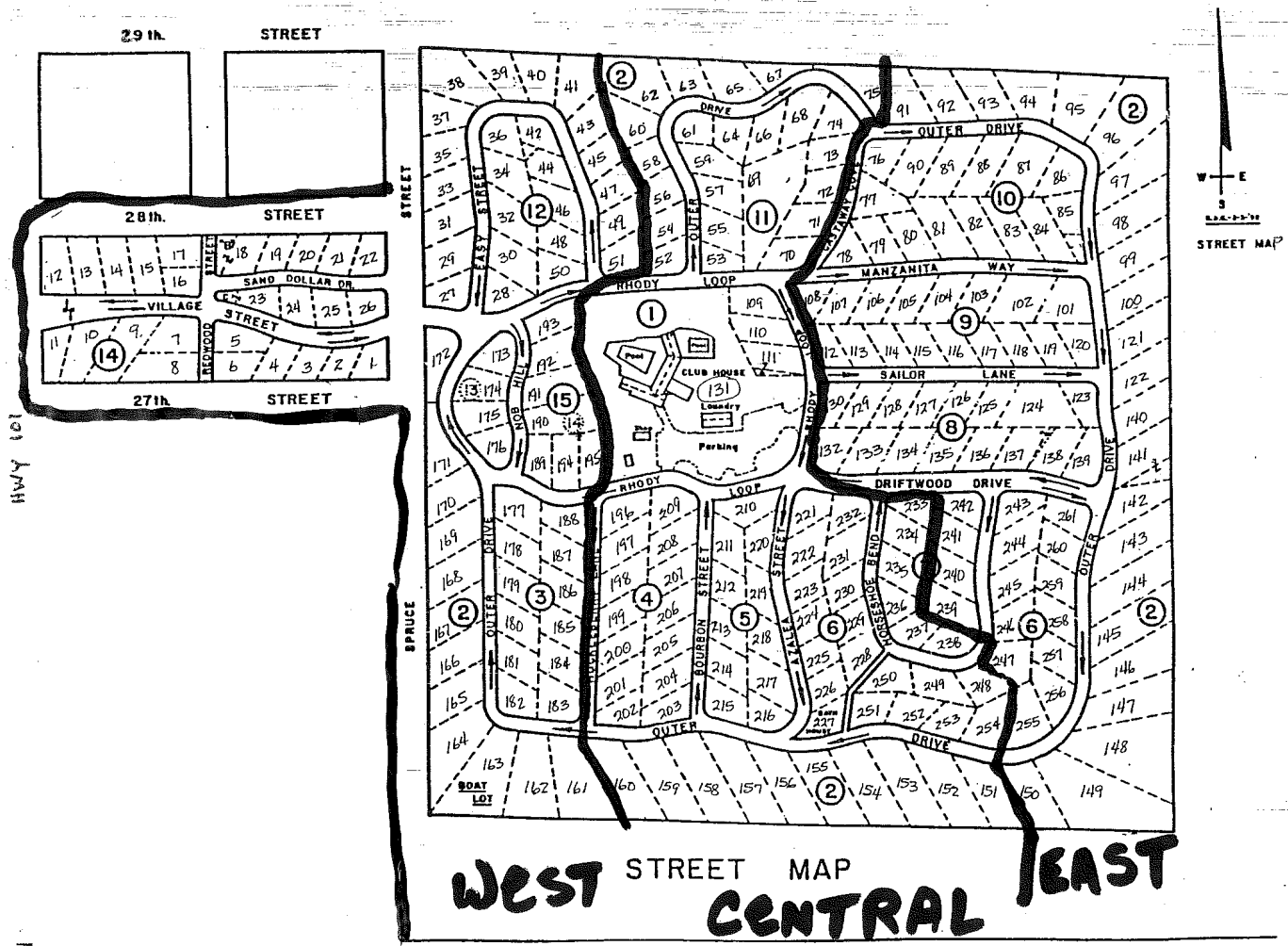
AREA REPRESENTATIVES FOR COAST VILLAGE

Your Board of Directors recently voted to adopt a plan for owner representation. The Village is split into three "Areas" (see map below) with two directors assigned as "Representatives" for each Area, to be contact persons for lot owners.

- WEST - Chuck Dunlap 541-999-4699 & Jodi Hawkins 1-541-603-2599**
- CENTRAL - Pat Rongey 1-541-603-5730 & Susan Dukes 1-541-673-1468**
- EAST - Diana Glasgow 541-997-8594 & Peg Mawhinney 1-520-360-5357**

COMPLAINT POLICIES & PROCEDURES

Keith Davidson (ARC Chair) took on the task of writing and proposing new complaint policies and procedures. He did an excellent job (Thank you, Keith!) and the Board passed the proposal at the November 17, 2012 Board Meeting. We now have a written policy and new forms (property or non-property related, that is "ARC" or "non-ARC") available for your use in the CVPOC office. The procedures are specific, so if you have a complaint be sure that you use the proper form ("ARC" or "non-ARC"). Ask questions at the office if you do not understand. This procedure assures the confidentiality of the complainant. Area Representatives noted above are assigned to deal with non-ARC (non-property related) complaints in each section and will communicate with the lot owner against whom the complaint is filed. The complainant's name is removed before giving to the area rep. We're hoping that this will result in timely resolution to all complaints.



WEST STREET MAP **EAST**
CENTRAL