

COAST VILLAGE REPORTER

MARCH 2013

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

VOLUME 17 ISSUE 3

CVPOC

Board of Directors

2012-2013

Jodi Hawkins (541) 603-2599
President

Diana Glasgow (541) 997-8594
Treasurer

Susan Dukes (541) 673-1468
Secretary

Pat Rongey (541) 603-5730
Director

Charles Dunlap (541) 999-4699
Director

FROM the ACTIVITY COMMITTEE



Just when you think things couldn't get better, they get better.

Our Community Garden fundraiser dinner was a great success. The food was wonderful, the company was awesome and Daryl Shepherd played the piano for us. Everyone was amazed at the talent of this young man. We look forward to hearing more from him.

Thank you all for the great job you do, and the caring, giving attitude you bring to our lives.

Jan and Max Kuo donated water barrels and everything we need to install the watering system for the Community Garden. The last step will be hooking it all to the rain gutters. Thank you, Jan and Max.

Larry and Sam Ennis joined us to wash the syrup out of the water barrels. Gene Van De Vyver tore down pallets so we can start building planter boxes to go next to the fence. Charlotte Frye and Sharon Moores donated money to buy another load of dirt to complete filling the boxes that we have now. Thank you.

We want everyone to start thinking about the "Parking Lot Sale" that we are planning for sometime in June or July. (Still in the planning stages... please give us comments and suggestions.) The idea is for the parking spaces in the post office parking lot to rent for \$5.00 per space.

We plan to have an auction, a hot-dog stand and baked goods. Perhaps we can have a pancake breakfast early on the morning of the sale.

The Activities Committee will be in the able hands of Carlla Van De Vyver beginning in March. We are so fortunate to have her and all of you who work tirelessly every week to provide everything from lunch to shoveling dirt. Don't forget BINGO on Thursdays!

A heartfelt thanks to you all, Jodi Hawkins

NOTICES

- ◆ **Facility Hours:** Winter hours for the clubhouse, laundry room & mailroom are 7am-8pm.
- ◆ **Meter Reading:** Park electrical meters will be read this month beginning Friday March 15th.
- ◆ **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, March 16, 2013
10 am Clubhouse Lounge*

NEXT SCHEDULED BOARD MEETING

*Saturday, April 20, 2013
10 am Clubhouse Lounge*

Business Office: (541) 997-3312
Available for general business
8 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
(541) 997-3583

Website:
www.coastvillageflorence.com
FAX line: 541-902-0103

FRANK'S



CORNER

This month has been a busy one for the maintenance crew, in fact so busy it's hard to believe it's the end already, even though it is a short month. There have been enough good days that we could work on a lot of outside projects in and around the rain.

There has been a need for water to be made available for the flowers and shrubs at the main entry and next to the laundry. We dug the trench and installed plumbing to enable a drip system to be installed to these areas.

Pump station #5 for the sewer on Outer Drive and Sailor Lane stopped working. After trouble shooting, it was determined that both pumps were fouled. The #1 pump was pulled and a new one purchased to replace it. At present this station is operating on only one pump and is doing so effectively. It is also one of the pump stations that will be upgraded in the near future. Bids are being requested now. The replacement will be some time this summer when water tables are low enough and outside agency requirements are met, permits obtained, etc.

In the Clubhouse building, the electrical system supplying the sauna and old large pool pump room had not been updated in many years. The three phase power had been reduced to single phase by way of cap connectors and no breakers. We purchased a new circuit breaker panel for three phase and installed it, bringing all this area back into code with the electrical systems. In addition this area is being slowly converted into a storage area for pool chemicals and other pool support supplies.

Lastly we have been removing vegetation and stumps from the area east of the mail room where the recycle containers have been. The idea is to eventually have a fenced off trash area where all associated items can be stored. There will be the recycle bins, the dog doo can and eventually a trailer for the trash that we've been storing in the shop. (It'll be nice to get away from the salmon and crab parts stored in the summer heat.)

One last thing. I know that you are tired of me complaining about doo mess along the sides of the road but **once again** I have to ask for your help in cleaning it up. It's not just one dog. There are several different size dogs. If it's not your dog but you see someone leaving a mess, please let us know so that we don't have to continue this way. Thanks.

March has daylight savings time change on the 10th, St. Patrick's Day the 17th, and several religious days during the month. It's also usually a windy month. Whatever comes, the staff hopes you have a great month.

-- Frank Brooks
Maintenance Supervisor



SPRING IS JUST AROUND THE CORNER

The cool early morning drizzle covers his skin while observing Canadian geese honking overhead. Their silhouettes become apparent by first light emerging through intermittent breaks in cloud cover. Pounding surf on the central coastal beaches can be heard in the stillness of the morning three miles inland. The days grow longer and the temperatures are more moderate. Chartreuse buds centered in the leaf structures of rhododendrons and early blooming azaleas dot the landscape. Huckleberry reveals buds on stems near the base of its leaves and salal exhibits buds that will soon cover the plant with blossom resembling delicate paper lanterns. Blackberry vines are reestablishing foliage. The wild black, blue and purple fruits from these plants will be enjoyed in jelly, syrup, baked goods and wine. **Spring is just around the corner.**

The Maintenance Staff in conjunction with the Activities Committee has constructed a series of raised beds and small green houses in the old pool area for the Coast Village community garden. The design was provided by Oregon State University cooperative extension program. Two green houses and four raised beds have been constructed to date and there is room to build more as community interest continues to grow. Max and Jan Kuo (49 Easy Street) were kind enough to donate 55 gallon plastic barrels and associated piping and a pump for rain water harvesting and irrigation. He and other residents spent most of the day last week cleaning the barrels and assembling the collection system. You have the assistance of your facilities staff for any technical support needed. More composted soil will be delivered this week. Seeds have begun to sprout in the seed starting green house provided by Charlotte Frye and Sharon Moores. Does anyone have a recipe for a brussel sprout casse-rolle? "Ooh la la!" Join in the activities, have some fun and get to know your community members.

-- Submitted by Tim Walls, Maintenance

TREASURER'S REPORT for Month Ended January 31, 2013

	<u>6/30/2012</u>	<u>12/31/2012</u>	<u>1/31/2013</u>	<u>December</u> <u>Net Change</u>	<u>FY 2012-13</u> <u>Year Change</u>
Bank Account Balances					
Operating Fund Account	\$ 65,975	64,931	75,040	\$ 10,109	\$ 9,064
Reserve Fund Account	183,422	221,004	227,273	\$ 6,269	\$ 43,851
Total Funds in Bank	\$ 249,398	285,935	302,313	\$ 16,378	\$ 52,915

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>		
\$	3,361	\$ 388	\$ 2,982	<u>\$ 6,730</u>	Total Accts Rcvble	<u>1/31/2013</u>

* We have one remaining account with the attorney for collection.

Water Consumption in Gallons per Day

% of prior yr's usage	86%	112%	84%	90%	85%
		* two leaks this month			
Meter Read Dates	8/17-9/17/12	9/17-10/17/2012	10/17-11/14/2012	11/14-12/17/12	12/17/12-1/23/13
FY 2012-2013 gal/day	27,133	21,320	10,021	9,663	8,297
Meter Read Dates	8/17-9/15/11	9/15-10/19/11	10/19-11/16/2011	11/16-12/20/2011	12/20/11-1/17/12
FY 2011-2012 gal/day	31,442	18,960	11,883	10,716	9,713



MARCH 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 GAMING FRIDAY 1-4 PM LOUNGE	2
3 PUZZLE SUNDAY 1-4 PM MAIL ROOM	4 GARBAGE PICKUP	5 STITCH N B**CH TUESDAY 1-4PM LOUNGE AGENDA ITEMS DUE	6	7 CHAMBER ENSEMBLE 3:00-5:00 BINGO 6 PM LOUNGE	8 GAMING FRIDAY 1-4 PM LOUNGE	9
10 PUZZLE SUNDAY 1-4 PM MAIL ROOM DAYLIGHT SAVINGS BEGINS	11 GARBAGE PICKUP	12 STITCH N B**CH TUESDAY 1-4PM LOUNGE	13	14 CHAMBER ENSEMBLE 3:00-5:00 ARC MTG 4 pm BINGO 6 PM LOUNGE	15 BOARD WORK SESSION 3:00 PM CONFERENCE ROOM METER READING	16 BOARD MEETING 10 am Clubhouse Lounge
17 PUZZLE SUNDAY 1-4 PM MAIL ROOM	18 GARBAGE PICKUP	19 GARBAGE PICKUP STITCH N B**CH TUESDAY 1-4PM LOUNGE	20 DEADLINE FOR NEWSLETTER SPRING BEGINS	21 CHAMBER ENSEMBLE 3:00-5:00 BINGO 6 PM LOUNGE	22 LUCILLE'S 94TH BIRTHDAY PARTY 3:00 LOUNGE	23
24 PUZZLE SUNDAY 1-4 PM MAIL ROOM	25 GARBAGE PICKUP	26 STITCH N B**CH TUESDAY 1-4PM LOUNGE	27	28 CHAMBER ENSEMBLE 3:00-5:00 ARC MTG 4 pm BINGO 6 PM LOUNGE	29 GAMING FRIDAY 1-4 PM LOUNGE	30
31 EASTER					<p>HAPPY BIRTHDAY</p> <p>Denette O'Neil 31st Lucille Lonnecker 21st Dari Johnson 22nd</p>	

 PLEASE JOIN US IN CELEBRATING LUCILLE LONNECKER'S 94TH BIRTHDAY ON FRIDAY,
 MARCH 22ND, AT 3PM IN THE ADULT LOUNGE. CAKE AND COFFEE WILL BE SERVED.
 ANY QUESTIONS PLEASE CALL Sue Jaeger (541) 991-7350.

FROM THE PRESIDENT'S CORNER

Neighborhood Watch ALERT

The Neighborhood Watch has been busy this past month checking vacant homes for any sign of open doors or broken windows. We had another theft on the 22nd of February. This time two ten-gallon propane tanks were taken. The police have been notified and we have a case number. (13-959) If you have a problem, call Kim @ [541/997/3515](tel:5419973515) Florence Police non-emergency number. We are told this is not only happening in Coast Village; the problem is citywide. Please be aware. Call the police if you see or hear strange things at night. May we suggest locks on all of your propane tanks? And do you lock your home and vehicles at night?

It seems that getting "Special Alerts" to Coast Village residents is not working as well as it should. Do you have suggestions for correcting this problem? It seems that hanging a warning on the post office wall is not seen by many of our residents. Do you have suggestions? Let us hear from you.

I am planning to get bids on stickers for cars in the park. Each registered car belonging to an owner would have a 3X3 sticker with a number assigned to them. Renters could have a different color. Each visitor would be given a tag to hang on the mirror with the number assigned to the owner of the property. The owner would be responsible for keeping the tag. How do you feel about doing this? I do not yet have a price but if there is interest we can continue to collect information. This would help us identify uninvited guests (intruders) in the Village. The employees are now patrolling several times in the evening. They could look for window stickers and report any cars that do not belong here.

Your Board of Directors wants to remind you that in July we will be having our Annual Meeting. This is where you have an opportunity to tell us what you would like to see done in our Village. We must provide an agenda ahead of the meeting, and post it so that everyone will know what is going to be discussed. If you have an agenda item you would like to present to the community, please contact a Board member and we will help to see that you are heard. Only what is posted on the agenda can be voted on for action. We will be talking more about this in the coming months.

At our monthly Board meeting Pat Rongey brought to our attention the problem of dangerous trees on private property. This has been an ongoing discussion since the storms almost a year ago. We received written complaints on six lots. According to our insurance agent, if you received a letter informing you of a complaint you will be liable if the tree damages your neighbor's property. Please be considerate and care for your property in a manner that makes for good relations with those who live near you. We will all thank you.

There have been more sales of property lately and we are seeing new neighbors moving in. Please join in welcoming them and making them a part of our community.

Remember, "summer is coming". Have a great month and please join us for some of the activities around the Village. We welcome everyone and want to meet you all.

Jodi Hawkins, President



**COAST VILLAGE PROPERTY OWNERS CORPORATION
BOARD OF DIRECTORS MEETING
DRAFT MINUTES
February 16, 2013**

CALL TO ORDER: The Board meeting was called to order by President Jodi Hawkins at 10:10 a.m.

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

MEMBERSHIP INPUT ON AGENDA ITEMS: None.

READING OF THE MINUTES: Diana Glasgow made a MOTION to accept the minutes as written; Chuck Dunlap seconded. MOTION passed.

TREASURER'S REPORT: Diana Glasgow submitted and reviewed the Treasurer's report.

COMMITTEE REPORTS:

Activities Committee: Jodi Hawkins reported that the Activities Committee is having a fundraising dinner in the clubhouse on February 23 for the Community Garden. Rain water is being collected for watering.

Architectural Review Committee: Keith Davidson submitted and reviewed the ARC Report. The Spruce Street fencing issue is being followed up on. The weather is a factor in making those repairs.

CC&R'S & By-Laws Committee: No report.

Communications Committee: No report.

Elections Committee: No report.

Facility Management Committee: No report.

Financial Management Committee: Diana Glasgow presented the sub-committee reports.

Personnel Committee: No report.

MAINTENANCE REPORT: Frank Brooks submitted and reviewed the Maintenance report. Bids are still being gathered on the sewer pump station repairs. We will hopefully have them all for the March meeting. Frank reported on the recycle area progress.

OLD BUSINESS: Elections for the two vacant Board positions was postponed to a future meeting.

NEW BUSINESS: Jodi Hawkins announced that she had resigned as the Activities Committee Chair and made a MOTION that we appoint Carlla Van De Vyver as Chair of that committee. MOTION passed unanimously. Jodi Hawkins made a MOTION that the Activities Committee be allowed to plant vegetable vines in planter boxes along the fence line of the old pool area, which will be maintained and paid for by the Activities Committee funds. Vines will be removed from the fence after each growing season. Susan Dukes seconded. MOTION passed.

Pat Rongey requested Board direction on several complaints recently received regarding leaning trees. It was decided that the new complaint procedure would be followed through the CVPOC office.

Diana Glasgow made a MOTION that Jodi Hawkins be appointed as Chair of the Personnel Committee. Pat Rongey seconded. MOTION passed.

CORRESPONDENCE: None.

GOOD OF THE ORDER: Jodi Hawkins and Diana Glasgow reported on the current credit being received from the City water/sewer rates for the lots that are not occupied for up to 6 months. 58 forms were received by the CVPOC office in response to the newsletter mailing and 6 more were sent directly to the City of Florence. The Board discussed the method of communications with the owners regarding this issue. Jodi & Diana will have the office staff continue to follow up on this and get the forms completed by those owners who are not full-year residents. It was suggested that the Area Representative mapping be included in the Membership Directory.

Jodi Hawkins reported that the Activities Committee hosted a Neighborhood Watch meeting with representatives from the Oregon State Volunteers and the City of Florence Neighborhood Watch. A notice was reported in the local newspaper about the success of our Neighborhood Watch Program.

Pat Rongey made a MOTION to adjourn. Diana Glasgow seconded the motion. MOTION passed. The meeting was adjourned at 10:45 am.

Jodi Hawkins, President

Susan Bladorn-Dukes, Secretary

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 (sent with the January Newsletter) please fill out the form below and mail directly to the City of Florence 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	