

The Village Chatter

APRIL /MAY 2018

THE VILLAGES OF OSCODA

A Beautiful Place to Live and Visit

Board of Director's Corner



NEW PROCEDURES FOR SEWER REPAIRS:

Our infrastructure in the Villages is over sixty years old, so problems are beginning to occur in the sewer system largely due to root blockage. Plants, trees and bushes need water and will find their own source if one is not provided by watering. Plant roots will penetrate through small cracks or joints in sewer lines. If not controlled these small roots will continue to grow larger in number causing breakage of sewer lines reduced flow and eventual stoppage which causes sewer backups. What can we do to prevent this from happening? Studies have shown that Copper Sulfate introduced in the sewer line will kill the roots. It is available at our local hardware store for about 27 dollars for a five pound container. The instructions state to pour up to 2 pounds of product in half pound increments into your toilet bowl closest to the sewer line and flush it down, twice a year. Once in early spring April/May and in late fall Oct/ Nov this has proven to kill the roots in about three to four weeks.

If you do experience a backup, the first step is to call the office and make them aware of the problem. If the office is closed, leave a voicemail with your name and address, then follow the instructions on the out-going message to contact the Water Department first to check the main collection line (989-739-7532 or after hours at 989-362-1430) . If they report the main collection line is clear of any blockages, then call Oscoda Septic at 989-739-0000. The Association now has a service agreement with Oscoda Septic to handle all sewer backup issues for the Association. Remember, the Association is responsible for the cost of maintenance on the sewer line that runs from the exterior of the unit to the main sewer collection line. Secondary lines inside the footprint of the building such as sinks, bathtubs, floor drains and sewer lines running under the buildings are the responsibility of the Co-Owner.

The houses located in the villages are of the following type's: Duplex, Quad or Single family. Each building only has one clean-out access to the sewer line. It may be in your unit or in your adjoining neighbor's unit. ***It is important that the access to this clean-out remains readily accessible at all times.*** In other words, do not block it with boxes, furniture or construction of walls or flooring. For your convenience, save the ***"New Sewer Back-up Procedures"*** insert on page 7 & 8.

Ed Pisarski, Board Trustee

Newsletter Editors:

Tammy Velten
Jennifer Wilson



Board of Directors

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Mike Munson - Vice President
JoAn Nink - Treasurer
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Summer Lawn Care

G & H Lawn Care started their spring cleanup on Monday, 3/26. The first week for yard waste pickup is Friday, April 6th and will continue every Friday until Nov. 9th.

Yard Waste Pickup Reminders:

- » You must have your yard waste in brown paper bags with your address number listed on the bag.
- » Bags must be limited to 30 lbs. each and no more than 6 bags/bundles.
- » **No dirt, pet waste, or garbage should be in the bags.**
- » Bags must be out to the curb before 8 a.m. on Friday or they will not be picked up.
- » Branch bundles (shrubs, small tree limbs or branches) must be limited in size to a maximum of four (4) feet in length and two (2) feet in circumference and must be bundled together to prevent them from falling out of the trailer.
- » **Your yard waste will not be picked up if these guidelines are not followed.**

Please do not put your yard waste bags out until the night before or even the morning of the pickup. If the bag is left out in the rain and the bag gets wet, when they pick up the bag, the bottom could fall out and the yard waste goes on the ground. Please consider that before placing your bags out. **No yard waste bags should be left in view all week long!** We ask that you please store them out of sight until they are placed out for Friday pickup. Thank you!



Our **20th Annual Garage Sales** are scheduled for **June 1st, 2nd & 3rd!** Beginning May 1st, there will be a sign-up sheet in the office if you would like to be included on the Garage Sale permit list. The cost is still \$3 to participate in the sales and covers the cost of advertising and materials as well as port-a-pottys in Central Park. There will again be a food vendor in Central Park as well. You will be able to start picking up your sign and balloons starting **May 1st** from the office. Call the office if you have any questions.

THE WEEKLY YARD WASTE PICK-UP FOR THIS WEEK WILL BE ON THURSDAY, MAY 31ST.

Mortgagee Forms Need Updated

We are still working on updating our records regarding mortgagees of units. These records have never been updated since the original forms were submitted at the time a unit was purchased. The “Mortgagee” is the bank or financial institution that holds the mortgage to a unit. The “Mortgager” is the unit owner. Why do we need information on the mortgagees of the unit? State law requires Associations to mail ballots to the “mortgagees” of the unit whenever the members of the Association pass a vote that will change the Master Deed or Bylaws.

If you have received a notice in the past that your mortgage has been transferred/sold to a new servicer or if you have re-financed your unit since you originally purchased the unit, you will need to complete a new Mortgagee Form with the new information so that we may update our records. We have the forms available for you in the office or they are on our website at www.voohoa.net. The office can also mail, fax or email a Mortgagee Form to you upon request.



CHANGES OUTSIDE YOUR UNIT

With Spring close enough to smell, you may be looking at doing some maintenance and other things around your unit. Just as a reminder, if you are planning changes to the outside of your unit, they need to be approved in advance by the ACC. Items that need approval are:

- * A new garden/extension
- * Adding a deck
- * Paint color changes
- * Planting/removing trees or bushes
- * Adding a new shed
- * Adding a fence
- * New windows/doors /roof
- * Adding a fire ring/pit
- * Adding a swing set

If you aren't sure that your project requires ACC approval, just call the office and we will walk you through the process.



MAINTENANCE

As winter slides out with its usual whine, we can begin to see the damage it left in its wake. There are several areas that often get the worst of winter's magic. Things to look for:

- * Is the siding of the unit/garage/shed in need of power washing or painting?
- * Does the shed door need to be painted?
- * Is there loose or missing shutters/trim?
- * Is the Soffit/Facia falling or sagging?

Think curb appeal! If you were trying to sell your unit, what areas would draw your attention?



What's that smell?



Lets face it, no one wants to see *it* and they certainly don't want to smell *it*. Please pick up after your dog...even in your own

yard. It doesn't take long on the warmer days for smell to waft and put the stink on someone's day.

Garden Club



Volunteers are needed to help keep the Villages' parks and grounds beautiful with flowers, trees and shrubs. A community that shows we care. A community we can all be proud to show off. Join in and meet some great people and have fun while you work.

Please contact the office if you can donate just a few hours a month.

Change of Hours for Recycling

Where: Sunrise Disposal

4775 Sunset St.

Oscoda, MI 48750

989-739-6400

When: **Monday through Friday**

Time: **8:00am to 3:00pm**

Cost: \$5. Per load

How: Packing cardboard separate

Everything else together

****MUST BE CLEAN****

OUR LAWN CREW IS BACK IN ACTION!



Nothing quite says summer like the sound of a mower in action...I love that sound!

Please Remember:

- ✓ Stop by the office to fill out a new "No-Mow", "No-Fertilizer", or "No-Clean up" form for 2018 if you prefer to take care of these items yourself as last year's list is no longer effective.
- ✓ The lawn service crew will **NOT** go on your lawn to do spring clean up or weekly lawn maintenance until all the dog poop has been removed.
- ✓ Move things in the way of mowers such as toys, picnic tables and water hoses.



News You Can Use

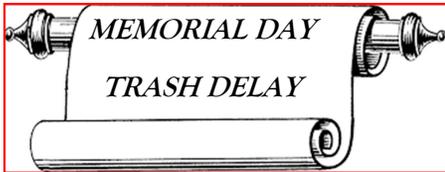
- ⇒ If you moved in 2017, please remember to complete a new Voter Designate form so that the 2018 ballots will be mailed directly to your new address. This will prevent delays in receiving your ballot.
- ⇒ Please remember that chalk should only be used to draw on the sidewalk by your unit and must be washed off afterward. Chalk on brick is very hard to wash off which is why it is not permitted.
- ⇒ There are numerous stumps throughout our community from fallen trees or trees that were removed. The Association is asking co-owners to please make stump removal a priority. Please refer to the ACC Design & Development Guidelines, #15, "all stumps shall be removed or ground to below the surface..."
- ⇒ ***Yard waste pick-up for the Annual Garage Sale weekend will be on Thursday, May 31st...NOT ON FRIDAY!***
- ⇒ **Final day for resume's** to be submitted for the Board of Directors Election is **Saturday, May 19th by 5pm.**
- ⇒ The **Annual Homeowners' Meeting** is scheduled for **Sat., July 21st at 10 a.m.** at the HOA Clubhouse. The Board of Director's can address any questions or concerns at this meeting. This is also the deadline for your ballots to be turned in.

MAY WE HAVE YOUR ATTENTION PLEASE

As you are aware, we have been looking for volunteers to apply for open Board positions. No, wait...please keep reading. (This is important and may even have an impact on your wallet). The thing is, that as an Association, we must have a Board of Directors...it's a requirement. We have over 1000 Homeowners but we have not been able to grab the attention of anyone able and willing to fill that role. The term is for two years and you will be providing a very vital service to the entire HOA. For the cost of a few hours of your time per month and willingness to respond to occasional email questions from the office staff, you will get to be a hero. Being a volunteer shows selflessness. You just have to be willing to listen and provide your input and vote your conscience. If you have been considering it and just aren't sure, then come and sit in on our next Board Meeting on Tuesday, April 10th at 1:00 pm to get a feel for it.



By being willing to help, you will bring your valuable life experiences to the table and you will be able to make a positive impact on the Association—in other words you, your neighbors and friends. If you are worried about your normal work schedule keeping you from being at the meetings, we can work around it. Call or stop in and ask those questions. We can address those concerns...you may find the thing you thought would be an issue isn't one at all. Remember, the nice thing about having a Board that also lives in the HOA is, you know that you have people that care about the community and how the decisions they have a hand in making will impact that community, because they, like you, make their lives here. This is also true for the ACC, the Garden Club and other committees. Without volunteers, we all have to pay to get things done.....Your community needs you!



On Memorial Day, trash pick up will be delayed one day. Please remember to put your trash out on Tuesday morning, May 29th.

Do the best you can until you know better. Then when you know better, do better.

- Maya Angelou

April & May 2018 EVENTS

- * Apr 1st—Happy Easter
- * Apr 6th—ACC Requests Due Date
- * Apr 10th— Monthly Board Meeting—1:00pm
- * Apr 12th—ACC Meeting - 10:00 am
- * May 4th —ACC Requests Due Date
- * May 8th—Monthly Board Meeting—1:00pm
- * May 10th—ACC Meeting—10:00am
- * **May 13th—Happy Mother's Day**
- * May 18th—ACC Requests Due Date
- * May 19th—Deadline for Board Candidate Resumes
- * May 24th—ACC Meeting—10:0am
- * May 28th—Memorial Day—the office is closed
- * **May 29th—Trash Pick-up Day**

MOTORCYCLE RIDING CLUB

Just a reminder for those that may be interested in motorcycle club, not to be confused with Fight Club, as there will be no fighting with motorcycles (did anyone else just picture Motorcycle Jousting or was that just me?). We have a sign-up sheet in the office waiting for you, so just stop on in. The only requirement is that you have a cool motorcycle handle like Scooter Wilson, Mad Dog McGee or Randy the Road Master...just kidding (...they said I couldn't require that. ☹).

Things to keep in mind:

- ◆ Planning both weekend and weekday rides.
- ◆ A couple of local rides weekly and 1 or 2 overnight rides during the summer.
- ◆ Easy rides with plenty of breaks, avoiding expressways as much as possible.
- ◆ Friends and Non-residents welcome
- ◆ ~~Must have a Cool Handle~~

You can call Randy at 739-7198 or Mike at 989-292-0172 for more information.

(Psst, my handle is UFO Wrangler Wilson ...  ...but don't tell anyone :)



Thank You Corner

The Association would like to extend a huge *Thank You* to Jay for volunteering to change out the SD Cards on a regular basis in the cameras located in the RV Lot. The office staff appreciates your assistance in helping us to monitor the gates more efficiently.

If you would like to thank a special someone for helping you out, please send us an email so that we can put it in the next newsletter. A thank you can go a long way!

**THE VILLAGES OF
OSCODA, HOA**

5631 Georgia Dr.
Oscoda, MI 48750
Phone: 989-739-4915
Fax: 989-739-4720
Email: office@voohoa.net
Website: voohoa.net

The HOA office hours are:

Mon., Wed., Thurs. and Fri. 8am - 5pm & Tues. 10am - 5pm.

**THE OFFICE WILL BE CLOSED ON
SATURDAY & SUNDAY**

Please remember there is always a drop box for your convenience!



Clubhouse Activities

- ◆ Euchre - Mondays at 12:30pm
- ◆ Taking Off Pounds Sensibly (T.O.P.S)- Wed. at 9am
- ◆ Pinochle - Fridays at 12:30pm
- ◆ BUNCO - 3rd Friday of every month - 1:00pm



Welcome Back Travelers!



Many of you will be coming back to the great state of Michigan soon (yeah!)

Just a reminder to stop at the office and pick up a *Temporary Permit* if you need to park that RV or Trailer at your unit overnight.

Remodeling & Renovation Season

If you need a dumpster parked at your unit, don't forget to stop in for a **Temporary Permit**.

They should be placed on the driveway and **not** on the grass.



Classifieds



Power Washing: Clean & Clear Window & Pressure Washing, Inc. Joe Opperman, Owner. Residential & Commercial. 989-569-3638 Free Estimates, 24 hour service. Insured.

Caretaking Service/Winterwatch - "Peace of mind while you are away." Home monitoring service and caretaking service by Villages of Oscoda resident since 2003. Snow plowing, light sidewalk clearance available. Call 989-305-2243 for more information.

Pet Care - Riverside Pet Lodge is a new state of the art boarding kennel nestled in the woods beside the Pine River just north of Oscoda. We offer boarding, daycare and grooming services in a loving atmosphere. Our building has heated floors, indoor/outdoor runs and two play yards. Daily woodland walks also available. Send your pets to "camp" while you are out of town! Stop in and see us or give us a call. Riverside Pet Lodge, 2910 Kings Corner Rd., Oscoda, MI 48750; 989-739-5039; www.riversidepetlodge.com; "Like" us on Facebook!

Real Estate Services -

Real Estate One - 406 S State St. Oscoda, MI 989-739-9129—Resident Roxanne Costea, Associate. 23 Years experience.

Sunrise Realty, Inc. - 989-739-1458

Sharon Wasielewski - Agent for Sunrise Realty - Cell# 704-408-0192 - 12 year Village resident and is in Oscoda year around and is ready to help you buy or sell!

If you would like a list of contractors in this area, stop by the office and grab your copy! Are you a resident in the Villages that would like to place your ad in The Village Chatter? Contact the office for more info.

NEW SEWER BACK-UP PROCEDURES

1. **First**, call the Water Dept and ask them to send someone out to **check the main**. You don't want to call a plumber first because if they come in and find that the problem isn't located inside but rather at the main then you have just incurred an unnecessary expense for which you won't be reimbursed:

Water Dept. main line 989-739-7532

After hours **emergency** 989-362-1430

2. **Next**, Call the office (**989-739-4915**) to report the sewer back-up problem. The office will contact Oscoda Septic as the Association now has a Service Agreement with them. They will come out to resolve the problem and they will bill the Association directly.

3. **For After-hour Emergencies** or whenever the office is closed, call Oscoda Septic directly at:

989-739-0000

4. If it is determined that the back-up resulted from:

- a.) flushing items that shouldn't be flushed (i.e. cigarette butts, feminine products, wet wipes, etc.),
- b.) if inappropriate items are sent through the garbage disposal. See "What Goes Down The Garbage Disposal" (attached).
- c.) if the back-up occurs in a sewer line or part of a sewer line for which the Association is not responsible to maintain,

the cost will be charged back to the co-owner(s).

5. ***It is important that access to this clean-out remains readily accessible at all times.***

In other words, do not block it with boxes, furniture or construction of walls or flooring.

6. It can be costly to clean and replace items destroyed when a back-up occurs. You may want to contact your insurance company and ask if you have sewer back-up coverage.

WHAT YOU CAN DO TO HELP AVOID PROBLEMS:

1. Perform regular maintenance by placing chemicals, such as copper sulfate or other products designed to kill roots, down the pipes every few months to kill any roots that might have encroached the pipes. (This should also take care of alligators)
2. Do not use heavy/thick toilet paper which can get caught on any roots or seams in the pipe and cause a back-up.
3. Do not use "flushable wipes" or other products advertised as flushable as it is only a marketing word used to get you to buy it (so not cool). These products will also get caught in the collection line and cause a back-up.
4. Do not flush items down your toilet such as cigarette butts, feminine products, wet wipes, cat litter.
5. Always flush your toilet twice. The new "low-flow" toilets use less water which can cause waste to not be fully cleared from your line.



What goes down the garbage disposal

A [garbage disposal unit](#) makes the kitchen clean-up process a lot more convenient and is very environmentally responsible. Regular operation of the unit only costs about 50 cents per year and uses very little water, but it reduces the amount of food waste that ends up in landfills producing methane gas. Instead, after you operate the disposal unit, the food scraps can move through the sewer system and be more easily and efficiently treated at the water plant.

However, there are limits to what a garbage disposal system can handle; it's not equipped to process everything you might want to put in it. The following is a list of things you should never put into your disposal unit.

Garbage Disposal Unit No-Nos

NON-FOOD ITEMS –When plates and utensils pile up, a fork or two can easily slip into your garbage disposal unit. Before you grind up anything, always clear out all the dishes in the sink, and check to make sure no non-food items have fallen inside.

GREASE – For the most part, garbage disposal systems can handle liquids. The problem with grease is that, when it cools down, it solidifies inside your drain and creates clogs. For that reason, you should avoid putting oil and fats in your disposal unit as well.

FIBROUS FOODS – Celery, asparagus, artichokes, chard, kale, lettuce, potato peelings, and onion skins should all be kept out of your garbage disposal unit. These items can easily entangle the blades causing it to jam.

PASTA AND RICE – When uncooked pasta and rice are exposed to water, they expand. You can imagine what will happen if you dump a sizeable amount into your garbage disposal unit—you'll have a backed-up drain in no time.

COFFEE GROUNDS – Coffee grounds are another disposal hazard because they tend to get caught in the drain trap.

FRUIT PITS, SEEDS AND APPLE CORES – These items are far too solid for your garbage disposal unit to process. You will do better to toss them in the trash or use them to contribute to your compost heap.

EGGSHELLS – The membrane on the inside of an eggshell can wrap around your garbage disposal unit's blades, so do not put eggshells into the appliance. Like fruit pits, seeds, and apple cores, they are better added to the compost pile.

BONES – Fish bones are the exception but bones challenge even industrial strength disposal units. These are better to be collected with the trash.

Appropriate for Your Garbage Disposal Unit.

Now that you have a list of what not to put in a garbage disposal, let's talk about the things your disposal is designed to handle.

COLD WATER – For it to function at its best, you should always run cold water through your garbage disposal unit for 20-30 seconds before and after you grind food stuffs. This ensures that all of the food will be flushed down the drain. You don't want a few decaying scraps sitting at the bottom of your disposal unit, stinking up your sink.

CHOPPED FOODS – When you want to process solid foods, chop them up thoroughly before feeding it to your disposal unit.

DISH SOAP – No, you wouldn't use your garbage disposal unit to dispose of dish soap, but putting soap inside will help you clean the disposal unit. Once you pour a little in, turn on your unit and run cold water through it. Your disposal unit will thank you.

ICE CUBES – Throwing a few of these in occasionally will knock off food residue that has built up on the unit's blades. To make them even more effective, use ice cubes made out of lemon juice, vinegar, or some other biodegradable cleanser. These will freshen up the unit. Just be sure to label your ice trays so that you don't accidentally use them for ice intended to go into foods or drinks.

Follow this list of do's and don'ts, and your garbage disposal unit should live a long and happy life.