

The Village Chatter

FEBRUARY / MARCH 2018

THE VILLAGES OF OSCODA

A Beautiful Place to Live and Visit



Board of Director's Corner



With summer fast approaching, it's time to begin thinking about elections for the Villages of Oscoda Board of Directors. This year there are 3 open seats on the Board. If you have a couple of hours each month and want to help the Villages continue to grow and prosper, you may want to consider running for the Board. To be eligible to run, you must be a Home-

owner in the Villages, be in good standing and submit a brief resume to the office on or before May 15, 2018. All Board positions are for a two year term. This is a very interesting and rewarding opportunity and gives you an insight as to how the Villages operates. The Board meets once a month to deal with daily operations, and any problems that need addressing. Emailing is used primarily for informational purposes among Board members so a computer and internet is helpful. If you think this might be something you would be interested in, you are welcome to attend any of our monthly meetings to get an idea of the type of things the Board deals with.

Randy Moore
President, BOD

Newsletter Editors:

Tammy Velten
Jennifer Wilson

Board of Directors

Randy Moore - President
Mike Munson - Vice President
JoAn Nink - Treasurer
Dave Sherman - Secretary
Ed Pisarski - Trustee
Dennis Dunn - Asst. Secretary

CALLING ALL VOLUNTEERS!!! If you are interested in volunteering your time and you would like to make a difference in YOUR community, please consider becoming a member of the Board of Directors for the Villages of Oscoda, HOA. It would take very little of your time but could make a BIG difference where you live. You would be helping your family, neighbors and friends. You will get to know some of the people within your community that really care and want to contribute to the success of the community where they live. The ballots will be sent out in June and the ballots will be counted in July after the Annual Co-owners' Meeting on Saturday, July 21st. So, start preparing your resume now! Resumes' are due in by Saturday, May 19th. If you would like to observe a monthly meeting to see what you could be doing, contact the office in advance to let us know that you would like to attend..... **YOUR VOICE MATTERS!!!**





HEAR YE, HEAR YE

For all who would like to join us in wishing Warren Everett a happy retirement we are having a party in his honor on February 10, 2018, at the Villages of Oscoda Clubhouse. The time is from 2:00 to 6:00 pm and everyone is invited to attend. Warren has been our mail carrier for many years, and is retiring February 2, 2018. He has decided it is time to retire to his farm in Mikado. He has been a friend to many of us here in the Villages and has assisted many of us when there was a need. You are welcome to bring a dish to pass but it is not required. We really just want Warren to know how much we appreciate all he has meant to our community and to thank him for his dedication.

David Sherman



Christmas Pot -Luck Success!

Another successful Christmas Party was enjoyed by all who were able to attend on December 15th. Ted Wasilewski did a great job providing us with music to set the tone. As always, the food was plentiful and delicious. I even tried Ruth Moore's baked beans as I was informed they were wonderful...and they really were! My mother would be shocked that I tried something new...so lets not tell her. There was so many prizes and of course the 50/50 drawing. This year we added another prize to the event which was a nice little LED fireplace heater. Our half of the 50/50 will go toward getting our New LED sign set up in it's new location, we are currently getting quotes from electricians. As usual we would like to send out a HUGE thank you to everyone that helped set up and take down, it was very appreciated (by us and our feet).

May everyone have a safe and fulfilling year!



Winter Safety Tips

1. Remember to take smaller, unhurried steps even when walking on ground that "appears" to be ice free...surprises can turn ugly.
2. Winter weather can arrive without calling first (not very mannerly) & change the amount of time it takes us to get to work, school and appointments. Getting up earlier than usual and checking the road conditions will help you determine if you need to leave early to avoid rushing.
3. Bundle up before going outside & make sure to cover up extremities to help avoid frostbite. Use a scarf to cover your nose & mouth to protect your lungs and make it easier to breath.
4. The cold temperatures can be dangerous for pets as well as us humans. After walking your dog or cat, check the pads of their feet to ensure they haven't cut them on the ice. Wipe off salt and other deicer's - this will keep them from dragging it throughout the house and from licking it off. Removing snow from their feet and legs will allow them to warm up faster & help keep frost bite at bay.



PENGUINS?

As long as there is potential for icy conditions we want to remind everyone to:

Think like a penguin

Act like a penguin

Walk like a penguin

Be a penguin

(tiny steps help you stay upright when walking on slippery paths)



2018 Budget

As you may already know, the monthly Association dues for 2018 will remain unchanged at \$58.00 per month. This is, in large part, due to the new 3-Year Waste Management contract that the Board signed late last year which now takes into account changes in seasonal occupancy (Kudos to the Board!!!). You will find your copy of the 2018 Approved Budget on page 7.

Where else can I be helpful?

Beside the Board there are several other things in the Villages of Oscoda, HOA that require volunteers to complete. By using volunteers, it means we do not have to use Homeowner funds to complete different tasks. The more volunteers we get means the ones who do volunteer don't get burned out. That's important and we really appreciate our volunteers. Please keep reading to see if there is a location you could be of service this year.

The Garden Committee meets once a month in the spring and summer and put in two or three hours a time. They are the reason why the front of the Clubhouse always looks so nice, as well as the gardens in the planters by our signs. They trim the bushes, paint fences, keep the gardens fresh, and pull weeds. Even if you don't have a green thumb, you can be helpful by digging holes for trees or giving a fence a fresh coat of paint or lending your muscles to move bags of fertilizer or flats of plants.

The RV Lot requires volunteers to replace missing or fallen lot poles, check for proper camera operations and to let the office know if there are any occupied RV lots that are not keeping up with the weeds and grass control. An hour or two a month in the spring and summer months would be very helpful in keeping the RV Lot looking great.

The Architectural Control Committee (ACC) (must be a homeowner) Consists of 3-5 members which meet once or twice a month, depending on the time of year. They gather to approve or deny the requests received and utilize the Bylaws and ACC Guidelines to ensure that rules are being followed.

The Board (must be a homeowner) is made up of 5 volunteers and with an election every summer, we will be looking for those interested in joining the Board. Decisions made impact every homeowner. It only require a few hours a month. Be a part of the decision-making and help to keep the Association on track for another fabulous year!!!

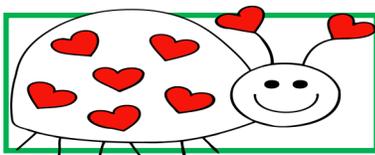


CODE COMPLIANCE REMINDER

Per Township Ordinance No.2006-234, no inoperable, junked, wrecked or abandoned motor vehicles shall be present on public or private property. This also includes vehicles that do not have a valid and current license plate and/or registration within the last calendar year.

IMPORTANT NOTICE

It was reported by Warren our trusty mail carrier, that someone apparently lost a large cache of misc. screws on Maryland, 6th St. and Montana. One Homeowner collected about a cups worth on Montana. The ones we've seen have not been the sharp pointed kind but there is still the possibility of them causing tire damage and we wanted everyone to be aware.



News You Can Use

- * During the winter months, parking on all streets is strictly prohibited between November 1st and April 1st from 8am to 5pm in order to facilitate County snow removal . This will also help prevent the ice and snow build up from becoming a hazard to other drivers and pedestrians. (See Bylaws Article VII, Section 2 (a)).
- * Remember that Holiday decorations should be down by this reading.
- * A reminder for the snowmobilers - You CAN use the roads in the Villages to get to and from a trailhead. **DO NOT use resident's lawns and backyards!**

BE RESPECTFUL OF OTHERS.

- * If you moved in 2017, please remember that you will need 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.
- * If you have a fire hydrant in front of your home, please keep it clear of snow so that the fire department can have quick access. You and your neighbor's property may depend on it.



SNOW CLEAN-UP REMINDER

Just a reminder that the snow plow only plows when it snows 3 inches or more, and they don't always salt. We recommend keeping some salt inside your garages and on your porch to hit those areas that may need salting in between plows. Such as after the wind has been busy or we've gotten light snow. Also, remember when it warms up it can melt the mounded snow around the sidewalks, which can then refreeze and become slippery so please be careful. Walking like a penguin isn't just for Batman villains during these cold, up and down temperature—crazy months. It may save you from another evil foe...the sidewalk.

Things that make you go, hmmm

If you could kick the person in the pants responsible for most of your trouble, you wouldn't sit for a month.
Theodore Roosevelt





**I have enough money
to live comfortably
for the rest of my
life—**

**If I die next Thurs-
day.**

Author unknown

**DID SOMEONE SAY
MOTORCYCLE
RIDING CLUB?**



We are considering the possibility of forming a Motorcycle riding club. This would be an informal group open to anyone that enjoys riding in our beautiful Northern Michigan area. There are no dues or requirements to attend. We would meet at the Clubhouse at a predetermined day and time and away we would go. Realizing that a lot of people are working during the week, there would be both weekday and weekend rides. We would have a couple local day rides each week and maybe one or two longer overnight rides during the summer. This would be a group for those people that enjoy riding with other people. These rides would be easy rides with plenty of breaks. Rides would be on secondary roads like U.S. 23 and avoid expressways as much as possible. It doesn't matter the size or kind of bike you have, just that you like to ride. Friends or non-residents are also welcome. You can call Randy at 739-7198 or Mike at 989-292-0172 for more information. If you are interested, there will be a sign up sheet in the office. If there is enough interest, more details will follow.

Thank You Corner

⇒ We want to thank everyone that helped decorate the clubhouse for the Christmas Season. Thank you Jay Lash, Don & Sharon Gauvreau, Garry & Marilyn Hendricks, Dave Hirsch, Dave Sherman, and JoAn & Fred Nink. We so appreciate your willingness to donate time on behalf of the whole Association!

*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!*

February & March 2018 EVENTS

- * Feb 2nd—ACC Requests Due Date
- * Feb 8th—ACC Meeting - 10:00 am
- * Feb 13th— Monthly Board Meeting—1:00pm
- * Feb 14th—Happy Valentines Day
- * Mar 2nd —ACC Requests Due Date
- * Mar 8th—ACC Meeting—10:00am
- * Mar 11th—Daylight Savings Begins
- * Mar 13th— Monthly Board Meeting—1:00pm
- * Mar 17th—Happy St. Patricks Day

March 11, 2018



**Time to
Spring Ahead**



**As you slide down
the banister of life,
May the splinters
never point in the
wrong direction!**

—An Irish Saying

**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

Facebook: Villages Oscoda

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

Old Irish Blessing

May your troubles be less
And your blessing be more
And nothing but happiness
Come through your door
Author unknown



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.

Villages of Oscoda HOA

2018 Budget (Approved 12/12/17)

\$ TOTAL

Revenue

Common Charges (\$58 per month per unit)	527,568
Late Charges	7,000
Interest Earnings	200
Snow Removal Income (4 plex area only, 156 units)	21,126
RV Lot Maintenance Fees	7,500
Misc. Excess Revenue	

Total Revenue

563,394

Expenses

Personnel (3 accounts -Wages, mileage, payroll taxes)	78,000
Training, Certification	50
Advertising	220
Subscriptions and Memberships (2 accounts-Chamber, Press)	120
Office Supplies	4,000
Office Equipment (includes Office Misc)	3,000
License & Permits	40
Property Management Software and Updates	1,000
Insurance (O & D, Comm.umbrella, Liability, Building)	6,500
Postage	6,500
Clubhouse / Office Utilities	9,000
CPA/Audit - only need review this year	9,200
Legal - by-laws updates	6,000
Copier - Maintenance contract	2,000
Taxes (property)	5,000
Vanco	1,500
Rubbish Removal -	90,000
Mowing	236,000
Fertilizer / Weedkiller	18,855
Common Areas (3 accounts- Maintenance, Supplies and Building Maint.)	18,000
Computer Technical Expenses	1,000
Sewer Repairs	12,000
Depreciation	10,700
Contributions	400
Bad Debt	8,183

Total Common Expenses

527,268

Snow Removal (4 plex area only)	21,126
RV Lot	4,000

Total Other Expenses

25,126

Contingency Fund	1,000
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Total Expenses

530,615

Total Reserve for Replacement Contributions

10,000

Total Expense Budget

563,394

Net Income / (Loss)

0