



The Village Chatter

JUNE /JULY 2018

THE VILLAGES OF OSCODA

A Beautiful Place to Live and Visit



Board of Director's Corner

Our Annual Homeowners Association Meeting is sneaking up on us fast. It will be held on Saturday, July 21, 2018 at 10:00am in the Clubhouse. The Board will be informing co-owners on what we as an Association have done since the last Annual meeting. This is a great time to catch up with what is going on in the Villages of Oscoda and there are quite a few things happening as well as new changes to tell you about. There will also be a Q & A at the end of the meeting when co-owners can ask questions or make a comment. After the Annual Meeting has concluded, there will be an informal meeting to update everyone on the re-write of our governing documents (Master Deed, Bylaw and Articles of Incorporation). ***This is also the last day for accepting ballots for the Board of Directors election.*** There will be light refreshments served as well! So come on by, meet some of your neighbors, drop your ballot off and see what is new and exciting at the Villages! Dave Sherman

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

Board of Directors Election

There are four (4) candidates running in the election this year for the three (3) seats that are available. The Candidate Profiles are included with this newsletter on pages 2 and 3.

Voting ballots will be sent out for the Board of Director's election in the next week or two. Only those co-owners that were current on their Association dues as of May 10th AND have a valid *Voter Designate* form on file with the office is eligible to vote. **You have until noon on the 21st of July to turn your ballots into the office.**

It's important to remember to not include anything else in the envelope provided when returning your ballot. You must send your payments for the monthly Association dues in a separate mailing.

We will need some volunteers to help with the Board of Director's vote count and there will be a sign up sheet at the Annual Meeting on July 21st starting at 10am at the clubhouse.....See you all there!

2018 Amended Budget

The Association's Annual budget is a projection of what the anticipated expenses are expected to run for the coming year and how those costs will be covered from the amount of the revenue that is expected to be collected over the year. From time to time it may be necessary to amend the budget in order to correct an error in calculation or to make adjustments to cover unexpected expenses that might arise.

On May 8, 2018 the Board of Directors approved an *Amended Budget for 2018*. Under *Expenses*, the line-item for *Personnel* was adjusted to allow for funds to cover a mis-calculation in the mowing contract (the amount listed on the original Budget for 2018 has the 2017 contract amount for mowing services by mistake). In addition, an adjustment was made in the line-item for *Bad Debt* to cover the un-collectable delinquent accounts due to two (2) bank foreclosures. The balance of the adjustment was applied to the line-item for *Sewer Repairs* to ensure that funds are available in case of a costly sewer repair. You will find a copy of the *2018 Amended Budget* on page 7 for you to keep for your records.



Candidate Profiles

Michael Munson (Incumbent) **9613B Missouri St.**

My name is Michael (Mike) Munson. My wife and I have owned a home in the Villages of Oscoda since February of 2002.

We retired from our "downstate" jobs in 2011 and are now full time residents in the Villages. We are enjoying our lives in Oscoda mostly volunteering in numerous activities in the community, working the voting polls as well as being active members in Grace Community Evangelical Church. I am the Chief Flight Instructor at Phoenix Flight Services, and Citizen-at-Large on the Oscoda Wurtsmith Airport Board.

The Villages of Oscoda home owners elected me trustee in 2014 and I have served the Villages since then.

With your vote of confidence, I look forward to serving the people of the Villages for the next full term as a Board of Director member.



Sherry Proulx **9750B 8th St.**

My name is Sherry Proulx. My husband and I have been residents of the Villages of Oscoda, HOA since 2005. I am retired from the Department of Human Services.

During my employment as a Case Manager with the State, I served on the "Total Quality Management" team and was the UAW Health and Safety Representative.

I have been a volunteer Election Poll worker in Oscoda since 2012 and am a member of the Lions Club of Oscoda.

I am seeking your vote for a position on the Board of Directors as I would like the opportunity to help promote a safe and quality community for all residents.

Thank you for your consideration.

Garden Club



Hello HOA Homeowners, it is finally spring!

On Wednesday, June 6th, the Garden Club will be meeting at 10:00am at Memory Lane (off 8th St.) to spread wood chips.

On Wednesday, June 13th, the Garden Club will be meeting again at 10:00am this time at Central Park (off 6th St.) to trim shrubs.

We are in need of volunteers. Extra hands make the work go so much faster....there is also a lot of laughing, sharing and enjoyment involved. Come join us while we work together to make our neighborhood a beautiful, clean and safe place to live.

Please call the office to volunteer or join us at the locations on the dates listed above. Everyone is welcome!



Candidate Profiles

JoAn Nink (Incumbent)

8104B Delaware

My name is JoAn Nink. My husband Fred and I are full time residents of the Villages of Oscoda. We have resided in the Villages for the last seventeen years, moving here from Grand Rapids, MI. I retired from HHS, Inc. which implemented the Medicaid Waiver Program for the State of Michigan. I have owned and operated a small business.

Since moving into the Villages of Oscoda, I was active in Village Watch, pursuing the demolition of the 8000 area, as well as serving on committees such as the election of the first board member and procuring a building to house the Villages of Oscoda Association office. I have been active in revamping the RV Storage Lot, helped get funding for enhancements for the commons area foot paths, contracting lawn care personnel, and other projects too numerous to mention. I believe in being involved in my community. I am a member of the Oscoda Township Zoning Appeals Board as well as I have worked the state and federal election the last 15 years for Iosco County.

If elected, my goals are to have a positive impact on the activities of the BOD and the overall management of the Villages of Oscoda. I will act in the best interest of all the residents and homeowners of the Villages of Oscoda. I will work to keep the Villages a safe and beautiful place to live. It's been my privilege to serve you over the years.

Thank you.



Beverly Knickerbocker

8014D S. Alaska St.

I moved into the Villages last year, actually, one year exactly. I love this area and enjoy my condo immensely. I feel this area is the best kept secret in Northern Michigan. Affordable housing in a fantastic area is difficult to find.

I am a retired Realtor, mostly dealing with residential housing. Prior to that, I have a background in broadcasting, marketing and art.

I would love to serve on the Board and would be honored to play a role in the community I have chosen to retire in.

Thank you.

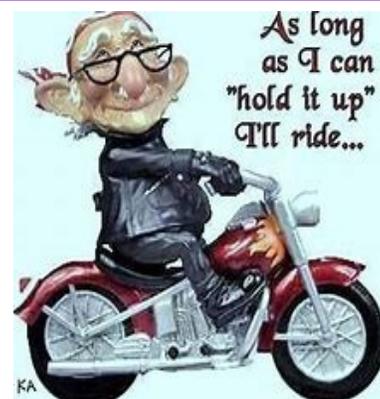
GET ON YOUR BIKES AND RIDE

Just a reminder for those that may be interested in going on motorcycle rides throughout the summer, we have a sign-up sheet in the office waiting for you to join the fun and enjoy the freedom of the road.

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

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





Important Notices

- ⇒ Just a reminder that the office will not act on anonymous complaints.
- ⇒ 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..."
- ⇒ Parking between the garages and in front of the garage doors in the four-plex area is strictly prohibited. You run the risk of getting towed at owner's expense if your vehicle is blocking access for other co-owners. Be considerate and save your money for some extra holiday shopping.
- ⇒ **Your BUTTS are showing:** Please use a coffee can or something comparable to put your cigarette butts in! Your neighbors should not have to pick your "butts" up and it really looks terrible with them scattered all over the lawn.
- ⇒ A reminder that all snow shovels & salt buckets need to be stored out of sight for the summer season.
- ⇒ If you need a dumpster parked at your unit, don't forget to stop in for a temporary pass. They should be placed on the driveway and not on the grass.
- ⇒ It has been noticed that many buildings are in need of power washing and painting. Now is a great time to get bids for power washing and painting of unit buildings over the summer. Many contractors get booked up quickly for summer jobs. Calling early may also get you a better price.
- ⇒ If your unit has a fenced yard you are responsible for all lawn care inside that area. Lawn waste must be bagged and put out for Friday pickup and not dumped over the fence.
- ⇒ Yard waste bags are limited to a maximum of 30lbs. No dirt should be included with the lawn waste which will quickly cause you to exceed the weight limit. Bags over 30 lbs. will **not** be picked up.

New Refrigerator Magnets

The Association now has a service agreement with Oscoda Septic to handle all sewer backup issues for the Association. 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. If you do experience a backup, the first step is to call the office and make them aware of the problem. The office will contact Oscoda Septic. If the office is closed, leave a voicemail with your name and address, then follow the instructions on the out-going message. **Stop by the office to pick up your free refrigerator magnet** with handy instructions and phone numbers. ***They are available for homeowners and renters.***

 The Villages of Oscoda, HOA
For sewer backups contact
Villages of Oscoda, HOA
at (989) 739-4915

For After Hours Sewer Emergencies call:
OSCODA SEPTIC
"We would Love to Suck Up Your Business"

**Drain Cleaning
Fix Broken Sewer Drains**

**Camera Inspection
Clean-outs Installed**

(989) 739-0000



June & July 2018 EVENTS

- * June 1st, 2nd & 3rd—20th Annual Garage Sale
- * June 8th —ACC Requests Due Date
- * June 12th— Monthly Board Meeting—1:00pm
- * June 14th—ACC Meeting - 10:00am
- * June 17th—Happy Fathers Day!
- * June 22nd—ACC Requests Due Date
- * June 28th—ACC Meeting-10:00am
- * July 4th— The Office is closed, Happy 4th of July
- * July 6th—ACC Requests Due Date
- * July 10th—Monthly Board Meeting—1:00pm
- * July 12th—ACC Meeting—10:00am
- * July 20th—ACC Requests Due Date
- * July 21—Annual Meeting 10:00am
- * July 26th—ACC Meeting—10:00am



**No act of Kindness,
no matter how small,
is ever wasted.
Aesop**

Upcoming Events

- ⇒ The 20th Annual Community-wide Garage Sale is scheduled for **June 1st, 2nd & 3rd!** There will be maps placed at the back gate overflow lot as well as the overflow lot on Mission St. & Perimeter. The food vendor will be located at the 6th St and Maryland St. overflow lot along with a port-a-pot.
- ⇒ 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.
- ⇒ Villages of Oscoda Annual Picnic - Saturday, August 18, 2018 from Noon-3pm at the clubhouse. There will be fun, food and fellowship! Come and join your neighbors with one of your famous dishes to pass. Watch the August Newsletter for more information.



Thank You Corner

I would like to thank the gentleman in the white pickup for plowing the opening to my driveway after the county truck plowed Missouri St. It was very nice of you to help me out on April 15th during the storm when we were dumped with over a foot of very wet, heavy snow. My back and I greatly appreciated the help!!! I'm thankful that winter finally ended, because I was starting to worry :o

*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!*

Office Hours:

**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!

The office will be closed on the 4th of July



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



**Sometimes I
question my sanity,
but the unicorn in the
kitchen told me I'm
fine.
@REBELCIRCUS**



**When someone
asks what I did over
the weekend,
I squint and ask,
“Why, what did you
hear??”
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:

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!

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

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 Amended Budget (Approved 5/8/18)

\$ 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
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Expenses

Personnel (4 accounts -Wages, mileage, payroll taxes, Health Ins.)	71,000
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	239,400
Fertilizer / Weedkiller	18,855
Common Areas (3 accounts- Maintenance, Supplies and Building Maint.)	18,000
Computer Technical Expenses	1,000
Sewer Repairs	13,600
Depreciation	10,700
Contributions	400
Bad Debt	10,183

Total Common Expenses	527,268
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Snow Removal (4 plex area only)	21,126
RV Lot	4,000

Total Other Expenses	25,126
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Contingency Fund	1,000
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Total Expenses	530,615
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Total Reserve for Replacement Contributions	10,000
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Total Expense Budget	563,394
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Net Income / (Loss)	0
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