



The Village Chatter

DECEMBER 2018/JANUARY 2019

THE VILLAGES OF OSCODA

A Beautiful Place to Live and Visit



Board of Director's Corner

As we leave the month of November we reflect on the privilege and freedom to vote, the opportunity to celebrate our veterans, the enjoyment of the thanksgiving holiday and all the bounties we are afforded in this great country. We now can look forward to all of the delights of December and January. All the fun of winter and joy of planning for the up coming holidays, gift giving and receiving, joining family and friends for a dinner or party.

I think these winter months are a wonderful time to reflect on what we have and what we might share with others. A lot of charitable organizations ask for monetary donations this time of year but what might be just as valuable is the donation of time, a kind act or a kind word. Maybe you have a neighbor that just needs help with a small chore or just needs to be looked in on. Maybe mentoring a school child or volunteering to serve the community in some other fashion. Even shoveling the sidewalks for the postman is a charitable thing to do. I try to say "hello" to everyone I pass. You'd be surprised at how many people will take the time to smile and say hi.

My New Years resolution is to make contact with old friends and just do a little more for folks on a daily basis. I hope we can all reflect on the blessings that we have enjoyed in the past and pass some of those blessing on to others. Happy Holidays to everyone.

Sherry Proulx, Trustee

Newsletter Editors:

Tammy Velten

Jennifer Wilson



Board of Directors

Randy Moore - President

Mike Munson - Vice President

JoAn Nink - Treasurer

Ed Pisarski - Secretary

Sherry Proulx - Trustee

Dennis Dunn - Asst. Secretary



11th Annual Christmas Potluck

The Villages of Oscoda will be having our 11th Annual Christmas Pot-Luck Party on **Saturday, December 15, 2018** from **Noon - 3 p.m.** at the Clubhouse. There will be some fun activities, and lots of laughter and cheer so make sure you mark your calendars! The HOA will be supplying the main course, service settings and beverages, all you need to do is bring a dish to pass of your favorite recipe. Make sure you tell your neighbors and invite them along! There will be music and entertainment by Ted Wasliewski. There will also be a 50/50 Raffle, prize giveaways, and more! **See you all at the clubhouse on December 15th at Noon!!!**





What's Your "Just-In-Case" Plan?

Do you live alone? Does your health get in the way of freely coming and going? Do you have any concerns about falling? Unfortunately, we were recently reminded about the importance of having a "Just-In-Case" back-up plan in place during an emergency. One of our homeowners fell inside their home with all the doors locked. Because they did not leave a key with the office and didn't have a key hidden nor gave a spare key to anyone they know and trust, once their situation was discovered, the first responders could not get in to render aid and had no alternative but to break in the door. While we don't want anyone living in fear of the worst happening, we do want to encourage everyone to have a plan in place. Below is a list of ideas to help you set up a plan:



- Leave a key with the office
- Keep your cell phone or house phone securely on your person at all times
- Hide a key outside so if you are unable to get to the door, someone can get in to you.
- Give a key to a neighbor
- Set up a plan with a neighbor, family or friend to talk at least once a day
- Set up a signal with a neighbor, such as opening the curtains in the morning and closing them at night

We don't like to hear about these things happening and hope that everyone makes it a priority to set a plan in place. We also encourage everyone to look out for their neighbors, you may be the person that makes the difference for them. Hey, that sounds like a great New Year Resolution!

Happy New Year and Be Safe Everyone!



*Another helicopter tried to land in our garden today.
I think we're going to have to reduce our Christmas lights a bit.
Anonymous*

2019 Budget

Good news for the New Year:

The monthly Association dues for 2019 will again remain unchanged at \$58.00 per month.
This is the 3rd year in a row that the monthly Association dues will stay the same.
You will find your copy of the 2019 Approved Budget on page 7.



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.



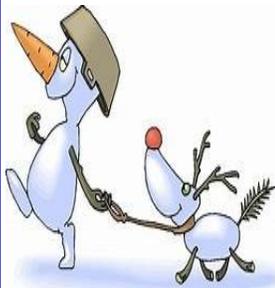
2. Winter weather can arrive without calling first (not very mannerly) & change the amount of time it takes us to get to work, school and appointments. Getting up earlier than usual and checking the road conditions will help you determine if you need to leave early to avoid rushing.



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.



Shoveling Safety Tips

1. Dress warmly
2. Take breaks every 15 minutes
3. Drinking coffee may increase your heart rate, instead drink hot chocolate 
4. Drink plenty of water
5. Lift with your legs
6. Pick up smaller loads
7. If the snow is deep, remove the top 2-3" at a time
8. If you lead a sedentary lifestyle or are at risk for a heart attack, it may be wise to pay a neighbor kid to take care of that snow...you can watch from the window...while drinking hot chocolate.



News You Can Use

- * The office will be sending out *payment coupons for 2019* in the coming days. If you would like us to send you payment coupons for the 2019 year, please contact the office so we can add you to the list.
- * *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)).
- * It's always nice to see the décor for the Holidays, but remember to please have lights and decorations down no later than **January 10th**.
- * **Trash pick-up schedule will NOT change during the Christmas & New Year holidays.**
Trash will be picked up on Monday Dec. 24th and on Monday Dec. 31st .



Exciting News about The Amended and Restated Consolidating Master Deed and Bylaws

The revisions and updates to our governing documents are now completed. While our attorney is preparing the final draft for distribution to all co-owner members, we are asking everyone to help us save money on postage cost by completing the form below and forward to the Association office (*all owners of a unit must sign the form*). This will also help to assure that you get your new copy to review and NOT get delayed or lost in the mail. Watch your newsletters for upcoming meeting schedule to discuss what's new and what has changed.

AUTHORIZATION FOR ELECTRONIC TRANSMISSION OF DOCUMENTS

We hereby agree to accept documents electronically, including without limitation, contract documents, disclosures, community association documents, notices and any other documents that may be generated in the course of our membership in The Villages of Oscoda Owners' Association. We hereby authorize The Villages of Oscoda Owners' Association to convey such documents to us via electronic mail (email) addressed to the email address that I have printed below in lieu of providing hard copies of such documents which we expressly waive. The Villages of Oscoda Owners' Association may rely upon this Authorization unless and until we provide notice to The Villages of Oscoda Owners' Association in writing that we withdraw this Authorization.

Print email address clearly in box below:

Community: The Villages of Oscoda

Unit Address: _____

CO-OWNER: _____ DATE: _____

PRINT NAME: _____

CO-OWNER: _____ DATE: _____

PRINT NAME: _____

CO-OWNER: _____ DATE: _____

PRINT NAME: _____



OFFICE HOURS

*The office will be closed on
Monday and Tuesday,
December 24th & 25th; and
December 31st & January 1st
For the Christmas and New Years Holidays*

**MERRY CHRISTMAS AND
HAPPY NEW YEAR!**

MERRY CHRISTMAS
December 2018 & January 2019 EVENTS

- * Dec 6th—Christmas Decorations set up—10:00am
- * Dec 7th—ACC Requests Due-date
- * Dec 10th— Monthly Board Meeting—1:00pm
- * Dec 13th—ACC Meeting - 10:00am
- * Dec 15th—Christmas Potluck Party 12-3
- * Dec 24th & 25th—Office Closed for Christmas Eve & Christmas Day
- * Dec 31st & Jan 1st—Office Closed for New Years Eve & New Year Day
- * Jan 4th—ACC Requests Due-date
- * Jan 10th—ACC Meeting—10:00am

VOLUNTEERS NEEDED

To decorate the Clubhouse
Thursday December 6th at 10:00am.

We still need help so if you can spare an hour to help get your Clubhouse in the holiday spirit, please give us a call so we know how many volunteers will be coming.

Fun and refreshments included.



I told Santa you were good this year....and

He hasn't stopped laughing since!



4-PLEX AREA SNOW REMOVAL

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 garage and/or 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.



The Board of Directors, Tammy & Jennie
would like to wish everyone a safe and joyous season filled with lasting memories!

Merry Christmas and Happy New Year!

*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

Office Hours:

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 December 24 & 25
and December 31 & January 1 for the Christmas & New Year Holidays**



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
- ◆ Chair Yoga - Every Wednesday at 5:30

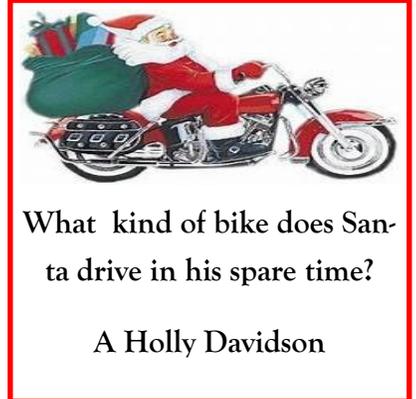


Christmas Tree Disposal



Waste Management will pick up your live Christmas tree for disposal after the holidays.

ALL decorations, including tinsel must be removed prior to setting out at the curb or the driver will not take it.



What kind of bike does Santa drive in his spare time?

A Holly Davidson



Classifieds

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:

Sunrise Realty - Sharon Wasielewski, Agent & Resident. 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 - Roxanne Costea, Associate & Resident...23 Years experience. 406 S State St. Oscoda, MI 989-739-9129.

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		
	2019 Budget (Approved 11/13/18)	\$ TOTAL
Revenue		
	Common Charges (\$58 per month per unit)	527,568
	Late Charges	7,000
	Interest Earnings	50
	Snow Removal Income (4 plex area only, 156 units)	23,400
	RV Lot Maintenance Fees	7,000
	Misc. Excess Revenue	2,000
Total Revenue		567,018
Expenses		
	Personnel (4 accounts -Wages, mileage, payroll taxes, Health Ins.)	75,000
	Training, Certification	50
	Advertising	100
	Subscriptions and Memberships (2 accounts-Chamber, Press)	120
	Office Supplies	2,000
	Office Equipment (includes Office Misc)	500
	License & Permits	40
	Property Management Software and Updates	500
	Insurance (O & D, Comm.Umbrella, Liability, Building)	6,000
	Postage	6,500
	Clubhouse / Office Utilities	10,000
	CPA/Audit - only need review this year	10,500
	Legal - by-laws updates	5,000
	Copier - Maintenance contract	2,000
	Taxes (property)	4,500
	Vanco	1,500
	Rubbish Removal -	91,000
	Mowing	252,200
	Fertilizer / Weed killer	20,000
	Common Areas (3 accounts- Maintenance, Supplies and Building Maint.)	15,000
	Computer Technical Expenses	1,800
	Sewer Repairs	9,608
	Depreciation	9,700
	Contributions	0
	Bad Debt	8,000
Total Common Expenses		531,618
	Snow Removal (4 plex area only)	23,400
	RV Lot	4,000
Total Other Expenses		27,400
	Contingency Fund	1,000
Total Expenses		560,018
Total Reserve for Replacement Contributions		7,000
Total Expense Budget		567,018
Net Income / (Loss)		0