

The Village Chatter

OCTOBER/NOVEMBER 2019

THE VILLAGES OF OSCODA

A Beautiful Place to Live and Visit

HAPPY HALLOWEEN

Board of Director's Corner

With autumn just around the corner, it's a great time of year to take care of a little home maintenance. This will help prevent costly repairs and safety issues.

Smoke/Carbon Monoxide Detectors Replace the batteries. With colder nights just around the corner your furnace will run more often and a carbon monoxide detector will detect if the colorless, odorless gas is leaking into your home.

Fire Extinguisher Check that the gauge needle is in the green, the safety pin is in place, and there is no visible damage to the hose and handle. Replace if any of these don't pass inspection.

Furnace Turn on the furnace and run it for 5 or 10 minutes to make sure it's functioning properly. Also, many heating and cooling companies provide cleaning and tune up services at special rates.

Thermostat Replace batteries in the thermostat control (they have batteries too)

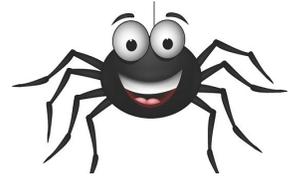
Washer/Dryer Check that there aren't any leaks around the waterlines and they are free of cracks. If your drain line empties into a utility tub, add a lint trap sleeve. It will prevent lint from clogging the drain and replace it as needed.

If you need assistance with any maintenance, contact a handyman. The office has a list of some in the area. Have a safe and worry-free season!

Christian Gualdoni, Secretary

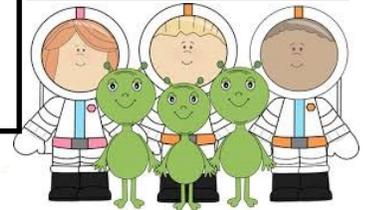
Newsletter Editors:

Tammy Velten
Jennifer Wilson



Board of Directors

Mike Munson - President
Sherry Proulx - Vice President
JoAn Nink - Treasurer
Christian Gualdoni - Secretary
Beverly Knickerbocker - Trustee
Dennis Dunn - Asst. Secretary



ANNUAL PICNIC



The Villages of Oscoda Annual Picnic, held on August 24, 2019, was a great success! This year's theme was "America" because it just screamed summer! There was lots of fun with games and tons of cool prizes to win. Everyone enjoyed great homemade food dishes that were absolutely delicious. Our grillers did an awesome job on the BBQ, grilling up the hotdogs, hamburgers and brats. The winner of the 50/50 raffle this year was Ed Learman. Congratulations !!! The proceeds will go towards the purchase of benches in the Freedom Park area. Mr. Ted Wasiliewski provided live entertainment with a great selection of songs he performed.

A ***BIG THANK YOU***: to our grillers and to the volunteers that helped set up and tear down. Lastly, we would like to thank everyone that came out and brought a passing dish. ***You*** all made it such a fun success!! We hope everyone had a great time and we look forward to seeing you again next year!

Our next event at the clubhouse will be our *Annual Christmas Party*! Mark your calendars for **Saturday, December 14th! Come and join the fun! Hope to see you all there!!!**



Bylaw Committee Corner

Happy Fall to all our homeowners!

During the next few months the Bylaws Committee will be writing on the many reasons for the need of changing the bylaws and how the changes will benefit the co-owners and put more control in the co-owner's hands. We will address the points listed in the letter written by the HOA lawyer received by all co-owners when they received the new proposed bylaws. We will discuss the Michigan Condominium Act by which all condominium associations must abide. We will talk about how the old bylaws were written in a very gray contradictory manner that benefited the developer and not the co-owners or tenants. The Bylaw Committee is made up of your friends and neighbors that only want to make this a better community. Your feedback on our articles will be most helpful to get the bylaws to a place that will benefit all the residents both young and old of this wonderful community. We will address our information in the following format:

- * Written ballots need to be signed. Article I (h) of the Condominium Bylaws states that votes may be cast in person, by proxy, or by a writing (i.e. ballot, note, voter designate form, etc.) **duly signed** by the designated voting representative not present at a given meeting in person or by proxy. While it is possible that a vote could take place at a single meeting, if Co-owners are going to be given the option of voting by ballot without being present, that writing must be signed under Article I Section 2 (h) of the Condominium Bylaws. Having someone add their unit number helps ensure that the right person is associated with the right unit and this also helps to ensure that there is no double-voting. Article I Section 2 (h) states as follows:

(h) Votes may be cast in person, by proxy, **or by a writing duly signed by the designated voting Representative** not present at a given meeting in person or by proxy. Proxies and written votes must be filed with the Secretary of the Association at or before the appointed time of each meeting of the Members. Cumulative voting shall not be permitted.

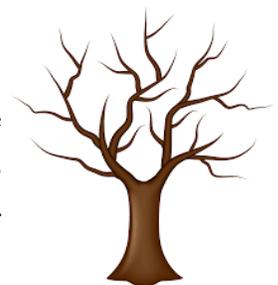
The Bylaw Committee will make themselves available for questions or to discuss concerns at the clubhouse Saturday, October 5, 2019, from 2:30-3:30 pm.

It is important that we get your input.

Reminders



- * Beginning in October and running through April, the ACC will only meet once per month, on the 2nd Thursday of the month.
- * Last day for Yard Waste Pick-up will be Friday, November 15th.
- * Previously, removal of dead or dying trees or bushes fell under maintenance and we did not require an ACC Request form be filled out. Due to several abuses of this practice, we are now requiring that an ACC Request form be filled out and submitted to the office prior to any and all tree or bush being removed.





Things That Go Bump...

Everyone loves a good scare on Halloween, but not when it comes to child safety. There are several easy and effective behaviors that parents can share with kids to help reduce their risk of injury.

Walk Safely

- Cross the street at corners, using traffic signals and crosswalks.
- Look left, right and left again when crossing and keep looking as you cross.
- Put electronic devices down and keep heads up and walk, don't run, across the street.
- Teach children to make eye contact with drivers before crossing in front of them.
- Always walk on sidewalks or paths. If there are no sidewalks, walk facing traffic as far to the left as possible. Children should walk on direct routes with the fewest street crossings.



Watch for cars that are turning or backing up. Teach children to never dart out into the street or cross between parked cars.

Trick or Treat With an Adult

Children under the age of 12 should not be alone at night without adult supervision. If kids are mature enough to be out without supervision, they should stick to familiar areas that are well lit and trick-or-treat in groups.



Keep Costumes Both Creative and Safe

- Decorate costumes and bags with reflective tape or stickers and, if possible, choose light colors.
- Choose face paint and makeup whenever possible instead of masks, which can obstruct a child's vision.
- Have kids carry glow sticks or flashlights to help them see and be seen by drivers.



When selecting a costume, make sure it is the right size to prevent trips and falls.

Drive Extra Safely on Halloween

- Slow down and be especially alert in residential neighborhoods. Children are excited on Halloween and may move in unpredictable ways.
- Take extra time to look for kids at intersections, on medians and on curbs.
- Enter and exit driveways and alleys slowly and carefully.
- Eliminate any distractions inside your car so you can concentrate on the road and your surroundings.
- Drive slowly, anticipate heavy pedestrian traffic and turn your headlights on earlier in the day to spot children from greater distances.



Popular trick-or-treating hours are 5:00 p.m. to 8:00 p.m. so be especially alert for kids during those hours.

ROTTING PUMPKINS



Please don't wait to get a letter from the office before disposing of them properly. It looks messy and draws critters ... and sometimes Vampires..



The best part about Halloween is that the cobwebs in my house look like decorations.

Anonymous

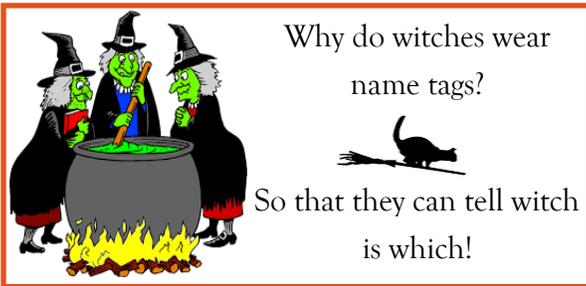


Winterizing the Garden

As we all prepare our gardens for the upcoming winter season, please keep the following guidelines in mind:

- » 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 and/or bundles.
- » **No dirt, pet waste, or garbage should be in the bags or they will not be picked up.**
- » 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.**
- » **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!**

*****The last day for Yard Waste pickup will be Friday, November 15th.*****



HALLOWEEN

LOCAL HALLOWEEN ACTIVITIES

Mortuary of Terror Haunted Attraction
Open every Saturday in October - \$5.00

Roger's Trunk & Treat:
Check local newspaper for date/time

Oscoda Township Trick or Treat:
October 31st from 6–8 pm

Fall Clean-up

The lawn service will make the **last yard-waste pick up for the season on Friday, November 15th** so have your bags ready!! The lawn service contract has a **November 22nd end of service date.** The hard-working staff at G&H will **begin fall clean-up of leaves and such the week of October 28th.** This gives the lawn crew four weeks before the contract end date to go one-time through the entire Association property. Once that has been completed, if there is still time before the contract end date, they will go back and knock out some of the heavier areas that had dropped leaves after they had gone through initially. With the Association being located on the edge of the State forest, the strength and direction of the autumn winds is an ever-present factor in where all those loose leaves from the forest will end up.

G&H must rely on “Mother Nature” to keep to her time clock and work through the leaf color-change and fall-off cycle so the team can clean up the fallen leaves. However, as we have experienced in past years, some of the leaves do not cooperate and fall to the ground before our contract expires; or worse yet, we get an early freeze and snow thus preventing the final clean up tasks to get completed. This may result in that some of the leaves will not be collected until spring snow melt. Stress not.....G&H will be back on-site in early spring to collect any late fallen leaves.





OFFICE HOURS

The office will be closed on
Thursday and Friday,
November 28 & 29
for Thanksgiving.

Normal office hours
will resume on
Monday, December 2nd.

HAPPY THANKSGIVING!



*Time to fall
back one hour
on Sunday,
November 3rd*



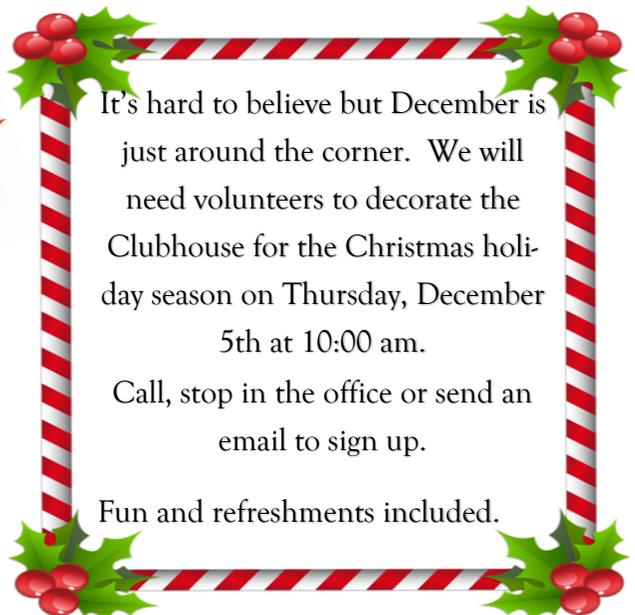
Thank You Corner

- ⇒ A giant thank you to David Cormier and Duane Keck for fixing the broken picnic tables at Central Park and behind the Clubhouse. So very appreciated!
- ⇒ Many thanks to Gary Richter for picking up the garbage along Bissonette from someone's trash bag that was torn apart by the animals.

*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!*

October & November 2019 EVENTS

- * Oct 4th—ACC Requests Due-date
- * Oct. 5th—Bylaw Committee Q & A Meeting with homeowners 2:30 - 3:30 pm. at Clubhouse
- * Oct 8th—Monthly Board Meeting—1:00pm
- * Oct 10th—ACC Meeting—10:00am
- * Oct 31st—Halloween
- * Nov 3rd—Daylight Savings Ends
- * Nov 8th—ACC Requests Due-date
- * Nov 11th—VETERANS DAY
- * Nov 12th—Monthly Board Meeting—1:00pm
- * Nov 14th—ACC Meeting—10:00am
- * Nov 15th - Last Day for Yard Waste Pickup
- * Nov 28-29th—Thanksgiving Day—STAFF OFF



It's hard to believe but December is just around the corner. We will need volunteers to decorate the Clubhouse for the Christmas holiday season on Thursday, December 5th at 10:00 am.
Call, stop in the office or send an email to sign up.

Fun and refreshments included.



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 Thanksgiving and the Day after



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
- ◆ BUNCO - 3rd Tuesday of every month - 1:00pm
- ◆ Chair Yoga - Every Wednesday at 5:30



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!

Handyman Services: My name is Darryl Hollenbeck resident of the Villages and I am a Certified Handyman with the national Association of Certified Handyman Professionals. I provide thorough, knowledgeable home improvement and repair services for your home or business. But what makes this the areas premier handyman service? The answer: Experience and credentials: 40 years trade experience Former Real Estate Broker Certified Michigan Home Inspector, Insured, Reliable, Trustworthy. www.handymandarryl.com (989) 906-0148

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.