



The Village Chatter

FEBRUARY/MARCH 2020

THE VILLAGES OF OSCODA

A Beautiful Place to Live and Visit



Board of Director's Corner

VILLAGES OF OSCODA HOA

BYLAWS UPDATES

NOW Easier to
Understand

COMPARE
old/new Changes

6 PART SERIES

PART 1

A Summary of The Amended and
Restated Consolidating Master Deed
and Bylaws Changes

ITEMS COVERED

Master Deed: Items 1-3
Bylaws: Items 4-5

Dear Friends and Neighbors,

As we all know, the vote last summer on **The Amended and Restated Consolidating Master Deed & Bylaws Changes** did not pass. We are concerned that there is much confusion and rumors about the Bylaw changes and what they actually mean.

Our HOA desperately needs to update our documents and another vote is needed. To help clear up the confusion over the **meaning of the changes** and the **"old/new" references**, we have broken down the changes [**minus the legal speak**] into a 6 Part Series of flyers. You will find the first flyer with this newsletter. Each month you will receive the next flyer. The **FINAL VERSION**, this summer, will repeat **ALL OF THE CHANGES** in one flyer. **Then we will vote again!**

Please take the time to look over the flyers and contact us if you have any questions or concerns. We'd love to hear from you!

Beverly Knickerbocker, Trustee, BOD

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



12th Annual Christmas Potluck Success!

WOW! Another successful Christmas Party was enjoyed by all who were able to attend on December 14th. Ted Wasilewski did a great job providing us with some great music to set the tone. As always, the food was delicious. Attendees brought a wide variety of dishes to share that made for quite a feast. There were games and sooo many prizes and of course the 50/50 drawing. Congratulation to Lori Benedict, our 1st *Ugly Christmas Sweater Contest* winner. We also had a lot of *Door Prize* winners. Dave Sherman & Roxie Castel each won a \$25 gift card to *China Buffet*, courtesy of our wonderful lawn care company, *G&H Lawn Care*. Rose Kulhman, Marilyn Hendricks, Ron Benedict & Drew all won a \$25 gift card each to *G's Pizzeria* also donated by *G&H*. Sharon Savage and Theresa Sherman each won a \$25 *Walmart* gift card, courtesy of *Handyman Jay* and Sharon Parmer and Dave each won a gift certificate for one free plow, valued at \$30.00, courtesy of *John's Home Maintenance*. Kay Sherman was the winner of this year's *Prize Raffle*, a Turbo Air Fryer. Lastly, the winner of the 50/50 Raffle was Fred Nink. Congratulations to all the winners!!! Our half of the 50/50 will go towards the purchase of benches for Freedom Park. Special thanks to Drew & Nancy for their help with all the raffle drawings...you are both awesome!!! As always, we would like to send out a HUGE thank you to everyone that helped with the set-up and take-down. It was very much appreciated! May everyone have a safe and fulfilling year!



BOARD CANDIDATES NEEDED!!!

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.

There are 3 open seats on the Board this year. To be eligible to run, you must;

- 1.) Be a Homeowner in the Villages and listed on the unit's deed;
- 2.) Be a member in good standing (i.e. account paid up to date and no unresolved violations);
- 3.) Submit a brief *Candidate Profile*, to include information on your background and why you are interested in becoming a Board member, to the office on or before Saturday, May 16, 2020.



Ballots will be sent out by mid June and the voting period will close at the end of the *Annual Meeting of Co-owners* on Saturday, July 18, 2020.

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!!!

HOW YOU CAN SAVE THE ASSOCIATION THE COST OF MAILING

Many Homeowners have taken advantage of the option to have documents and other office communications sent electronically via email. They simply completed the *AUTHORIZATION FOR ELECTRONIC TRANSMISSION OF DOCUMENTS* form. It's that simple! Once you have completed that form, you will begin receiving notices and other important documents via email, such as Election Ballots, Financial Statements, letters, Notice of Meetings and our newsletter, *The Village Chatter*, just to name a few. No more waiting for something to come in the mail. Just grab that cup of coffee or favorite drink and check your email. Not only will this allow the office to send the next ballot packet to you by email (saving tons on postage), but you will also be able to return the ballot (and all other Association forms) by email, thereby saving you the cost of mailing it back.

The form is available at the office or on our website. Go to www.voohoa.net, download the form, complete, sign 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 of the purposed amendments to review and avoid it getting delayed or lost in the mail. Watch your newsletters for upcoming meeting announcements, and to check out the simplified explanation of the purposed amendments flyers Parts 1-6.





News You Can Use



- ⇒ 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 2019, please remember that you will need to complete a new Voter Designate form so that the 2020 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.
- ⇒ The Office does not respond to anonymous complaints. Complaints should be written or emailed and state the involved unit address. Complaints should be signed, dated and include the address of the complainant.

Happy Valentine's Day



WINTER PARKING ALERT

Please be aware, parking on all streets is strictly prohibited between November 1st and April 1st during the hours 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. It also poses an extreme safety hazard for school buses and their occupants.
(See Bylaws Article VII, Section 2(a)).



ADDITIONAL PARKING REMINDERS

- * As everyone knows, parking is at a premium in the 4-plex area. Often times people are using their garage for storage and parking their vehicles in open spots and on the street. While that is certainly your right, please keep in mind how many more parking spots would be available if those with garages parked in them—especially if you have more than one car. With Spring just around the corner (I'm claiming it), maybe that would be a great spring cleanup project?
- * Please be careful when parking on the street that you don't park directly across the street from a driveway opening. This makes it very difficult for that owner to back out safely. With the added snow banks on both sides of a driveway, that can really add to the challenge of safely backing out of ones driveway.
- * We have noticed that vehicles are sometimes parked facing against traffic. Vehicles should be parked on the correct side of the street and in the same direction that traffic flows. This is actually something you can be ticketed for by the police department.



Sign up for Automatic Payment

Are you one of those that scramble every month to get your payment in on time to avoid late charges? Many of the people that end up receiving late charges had every intention of getting the payment in before the deadline. But then, at the last moment, something unexpected happened (family emergency, ice storm, called into work, illness, alien abduction) or for other reasons that keeps them from getting that payment into the office. It can happen to anyone and we have all been there. The best way to avoid the frustration and disappointment is to get set up on our automatic payment program. It's just a simple form and deciding if you want the payment to come out on the 1st or 6th day of the month. Just like that, you won't have to worry about that due date deadline or accruing a late charge ever again.



Remember, if you or your bank mails your payment but we don't receive it until after the 10th, than it is considered late. Mail can get delayed, and apparently even thrown over a cliff by an unhappy mail carrier (so I've heard), so instead of relying on the mail, your memory, or life in general not getting in the way, just get yourself set up on auto pay and leave the worry behind.

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.



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.

UPDATED TV DISPOSAL INFO!



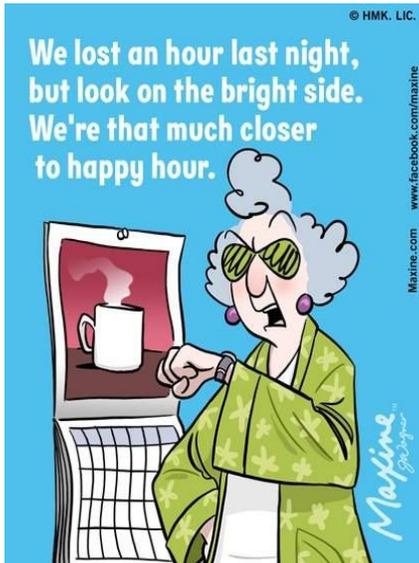
In the August/September 2019 Newsletter, it was stated that Travis Sanitation will take tv's at a cost of \$5.00 each. We were recently informed that the cost depends on the size and type of TV. The price to dispose of a TV ranges from \$5 to \$10, and older models (such as the old tube-style TVs) may cost more.



March 8, 2020



**Don't forget to set
clocks ahead one hour
at 2 a.m. Sunday**



February & March 2020 EVENTS

- * Feb 2nd—Groundhog Day
- * Feb 3rd—Bylaw Committee Meeting—**CANCELLED**
- * Feb 7th—ACC Requests Due-date
- * Feb 13th—ACC Meeting - 10:00am
- * Feb 14th—Happy Valentine's Day
- * Feb 14th— Monthly Board Meeting—10:00am
- * Feb 15th—Bylaw Committee Q & A Meeting with homeowners 2:30 - 3:30 pm. at Clubhouse
- * Feb 17th—Bylaw Committee Meeting 10:30
- * Feb 29th—Happy Leap Year Day!
- * March 6th—ACC Requests Due-date
- * March 8th—Daylight Savings Time Begins
- * March 9th—Bylaw Committee Meeting 10:30
- * March 12th—ACC Meeting—10:00am
- * March 13th—Monthly Board Meeting—10:00am
- * March 17th—Happy St. Patrick's Day
- * March 19th—Spring Begins
- * March 21st—Bylaw Committee Q & A Meeting with homeowners 2:30 - 3:30 pm. at Clubhouse
- * March 23rd—Bylaw Committee Meeting 10:30



Thank You Corner

- ⇒ Thank you to all those that helped decorate the clubhouse for the Christmas Season: Marilyn & Garry Hendricks, Don Govereau, Jay Lash, Sandy Wallace, JoAn Nink.
 - ⇒ We also want to thank Dave Hirsch for all his assistance around the clubhouse.
 - ⇒ Finally, thank you to Doug Conway who, when he saw a need, took it upon himself to fix the RV Lot Gate.
- **We so appreciate the willingness of every volunteer that donates time on behalf of the whole Association!**

I don't know what we would do without you...thank you!!!

*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 - 4th 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. - Penny Lee, Agent & 19 year Resident. Sold many homes in the Villages . Please let me help you! 989– 305-0437

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.