



The Village Chatter

APRIL/MAY 2020

THE VILLAGES OF OSCODA
A Beautiful Place to Live and Visit



Board of Director's Corner

BOARD NOMINATIONS ARE NOW OPEN

Nominations for the Board of Directors' election begins April 1st. This year there are 3 open seats to fill on the Board. To be eligible to run, you must;

- 1.) Be a Homeowner in the Villages;
- 2.) Be a member in good standing (i.e. account paid up to date and no unresolved violations); and
- 3.) submit a Candidate Profile with a brief *Summary of your background and qualifications* to the office on or before Friday, May 16th.



The ballots will be available for pick-up at the office beginning Wednesday, May 22nd and will be mailed or emailed June 3rd and June 4th. The voting period will close at the end of the Annual Co-owners' Meeting on Saturday, July 18th. So, start preparing your Candidate Profile now!

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.

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


Chillin' with my peeps

Coronavirus Response Plan

THE CLUBHOUSE WILL BE CLOSED UNTIL APRIL 30, OR UNTIL FURTHER NOTICE, AND ALL MEETINGS AND FUNCTIONS HAVE BEEN SUSPENDED.

THE OFFICE WILL REMAIN OPEN FOR BUSINESS BUT CLOSED TO WALK-IN TRAFFIC. STAFF MAY BE CONTACTED VIA PHONE OR EMAIL.

TO DROP OFF PAYMENTS OR PAPERWORK, PLEASE USE THE SECURED DROP BOX SLOT LOCATED TO THE LEFT OF THE FRONT DOOR WHEN FACING THE CLUBHOUSE.

ALL ASSOCIATION FORMS ARE AVAILABLE ON OUR WEBSITE, www.voohoa.net

CLICK ON HELPFUL INFO, ASSOCIATION FORMS.

DON'T PANIC AND STAY SAFE!

BOARD OF DIRECTORS



WE HEAR YOU...WE ARE YOU

The Board of Directors and the Co-owners have a complicated relationship. We live together in one community, we all want our homes to be a safe and desirable place to live. We want our property values to increase. Bottom line, we all want the same things and how we get there depends on us. As a community, we must join together and bring our Bylaws into compliance with Michigan laws and replace outdated Bylaws with new Articles that reflect our current times and issues.

Since the 2019 vote failed, the Bylaw Committee has worked diligently with the Co-owners to identify the issues most troubling in the proposed Bylaws. The majority of concerns are centered around these issues: 1) the voting procedure, 2) the fine schedule, and 3) the leasing % ratio. The first two issues are being worked out and will be included in the final version of the Bylaws for a vote. The third issue, LEASING % RATIO, has been REMOVED FROM THE PROPOSED BYLAWS and will have its OWN VOTE at a LATER DATE.

ACCESS TO MORE INFORMATION <https://www.voohoa.net>

The website has been expanded to include reference materials and a link to Michigan laws. Click on the **Bylaw Amendment Info** tab in the top banner to access to the following materials:

Complete 6 Part Series “Bylaws Updates” Flyers (*You will find Part 3 with this newsletter.*)

Each Part explains the Amendment changes, what they mean and where to find it in the old and new documents. It is based on the “Summary of Proposed Bylaw Changes” originally mailed as part of your packet in 2019. You can find all 6 parts here.

“Summary of Proposed Bylaw Changes”

This is a summary of the major changes in the proposed Bylaws. Each item is numbered for reference to the Flyer. It was originally part of the attorney’s letter in the 2019 packet.

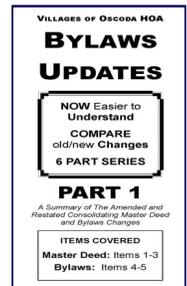
The “Booklet” DRAFT of the Proposed Bylaws

This is the same document you received in your 2019 packet. It is a draft of the Proposed Bylaws and is also a reference for the Flyer. The FINAL document will be reprinted and distributed once the Master Deed and Bylaws are finalized. This is only a draft.

Link to Michigan Laws

Read the actual law by clicking on the links to the Condominium Act and the Michigan Nonprofit Corporation Act.

In conclusion, there may be other issues with the newly proposed Bylaws that we don’t know about. Perhaps you have a better idea or you think certain Articles are unfair. We want to hear from you. The Bylaws are meant to strengthen our community, not hinder its growth. It’s up to us to decide what kind of neighborhood we want to live in. Please email us at bylawupdates@voohoa.net We would love to hear from you!



The Board of Directors recently approved two new changes to the *ACC Design & Development Guideline*. The first change is the addition of *Patio Installation* guidelines (See #2). The second change prohibits lattice fences (See #19-6). You will find your copy of the revised *ACC Design & Development Guidelines* for 2020 enclosed with this newsletter. Keep it with your *Bylaws* as this replaces all previously printed versions. It is also available on our website.



SPRING REMINDERS

Hopefully, by the time you are reading this, we have seen the last of winter and have wished it a hasty retreat and slow return. But of course, on the tail of that wonderful thought, we have to start looking around to see what damage *Mother Nature* left in her wake; as well as taking care of those things that may have gotten “forgotten” during the cold, snowy days. Things to look out for:

- * Is the **siding** of the unit/garage/shed in need of power washing or painting?
- * Does the **shed door** need to be painted?
- * Is there loose or missing **shutters/trim**?
- * Is the **Soffit/Facia** falling or sagging?
- * Is there **litter or dog poop** that needs to be picked up? The lawn service crew will **NOT** go on your lawn to do spring clean up or weekly lawn maintenance until **all** the dog poop has been removed.
- * Is there **damaged lawn** from the harsh winter or your snow removal service? The lawn crew isn't responsible for repairing your lawn and you may want to contact your service to fix any scraped or gouged lawn.

Power Washing



We will soon be sending letters to homeowners that need to give the exterior of their unit a good bath. If you have already determined that your unit is in need of power washing please contact the office and let us know. We will note that information in your account and not send you a letter. There are power washing contractors listed on the Contractors list in our office if you need help finding one (assuming you don't take on the task yourself). We suggest that you **DO NOT** pay in advance as we have seen this make the agreed upon date suddenly more “flexible” and may extend the completion date a month or more. Make sure the contractor you choose has the right equipment to complete the top of the unit if you have a taller unit.

CHANGES OUTSIDE YOUR UNIT & WHEN IT REQUIRES ACC APPROVAL

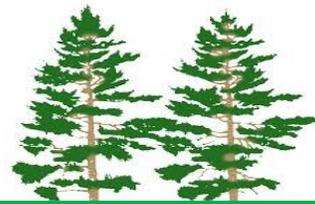
With Spring close enough to smell, you may be looking at doing some maintenance and other things around your unit. Just as a reminder, if you are planning changes to the **outside** of your unit, they need to be approved **in advance** by the ACC.

Items that need approval are:

- | | | |
|--------------------------|---------------------------|-----------------------------------|
| * A new garden/extension | * New windows/doors /roof | * Adding a fence |
| * Paint color changes | * Adding a swing set | * Adding a fire ring/pit |
| * Adding a new shed | * Adding a deck | * Planting/removing trees /bushes |



If you are not sure if your project requires ACC approval, just call the office for assistance.



ACC CLARIFICATION ON ADDING/REMOVING VEGETATION

In the October/November 2019 Newsletter we stated that removal of dead or dying trees or bushes was previously viewed as falling under maintenance, which meant that an ACC Request did not need to be completed. That we reviewed the Bylaws due to several abuses of the practice and made the decision that an ACC Request form **did need** to be filled out and submitted to the office **prior** to any and all tree or bush being removed. The following Bylaws clarify this correction:

- * Article VI Architectural Control and Building Restrictions Section 1. (b) “No natural vegetation, plants, trees or other types of vegetation may be planted or removed without approval of the ACC.”
- * Article VII Restrictions Section 15. Tree Removal “No trees shall be removed, except diseased or dead trees, and trees needing to be removed to promote growth of other trees or for safety reasons, unless approved by the ACC in accordance with Article VI. In the event of an intentional or unintentional violation of this Section, the violator may be required by the ACC to replace the removed tree with one (1) or more trees of such size and number, and in such locations, as the ACC may determine in its sole discretion.”



The 22nd Annual Community-wide Yard Sale will be held on June 5-7th!

Beginning *May 1st*, there will be a sign-up sheet in the office if you would like to be included on the Garage Sale permit list.

The cost is still only \$3 to participate and covers the cost of advertising and materials.

You will be able to start picking up your sign and balloons from the office.

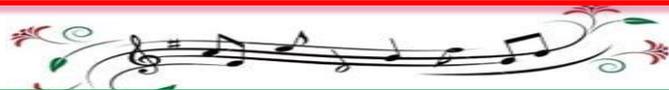
Call the office if you have any questions.

THE WEEKLY YARD WASTE PICK-UP FOR THIS WEEK WILL BE ON THURSDAY, JUNE 4th

PRIVATE PROPERTY NO TRESSPASSING SIGNS APPROVED:

The Association recently became aware that courts have ruled “No Soliciting” signs posted within a community do not apply to religious organizations, such as the Jehovah Witnesses (JW). In response to homeowner complaints regarding unsolicited visits by the JW, the Board has approved a specific *Private Property No Trespassing* sign that can be displayed at the unit. Homeowners must fill out a *Sign Use Guidelines* to get one from the office at no cost. Call the office for more details.

Thank You Corner



Thank you Ron Benedict for fixing the bottom of the Clubhouse chair legs to keep them from damaging the floor. Thank you to Lori Benedict for organizing the library shelves, as well as locating a local group that will enjoy many hours with their collection of donated puzzles! Thank you both!

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!



MEMORIAL DAY TRASH DELAY



Welcome Back Travelers!

Many of you will be coming back to the great state of Michigan soon (yeah!)



Just a reminder to call the office to make arrangements to pick up a *Temporary Permit* if you need to park that RV or Trailer at your unit overnight.

Window Air Conditioners Need ACC Approval

* NEW TO THE ACC DESIGN & DEVELOPMENT GUIDLINE IN 2019: The following is a change that had been added in 2019: Window A/C units are permitted. The A/C unit must be securely mounted and the A/C surround must be weatherproof and aesthetically pleasing.

Cardboard surrounds are not permitted.

Please complete an ACC request and site map prior to putting in the Air Conditioner. It must be aesthetically pleasing from the outside.



April & May 2020 EVENTS

- * Apr 3rd—ACC Requests Due-date
- * Apr 9th—ACC Meeting - 10:00am
- * Apr 10th—Monthly Board Meeting—10:00am
- * Apr 12th—Happy Easter
- * Apr 22—Admin Professionals Day!
- * May 1st—Yard Sale Sign-up begins
- * May 8th—ACC Requests Due-date
- * May 8th—Monthly Board Meeting—10:00am
- * May 10th—Happy Mothers Day!
- * May 14th—ACC Meeting—10:00am
- * May 16th—Deadline for Board Candidate Profiles
- * May 22nd—ACC Requests Due-date
- * May 25th—Happy Memorial Day—OFFICE CLOSED
- * May 26th—Trash Pickup Day!
- * May 28th—ACC Meeting—10:00am



Yesterday I saw a guy spill all his Scrabble letters on the road.

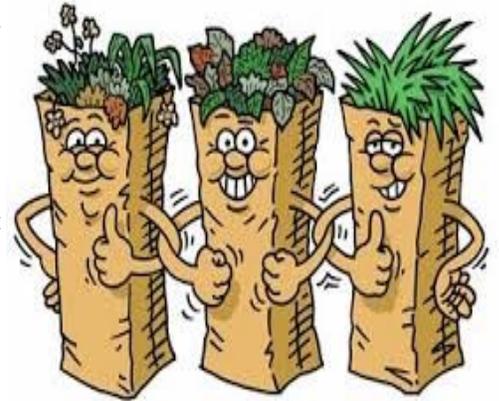
So I asked him, "What's the word on the street?"

Anonymous

**G & H Lawn Care started their spring cleanup on Monday, March 23rd.
The first week for yard waste pickup is Friday, March 27th.**

Yard Waste Pickup Reminders:

- » 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/bundles.
- » **No dirt, pet waste, or garbage should be in the bags.**
- » 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.**



Please do not put your yard waste bags out until the night before or even the morning of the pickup. If the bag is left out in the rain and the bag gets wet, when they pick up the bag, the bottom could fall out and the yard waste goes on the ground. Please consider that before placing your bags out. **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.

✓ **Oh, one more thing.** don't forget to call the office to fill out a new "No-Mow", "No-Fertilizer", or "No-Clean up" form for 2020 if you prefer to take care of these items yourself as last years' list is no longer valid. Move things in the way of mowers such as toys, picnic tables and water hoses.



IMPORTANT REMINDER

Payments must be made by check or money order or by setting up automatic withdrawal. It's quick and easy and you won't have to worry about late charges anymore. We only need 3 business days to set it up...Pay your dues without leaving home!

Garden Club

The Garden Club will begin the spring clean-up of the community gardens on **Thursday, April 9th, 2020 at 10:00am** at the HOA clubhouse parking lot. Anyone interested in helping to beautify and improve the many parks and gardens in your community is welcome to join in. Hope to see you all there.
Henrietta Fortney,
Garden Club Chairperson



What's that smell?

Lets face it, no one wants to see *it* and they certainly don't want to smell *it*. Please pick up after your dog...even in your own yard. It doesn't take long on the warmer days for smell to waft and put the stink on someone's day.





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 Monday, May 25th for Memorial Day****



Clubhouse Activities

**IN ORDER TO DO OUR PART TO HELP REDUCE
THE RATE OF SPREAD OF THE CORONAVIRUS,
ALL CLUBHOUSE ACTIVITIES & MEETINGS
HAVE BEEN CANCELLED FOR APRIL
OR UNTIL FURTHER NOTICE**

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.