

The Village Chatter

December 2020/January 2021

The Villages of Oscoda
A Beautiful Place to Live and Visit

Board of Director's Corner

The Board of Directors have approved the 2021 budget. In spite of some expenses increasing, we are happy to report our monthly fees will remain at the current fee rate of \$60.00 per month. Your copy of the new budget for 2021 can be found included with this newsletter.

As we continue to move through the changing time of COVID 19 and the potential new business opportunities (Space Port), we as a community will change and grow. This means our property investments will grow. We have pride in our property and community. As we move forward with the revised owner-friendly bylaws, we strive to give them a YES vote. This change will help us grow for the future.

Please be aware that due to current governmental restrictions on indoor gatherings, the Board has cancelled the Annual Christmas Potluck for 2020.

Myself, the rest of the Board and the Office Staff, would like to wish everyone a Happy and Safe Holiday Season.

Christian Gualdoni, President

Newsletter Editors:

Tammy Velten
Jennifer Wilson



Board of Directors

Christian Gualdoni - President
Beverly Knickerbocker - Vice President
JoAn Nink - Treasurer
Sherry Proulx - Secretary
Chad Adams - Trustee

My New Year's resolution is to stop hanging out with people who ask me about my New Year's Resolution.

Sheriff Department Wellness Check

If you have a concern about a friend or neighbors condition or health and you have not been able to contact him/her, the Iosco County Sheriff's office will send a deputy to his/her residence to make a "wellness call". For a wellness check, please call 989-362-1430. They will need the person's address and name. Please DO NOT CALL 911 for a wellness call. The deputy will ask if there is a key available for the residence in the event they have to enter the residence.

For these kind of reasons, it is always a good idea to make sure the office has a correct key on file for your unit. Having a key on file is certainly a lot better than the alternative if there is no key on file. Any key submitted to the office will be used for emergency purposes only and will need to be signed out with an authorization on file for who the key can be checked out by.





Online Celebrations: 8 Virtual Family Christmas Celebration Ideas



If you're celebrating the holidays online with friends and family this year, here are some ideas to help you make it special and memorable. Whether you plan to celebrate on Zoom or FaceTime, these virtual Christmas celebration ideas will

inspire you to get creative and find ways to enjoy holiday traditions with the ones you love, even when you can't see them in person.

1. DRESS THE PART

Send a note to everyone ahead of time and encourage them to come to your online party dressed in Christmas-themed attire. Whether it's a red dress, Christmas tie, reindeer head band, or Christmas-inspired face painting, challenge your family to put their creative hats on! The kids will enjoy this, and you can take it a step farther and organize a contest for specific categories like best dressed, most colorful, funniest, most unique, etc.

2. COOKIE DECORATING

If you have young children in your family and need virtual Christmas celebration ideas to keep them occupied and entertained, ask everyone to have sugar cookies and icing in various colors handy for your party. You can then chat together while you decorate cookies and show off your masterpieces as you go.



3. GINGERBREAD HOUSE CONTEST

Another one of my favorite virtual Christmas celebration ideas is to host a gingerbread house making contest! Ask everyone to come with a gingerbread house kit (which you can buy on Amazon or at your local grocery store) and enjoy a few Christmas cocktails while you try to assemble and create your own unique houses. This is an activity that can be enjoyed by all ages, and you can give out awards for the neatest, most creative, and even the worst gingerbread house.

4. SECRET SANTA

Gift giving can be a little more challenging when you're celebrating virtually. Ordering and shipping gifts is more time consuming and expensive, so hosting a Secret Santa might be more appropriate than buying for everyone. Set a limit on how much everyone can spend on their Secret Santa gifts, and then

send everyone the name of the family member they are to buy for and then buy and send their present so it arrives on time. On the big day, have everyone take turns opening their gift in front of the camera so the rest of the family can see what they got and the expression on their face, and then challenge them to figure out who their Secret Santa is. It's a fun way to add a little bit of excitement into your celebration, and the kids in your family will absolutely love this tradition!

5. POP SOME CHRISTMAS CRACKERS

If Christmas crackers are a tradition in your household during the holidays, you can still enjoy them virtually with the ones you love. Make sure to remind everyone to buy a set before your big celebration, and then take turns watching everyone pull their crackers open. You can then take a screen shot of each person in their Christmas hat, and create a Christmas album for everyone to cherish for years to come!

6. SING CHRISTMAS CAROLS

A list of virtual Christmas celebration ideas wouldn't be complete without a singalong, am I right?! Ask everyone to send you the name of their favorite Christmas carol ahead of time to ensure everyone gets to enjoy their favorite song, and if you have any musicians in your family, ask if they would be interested in forming a band to make your singalong extra special.

7. ORGANIZE A SPECIAL APPEARANCE FROM SANTA

If you have little kids joining your virtual holiday celebration and one of your family members has 'connections', perhaps Santa can make a special appearance at someone's house and join in on your Zoom call? ;)

8. HOST A TALENT SHOW

My final idea for those who are looking for virtual Christmas celebration ideas is to organize a family talent show! Give everyone a few weeks of prep time so they can prepare a song, dance, or skit, and give them their 5 minutes of fame this Christmas!



If distance, sickness, and/or a global pandemic are keeping you from seeing the ones you love in person this holiday season, I hope these virtual Christmas celebration ideas inspire you to get creative and find ways to make the season as special as can be!



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.



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.





Pending any specific mandates by government agencies, the Clubhouse will remain closed until further notice. However, the staff is currently working inside and is able to accommodate all the needs of our members by way of phone, email and with the use of the pick-up/drop-off boxes at the Clubhouse. For updates on this and other news that affects our community, visit our website at www.voohoa.net



VIRTUAL HOLIDAY GAMES TO PLAY

As more and more people start planning and sharing their virtual Christmas celebration ideas, the internet is full of creative ways we can play games with friends and family online. Here are a few ideas, which are suitable for all ages and stages!

Two Truths and a Lie. Ask everyone to write down 2 personal truths and one lie about themselves, and then ask them to take turns sharing the items on their list while the rest of the family tries to determine which item is the lie. This is a quick and easy way to lighten the mood and get everyone laughing while learning personal facts about one another!

Christmas Scavenger Hunt. If you're looking for kid-friendly virtual Christmas games, one of the easiest things you can do is create a Christmas-themed scavenger hunt. You can collaborate with the other parents in your family and hide specific items around your respective homes to make it extra special, but if not everyone is able or willing to do this, you can keep it simple and write out a list of generic items for kids to find during your virtual Christmas celebration. Send the list ahead of time (or share it via the screen sharing option on Zoom) and challenge participants to see who can find all of the items the fastest!



Simon Says. Kids love this game, and it's a great way to help them shed excess energy when they are cooped up inside. Have everyone stand up in an area where they have room to move around, and then lead them through different gross motor movements: 'Simon says stand on one leg', 'Simon says do 3 jumping jacks', 'Simon says hop like a bunny', etc. At some point during the game, provide a command without saying 'Simon says' first, and whomever completes the movement is out. Continue playing until you have a winner, and then appoint that person to become 'Simon' and play again!

Christmas BINGO. Thanks to the wonderful world of Pinterest, there are TONS of free printable BINGO templates you can download, and you can make it extra fun by using Christmas candy as markers each time a number is called. You can either send these to everyone ahead of time so they can print them off, or you can deliver a copy to those who live close along with a little treat bag so they have something to munch on during your virtual holiday party!



Christmas Charades. Charades is always a great way to get everyone laughing, and it's an easy option if you're looking for last minute virtual Christmas games. Write down a bunch of Christmas-themed prompts and send them to participants ahead of time so they have time to practice and enjoy a little family fun!

Musical Statues. If you're looking for easy virtual Christmas games for younger kids that require no setup, musical statues is always a good option. Pump some Christmas tunes, let everyone dance off some energy, and periodically stop the music and yell 'FREEZE!' and see who follows directions.

Would You Rather? 'Would You Rather' is easy to setup and suitable for every age. To play this game, all you need to do is write out a list of questions with 2 scenarios, and then read them off while everyone takes turns shouting out which scenario they prefer. You can make this easy for younger kids (Would you rather it be summer or winter? Would you rather eat cookies or cupcakes?) and more thought-provoking for the rest of the family (Would you rather be able to fly or be able to breathe under water? Would you rather travel back in time or visit the future?).





The office will be closed at 12:00 Noon on Thursday

December 24th and 31st.

The office will be CLOSED on Friday December 25th & January 1st

For the Christmas and New Years Holidays

MERRY CHRISTMAS AND HAPPY NEW YEAR!



December & January EVENTS

- * Dec 4th—ACC Requests Due-date
- * Dec 10th—ACC Meeting - 10:00am
- * Dec 10th—Monthly Board Meeting— 3:00 pm
- * Dec 24th & Dec 31— Office closed at Noon
- * Dec 25th & Jan 1st— Office Closed
- * Jan 8th—ACC Requests Due-date
- * Jan 14th—ACC Meeting—10:00am
- * Jan 14th—Monthly Board Meeting— 3:00 pm



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 It may save you from another evil foe...the sidewalk.

MAN'S BEST FRIEND: Dogs make wonderful pets and are a friendly face at the end of the day. But they need their "human-parent" to protect and care for them just like they look after their "human-family". We are experiencing an increase in calls regarding dogs running loose or being tied outside. Just recently, a dog attacked a homeowner while she was putting out her trash. The owner was injured while protecting herself. The dog had a collar on but was running loose with no human in sight to help her fight the dog off.

Per the Bylaws, dogs are not permitted to run loose or be tied outside. They must be on a leash held by a responsible person whenever outside. Following the rules laid out in our Bylaws will help limit the potential for events such as that attack. Dogs may also run out in front of a vehicle and be hit, as we'd seen nearly happen. For the safety of our community, please walk your dog on a leash and do not let them run loose.



Thank You Corner



- ◆ Thank you to Duane Keck for again working in the RV Lot getting those poles back in shape.
- ◆ Thank you to Ursula Grecki for picking up trash in the common area behind Massachusetts

We would be lost without those of you who selflessly lend your time, effort and energy to bring a more beautified and organized area. **VOLUNTEERS, WE NEED 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

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 at noon on December 24th & 31st

The office will be closed on December 25th & January 1st

for the Christmas & New Year Holidays

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 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: Jay’s Handyman Service. Will do small jobs, power washing, trim bushes, haul away brush/trash, and small home repairs. Call 989-569-6176 or 989-310-6763.

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!

Sunrise Realty, Inc. - Penny Lee, Agent & 19 year Resident. Sold many homes in the Villages . Please let me help you! 989- 305-0437

Real Estate One - Looking to sell your unit in the Villages? As a full time Realtor and local real estate investor, I have a pulse on the market to best serve your selling (or buying) needs. Call or text me anytime! Jeff Pukall, 712-852-6190

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

2021 Budget (Approved 10/29/20)

\$ TOTAL

Revenue	
Common Charges (\$60 per month per unit)	545,760
Late Charges	5,244
Interest Earnings	331
Snow Removal Income (4 plex area only, 156 units)	24,375
RV Lot Maintenance Fees	7,000
Misc. Excess Revenue	1,500
Total Revenue	584,210
Expenses	
Contributions	0
Training, Certification	100
Advertising	400
Subscriptions and Memberships (2 accounts-Chamber, Press)	150
Office Supplies	3,000
Office Equipment (includes Office Misc)	1,000
License & Permits	100
Property Management Software and Updates	2,000
Insurance (O & D, Comm.umbrella, Liability, Building)	6,500
Postage	5,000
Clubhouse / Office Utilities	9,000
CPA/Audit - only need review this year	11,000
Legal - by-laws updates	6,000
Copier - Maintenance contract	1,500
Taxes (property)	4,500
Vanco	1,200
Rubbish Removal -	102,500
Mowing	256,000
Fertilizer / Weedkiller	20,000
Common Areas (3 accounts- Maintenance, Supplies and Building Maint.)	12,000
Computer Technical Expenses	2,000
Sewer Repairs	5,000
Depreciation	8,500
Personnel (4 accounts -Wages, mileage, payroll taxes, Health Ins.)	82,760
Bad Debt	4,000
Total Common Expenses	544,210
Snow Removal (4 plex area only)	24,375
RV Lot	2,625
Total Other Expenses	27,000
Contingency Fund	3,000
Total Expenses	
Total Reserve for Replacement Contributions	10,000
Total Expense Budget	587,210
Net Income / (Loss)	