

The Village Chatter

JUNE/JULY 2022

THE VILLAGES OF OSCODA

A Beautiful Place to Live and Visit

Board of Directors Election



There are three (3) candidates running in the election this year for the three (3) seats that are available on the Board. You will find the Candidate Profiles included with this newsletter on page 2.

Voting ballots were sent out for the Board of Director's election in the last week of May. Only those Co-owners that were current on their Association dues as of May 10th AND have a valid *Voter Designate* form on file with the office are eligible to vote. **Ballots**

must be completed and returned to the Association in the envelope provided (or by email if you received your voting packet via email) prior to the end of the Annual Meeting on July 16th in order to be counted. Ballots not received by 12:00 noon on July 16th will be disqualified.

Please include ONLY the *Board Election Ballot* in the return envelope provided in your voting packet. **It's important to remember to not include anything else in the envelope provided when returning your ballot. Payments for the monthly Association dues must be mailed in a separate mailing.** Proxy forms are available at the office if you are unable to return your ballot or would like someone else or a Board member to cast a vote in your place. Call the office for more details on voting by proxy.

We will need 8 volunteers: to help with the Board of Director's *Election* ballot count scheduled for **Tuesday, July 19th at 10:00 a.m.** Please contact the office via phone or email to sign up.



Newsletter Editors:

Tammy Velten
Jennifer Wilson



Board of Directors

Beverly Knickerbocker—
President
Sherry Proulx - Vice President
JoAn Nink - Treasurer
Timothy Morand - Secretary
Rachel Merrick - Trustee

Notice of Annual Meeting of Co-owners

The Annual Meeting of Co-owners, will be held on

Saturday, July 16, 2022 at 10:00 a.m.,

Location: Clubhouse 5631 Georgia Dr. and via [Zoom](#)

- * Contact the office to receive a link to this webinar meeting via email.
- * Election Ballots are to be returned no later than the close of the Annual Meeting of Co-owners on Saturday, July 16, 2022
- * Ballots received after 12:00 p.m. on Saturday, July 16, will **not** be counted.

**Sherry Proulx** (Incumbent)
9750B 8th St.

My name is Sherry Proulx and I have been a resident of the Villages since 2005. I have been serving on the HOA board since 2018. Prior to my move here I worked for the Dept of Human Services for 30 plus years as a caseworker and served as the UAW Health and Safety Representative.

It has been a pleasure to see the changes, improvement, and growth of our community. I feel there is a new pride in our residents for our neighborhoods. I hope that I can work to help foster that pride and make positive changes in the future. Thank you for your consideration.

Rachel Merrick
8021C 2nd St.

My name is Rachel Merrick and I live on 2nd Street in the Villages. I was born and raised in East Tawas. After graduating from Tawas Area High School and then from Lake Superior State University in Sault Ste. Marie, I lived in Metro Detroit for a decade. Then, after living 5 years in Texas, Louisiana and another decade in Philadelphia, PA, I moved back to Oscoda in September 2021. I own a couple of units within the Villages (and permanently reside in one of them), and I currently work from home for a mid-size biopharmaceutical company located in Wilmington, DE. I have owned condo units in Royal Oak, MI and in Philadelphia, PA and served on the boards of the condo associations related to the units that I owned in those two cities.

I was appointed in March 2022 to finish out a vacant term on the VOO Board of Directors and I hope that my experience serving on other condo boards has been of benefit to the Villages. I would like to serve an additional term to continue to do my part in assisting and improving our Association and, in turn, Oscoda/AuSable as well. Being away from Michigan (and Iosco County in particular) for nearly 2 decades has made me much more appreciative of the fact that we live in a great area here and we should not take it for granted. I greatly appreciate your consideration in voting for me to a new term on the Board of Directors of the Villages of Oscoda. Thank you!

JoAn Nink (Incumbent)
8104B Delaware

My name is JoAn Nink. My husband Fred and I are full time residents of the Villages of Oscoda. We have resided in the Villages for the last nineteen years, moving here from Grand Rapids, MI. I retired from HHS, Inc. which implemented the Medicaid Waiver Program for the State of Michigan. I have owned and operated a small business. Since moving into the Villages of Oscoda, I was active in the Village Watch, pursued the demolition of the former 8000 area, and later, in the purchase of the *Freedom Park* (formally the 8000 area). I have served on committees, such as the election of the first board member and procuring a building to house the Villages of Oscoda Association office. I have been active in revamping the RV Storage Lot, helped get funding for enhancements for the commons area foot paths, and negotiated lawn care contracts. I have worked to get our Bylaws updated, which is an on-going project. I believe in being involved in my community. I was a member of the Oscoda Township Zoning Appeals Board and I have worked in the state and federal elections for the last 15 years for Iosco County.

If elected, my goals are to have a positive impact on the activities of the BOD and the overall management of the Villages of Oscoda. I will act in the best interest of all the residents and homeowners of the Villages of Oscoda. I will work to keep the Villages a safe and beautiful place to live. It's been my privilege to serve you over the years. Thank you.



Board of Director's Corner



With Summer around the corner, the BOD wants to remind everyone of the MAJOR EVENTS OF THIS SUMMER; the Election of new Officers, the Annual Meeting, the Master Deed/Bylaws Q&A Meeting and the Voting of the Amended and Restated Consolidating Master Deed and Bylaws. In hopes of receiving more participation from the Co-owners, we have made the new Master Deed/Bylaws vote separate from the election vote. As a reminder, 300 Co-owners did not vote last year!

You should have already received the BOD Election Ballot package. If you haven't, please contact the office. The deadline for the Ballot return is July 16th, at the closing of the Annual Meeting of Co-owners.

The Annual Meeting will be in person and at the Clubhouse on July 16, 2022 at 10:00 am. (This is the plan barring any COVID restrictions.) You may also join via ZOOM by contacting the office ahead of time. We will present the Annual Reports and have a brief question & answer period afterward.

There will be a Master Deed/Bylaws Q&A Meeting with Attorney Matthew Heron on August 20, 2022 at the clubhouse. This will give Co-owners a chance to ask the attorney questions and get clarification on issues concerning the Amended and Restated Consolidating Master Deed and Bylaws. The attorney will be appearing via ZOOM and, of course, ZOOM is available to Co-owners who can't appear in person.

You will receive a new, draft version of the Amended and Restated Consolidating Master Deed and Bylaws in early August. Once the packages have been mailed, the Voting will begin and will continue until October 3, 2022. If you do not wish to vote, you may appoint someone to vote for you. They are called a Proxy Holder and the form will be in your package. We need sixty-six and two-thirds percent (66 2/3 %) votes to pass the new Master Deed and Bylaws. What is the reason they haven't passed in prior years? It's because we don't have enough Co-owners willing to take the time to vote. If the vote fails this year, we will have to vote again next year, and will continue to vote until we have a YES VOTE. That is our obligation to the Homeowners Association. And who pays for this? We do. The expense of voting every year will be shared by all of the Co-owners regardless of whether they voted or not.

Folks, our current Bylaws are over 20 years old! They do not comply with Michigan law and they were written to protect the Developer, not the homeowner. We took out the Rent Ratio from the Bylaws because we understood this to be a major problem with many of the Co-Owners.

Please take the time and take a good hard look at the new Bylaws when they arrive in the mail. And then VOTE. If you don't wish to participate, please appoint a Proxy Holder to vote for you. Either way, your neighbor's will thank you for it.

The Association, through it's Board of Directors, extends our sincerest, and heartfelt condolences to Mark Hacht, of G&H Lawn Care, & family after the recent loss of his wife.

May the love of caring friends soften your sadness, and may cherished memories bring smiles to comfort you.

⇒ With an early start to spring, the weeds and grass in gardens have also had an early start, and are growing taller than the garden plants. Please make sure to weed and pull the tall grass in those front and back gardens.



⇒ Please remove weeds and tall grass sprouting up from the cracks in your sidewalks, driveways and parking areas as this is not a responsibility of the lawn crew.

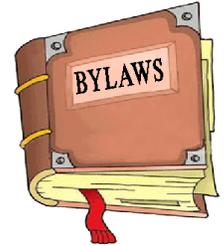


BYLAW CORNER



In an effort to help Co-owners be involved with the Amended and Restated Consolidating Master Deed and Bylaws, the Board has scheduled a Master Deed/ Bylaws Q&A Meeting with attorney, Matthew Heron, on August 20, 2022, at the clubhouse. The attorney will be available to answer any questions or clear up any concerns over the new documents. The attorney will appear via ZOOM, and ZOOM will be available for those that cannot attend in person.

We are hoping to pass the new documents this year, and if there are concerns preventing this, we would like to know what they are. There have been many dollars and countless volunteer hours put into the massive effort of updating our Bylaws. This is our 3rd year of voting on this. The main reason the documents haven't passed is because we don't have enough Co-owners voting. We need sixth-six and two-thirds percent (66 2/3 %) "YES" votes to pass. If you don't return your ballot, you have voted NO.



So, please, take the time to attend the Q&A Meeting on August 20th, and read through your new documents when you receive your voting package in August. And if you don't want to vote, appoint a Proxy Holder (such as a neighbor, family member or a Board member)... your neighbor's will thank you for it.

News You Can Use



- ◆ Thankfully, it's time to put those snow shovels and salt buckets away for the season, yeah!
- ◆ A reminder that animals & birds are attracted to white trash bags and are more likely to be torn into by wildlife. Please use the black trash bags if needed. Trash cans must be placed out of view by Monday night.
- ◆ We are seeing an abundance of litter throughout the Association, please pick up any litter that breaks lose from your trash as soon as possible to keep it contained.
- ◆ Yard Waste bags must be out by 8:00am Friday morning. Do not include mulch, plastics or garbage/litter.
- ◆ Sticks and branches must be tied in bundles when placed at the curb or they will not be picked up.
- ◆ Chalk should only be used to draw on the sidewalk by your unit and must be washed off afterward. Chalk on brick is very difficult to wash off which is why it is not permitted.



Thank You Corner



- ⇒ Shout out to Mr. & Mrs. Kinzinger for cleaning up the broken glass in the canoe building inside the RV Storage Lot. Thank you for caring.
- ⇒ Thank you to all the walkers that help pickup litter in our community. The sparkle is on 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.

OFFICE CLOSED ON

SATURDAY & SUNDAY

Please remember there is always a drop box for your convenience!

THE OFFICE WILL BE CLOSED MONDAY, JULY 4th FOR INDEPENDENCE DAY

Happy Father's Day



Clubhouse Activities

- ◆ Euchre - Mondays at 12:30pm
- ◆ Pinochle - Fridays at 12:30pm
- ◆ BUNCO— 2nd Tuesday of every month 1:00pm
- ◆ BUNCO - Last Friday of every month - 1:00pm
- ◆ Chair Yoga - Every Monday & Wednesday at 5:30
- ◆ Card Making Class—6/10 & 7/8 1-4 pm

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.

For Sale: 22' Pontoon trailer with spare tire - \$1,500. Contact Jose Lopez 1-248-470-0826. To see it call Jay at 1-989-569-6176.

Real Estate Services:

Perfect Landing Rentals & Real Estate - Anne Giori, Broker/CEO. Established in 2005, providing professional and quality Property Management services and professional Real Estate services since 1998. Over 20 years experience as a landlord and real estate investor. Our services cover Northeastern Michigan. 989-362-3300.

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.