

The Village Chatter

APRIL/MAY 2023

THE VILLAGES OF OSCODA

A Beautiful Place to Live and Visit

Newsletter Editors:

Tammy Velten

Jennifer Wilson

Community Garage Sale!



**The 25th Annual Community-wide Yard
Sale will be held on
Friday, June 2nd, Saturday, June 3rd &
Sunday, June 4th**

9:00 a.m. to 5:00 p.m. daily

Board of Directors

Beverly Knickerbocker—
President

Sherry Proulx - Vice President

JoAn Nink - Treasurer

Timothy Morand - Secretary

Rachel Merrick - Trustee

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 as well as a port-a-pot at Central Park.

You will be able to start picking up your sign and balloons from the office beginning May 1st.

Call the office if you have any questions.



**Yard waste pickup for the week of the yard sale will
be on Thursday, June 2nd.**





Board of Director's Corner



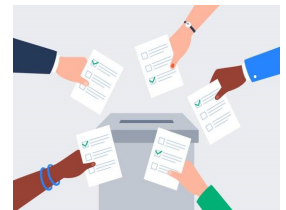
Spring is finally here and that means its time to elect a new Board of Directors. This year we have two open seats and we need your help! If you would like to be in-the-know and make a difference in your community please consider serving on the Board. The Election ballot deadline is at the Annual Meeting this summer.

Grow your
skills this
Spring



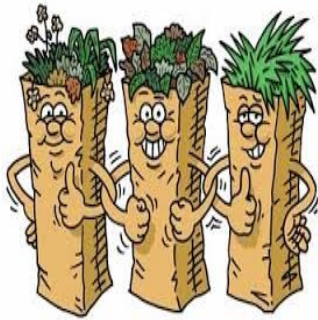
The **Annual Meeting** will be in person and at the Clubhouse on Saturday, July 15, 2023 at 10:00 am. (This is the plan barring any COVID restrictions.) You also may join via ZOOM by contacting the office ahead of time. We will present the Annual Reports and have a brief question & answer period afterward.

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 6, 2023. Our volunteers will begin calling homeowners for their ballots beginning August 14. **If you don't wish to be called**, please turn in your ballot to the office as soon as you receive your packet. **We will not call you!** 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 66 2/3rd % "YES" votes to pass the new Master Deed and Bylaws. Please vote YES and talk to your neighbors about passing our much needed updated Master Deed and Bylaws.



G & H Lawn Care started their spring cleanup on Monday, March 27th Yard Waste Pick-up started on Friday, March 31st.

Yard Waste Pickup reminder :



- » 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 2023 if you prefer to take care of these items yourself, as last years' list is no longer valid.

A reminder to remove items in the path of mowers, such as toys, picnic tables, grills and water hoses.



BOARD NOMINATIONS ARE NOW OPEN

Serving on the board of a Homeowners' Association can be a fulfilling experience. Many members enjoy being active volunteer leaders, assisting neighbors regarding Association matters, and getting to know their community better. *Nominations for the Board of Directors' election begins April 1st.*

**WE NEED
YOU!**



This year there are 2 open seats to fill on the Board. To be eligible to run, you must;

- 1.) Be a deeded 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.

DEADLINE TO SUBMIT CANDIDATE PROFILES IS FRIDAY, MAY 12TH.

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.

**There is no such thing
as the Dog Poop Fairy**



Please pick it up

**Have you submitted your request
& have written approval from the ACC?**



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.

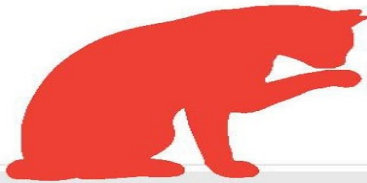
Items that need pre-approval are:

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

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



We came so incredibly close to passing our updated documents last year with only 36 votes missing. We are hoping this is the year we will pass the new documents. If there are concerns preventing you from voting YES, 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 4th year of voting. The reason the documents haven't passed is because we don't have enough Co-owners voting (66 and 2/3rds). If you don't vote, you have voted NO. So, please, when you receive your package in August, send your ballot back to the office. Our volunteers will begin calling homeowners August 14, 2023. If you don't wish to receive a call, turn in your ballot early and no one will call you. And if you don't want to vote, appoint a Proxy Holder to vote for you. Your neighbor's will thank you for it.



ABOUT TRAP-NEUTER-RETURN (TNR)

the **PROBLEM...** It's estimated that **tens of millions** of feral and stray cats freely roam the streets of the United States and breed rapidly!

Doing nothing and using ineffective approaches are what have resulted in the current overpopulation problem. Trying to rescue all of the feral cats and find them homes is impossible given their numbers and their limited socialization. Removing or relocating all of the feral cats invites new unneutered cats to move in and the cycle of reproduction starts again.

the **SOLUTION...**

Trap-Neuter-Return (TNR) is the **only method proven to be humane and effective** in controlling free-roaming cat population growth. TNR is about:

- ✚ Population control and permanently reducing the number of cats in an area
- ✚ Lowering cat intake into shelters, thereby lowering shelter euthanasia rates
- ✚ Reducing the spread of disease
- ✚ The returned, spayed/neutered colony guards its territory, discouraging unneutered cats from moving in and beginning the cycle of overpopulation anew

What's the difference?

STRAY CAT

A tame cat who has become lost or has been abandoned; she has been socialized to people at some point in her life.

FERAL CAT

A cat who has little contact with humans, is fearful of people and usually lives on her own outdoors.

TRAP

After adequate preparations, including educating the community about the TNR process, colony cats are trapped using humane traps.

RETURN

After recovery from surgery, feral cats are returned to where they were trapped and are supplied with ongoing access to food and fresh water.

NEUTER

The captured cats are brought in their traps to a spay/neuter provider. Typically, TNR programs also provide vaccinations against certain diseases, like rabies.

EAR TIPPING is the universal sign of a neutered feral cat. The procedure involves removing about 1/4" off the tip of the cat's ear (typically the left ear) while the cat is anesthetized for spaying/neutering; healing is rapid. The mark will help prevent unnecessary surgery, confinement, or euthanasia.

TNR (Trap, Neuter, and Return)

TNR (Trap, Neuter, and Return) programs are the hallmark of controlling feral cat populations. These programs humanely trap feral cats and partner with veterinarians to spay and neuter them. TNR," is the only method proven to be humane and effective at controlling feral/stray cat population growth.

What can I use to keep cats off my property?

Smells that repel cats: To keep cats out of yards or gardens, plant the herb rue or sprinkle dried rue. Citrus or lemon scents (orange peels, lemon peels), garlic, ammonia, vinegar, coffee grinds, pipe tobacco, mustard, citronella, or eucalyptus all deter cats as well.

Surprising smells cats hate

- Citrus: orange, lemon, lime, and grapefruit. Citrus smells are widely reported as being repugnant to cats. ...
- Lavender, geranium, and eucalyptus. ...
- Rosemary, thyme, and rue. ...
- Banana and mustard. ...
- Pepper, curry, and cinnamon. ...
- Mint, wintergreen, and menthol. ...
- Pine. ...

Source: [ASPCA.org](https://www.aspca.org)

Contact your local county animal control regarding nuisance feral cat issues or contact the [Michigan Department of Agriculture and Rural Development](https://www.michigan.gov/agriculture) for additional information.



On Memorial Day,



trash pick up
will be delayed
one day.

Please remember to put your trash out on Tuesday morning, May 30th.



April & May 2023

- * Apr 7th—ACC Requests Due-date
- * Apr 7th—Good Friday
- * April 9th—Happy Easter!
- * Apr 13th—ACC Meeting—10:00am
- * Apr 13th—Monthly Board Mtg.—2:00pm
- * Apr 26th—Admin Professionals' Day!
- * May 1st—Yard Sale sign-up
- * May 5th—ACC Requests Due-date
- * May 10th—Monthly Board Mtg.—10:00am
- * May 11th—ACC Meeting—10:00am
- * May 11th—Deadline to qualify to vote
- * May 12th—Deadline for Board Candidate Profiles
- * May 14th—Happy Mother's Day
- * May 19th—ACC Requests Due-date
- * May 25th—ACC Meeting—10:00am
- * May 29th—Happy Memorial Day—OFFICE CLOSED
- * May 31st—Yard Sale—Last Day to Sign-up

IT'S TIME TO CLEAN UP

We finally get to say it, SPRING is Here! As many of you already know, we had a very windy winter which caused quite a bit of outside damage. There are trees down, siding, shutters and soffit/facia needing repair and litter needing to be picked up. Please take some time to do an inventory of repairs and/or maintenance your unit may be needing so that you can begin checking items off that list.



- * Is the **siding** of the unit/garage/shed in need of power washing or painting?
- * Does the **shed door** need to be painted? Does the Shed door or roof need to be repaired or replaced.
- * 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 is not responsible for repairing your lawn and you may want to contact your snow removal service to repair any scraped or gouged lawn caused by the plow.



**THE VILLAGES OF
OSCODA, HOA**

5631 Georgia Dr.
Oscoda, MI 48750

Phone: 989-739-4915

Fax: 989-739-4720

Email: office@voohoa.net

Office Hours:

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, MAY 29TH FOR MEMORIAL DAY



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.

Professional Pet Sitting & Pet Nail Trims: in your home. Call Veterinary Technician, Amber Cowan, 989-278-7019

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, Inc. - Penny Lee, Agent & 22 year Resident. Sold many homes in the Villages . Please let me help you! 989- 305-0437

Great Lake Realty Co. - 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.

Clubhouse Activities

- ◆ Pinochle - Mondays & 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

