

The Village Chatter

JUNE/JULY 2023

THE VILLAGES OF OSCODA

A Beautiful Place to Live and Visit

Board of Directors Election



There are two (2) candidates running in the election this year for the two (2) 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 15th in order to be counted. Ballots not received by 12:00 noon on July 15th 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 6 volunteers: to help with the Board of Director's *Election* ballot count scheduled for **Tuesday, July 18th at 10:00 a.m.** Please contact the office via phone or email to sign up.

Volunteers
needed

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



MEETING NOTICE!

Notice of Annual Meeting of Co-owners

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

Saturday, July 15, 2023 at 10:00 a.m.,

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

- * Contact the office to receive an invite to this Zoom meeting via email.
- * Election Ballots are to be returned no later than the close of the Annual Meeting of Co-owners on Saturday, July 15, 2023
- * Ballots received after 12:00 p.m. on Saturday, July 15, will **not** be counted.



Candidate Profiles

Chad Adams

Multiple Unit Owner

Hello, My name is Chad Adams and I have previously served on the Board of Directors for the Villages of Oscoda. I own multiple properties in the Villages and have previously lived in the Villages.

I have a great deal of interest in moving our community forward and ensuring the future viability of the Villages. I believe that teamwork and a strong line of communication will be the backbone of our future here. We can maintain our community and even improve it in the future, and it all starts with your vote.

Thank you for your consideration!

Beverly Knickerbocker (Incumbent)

8014 S. Alaska St. #D

I have been a homeowner in the Villages for 4 years and have served on the Board for the last 2 years. I joined the Board to help make a difference in the community I'm living in. I have learned a great deal about the needs of our HOA and how this can be a fantastic place to live. We face challenges today that didn't exist even 5 years ago. There are changes coming and we need to be ready for them. I would like to serve on the Board again and continue my efforts to make this community a better place.

Thank you



Board of Director's Corner

Upcoming COMMUNITY EVENTS

With summer around the corner, the B.O.D. wants to remind everyone of the MAJOR EVENTS OF THIS SUMMER; the **Election of new Officers** and the **Annual Meeting** will take place this summer on **July 15th**. The **Voting of the Amended and Restated Consolidating Master Deed and Bylaws** will begin in early August, 2023 with the **vote ending in early October**. 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 we did last year. As a reminder, we missed the vote last year by only 36 votes!

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 15th, at the Annual Meeting.

The **Annual Meeting** will be in person and at the Clubhouse on **July 15, 2023 at 10:00 am**. 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 early October 2023. Our volunteers will begin calling homeowners for their ballots beginning August 14th. 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

be calling you. If you do not wish to vote, **you may appoint someone to vote for you**. They are called a **Proxy Holder** and the Proxy form will be in your voting package. We need 66 & 2/3rd votes to pass the new Master Deed and Bylaws.



OCCUPANCY & RENTAL COMMITTEE (ORC)



The Board would like to thank all those who answered its call for volunteers to serve on the newly re-created Occupancy and Rental Compliance Committee (the "ORC"). The Board has appointed Dennis Bridges, Bev Knickerbocker (Co-Chair), Becky Martin, Rachel Merrick (Co-Chair), Amy Semenov and Sandra Towry to serve as members of the ORC. In April, the ORC convened and has met twice so far to work through certain issues related to the revised Bylaws and to update the Association's current Rental/Occupancy packet. The ORC has made significant progress towards its goal and hopes to have results in the next month or two.



We came so incredibly close to passing our updated governing documents last year with only 36 votes missing. We are hoping to pass the new documents this year. 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 neighbors will thank you for it.



NEW AUTOMATED TRASH COLLECTION

Waste Management will be providing all homeowners with a new 96-gallon wheeled trash cart to be used in place of trash bags and other types of store-purchased trash cans currently being used. Delivery of the new trash carts will begin the week of June 19, 2023. The "Automated Collection" will begin the week of June 26,. The use of other containers placed at the curb will not be permitted once the automated system begins.

If you don't live here full time, please contact the office to make arrangements to get you new 96-gallon cart.

See **Page 7** for more details on proper cart placement and use.

SPOTLIGHT ON GARDENS

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.



News You Can Use



- ◆ Thankfully, it's time to put those snow shovels and salt buckets away for the season, yeah!
- ◆ We are seeing an abundance of litter throughout the Association, please pick up any litter that breaks loose 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, dog waste, plastics or garbage/litter.
- ◆ Sticks and branches must be bundled or they will not be picked up.
- ◆ To avoid a letter from the office, please let staff know when you have exterior work scheduled such as power washing, painting unit exterior, etc.
- ◆ Chalk should only be used to draw on the sidewalk by your unit and must be washed off afterward. Chalk on brick is very hard to wash off which is why it is not permitted.



Please drive slow through the neighborhood! With the warmer weather, more pedestrians will be walking the neighborhoods. Please drive slowly to avoid any mishaps or injuries.

Happy Father's Day!



June & July 2023

- * June 2nd—ACC Requests Due-date
- * June 2nd-4th—25th Annual Garage Sale
- * June 7th—Monthly Board Mtg.—10:00am
- * June 8th—ACC Meeting—10:00am
- * June 16th—ACC Requests Due-date
- * June 18th—Fathers Day
- * June 22nd—ACC Meeting—10:00am
- * July 4th—Happy Independence Day—Office Closed
- * July 7th—ACC Requests Due-date
- * July 10th—Monthly Board Mtg.—10:00am
- * July 13th—ACC Meeting—10:00am
- * July 15th—Annual Meeting of Co-Owners—10 am
⇒ Election Ballots due by 12:00 noon
- * July 18th—Election Ballot Count—Volunteers Needed
- * July 21st—ACC Requests Due Date
- * July 27th—ACC Meeting—10:00am

****IMPORTANT REMINDER ****

- ⇒ FIREWORKS ARE NOT PERMITTED IN THE COMMON AREA PARKS (Bylaw Art. VII, Sec. 11)
- ⇒ THE COUNTY ORDINANCE STATES FIREWORKS ARE ALLOWED THE DAY BEFORE THE 4TH OF JULY, THE DAY OF, AND THE DAY AFTER ONLY, AND NOT AFTER 11 P.M.
- ⇒ PLEASE BE AWARE OF YOUR NEIGHBORS AND THEIR PROPERTY WHEN SETTING OFF FIREWORKS FROM YOUR PROPERTY. IN RECENT YEARS A VEHICLE WAS DAMAGED WHEN A FIREWORK LANDED ON THE HOOD OF A NEIGHBORS VEHICLE. THERE WAS ALSO A FIRE WHICH MELTED THE SIDING OF A UNIT AND SET A NEAR-BY BUSH ON FIRE. REMEMBER TO KEEP WATER HANDY FOR SAFETY.
- ⇒ CLEAN UP AFTER YOUR DISPLAY BEFORE THEY BLOW INTO OTHER YARDS.





**THE VILLAGES OF
OSCODA, HOA**

5631 Georgia Dr.
Oscoda, MI 48750

Phone: 989-739-4915

Fax: 989-739-4720

Email: office@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 TUESDAY, JULY 4TH FOR INDEPENDENCE DAY



Whether your dog is in your own yard or going for a walk in one of our Common Area parks, please remember to always clean up after your pet.

The lawn service will NOT mow your yard if the dog waste is not removed.

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



Classifieds



Sewing & Alterations: Contact Deborah at 989-335-5928.

Blinds for Sale: Hunter Douglas slatted blinds, wood-tone finish, inside-mount for upstairs bathroom windows and white, wood-tone for kitchen. Also several vertical blinds, fit bedroom windows and landing window. Call 989-569-6160.

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:

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

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.

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.

Automated Trash Collection with 96-gallon Cart

WM is moving to automated trash collection in the Villages of Oscoda HOA beginning June 26, 2023..

To make this transition in your community, WM will deliver a 96-gallon trash cart to your residence the week of June 19.

If you need an extra 96-gallon cart, please contact WM Customer Service at (866) 797-9018. Additional carts are \$12.56 per cart, per month and will be billed directly by WM to each resident, that request an extra trash cart.

What is Automated Collection?

Automated collection uses standardized wheeled, lidded carts specially designed for collection vehicles with robotic arms that pick up and empty carts.

Why Automated Collection?

- More efficient service - automated collection means less time in your community.
- Cleaner streets and neighborhoods – a durable cart with a lid equals less wind-blown litter and debris.
- No more heavy lifting - a standardized wheeled 96-gallon cart is easier to roll and place out for service.
- Carefree cart maintenance – no more lost lids or broken or damaged carts. Carts are maintained by WM.

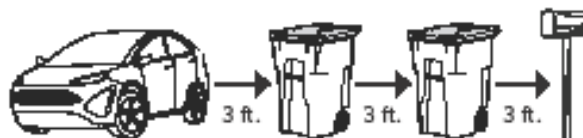
We are excited to provide the Villages of Oscoda with automated collection, and look forward to continuing to provide safe, clean and efficient service.



Service Guidelines

Proper cart placement for automated collection

Please place your cart at least 3 feet apart and 3 feet away from any obstacles (trees, cars, mailboxes, etc.) to allow the automatic arm to lift and empty the cart. Place the wheels of the cart toward the house.



All trash must be bagged and fit inside the cart with the lid firmly closed.



Please have your trash cart at the curb the night before your regular collection day or by 6 a.m. on your collection day.

