

The Village Chatter

AUGUST/SEPTEMBER 2023

THE VILLAGES OF OSCODA

A Beautiful Place to Live and Visit

Board of Directors Election

On July 18th, 6 volunteers gathered in the conference room to count the ballots that were received. There were 647 ballots mailed out with 228 ballots turned in by the 12:00pm deadline on July 15th. The results are as follows:

Beverly Knickerbocker - 217 votes - Elected

Chad Adams - 172 votes - Elected

The new Board met on Friday, July 21st for the *Installation of Officers* meeting to determine who would hold what Officer position as required in our Bylaws. They are listed to the right.

The Board would also like to thank everyone that participated in the annual Board election.

Newsletter Editors:

Tammy Velten

Jennifer Wilson



Board of Directors

Chad Adams — President

Rachel Merrick - Vice President

JoAn Nink - Treasurer

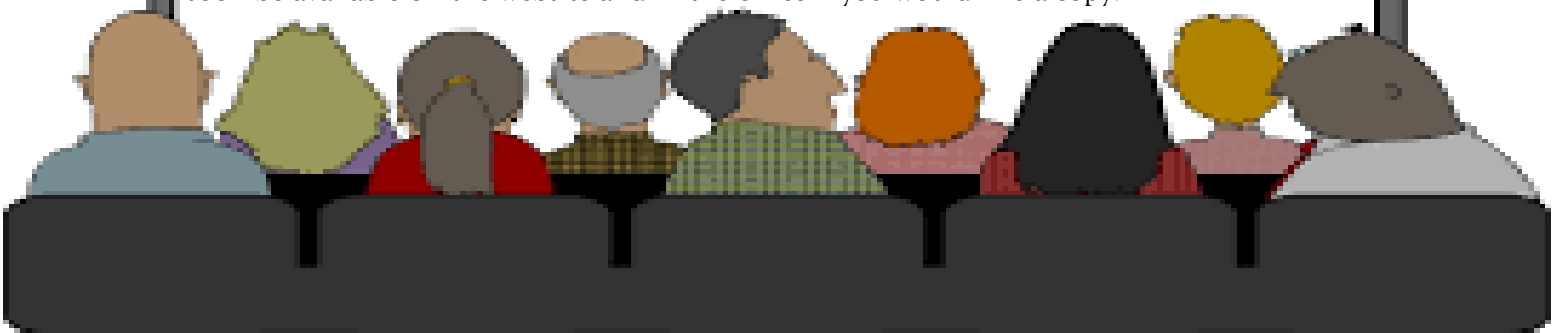
Sherry Proulx - Secretary

Vacant - Trustee

2023 ANNUAL MEETING OF CO-OWNERS

The Annual Home Owners Meeting was held on Saturday, July 15th at 10:00 am at the clubhouse. There were 43 people in attendance, and 1 Co-owner attended remotely via Zoom, representing 41 units in total. The Board gave reports and updates on all that was going on in the Villages of Oscoda. Co-owners in attendance were able to give their comments and/or ask questions. Thank you for showing interest in what is going on in *your* community!!!

The next Annual Meeting of Co-owners will be held on Saturday, July 20, 2024 at 10:00 am in the Clubhouse. We hope that you plan to attend. The unapproved meeting minutes will soon be available on the website and in the office if you would like a copy.





Board of Director's Corner



The final vote for the 2023 Board of Directors is in and this year's Board is composed of three Co-owners and two landlords. We all bring a vast amount of experience to the table and we are looking forward to making progress in the many projects we have in store for the Villages.

There are a few corrections to the Annual Meeting that we would like to clear up. First are the Rent Ratios. The impression was inadvertently given that the BOD will no longer entertain rent ratios as part of the Bylaws. We apologize for this, nothing could be farther from the truth. The issue of rent ratios and other landlord/co-owner issues are being worked on by the ORC Committee. This is what the committee was created for. When ready, the committee will give their recommendations to the Board and when appropriate, will be passed onto the homeowners.



Secondly, there was some confusion on what the Excess Revenues are and why we vote on them each year. The Excess Revenues may be refunded to the homeowners, however, it could be as small as a dollar per homeowner once it's divided among 758 units. The recent change in the law allows us to "roll over" excess income amount, if there is any, to go towards the following year's expenses. This is what the Co-owners at the annual meeting voted on, to roll it over to 2024.

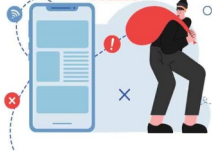
Third, to be clear, the damaged playground equipment was never sold to anyone. It was dismantled and removed for safety reasons to avoid injuries to those using it.



Fourth, I wish I could say we have a great solution to the new Waste Management trash receptors, but we don't. Needless to say, suggestions are welcome and we hope to have this resolved quickly.

The Board would also like to extend a HUGE thank you to our former Board Secretary, Tim Morand for his tireless service to the Board and to our community. We wish him and his family the best in their future endeavors!

SCAMS AWARENESS TALK



Financial Awareness with Alpena Alcona Area Credit Union

Monday, August 14th at 12:00 pm in the Clubhouse
There will be a small presentation, activity, and an open forum for discussion about finances and scam awareness.



Oscoda Township Refuse Drop Off Program

Oscoda Township residents will be provided the opportunity to dispose of large household refuse items on September 9th, 2023, from 8am–2pm at 3522 Kings Corner Road (Travis Sanitation). A \$10 permit must be obtained at the Township Treasurer's Office prior to the scheduled event. The program is open to Oscoda Township residents only. Go to oscodatownshipmi.gov for more information or call the Treasurer's office at 989-739-3211 ext. 230 for more details.





Notice of Upcoming Vote

Voting Packet & Ballot

The voting packet for the Amended and Restated Master Deed & Bylaws will be sent August 7th. This will begin the voting period. Included with a copy of the proposed Amended and Restated Master Deed & Bylaws, you will also find the following:

- Notice of Vote
- A Summary of the Amendment Changes
- A Ballot
- Proxy Form



This is not a secret ballot and must be signed by the *Designated Voter* of the unit.

- * The *Ballot* and the *Mortgagee Form* **must be returned in the envelope provided to be valid.**
- * Complete the Proxy Form and return to the office if you received a ballot packet but do not want to vote.
- * The voting period ends on Friday October 6th. Ballots must be received prior to the deadline listed above in order to be counted.

Financial Statement

2022 continued to be a year of uncertainty as the economy struggled to find stable ground during a time of unprecedented labor and supply shortages, coupled with soaring prices. Overall, the Association ended the year in pretty good shape having anticipated and prepared for on-going increases in expenses, which resulted in an *Excess of Revenue* of \$15,110 (\$19.93 per unit) as of December 31, 2022. This amount has been rolled over to be used towards 2023 expenses as approved by a vote of the Co-owners during the Annual Meeting of Co-owner on July 16, 2022.

You will find your copy of the
Statement of Revenues and Expenses on page 7 of this newsletter.

News You Can Use



In early June, the RV Lot was broken into. Access was gained by cutting and dismantling a portion of the chain link fence around the perimeter of the lot. The vandals damaged RV and camper doors attempting to gain entrance into those units. A couple of boat batteries were also taken and placed in a different area inside the RV Lot, and a 4-wheeler was stolen but has since been recovered by police. A police report was filed on the damaged fence and it was quickly repaired. We understand that unfortunate incidents like this can happen at anytime. We ask everyone to be aware of their surroundings, and if you see something, say something!

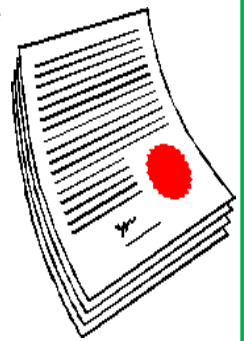


In August we will be voting on the Amended & Restated Master Deed and Bylaws. For the most part, we are voting on the same documents we had last year with two major changes:

The first change has to do with the Master Deed which added the Office Area and Freedom Park to the legal description as a General Common Element. It also adds quit claim deeds for the RV Lot, Freedom Park and the Office area. Each area will have its own Article which you can reference once you receive your packet.

As far as the Revised Bylaws, the major change is in the Leasing Section. The language in this section has been updated to not only reflect the Michigan Condo Act, but to reflect the wishes of the Co-owners and the landlords, who have been working together in the ORC Committee. Again you will be able to see these changes when you receive your packet.

The vote on our new documents will begin in August. As a reminder, we lost the vote last year by only 36 votes. 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. By now you all know we need 66 and 2/3% of voters to pass these critical documents. Please help us by talking with your neighbors and passing our governing documents this year. Remember, 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. As we did last year, we will begin calling Co-owners for their ballots after the packets have gone out. If you don't want a call, vote early. If you don't want to vote, appoint a Proxy Holder, your neighbors will thank you for it!



NEW AUTOMATED TRASH COLLECTION



We understand Waste Management's company-wide move to the "Automated Trash Collection" system introduced a change to the Villages of Oscoda that was not a welcome change for some people. Unfortunately, we were not given the option to opt out.

However, the Bylaws of the Villages of Oscoda have not changed, which means that the new trash carts must still be stored out of view, either in a shed or in the garage. Please store the trash cart out of view. Also, please notify the office if you would like to switch to the smaller 64-gallon cart. The cart exchange can usually be done in just a day or two.

- ⇒ We noticed that some shed doors are blocked by overgrown bushes which may need to be trimmed back to make it easier to store the trash cart out of view.
- ⇒ Also, if you would like to have your old can(s) taken as trash, just put the empty can(s) out next to the new cart with a sign on them such as "Driver please take".
- ⇒ You can put your unit house number on the cart by using the same type of stickers used on mailboxes or by using a marker.

If you have any questions, please contact the office at (989) 739-4915. Let's all work together to keep our community a beautiful place to live and visit.

Board Resignation

The Board of Directors is sad to announce the sudden resignation of Beverly Knickerbocker from the Board of Directors and the Occupancy & Rental Committee (ORC). She will be greatly missed. We want to thank Bev for all her help and dedication to the HOA Board. She is an asset that will be sorely missed. Thank you so much Bev and we wish you good luck in your future endeavors.



Trash Delay

For Labor Day
Weekend

Trash pick-up will be on Tuesday,
Sept. 5th

OFFICE HOURS

The office will be closed on
Monday, September 4th
In observance of Labor Day.
Normal office hours will resume on
Tuesday, September 5th.



August & Sept. 2023

- * Aug 4th —ACC Requests Due-date
- * Aug 8th —Monthly Board Mtg.—10:00am
- * Aug 10th—ACC Meeting—10:00am
- * Aug. 15th—ORC Meeting—10:00am
- * Aug 18th —ACC Requests Due-date
- * Aug 19th—Annual Picnic 12-3pm
- * Aug 24th—ACC Meeting—10:00am
- * **Sept 4th—Happy Labor Day—Office Closed**
- * Sept 8th—ACC Requests Due-date
- * Sept 13th—Monthly Board Mtg.—10:00am
- * Sept 14th—ACC Meeting—10:00am
- * Sept 22nd—ACC Requests Due Date
- * Sept 28th—ACC Meeting—10:00am



In the June/July Newsletter, under “News You Can Use”, a request was included to please let staff know if you plan on doing exterior maintenance at your unit (such as power washing, trimming tree limbs or bushes, painting the unit exterior, etc.), to avoid receiving a letter from the office to call your attention to the needed maintenance. The intent by that request was to avoid upsetting our homeowners by sending them a letter about a maintenance issue that you already are aware of and have a plan or timeline to resolve. By letting us know you already have a plan in place, we will know that we do not need to send you a letter to bring it to your attention. Letting us know in advance is not mandatory, but will be very helpful so that we can avoid upsetting our homeowners over something they already were planning on doing.

However, as people were upset by that request, we sincerely apologize for the unintended upset and ask that in the future, if you are unsure of something you read in the newsletter, please call the office for clarification.



**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 MONDAY SEPT 4TH FOR LABOR DAY



Hand & Foot Canasta

Every Wednesday 12:45 pm

HOA Clubhouse

Call Sharon: 586-855-4045

Clubhouse Activities

- ◆ Pinochle - Mondays & Fridays at 12:30pm
- ◆ Hand & Foot Canasta - Wednesdays at 12:45 pm
- ◆ 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.

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.

Pet waste removal: D&L’s K9 Pooper Scoopers is a new business located in Oscoda, serving the east Michigan area from Tawas to Harrisville and as far west as Glennie. We specialize in dog waste removal. We will take care of your pet waste so you don't have to! Our courteous staff will come to your home, remove your best friend's lawn ornaments (doggy poop) and bring it to our facilities for earth friendly composting. Free quotes are available upon request. Call Now! (989) 820-1671 or visit us on Facebook and don't forget to give us a Like!

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

Handyman/Builder: Can fix or replace anything. Call Bill Ward 989-305-5442.

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.

VILLAGES OF OSCODA OWNERS' ASSOCIATION
Iosco County, Michigan

STATEMENT OF REVENUES, EXPENSES AND
 CHANGES IN FUND BALANCES
For the Year Ended December 31, 2022

	General Operating Fund	Major Repairs Replacements Fund	Total
<u>Revenues</u>			
Common Charges	\$ 609,432	\$ 0	\$ 609,432
Late Charges	5,270	0	5,270
Snow Removal Income (Refunds)	11,146	0	11,146
RV Lot Income	7,105	0	7,105
Miscellaneous Income	2,073	0	2,073
Interest Income	745	222	967
Total Revenues	<u>635,771</u>	<u>222</u>	<u>635,993</u>
<u>Expenses</u>			
Bad Debt Expense	1,234	0	1,234
Common Areas	14,759	0	14,759
CPA	10,880	0	10,880
Depreciation	8,320	0	8,320
Employee Benefits	12,201	0	12,201
Fertilizer and Weed Killer	14,000	0	14,000
Insurance	5,771	0	5,771
Legal	19,561	0	19,561
Memberships	60	0	60
Mileage Reimbursement Property Office	830	0	830
Miscellaneous	75	0	75
Mowing/Landscaping	273,529	0	273,529
Office Miscellaneous	3,256	0	3,256
Office Supplies	7,053	0	7,053
Payroll Taxes	6,158	0	6,158
Personnel	84,848	0	84,848
Postage	10,092	0	10,092
Property Management Software	1,840	0	1,840
Property Taxes	4,051	0	4,051
Repairs and Maintenance	16,784	0	16,784
Rubbish Removal	100,208	0	100,208
RV Lot	1,043	0	1,043
Snow Removal	11,145	0	11,145
Subscriptions	78	0	78
Utilities	10,653	0	10,653
VANCO (Resident Automatic Payments)	1,332	0	1,332
Web Expenses	900	0	900
Total Expenses	<u>620,661</u>	<u>0</u>	<u>620,661</u>
Excess of Revenues Over (Under) Expenses	15,110	222	15,332
Fund Balances - Beginning of Year	430,597	114,938	545,535
Transfer Between Funds	<u>(10,000)</u>	<u>10,000</u>	<u>0</u>
Fund Balances - End of Year	<u>\$ 435,707</u>	<u>\$ 125,160</u>	<u>\$ 560,867</u>

The accompanying notes to financial statements are an integral part of this statement.