

# The Village Chatter

OCTOBER/NOVEMBER 2023

THE VILLAGES OF OSCODA

*A Beautiful Place to Live and Visit*

**DUE TO THE HUGE SUCCESS LAST YEAR,  
THE VILLAGES OF OSCODA, HOA  
IS ONCE AGAIN SPONSERING  
A FLU SHOT CLINIC FOR THE 2023 FLU SEASON**

Newsletter Editors:

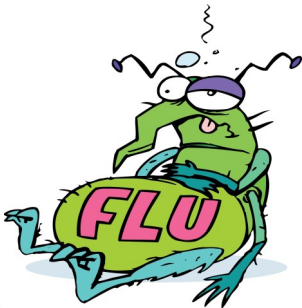
Tammy Velten

Jennifer Wilson

**GET**  
your  
**FLU SHOT**

***DON'T WAIT TO VACCINATE***

To make it easier and more convenient for our homeowners, *The Villages of Oscoda, HOA* has partnered with *Walmart Pharmacy* to help make it possible to get YOUR flu shot close to home. Here's what you need to know:



- ◆ Location: Association Clubhouse: 5631 Georgia Dr., Oscoda, MI 48750
- ◆ Date & Time: Tuesday, October 17, 11:00 am to 2:00 pm
- ◆ No appointment is necessary
- ◆ Other vaccines (i.e., RSV, Covid, etc.) also available
- ◆ Bring your insurance card with you.

Stop the spread of influenza this winter! An annual flu vaccination is an important step in staying healthy and keeping others healthy as well.

***REMEMBER TO BRING YOUR  
INSURANCE CARD WHEN YOU COME!***



*Board of  
Directors*

Chad Adams – President

Rachel Merrick - Vice President

Sherry Proulx - Secretary

Vacant - Treasurer

Vacant - Trustee





## Board of Director's Corner

Hello everyone! Recently the Board received the resignation of Ms. JoAn Nink, our Treasurer. JoAn has put in an absolutely tremendous amount of work over the past two decades in various capacities for our community. The Board would like to thank her for all of her efforts over the years. She will be missed dearly at our meetings. Thank you so much JoAnn!

Next I would like to thank the ORC and ACC for their hard work. It's nice to have the input and involvement that has been put forth by these fine folks. Thank you!

I would also like to thank the residents that have been consistently showing up at Board meetings. Again it is very nice to see the interest. In my roll as President I have learned quite a bit very quickly. Many of you have met me while I was out and about working. I sure do appreciate meeting you and hearing everyone's different perspectives on things. Having this new info helps us move forward and I appreciate that.

As a reminder, fall cleanup is right around the corner. Let's get things cleaned up before it's buried in that dreaded white stuff. Thank you!

Chad Adams, President



## Amendment Voting Deadline

Just a word to remind our homeowners that the Amended & Restated Master Deed & Bylaws voting deadline is **Oct. 06, 2023 at 5 pm**. The passing of the Amended & Restated Master Deed & Bylaws is imperative to make the needed updates such as:

**LET'S MAKE  
HISTORY  
VOTE YES**

- ⇒ A. Removing the developers name from our deed and replace it with language that protects the homeowner.
- ⇒ B. The documents are 20 years old and do not comply with Michigan condo laws.
- ⇒ C. We risk FHA and other lenders not to approve mortgages if our Master Deed & Bylaws are not current.
- ⇒ D. Every year that the Master Deed is not passed we will have to pursue another vote next year. Again at a cost of \$5,000. to \$6,000. This is money that could be better spent elsewhere.

**NOTE: Rent Ratios have been removed . This issue will be voted on at a later date.**

Ballots will be counted 10/10/23, if you are interested in volunteering please contact the office. We appreciate everyone that volunteers their time.





## *Architectural Control Committee: Building A Better Community Together*



Recently, we have heard several comments from members of the Villages of Oscoda that there are residents living here who have no idea what the *Architectural Control Committee (ACC)* does. To help alleviate this problem, we thought adding a news corner to the *Village Chatter* might help new owners, or even some of the long time residents, understand what the ACC does and why some of the decisions we make are made.



Let's start out by reminding everyone that the Villages of Oscoda is a homeowners' association (HOA) made up of people who own homes within the Villages of Oscoda. An HOA's main goal is to increase, or at a minimum, maintain property values in the community. To do that, the HOA sets rules and enforces the Bylaw provisions for how properties should look and what homeowners can, or cannot, do.



As members of the *Villages of Oscoda Homeowners' Association*, we vote for our governing *Board of Directors*. The *Board* is made up of volunteer homeowners from within the Villages. The *Board of Directors* hires staff to manage the Village properties. The Board also appoints volunteers to sit on various committees, such as the ACC.



The ACC reviews written requests from the members to make changes to the exterior of their homes and property. The ACC's purpose in reviewing requests is to follow the established By-laws and standards to preserve the overall architectural integrity and aesthetic quality within the Villages of Oscoda. Each homeowner should have a copy of the comprehensive 6-page booklet titled, "*ACC Guidelines & Standards*", dated 4/13/23. If you need a new copy, you can pick one up at the Office or simply download one at the Villages of Oscoda website ([www.voohoa.net](http://www.voohoa.net)).



So remember, when planning for a new roof, windows, gardens, fence, painting, landscaping, etc., first complete a request form and turn it into the HOA Office no later than the Friday prior to ACC meetings. The ACC committee meets on the second and fourth Thursday of each month May thru September and the second Thursday of each month October thru April. These meetings are open to Co-Owners, however, if a co-owner would like to attend, we ask that they notify the HOA office staff ahead of time as to ensure enough space is set aside for our guests.



## **NEW CHANGES IN THE RV STORAGE LOT**



**If you have been out to the *RV Storage Lot* lately, you may have noticed a few changes to the Canoe/Kayak building. The building now has a new roof and all the over-growth has been cut back and cleaned out. The building also has a new lock on the door which is accessible with your RV LOT GATE KEY. Many thanks to all the volunteers that have helped with these improvements.**



On August 15, 2023, the ORC met and discussed potential revisions to the Association's current Rental/Occupancy packet and also accepted the resignation of Beverly Knickerbocker, former Co-Chair of the ORC. Also during the August 15 meeting, the ORC met and discussed the appointment of a new member to the ORC. The ORC then recommended that the Board of Directors appoint Nick Fairchild to the ORC, which the Board subsequently did at its September 13, 2023 meeting. We welcome Nick to the ORC!

## USE CAUTION WHEN HIRING CONTRACTORS

With winter fast approaching, there are many chores that need completed and things that need fixed. Please be cautious when hiring people to help with these items, especially when they come to your door or meet up with you outside. Before you hire anyone, please keep the following in mind:



- ⇒ Get local references and check them.
- ⇒ Check with the Association office for a list of Contractors.
- ⇒ Do not pay in advance. Pay only after you have verified the job is done.
- ⇒ If you end up hiring someone, be vigilant. They may ask to be paid through Venmo or another cash App. Be very cautious of these types of payments and consider paying them with cash or a personal check. Always get a receipt as proof of payment so that once payment has been made it will conclude your business arrangement.
- ⇒ If the laborer ever returns asking if you have any more work for them, just advise them that you do not and that in the future they should just wait for a call from you.
- ⇒ Be safe.

Do not "lend" money to them no matter their tale of woe. Even if they state that someone in their family has passed, and they need to help pay for the funeral or someone in their family is sick or their vehicle has broken down. These are likely deception tactics and if they keep pushing it, make a clean break from them.

## Lawn Service Fall Clean-up



The lawn service will make the last yard-waste pick up for the season on Friday, November 10th, so have your bags ready!! The lawn service contract has a November 17th end of service date. The hard-working staff at G&H Lawn Care will begin fall clean-up of leaves the week of October 23rd. This gives the lawn crew four weeks before the contract end date to go one-time through the entire Association property. Once that has been completed, if there is still time before the contract end date, they will go back and knock out some of the heavier areas that had dropped leaves after they had gone through initially. With the Association being located on the edge of the State forest, the strength and direction of the autumn winds is an ever-present factor in where all those loose leaves from the forest will end up.

G&H must rely on "Mother Nature" to keep to her time clock and work through the leaf color-change and fall-off cycle so the team can clean up the fallen leaves. However, as we have experienced in past years, some of the leaves do not cooperate and fall to the ground until after our contract expires; or worse yet, we get an early freeze and snow thus preventing the final clean up tasks from getting completed. This may result in some of the leaves not being collected until spring snow melt. Stress not.....G&H will be back on-site in early spring to collect any late fallen leaves.





## Sunday, November 5th

Don't forget to  
**FALL BACK!**

Set your clocks back one  
hour Sunday morning...

And enjoy an  
extra hour  
of sleep!



### OFFICE HOURS

The office will  
be closed on  
Thursday & Friday  
for Observance of  
Thanksgiving and the  
Day after.  
Normal office hours  
will resume on  
Monday, November  
27th.

### October & November 2023

- \* Oct 6th —ACC Requests Due-date
- \* Oct 12th —ACC Meeting—10:00am
- \* Oct 13th—Monthly Board Mtg.—10:00am
- \* Oct 17th—Flu Shots—11:00am—2:00pm
- \* Oct 31st—Happy Halloween!
- \* Nov 3rd—ACC Requests Due-date
- \* Nov 5th—Daylight Savings Ends
- \* Nov 7th—Election Day
- \* Nov 8th—Monthly Board Mtg.—10:00am
- \* Nov 9th—ACC Meeting—10:00am
- \* Nov 11th—VETERANS DAY
- \* Nov 23 & 24th—Thanksgiving Day—Staff Off

*PUMPKIN DESPAIR...*  
*DO NOT LET THIS HAPPEN TO YOU*

*Please don't wait to  
get a letter from the  
office before disposing  
of them properly.*

*It looks messy and draws critters ... and  
sometimes vampire bats!*



### A Look Ahead



As much as I hate to think about it, we are getting to that time of year when the white cold stuff will fall and cause misery. Please remember that when you plow or shovel, or hire someone to plow or shovel, that **snow** should not be pushed onto neighboring properties or into the street. Please do not park on the street directly opposite a driveway as it makes it difficult to plow that driveway open. Let's all help to keep everyone safe this winter season.



⇒ Political signs may only be put up 30 days prior to the election and must be removed within 10 days after the election. Only one sign per candidate is permitted.



⇒ Holiday decorations



must be removed within 10 days after the holiday.



**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 THANKSGIVING DAY & THE DAY AFTER**

**Happy  
TURKEY  
Day!!**



## 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](http://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.*