

The Village Chatter

DECEMBER 23 / JANUARY 24

THE VILLAGES OF OSCODA

A Beautiful Place to Live and Visit

JOIN US FOR A HOLIDAY CELEBRATION



at the

Annual Christmas Pot-Luck Luncheon

DATE: Saturday, December 16, 2023

TIME: Noon - 3 p.m.

LOCATION: The Clubhouse.

There will be some fun activities, and lots of laughter and cheer, so make sure you mark your calendars! The HOA will be supplying the main course, service settings and beverages.

All you need to do is bring a dish of your favorite recipe to pass. Make sure you tell your neighbors and invite them along!

Musical entertainment and trivia fun will be hosted by **Gary Lineman**. Gary is well known as the host for the radio show "*Remember Then*" which can be heard on Sundays at 4:00 p.m. on 103.3 and 94.9 FM radio.

There will also be a **50/50 Raffle** and a **Prize Raffle**, so don't forget to bring some dough (...or bucks) for a chance to win.

Lots of prize giveaways, and more!

Get decked-out this year for our

"Ugly Christmas Sweater Contest"

And win big!!!

See you all at the clubhouse on Saturday, December 16th at Noon!!!

Newsletter Editors:

Tammy Velten

Jennifer Wilson



Board of Directors

Chad Adams – President

Rachel Merrick - Vice President

Sherry Proulx - Secretary

Dave Wagner - Treasurer

Deb McCallum - Trustee



Board of Director's Corner



Board Meeting

The Board filled two vacancies during the October meeting. Deb McCallum was appointed as Trustee and Dave Wagner as Treasurer. Both are year-round residents of the Villages and have lived here for the past few years. The Board welcomes both and the Board is again at full strength. Deb and Dave will serve until the 2024 elections.

The Board approved the 2024 Association budget at the November meeting. A copy of the approved budget can be found on page 7 of this newsletter. There were three considerations that were involved in preparing the budget:

- * The first were the amounts of the contracts for services contracted by the Association for lawn care and rubbish removal. These two items represent the majority of our budget.
- * The second consideration was reviewing the amounts spent in 2023 and prior years and projecting the amounts for 2024.
- * The third consideration was any new spending or increases we expect for 2024. This would include removal of storm-damaged trees in the *Common Areas*.



A LOOK at the BUDGET

We are budgeting for an increase of 5.6% in our common expenses. The 2024 monthly fee will be increased by the same 5.6%. ***The monthly amount for 2024 will be increased to \$76.00 per month effective January 1st.***

We are expecting our largest cost increase in the budget will be for rubbish removal. The trash carts provided by Waste Management provide a better count for their billing. Our professional staff has been working with them to establish counts for the various times of the year. We hope this will result in a decrease in the billing though we also expect increases in the fuel charges due to the volatile energy markets.

Our new lawn care contract came with a 2.5% increase. We continue to fund our *Reserve Account* as recommended in the Reserve Study in the amount of \$49,900 for 2024. Other expenses are generally in line with past years. Due to the failure of the vote to pass the updates needed in our Master Deed & Bylaws we will again see the expenses for printing and mailing that information for another vote in 2024.



If you are signed up for auto-pay through our office, you will not need to take any action. The adjustments in the monthly amount will be made automatically. If you make your own arrangements for auto payments or if you pay by check, please note the new amount of **\$76.00 per month effective January 1, 2024**. Please make any necessary arrangements for the new amount.

After you review the budget and if you have any questions, please call the office.

David Wagner, Treasurer

VOLUNTEERS NEEDED...

...To decorate the Clubhouse

Tuesday December 12th at 1:00pm.

We still need help so if you can spare an hour to help get your Clubhouse in the holiday spirit, please give us a call so we know how many volunteers will be coming.

Fun included.

Food Drive: Drop off any dry or canned food at the Clubhouse to be donated to the local community for the holiday season.





News You Can Use



- * **PAYMENT COUPONS:** The office will be sending out *payment coupons for 2024* in the coming days. If you would like us to send you payment coupons for the 2024 year, please contact the office so we can add you to the list.
- * **HOLIDAY DECORATIONS:** It's always nice to see the décor for the Holidays, but remember to please have lights and decorations down no later than **January 10th**.
- * **STREET PARKING:** *Parking on all streets is strictly prohibited between November 1st and April 1st from 8am to 5pm* (NOTE: Overnight parking is permitted as long as the vehicles are removed from the street by 8:00 a.m.) in order to facilitate County snow removal. This will also help prevent the ice and snow build up from becoming a hazard to other drivers and pedestrians. (See Bylaws Article VII, Section 2(a)).



AMENDED & RESTATED MASTER DEED & BYLAW VOTE

Although the margin was very thin, the Amended and Restated Master Deed & Bylaws vote failed to pass. The results are as follows:



YES Votes = 408
NO Votes = 31
Invalid ballots = 3

Needed to pass = 425

Of ballots not returned = 196

The amendment vote fell short of the required number needed to pass by only 17 votes.

We want to thank the volunteers for their many countless hours trying to engage our community with the passing of our revised documents. Everyone rallied together in the last weeks to reach out to homeowners. Along with the great response from the many homeowners that did vote, the Association almost achieved the very first update to the governing documents since it was first recorded by the original developer. With your continuing support, we will have to try again next year to pass the updates to the Master Deed & Bylaws. With everyone's help, we can make this happen!



The Board of Directors,
Tammy & Jennie
would like to wish everyone
a safe and joyous season filled with
lasting memories!

Merry Christmas and Happy New Year!

Road-side Parking Reminder



As much as we 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.

A PARKING REMINDER TO ALL: It is illegal to block sidewalk approaches leading to doorways of homes per Michigan Vehicle Code 257.674.

MAN'S BEST FRIEND

Dogs make wonderful pets and are a friendly face at the end of the day. But they need their “human-parent” to protect and care for them just like they look after their “human-family”.

We are experiencing an increase in calls regarding dogs running loose or being tied outside. We’ve even had several incidents where loose dogs went after other dogs tethered in their own yard despite being monitored by their owner. This can be traumatic for both families involved.

Per the Bylaws, dogs are not permitted to run loose or be tied outside. They must be on a leash held by a responsible person whenever outside.

Following the rules laid out in our Bylaws will help limit the potential for events such as attack. Dogs may also run out in front of a vehicle and be hit, as we’d seen nearly happen. For the safety of our community, please walk your dog on a leash and do not let them run loose or leave them tied out in the yard.

Also, when walking your dog, be considerate and do not allow your dog to defecate in someone else's yard and ALWAYS clean up after your pet.



Carbon Monoxide Alert



A number of local heating and furnace repair companies have alerted the Association to a serious and potentially lethal problem in our community that they have observed while responding to “NO HEAT” calls.

These heating professionals have voiced deep concern that some homes in the Villages of Oscoda, HOA are still using the furnaces that were originally installed many years ago. They have also reported problems they have run into with cracked heat exchangers, furnaces that are not properly vented, and have even found dead birds that have fallen down into the chimneys, blocking the proper venting of combustion products. The danger is that all these conditions listed is leaking, or has the potential of leaking carbon monoxide in the home.

CO is an odorless, colorless, tasteless gas and is often referred to as a “silent killer”. It is the leading cause of accidental poisoning deaths in America. CO is found in exhaust produced anytime you burn fossil fuel in cars, trucks, small engines, stoves, lanterns, grills, fireplaces, gas ranges or furnaces.



We encourage every household to have an annual check up of your furnace to ensure it is operating properly and safely. In order to prevent blockage from

birds and other animals from entering the flue, ***it is very important to have properly installed protective screening around the top of the chimney.*** In addition to chimney screens, **we strongly encourage the use of CO alarms in your home.** At a minimum, industry experts recommend a CO alarm be installed on each level of the home...Ideally on any level with fuel-burning appliances and outside of sleeping areas.

Symptoms of CO poisoning are much like those of the flu, including: Headaches, Nausea, Vomiting, Dizziness, Shortness of breath, and fatigue.

If you have a CO concern, please call 911 immediately. Stay safe.



Christmas Tree Disposal

Waste Management will still pick up your live Christmas tree for disposal after the holidays.

ALL decorations, including tinsel must be removed prior to setting out at the curb or the driver will not take it.

December 2023 & January 2024

- * Dec 8th –ACC Requests Due-date
- * Dec 13th –Monthly Board Mtg. –10:00am
- * Dec 14th–ACC Meeting–10:00am
- * Dec 16th–Christmas Party 12-3
- * Dec 22 & 29th–Office closed at Noon
- * Dec 25th & Jan 1st Office Closed
- * Jan 5th–ACC Requests Due-date
- * Jan 10th–Monthly Board Mtg.–10:00am
- * Jan 11th–ACC Meeting–10:00am

HOLIDAY TRASH PICKUP SCHEDULE

With the Christmas & New Year holiday falling on Monday this year, the weekly trash pickup will be delayed one day for both weeks.

Please set your trash cart out for trash removal on Tuesday, December 26th and Tuesday, January 2nd...wishing everyone a Happy Holiday Season

4-PLEX AREA SNOW REMOVAL



Our long-time snow removal contractor, John's Home Maintenance, is no longer providing snow removal service as he has closed that part of his business. The Association thanks John and his crew for the many years of outstanding service.

This year's snow removal service is being provided by JDL Excavation & Services. We look forward to working together with JDL to provide excellent service as they "learn" the best way to efficiently clear the snow in this area.

Just a reminder that the contractor only plows when it snows 3 inches or more, and they don't always salt. We recommend keeping some salt inside your garage and/or on your porch to hit those areas that may need salting in between plows, such as after the wind has been busy or we've gotten light snow. Also remember when it warms up, it can melt the mounded snow around the sidewalks, which can then refreeze and become slippery, *so please be careful*. Walking like a penguin isn't just for Batman villains during these cold, up and down, temperature—crazy months. It may save you from another evil foe...the sidewalk.

4-PLEX PARKING REMINDER



Parking between the garages and in front of the garage doors in the four-plex area is strictly prohibited. It also blocks the plow trucks from clearing the snow in the garage areas.

You also run the risk of getting towed at owner's expense if your vehicle is blocking access for other co-owners. Be considerate and save your money for some extra holiday shopping.





**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

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!

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

The office will be closed at Noon
on Friday Dec 22nd & 29th, and
closed all day on Monday Dec 25th
& Jan 1st in observance of
Christmas Day & New Years Day

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. We specialize in dog waste removal. 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 HOA

2024 Budget (Approved 11/08/23)

\$ TOTAL

<u>Revenue</u>	2024
Common Charges (\$76 per month per unit)	691,296
Late Charges	7,000
NSF Charges	250
Interest Earnings	160
Snow Removal Income (4 plex area only, 156 units)	45,750
RV Lot Maintenance Fees	7,000
Misc. Excess Revenue	5,000
Total Revenue	756,456
<u>Expenses</u>	
Contributions	0
Training, Certification	0
Advertising	200
Subscriptions and Memberships (2 accounts-Chamber, Press)	160
Office Supplies	6,000
Office Equipment (includes Office Misc)	200
License & Permits	120
Property Management Software and Updates	2,200
Insurance (O & D, Comm.umbrella, Liability, Building)	7,000
Postage	8,000
Clubhouse / Office Utilities	12,000
CPA/Audit - only need review this year	13,000
Legal (By-laws updates	15,000
Copier - Maintenance contract	2,500
Taxes (property)	5,000
Vanco	1,500
Rubbish Removal	127,885
Mowing	282,000
Fertilizer / Weedkiller	14,000
Common Areas (3 accounts- Maintenance, Supplies & Building Maint)	12,000
Computer Technical Expenses	2,000
Sewer Repairs	14,000
Depreciation	8,041
Personnel (4 accounts -Wages, mileage, payroll taxes, Health Ins.)	118,000
Bad Debt	2,000
Total Common Expenses	652,806
Snow Removal (4 plex area only)	45,750
RV Lot	5,000
Total Other Expenses	50,750
Contingency Fund	3,000
Total Expenses	708,671
Total Reserve for Replacement Contributions	49,900
Total Expense Budget	756,456
Net Income / (Loss)	