

# *The Village Chatter*

*FEBRUARY/MARCH*

*THE VILLAGES OF OSCODA*

*A Beautiful Place to Live and Visit*

Newsletter Editors:

Tammy Velten

Jennifer Wilson

## **BOARD CANDIDATES NEEDED**

If you are interested in volunteering your time and want to make a difference in YOUR community, please consider becoming a member of the Board of Directors for *The Villages of Oscoda, HOA*. It would take very little of your time but could make a BIG difference where you live. You would be helping your family, neighbors and friends. You will get to know some of the people within your community that really care and want to contribute to the success of the community where they live.

There are 4 open seats on the Board this year. To be eligible to run, you must meet the following requirements:



- 1.) Be a Homeowner in the Villages and listed on the unit's deed;
- 2.) Be a member in good standing (i.e. account paid up to date and no unresolved violations);
- 3.) Submit a brief *Candidate Profile*, to include information on your background and why you are interested in becoming a Board Member to the office on or before Friday, May 17, 2024.

Ballots will be sent out the first full week in June and the voting period will close at the end of the **Annual Meeting of Co-owners on Saturday, July 20, 2024.**

If you would like to observe a monthly meeting to see what you could be doing, contact the office in advance to let us know that you would like to attend.

**YOUR VOICE MATTERS!!!**

### *Board of Directors*

Chad Adams – President

Rachel Merrick - Vice President

Sherry Proulx - Secretary

Dave Wagner - Treasurer

Deb McCallum - Trustee





The Villages will have a new lawn care contractor beginning in March. We have contracted with *Clean Cut Lawn Care, LLC*, a local Oscoda company, to provide lawn care services for 2024 and 2025. *Clean Cut Lawn Care* will provide weekly mowing, trimming and blowing. They will also provide clean up in the Spring and Fall. *Clean Cut Lawn Care* will cut the grass at Freedom Park multiple times through the year.



Our previous contractor, *G & H Lawn Care*, had done a good job for the Association for a number of years. We have all noticed that the quality of work has declined over the years since the start of the COVID pandemic in 2020. We especially saw this decline in 2023 including the fall clean up. The service was no longer acceptable.

Please be patient as *Clean Cut Lawn Care* learn their way around the Villages. It will take time for them to become familiar with the grounds to enable the crew to cover all areas on a weekly basis.

We ask that if any Co-owners finds that an area of your lot or in an area near you that is not getting mowed or is being missed, please contact the office to report those areas so that we can get a crew member over to correct the issue. Eventually they will work out a system that will ensure all areas will be treated with less and less areas being missed.

As long as weather conditions permit, *Clean Cut Lawn Care* will begin the 2024 Spring Cleanup on Monday, March 25th.

Yard Waste Pick-up will begin on Friday, March 29th.

There will only be one application of broad-leaf weed control and fertilizer for 2024.

Remember to only use the brown paper yard waste sacks and include your unit address on each bag. There is a limit of 6 yard waste bags or bundles per weekly pickup and are limited to 30 lbs. each. Branch bundles must be tied with string or twine only (no plastic or other artificial material will be used to bundle branches, bushes or other yard waste). It is important to bundle loose branches and shrubs so the crew is able to lift them into the truck/trailer and to prevent these items from falling out of the vehicle during transport to the waste facility

Please welcome *Clean Cut Lawn Care, LLC*. We look forward to having them provide our lawn care.

### *Thank You Corner*

- ⇒ A tremendous THANK YOU to all the volunteers that helped out over the holiday season. This HUGE thank you goes to the volunteers that did a wonderful job decorating the Clubhouse, the volunteers that helped with the un-decorating, and for all those that helped with the Annual Christmas Potluck and clean-up afterwards. WE APPRECIATE YOUR CONTRIBUTIONS AND HARD WORK!!!
- ⇒ Thank you Paul S. for being a great neighbor. He has been very helpful to his neighbors, especially when it comes to shoveling snow from driveways and sidewalks. Your neighbors greatly appreciate your kindness.

*If you would like to thank a special someone for helping you out,  
please send us an email so that we can put it in the next newsletter. A thank you can go a long way!*





**IMPORTANT NOTICE:** We have received reports of a person or persons breaking into homes in the area, including within the *Villages of Oscoda*. The police were unable to give the office any specifics because it is an "active case" but they did state they are investigating. The police recommend keeping doors locked even while at home and possibly getting a security system (FYI: This will need ACC approval prior to installing on exterior of unit). Please keep an eye out for your neighbors, especially if you know a unit is unoccupied and you see something suspicious. If you are concerned call the police immediately. Following are some helpful tips to keep in mind as you look at what YOU can do to make your home safer.

### *Check your home for security weaknesses and correct them.*

Research shows that if it takes a thief more than four or five minutes to break into a home, he or she will go elsewhere. Take the time to "case" your house just as a burglar would and consider these steps to make it more crime-resistant, especially at points of easiest entry.

- **Install simple security devices.** Padlocks, door and window locks and deadbolts can increase the amount of time it takes to break into your home. Make sure the elements you already have in place are working properly.
- **Invest in a burglar alarm.** The most effective ones also ring at an outside service.
- **Invest in security cameras.** Cover key entry points and mount out of easy reach to deter tampering, these tell burglars that someone is watching.
- **Trade a bit of privacy for added security.** Trim trees and shrubs near doors and windows and think carefully before installing a high, wooden fence around your back yard. High fences and shrubbery can add to your privacy, but can also be an asset to a burglar.
- **Shine a light.** Force any would-be burglar out of the shadows. Exterior lights and motion detectors, mounted out of easy reach, can reduce the darkness shielding a would-be burglar.
- **Keep valuables out of easy sight.** If your valuable paintings, silver collection

or home entertainment system are easy to see from outside the house, consider rearranging your furnishings to make your home less inviting to criminals.



### *Home security habits*

Don't inadvertently invite crime into your home—make these safety behaviors non-optional.

- Establish a routine to make certain that doors and windows are locked and alarm systems are turned on.
- Avoid giving information to unidentified telephone callers and announcing your personal plans online or in public notices (such as giving your address when advertising items for sale).
- Join with your neighbors to keep a close watch on what's happening in your area—working together as a community is a good way to prevent crime.
- Notify the police and/or your neighborhood watch if you see suspicious strangers in your area.
- Don't carry house keys on a key ring bearing your home address or leave house keys with your car in a commercial parking lot or with an attendant.
- Don't hide your keys in "secret" places outside your home—burglars know where to look.

### *Home security tips for when you're away*

To deter burglars and vandals when you're away for vacation or business, it's critical to make your home look occupied and have friends and neighbors look out for suspicious activity.

Some hints:

- Leave blinds open in their usual position.
- Notify dependable neighbors when you plan to be away; consider notifying police, as well.
- Arrange to have your lawn mowed in summer and your walk and driveway shoveled in winter.
- Stop newspaper deliveries and ask a neighbor to pick-up "throw-away" newspapers and circulars.
- Have mail and packages picked up by neighbors; alternately, have them forwarded or held by the post office.
- Lower the sound of your telephone ringer and answering machine so they can't be heard outside.
- Use automatic timers to turn lights and a radio on and off in various parts of the house at appropriate times.



Source: Insurance Information Institute



## **196 OF YOUR NEIGHBORS DID NOT VOTE LAST YEAR**

The proposed amendment ballot failed to pass by only 17 votes in 2023  
That is 17 votes that could have saved us thousands of dollars.\$\$\$.



### **Why should this matter?**

Because our Bylaws are 20 years old and we are  
**NOT IN COMPLIANCE WITH CURRENT MICHIGAN LAW.**

### **How does this hurt our community?**

Eventually lenders are going to have a problem with our **OUTDATED DOCUMENTS**, and will make it more difficult for **BUYERS TO FINANCE** a home purchase in the Villages.

### **What are we doing differently this year?**

The BOD is analyzing the *Proposed Bylaws* page by page, front to back. We have already found language in the leasing section that needed revision, thanks to a group of landlords who took the time to express concern over the language in that section. The Board took their comments very seriously, and has revised the proposed language of *Article VII, Section 2, Leasing and Rental of Units*.



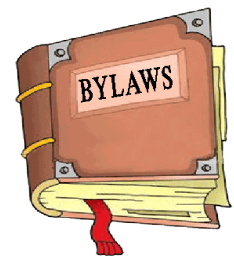
### **Where can I find these changes?**

You can view the new language on our website. Click on **Article VII, Section 2, Revised Leasing Provision** in the **Blue Banner** at the top of the home page. You can also find the complete REVISED Proposed Bylaws with the new language concerning Leasing, along with the Amended & Restated Master Deed that will be **VOTED ON THIS SUMMER**. You can reference the changes in the *Summary of Changes*, which can also be found on our website. *The change in the leasing section is **Item #14** of the **Summary of Changes**.*



### **What can you do?**

Help us understand what you don't like about the **new Proposed Bylaws** and what you would like to see changed. Submit your ideas for changes by March 1st so the Board will have time to review your submission prior to printing.



### **Here's how:**

**Email:** [office@voohoa.net](mailto:office@voohoa.net)

**Website:** [www.voohoa.net](http://www.voohoa.net), click **CONTACT US**

**Call:** Office 989-739-4915

**Mail:** 5631 Georgia Drive, Oscoda, MI 48750

## ***Road-side Parking Reminder***

### ***Do not block the sidewalks leading to a unit's front porch***



When parking on the roadside, it is important to be considerate by making sure that your vehicle is not blocking other owners or occupants from accessing their property from the street.

All sidewalk approaches shall provide unobstructed access to the home, and to provide safe convenient access for fire protection and emergency responders.

In addition, the snow removal contractor must clear the sidewalk approaches all the way to the street and are unable to do that if there is a vehicle parked in front of the street access point.

**It is illegal to block sidewalk approaches leading to doorways of homes per Michigan Vehicle Code 257.674**

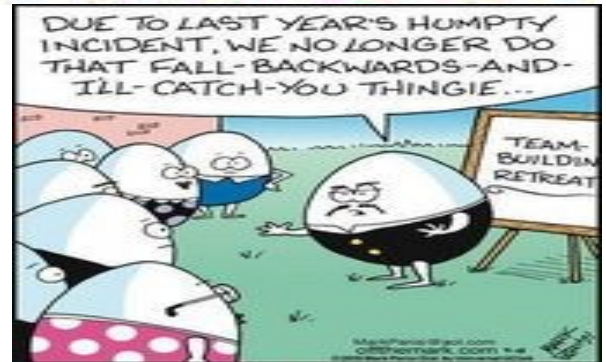




*Don't forget to set clocks  
ahead one hour at 2 a.m.  
Sunday, March 10th*



### *News You Can Use*



- ⇒ If you moved in 2023, please remember to complete a new Voter Designate form so that the 2024 ballots will be mailed directly to your new address. This will prevent delays in receiving your ballot.
- ⇒ If you have a fire hydrant in front of your home, please keep it clear of snow so that the fire department can have quick access. You and your neighbor's property may depend on it.
- ⇒ **STREET PARKING:** *Parking on all streets is strictly prohibited between November 1st and April 1st from 8am to 5pm* 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)).
- ⇒ A reminder for the snowmobilers - You CAN use the roads in the Villages to get to and from a trailhead. **DO NOT use resident's lawns and backyards!**



**PLEASE BE RESPECTFUL OF OTHERS**



**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

**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

*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.*

