

The Village Chatter

APRIL/MAY 25

THE VILLAGES OF OSCODA

A Beautiful Place to Live and Visit

Newsletter Editors:

Tammy Velten
Jennifer Wilson

27th Annual



June 6th, 7th & 8th

9am to 5pm daily

Beginning May 1st, there will be a sign-up sheet in the office if you would like to be included on the Garage Sale permit list.

The cost is still only \$3 to participate and covers the cost of advertising and materials as well as a port-a-pot at Central Park if enough money comes in to cover it. *Deadline to sign up is Tuesday June 3rd.*

**Yard waste pickup for the week of
the yard sale will be on
Thursday, June 5th.**

*For more information call:
989-739-4915.*

Happy
Easter

*Board of
Directors*

Chad Adams – President
Rachel Merrick - Vice President
Deb McCallum - Secretary
Dave Wagner - Treasurer
Ed Pisarski - Trustee
Sherry Proulx—Asst. Secretary





Board of Director's Corner

Welcome Spring! We welcome back our Snowbirds. We are all glad to see the robins return and to know that spring flowers are coming.

The financial statements for the Villages of Oscoda Owners Association for the year ending 2024 are included in this Newsletter. These are prepared by our certified public accountant. Our approved 2024 budget totaled \$756,456.00 which included \$49,900.00 for the reserve fund as approved by the association. Our actual expenses in 2024 were \$736,279.13. This was under budget, but our expected revenue was less than expected. That left a deficit or deficiency of \$7,657.96. We have had excess amounts in the past, so our accounts are in the positive. The dues were increased by a dollar per month to increase our revenue for 2025.

As expected, the three primary expenses are for lawn care, trash pickup and our very capable office staff. These three account for \$52.00 of the 2024 monthly dues of \$76.00. If you have any questions about the statements, please contact the office.

The association has been funding a reserve fund. This fund is referred to in the financial statements as Major Repairs & Replacements Fund. That states the purpose of the fund. 2025 will see part of that fund used to replace and upgrade the playground equipment near the clubhouse. You will see more about the playground equipment elsewhere In the newsletter.

We are about to wrap up the years-long process of updating our by-laws. The homeowners approved the revised by-laws last fall. Below, you will find the results of the vote from banks and others that hold mortgages on units in the Villages. A BIG THANK YOU to all those who were involved in the process. Especially those who spoke to their neighbors.

We hope the colors of spring flowers and new playground equipment will bring a smile to many faces. Have a wonderful spring and enjoy every day.

Dave Wagner, Board Treasurer

Amendment Update

The Board of Directors is happy to report that the *Amended & Restated Consolidating Master Deed & Bylaw* has been APPROVED by the Mortgagees.

Number of Mortgagee Voters: 123
Votes Received: 1
YES Votes: 123

66 2/3% Required to Pass: 82
Votes Not Received: 122
NO Votes: 0

Mortgagee ballots were sent out December 20, 2024. The 90-day voting period to return the ballots concluded on March 19, 2025. Please note, a non-response by a mortgage company is considered a YES vote (MCL 559.190a). Accordingly, all the mortgage companies that did not respond are counted as a "YES" vote. The approval by the mortgagees that hold mortgages for units in the Villages is the final step in the voting process. The newly approved *Amended and Restated Consolidating Master Deed and Bylaws* will now be sent to the *Iosco County Register of Deeds* office to be officially recorded into the County records. Once the recorded copy to include the Page and Liber numbers of the recorded documents is sent back to the office, it will officially be adopted, and will supersede all previous versions. Copies will be printed of the newly recorded Master Deed & Bylaws and will be provided to every Co-owner. This will bring to a conclusion a years-long process to revise our Bylaws to be in compliance with current law and remove references to the original developer, Aspen.

In order to save substantially on postage cost, please contact the office if you are able to pickup your copy of the newly adopted *Amended & Restated Consolidating Master Deed & Bylaws*



BOARD NOMINATIONS ARE NOW OPEN

Serving on the board of a Homeowners' Association can be a fulfilling experience. Many members enjoy being active volunteer leaders, assisting neighbors regarding Association matters, and getting to know their community better.

Nominations for the Board of Directors' election begins April 1st.

This year there is 1 open seat to fill on the Board. To be eligible to run, you must;

**WE NEED
YOU!**



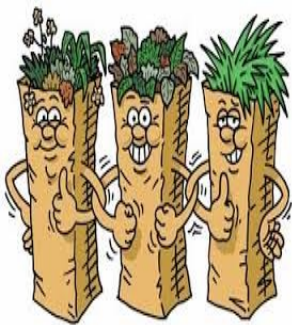
- 1.) Be a deeded Homeowner in the Villages;
- 2.) Be a member in good standing (i.e. account paid up to date and no unresolved violations); and
- 3.) Submit a *Candidate Profile* with a brief *Summary of your background and qualifications*, to the office.

DEADLINE TO SUBMIT A CANDIDATE PROFILE IS FRIDAY, MAY 16TH.

We extend a warm welcome back to our lawn care provider, Clean Cut Lawn Care Services. They began spring cleanup on Wednesday, March 26th. Yard Waste Pick-up started on Friday, March 28th.

NEW THIS YEAR: A change was made in the contract for 2025 with no increase in cost. A major concern is the fall cleanup. The contract has been extended for two weeks to allow more time for cleanup. We hope the weather will cooperate. The annual fertilizing and broad-leaf weed control has been eliminated from the contract in exchange for the 2-week extension. It was felt that one application was not that beneficial. Homeowners have the option of applying fertilizing and/or weed-kill to their lawns.

Yard Waste Pickup reminder :



- » You must have your yard waste in brown paper bags with your address number listed on the bag.
- » Bags must be limited to 30 lbs. each and no more than 6 bags/bundles.
- » **No dirt, pet waste, or garbage should be in the bags.**
- » Bags must be out to the curb before 8 a.m. on Friday or they will not be picked up.
- » Branch bundles (shrubs, small tree limbs or branches) must be limited in size to a maximum of four (4) feet in length and two (2) feet in circumference and must be bundled together to prevent them from falling out of the trailer.
- » **Your yard waste will not be picked up if these guidelines are not followed.**

Please do not put your yard waste bags out until the night before or even the morning of the pickup. If the bag is left out in the rain and the bag gets wet, when they pick up the bag, the bottom could fall out and the yard waste goes on the ground. Please consider that before placing your bags out. **No yard waste bags should be left in view all week long!** We ask that you please store them out of sight until they are placed out for Friday pickup.

Oh, one more thing, don't forget to call the office to fill out a new "No-Mow" or "No-Clean up" form for 2025 if you prefer to take care of these items yourself, as last years' list is no longer valid.

A reminder to remove items in the path of mowers, such as toys, picnic tables, grills and water hoses.



IT'S TIME TO CLEAN UP

We finally get to say it, SPRING is Here! As many of you already know, we had a very windy winter which caused quite a bit of outside damage. There are trees and limbs down, siding, shutters and soffit/facia needing repair and litter needing to be picked up. Please take some time to do an inventory of repairs and/or maintenance your unit may be needing so that you can begin checking items off that list. This year's focus will be on



- * Is the **siding** of the unit/garage/shed in need of *power washing or painting?*
- * Does the **shed** door need to be painted? Does the Shed door or roof need to be repaired or replaced.
- * Is there loose or missing **shutters/trim**?
- * Is the **Soffit/Facia** falling or sagging?
- * Is there **litter or dog poop** that needs to be picked up? The lawn service crew will **NOT** go on your lawn to do *Spring Clean-up* or *weekly Lawn Maintenance* until **all** the dog poop has been removed.
- * Is there **damaged lawn** from the harsh winter or your snow removal service? The lawn crew is not responsible for repairing your lawn and you may want to contact your snow removal service to repair any scraped or gouged lawn caused by the plow.

CHANGES OUTSIDE YOUR UNIT & WHEN IT REQUIRES ACC APPROVAL

With Spring close enough to smell, you may be looking at doing some maintenance and other things around your unit. Just as a reminder, if you are planning changes to the **outside** of your unit, they need to be approved **in advance** by the ACC.

*Have you submitted your request
& have written approval from the ACC?*



Items that need pre-approval are:

- | | | |
|--------------------------|---------------------------|-----------------------------------|
| * A new garden/extension | * New windows/doors /roof | * Adding a fence |
| * Paint color changes | * Adding a swing set | * Adding a fire ring/pit |
| * Adding a new shed | * Adding a deck | * Planting/removing trees /bushes |

If you are not sure if your project requires ACC approval, just call the office for assistance.

News You Can Use

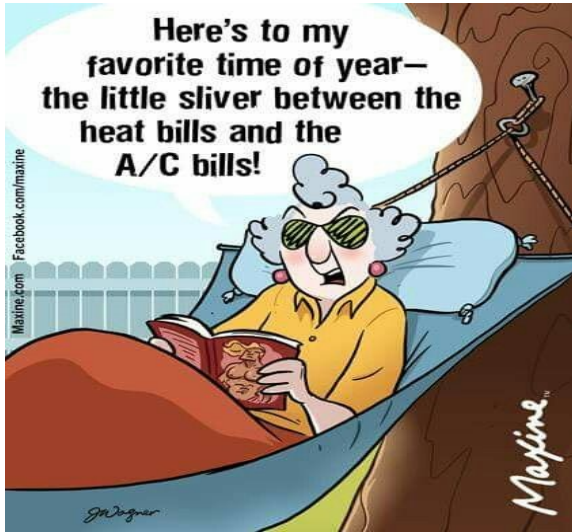


- ⇒ The monthly Association Dues for 2025 are \$77.00 per month.
- ⇒ Non-Sufficient Funds (NSF) fee: If a check is not honored for any reason, an NSF fee of \$30.00 will be charged to the unit account.
- ⇒ If you would like to honor a special person, consider sponsoring a **Memorial Bench** to be placed in a Common Area park of your choice. Contact the office for more details.
- ⇒ For the week of Memorial Day, trash pick up will be on **Tuesday, May 27th**.



Welcome Back Travelers

Many of you will be coming back to the great state of Michigan soon (yeah!) Just a reminder to call the office to make arrangements to pick up a **Temporary Permit** if you need to park that RV or Trailer at your unit overnight.



Happy Mother's Day

April & May 2025

- * Apr 4th—ACC Requests Due
- * Apr 9th—Monthly Board Mtg. —10:00am
- * Apr 10th—ACC Meeting—10:00am
- * **Apr 20th—Happy Easter!**
- * May 2nd—ACC Requests Due
- * May 8th—ACC Meeting—10:00am
- * **May 11th—Happy Mother's Day!**
- * May 14th— Monthly Board Mtg.—10:00am
- * May 16th—ACC Requests Due / Board Candidate Nominations Due
- * May 22nd—ACC Meeting—10:00am
- * **May 26th—Happy Memorial Day! OFFICE CLOSED**

Have you recently gotten a new mortgage or re-finance your current mortgage?



Anytime you re-finance your mortgage with a different finance company or if there is a change with the mortgage on your unit, this form should be completed and sent to the office. If you pay off that mortgage (yeah!), there is a box on the form that you would check which states you do not have a mortgage. The *Mortgagee Form* can be found on our website at www.voohoa.net. Click on the tab: *Helpful Info, Association Forms, New Homeowner Forms, Mortgagee Form*. Remember to sign and date the bottom of the form before turning it in to the Office.

Looking Ahead

Coming This Summer: The playground will undergo an exciting re-design along with the installation of brand-new playscape equipment. The updated space will offer fun, safe, and engaging features for children of all ages to enjoy. We look forward to welcoming everyone to the new and improved playground!



The 2025 Annual Meeting of Co-owners will be held on Saturday, July 19, at 10:00 a.m. in the Clubhouse



Office Hours:

**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

OFFICE CLOSED MONDAY, MAY 26TH, IN OBSERVANCE OF MEMORIAL DAY

Please remember there is always a drop box for your convenience!



Clubhouse Activities

- ◆ Pinochle - Mondays & Fridays at 12:30pm
- ◆ Hand & Foot Canasta - Wednesdays at 12:45pm
- ◆ BUNCO— 2nd Tuesday of every month 1:00pm
- ◆ BUNCO - Last Friday of every month - 1:00pm
- ◆ Chair Yoga - Every Monday & Wednesday at 5:30pm
- ◆ Stampin' Up Card Making - 1st Friday of every month 1-3pm
- ◆ Quilters - 2nd Monday of every month.— 9:00am

Classifieds



Sewing & Alterations: Contact Deborah at 989-254-2377.

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!

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

Real Estate Services:

Sunrise Realty of Oscoda, Inc. - Penny Lee, Sr. Real Estate Specialist. 25-year Villages resident. I have sold over 100 homes in The Villages and am proud of a 5-Star rating on Zillow from both Sellers and Buyers for my real estate work throughout the Oscoda area over the past 20 years. 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.

Sterling Properties - Jeff Pukall, Associate Broker/Realtor, owner in the Villages for 11 years. I get results and will sell your house! I also purchase units in any condition for quick cash and a fair price. Also offer full house/estate clean service. Call or text me at any time. 712-852-6190.

Are you a resident in the Villages that would like to place your ad in The Village Chatter? Contact the office for more info.