



The Village Chatter

DECEMBER 2025/JANUARY 2026

THE VILLAGES OF OSCODA

A Beautiful Place to Live and Visit

MERRY CHRISTMAS!

20th Annual Northern Lights Christmas Parade

Saturday, December 6th,

The parade, which starts at 6 p.m., travels south on US 23 from Furtaw Field down to Mill Street, then over the Mill Street Bridge.

All parade entrants will line up starting at 5:15pm.

Judging held throughout the parade.

Judging Categories:

“Best in Glow”

“Most Creative”

“Best Overall”

Parade begins at 6pm

Applications are available at the
Oscoda-AuSable Chamber of Commerce
office (4440 N. US 23),
on their website:
www.oscodachamber.com
or call 989.739.7322.

Parade Participation - No Fee!
(Still need to register)

Newsletter Editors:

Tammy Velten

Jennifer Wilson

*Board of
Directors*

Ed Pisarski - President

Deb McCallum - Vice President

Rachel Merrick - Secretary

Dave Wagner - Treasurer

Sherry Proulx - Trustee





Board of Director's Corner

Your Board of Directors takes the responsibility seriously to get the most value for our dollars in all the decisions made by the Board. This year the lawn care contract was put out for bid. We received more bids than we expected. We are thankful for those that bid.

The Board chose *Evergreen Lawn Services* to provide lawn care for the next two years. It was felt that Evergreen provided the best value. The bid for *Freedom Park* was separate from the general lawn care. The Board decided to go with three cuttings per year for *Freedom Park* as well as some trimming and tree branch pickup. This should provide a more groomed look for *Freedom Park*. The contract with Evergreen will begin in March of 2026. We thank *Clean Cut Lawn Care Services* for providing lawn care for the past two years.

Annually, the Board prepares a budget for the next year. A budget is a plan for what we expect to do in the new year and the costs involved. Your copy of the budget for 2026 as approved by the Board can be found on page 7 of this newsletter. ***The Board is happy to announce that there will be no increase in the monthly dues for 2026. The dues will remain at \$77.00 per month.***

How can that happen in times of inflation? The passage of the Amended Master Deed and Bylaws allowed a reduction in the budget amounts for office supplies, which includes printing, legal expenses, postage and property taxes. The Master Deed brought *Freedom Park* into the Association's Common Areas and is no longer subject to property taxes. With the completion of the process of amending the Bylaws, we no longer budget for printing and mailing for a vote.

There was a 4.8% or \$14,100 increase in our lawn care. However, we saw a \$20,000 reduction in rubbish removal with *Waste Management*. Thanks to our office staff, led by our property manager, Tammy Velten, a reduction in our per unit rate was negotiated in the face of competitive considerations. That reduction allowed for no increase in our monthly dues for 2026. We will have a 5-year contract in place with *Waste Management*.

The five major budget items are the following, along with the amount each item represents of our monthly dues of \$77.00:



\$33.03 – Lawn Care & Freedom Park

\$13.39 – Office Personnel

\$13.36 – Rubbish Removal

\$ 5.71 – Reserve Fund for future capital improvements

\$ 2.75 – Clubhouse and Common Areas, including utilities

The combined total is \$68.24 or 89% of our total monthly dues.

If you have any questions after reviewing the budget, please call the office.

Dave Wagner, Treasurer

The Board wishes everyone a Merry Christmas and a Wonderful New Year for 2026!



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 front of the garage doors.

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.

Just a reminder that the snow plow service 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 re-freeze 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 hard sidewalk.



Friendly Parking Reminder for Four-Plex Residents

Hey neighbors! Just a quick heads-up: please **don't park your vehicles in a way that blocks the sidewalk approaches** leading up to any of the units. Why it matters:



- It prevents Waste Management from being able to reach and empty the trash carts at the curb.
- It hinders lawn care and snow removal contractors from servicing/ maintaining **this critical access point**.
- More seriously, it makes it **impossible for EMS teams to get a gurney** from the street to someone's front door in case of an emergency.

We all want to keep things running smoothly and safely around here, so let's be mindful of how we park. Use your designated spot and keep those sidewalk paths clear...you may even save a life!!!

Thanks for your help and understanding...*Your Property Management Team*

**PICK UP YOUR COPY OF THE NEWLY RECORDED
AMENDED & RESTATED MASTER DEED & BYLAW.
AVAILABLE NOW AT THE OFFICE!**


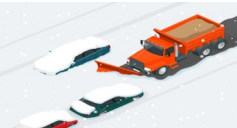

VOLUNTEERS NEEDED...

To decorate the Clubhouse on Thursday December 4th at 10:00am. 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.*

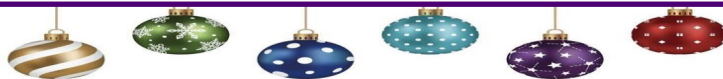




WINTERS IN NORTHERN MICHIGAN...TIPS TO HELP YOU GET BY

- * ***Please do not park directly across from someone else's driveway.*** It makes it difficult for people pulling out of their driveway to safely maneuver around your car. It can also be dangerous if the driveway is on a slope and it's icy...no one wants to start the day that way. 
- * Please ensure that those you hire to clear your driveway understands they should not push snow into or onto other properties and should never block addresses or sidewalks.
- * ***Parking on all streets is strictly prohibited between November 1st and April 1st from 8am to 5pm*** in order to avoid obstructions that hinders the County from completely removing snow from the roads. This will help prevent the ice and snow build up around vehicles from becoming a hazard to other drivers and pedestrians. This will also allow school buses to get down the individual streets without endangering on-coming traffic as they swerve to get around parked vehicles. (See Bylaws Article VII, Section 2(a)). 
- * Remember to take smaller, unhurried steps even when walking on ground that "appears" to be ice free...surprises can turn ugly.
- * Winter weather can arrive without calling first (not very mannerly) & change the amount of time it takes us to get to work, school and appointments. Getting up earlier than usual and checking the road conditions will help you determine if you need to leave early to avoid rushing.
- * Bundle up before going outside & make sure to cover up extremities to help avoid frostbite. Use a scarf to cover your nose & mouth to protect your lungs and make it easier to breath.
- * The cold temperatures can be dangerous for pets as well as us humans. After walking your dog or cat, check the pads of their feet to ensure they haven't cut them on the ice. Wipe off salt and other deicer's - this will keep them from dragging it throughout the house and from licking it off. Removing snow from their feet and legs will allow them to warm up faster & help keep frost bite at bay. 

News You Can Use



- ⇒ **PAYMENT COUPONS:** The office will be sending out **payment coupons for 2026** in the coming days. If you would like us to send you payment coupons for the 2026 year, please contact the office so we can add you to the list.
- ⇒ The newly recorded **Amended & Restated Consolidating Master Deed & Bylaws** are now available. Stop by the office to get your free copy or it can be emailed to you upon request.
- ⇒ **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.**
- ⇒ Beginning in October and running through April, the ACC will only meet once per month, on the 2nd Thursday of the month.
- ⇒ ***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 8(D.)).



Christmas Tree Disposal

Waste Management will pick up your live Christmas tree for disposal until the end of January.



ALL decorations, including tinsel must be removed prior to setting out at the curb or the driver will not take it. Trees that are 6 foot or taller in length they ask to be cut in half if possible.

HAPPY NEW YEAR!

December 2025 & January 2026

- * Dec 4th at 10:00am
- * Dec 5th—ACC Requests Due
- * Dec 10th—Monthly Board Mtg. —10:00am
- * Dec 11th—ACC Meeting—10:00am
- * Dec 21st—Winter begins
- * Dec 24th & 31st—Office Closed at Noon
- * Dec 25th & Jan 1st—Office Closed
- * Jan 2nd—ACC Requests Due
- * Jan 8th—ACC Meeting—10:00am
- * Jan 14th—Monthly Board Mtg.—10:00am

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 that 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.



ASSOCIATION CLUBHOUSE

Please note that due to reduced interest, the Annual Christmas Pot-Luck has been cancelled.

Homeowners are still able to rent the Clubhouse for events and holiday celebrations.

Book your event or family gathering early to ensure the Clubhouse will be available.





**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!

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:

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.

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

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.

Villages of Oscoda HOA

2026 Budget (Approved 11/12/25)

\$ TOTAL

<u>Revenue</u>	2026
Common Charges (\$77 per month per unit)	700,392
Late Charges	6,500
NSF Charges	500
Interest Earnings	350
Snow Removal Income (4 plex area only, 156 units)	36,660
RV Lot Maintenance Fees	7,000
Misc. Excess Revenue	7,000
Total Revenue	758,402
<u>Expenses</u>	
Contributions	0
Training, Certification	0
Advertising	240
Subscriptions and Memberships (2 accounts-Chamber, Press)	160
Office Supplies	3,500
Office Equipment (includes Office Misc)	700
License & Permits	100
Property Management Software and Updates	2,000
Insurance (O & D, Comm., umbrella, Liability, Building)	7,600
Postage	4,500
Clubhouse / Office Utilities	12,500
CPA/Audit - only need review this year	15,000
Legal (By-laws updates	6,000
Copier - Maintenance contract	2,500
Taxes (property)	0
Vanco	1,500
Rubbish Removal	124,000
Mowing	306,600
Fertilizer / Weedkiller	0
Common Areas (3 accounts- Maintenance, Supplies & Building Maint)	13,000
Computer Technical Expenses (2 accounts - Computers & Internet)	3,400
Sewer Repairs	20,000
Depreciation	7,322
Personnel (4 accounts -Wages, mileage, payroll taxes, Health Ins.)	124,333
Bad Debt	1,000
Total Common Expenses	655,955
Snow Removal (4 plex area only)	36,660
RV Lot	7,000
Total Other Expenses	43,660
Contingency Fund	5,787
Total Expenses	705,402
Total Reserve for Replacement Contributions	53,000
Total Expense Budget	758,402
Net Income / (Loss)	