

The Village Chatter

FEBRUARY/MARCH 2026

THE VILLAGES OF OSCODA

A Beautiful Place to Live and Visit

Make a Difference Right at Home

Do you care about your neighborhood and want to have a positive say in the place you call home? We invite you to consider joining the **Board of Directors for The Villages of Oscoda Homeowners Association**. Serving on the Board is a wonderful way to give back, get involved, and help keep our community a great place to live. The time commitment is manageable, but the impact you can make is meaningful.

Board members work together with fellow neighbors to support the community, help protect property values, and make thoughtful decisions that benefit everyone who lives here. It's also a great opportunity to meet other co-owners who truly care about The Villages of Oscoda and want to see it continue to thrive.

There are **four (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 of Oscoda and listed on the unit's deed;
2. Be a member in good standing (account paid in full with no unresolved violations);
3. Submit a brief **Candidate Profile**, sharing a little about yourself and why you'd like to serve, to the Association office by **Friday, May 15, 2026**.

Nominations open on **April 1, 2026**. Ballots will be mailed during the **first full week of June**, and voting will conclude at the **Annual Meeting of Co-owners on Saturday, July 18, 2026**.

If you're curious about what serving on the Board is like, you're welcome to attend a monthly Board meeting and see for yourself. Please contact the Association office ahead of time so we know to expect you.

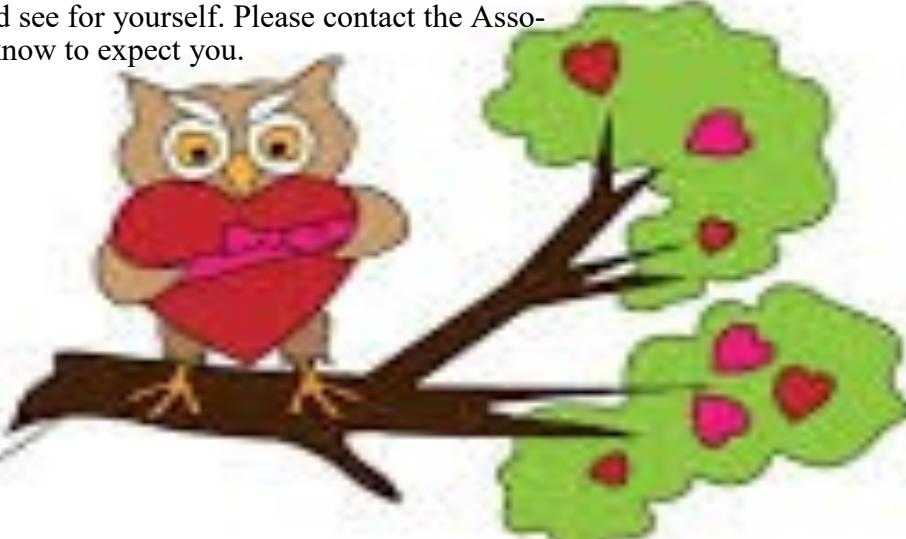
Newsletter Editors:

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

Hard to believe that it is already February 2026 - We are roughly halfway through Winter with only two more months to go until Spring!

Speaking of Spring (to come), we have a new lawncare service provider this year, Evergreen Lawn Services, scheduled to start March 30th, weather permitting.

Starting April 1st, nominations will open for candidates for Board member elections. We have 4 seats to fill this year so, please consider nominating someone or better yet, nominate yourself! Candidate profiles need to be submitted by May 15th and, if you are interested in finding out what is going on here in the Villages, I highly encourage you to attend a Board meeting (or two or more) - even better if you become a Board member!.

Rachel Merrick, Secretary

A Simple Plan Can Make a Big Difference

Do you live alone? Does your health ever make it difficult to come and go freely? Have you ever worried about falling or being unable to reach help in an emergency?

Recently, our community was reminded just how important it is to have a simple “just-in-case” plan in place. A homeowner experienced a fall inside their home while all doors were locked. Unfortunately, because no spare key had been left with the Association office, hidden outside, or shared with a trusted neighbor or friend, first responders were unable to enter the home to provide assistance and had no option but to force entry.

While we certainly do not want anyone living in fear or expecting the worst, we *do* want to encourage everyone to think ahead and take a few simple steps that could make a critical difference in an emergency.

Below are some ideas to help you create a basic safety plan:



- Leave a spare key with the Association office
- Keep your cell phone or house phone securely on your person at all times
- Hide a key outside your home so help can access it if you cannot reach the door
- Give a spare key to a trusted neighbor, friend, or family member
- Arrange to check in daily with a neighbor, friend, or family member
- Set up a simple signal with a neighbor, such as opening curtains in the morning and closing them at night

We never like to hear about situations like this, but we hope this serves as a helpful reminder to make emergency planning a priority. Just a few small steps can provide peace of mind and help ensure help can reach you quickly if ever needed.

We also encourage everyone to look out for one another. Checking in, noticing changes, and being aware of our neighbors may make all the difference for someone in need. Together, we help keep our community safe and caring.

A Little Peace of Mind: Simple Home Security Tips



At The Villages of Oscoda, your safety and peace of mind matter. Taking a few simple steps to secure your home can help prevent unwanted situations and provide reassurance for you and your neighbors. Below are a few easy home security tips to help keep our community safe and protected.

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.





- ⇒ 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.
- ⇒ Beginning in October and running through April, the ACC will only meet once per month, on the 2nd Thursday of the month.
- ⇒ **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**.
- ⇒ **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.)).
- ⇒ **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.
- ⇒ **A reminder that if the Oscoda Schools have a delayed start time or if classes are cancelled, the Association office will also have a two-hour delay and will open at 10:00 a.m.**
- ⇒ **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!**



Automatic Payments Bring Peace of Mind



Are you one of those that scramble every month to get your payment in on time to avoid late charges? Many of the people that end up receiving late charges had every intention of getting the payment in before the deadline. But then, on the 10th of the month, something unexpected happened (family emergency, ice storm, called into work, illness, alien abduction) or for other reasons that keeps them from getting that payment into the office. It can happen to anyone and we have all been there.

The best way to avoid the frustration and disappointment is to get set up on our automatic payment program. It's just a simple form and deciding if you want the payment to come out on the 1st or 6th day of the month. Just like that, you don't have to worry about that deadline or accruing a late charge ever again.

Remember, if you or your bank mails your payment but we don't receive it until after the 10th, than it is considered late. Mail can get delayed, and apparently even thrown over a cliff by an unhappy mail carrier (so I've heard). So, instead of relying on the mail, your memory, or life not getting in the way, just get yourself set up on auto pay... and leave the worry behind.



Friendly Reminder:

Pets Must Be Leashed & Supervised



We love our furry friends, and many of us enjoy seeing neighbors out with their pets. To help keep everyone safe and comfortable, this is a friendly reminder that all pets must be on a leash and under their owner's control at all times while outdoors. This includes cats as well as dogs.

Pets are not permitted to roam the community unattended (Bylaw Article VII, Section 5A). Leashes help prevent accidents, protect other residents and animals, and keep your pet from getting lost or injured.

Thank you for being a responsible pet owner and for helping keep our community safe and enjoyable for everyone...It's the leash you can do!

Happy Saint Patrick's Day

February / March 2026

Feb. 6th—ACC Requests Due

Feb. 12th—ACC Meeting—10:00am

* Feb. 14th—Happy Valentines Day!

Feb. 18th—Monthly Board Mtg. —10:00am

* Mar. 6th—ACC Requests Due

* Mar. 8th—Daylight Savings Time Begins—

Move Clocks ahead 1 hour

* Mar. 12th—ACC Meeting—10:00am

* March 17th—Happy St. Patrick's Day

* Mar. 18th—Monthly Board Mtg. —10:00am

* Mar 20th—Spring Begins!



A LOOK AHEAD

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



⇒ *The 28h Annual Community-wide Yard Sale will be held on June 5th, 6th & 7th*



Happy St. Patrick's Day

For Sale by Owner

- * Samsung Electric Range. 5-Burner/Glass Top, Self-clean Oven. Conventional and convection Oven. \$150.00. Call: 989-569-3012



- ♦ Thank you to all the volunteers that came out to help decorate and un-decorate the Association Clubhouse before & after the Holidays.

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!

THE VILLAGES OF
OSCODA, HOA5631 Georgia Dr.
Oscoda, MI 48750Phone: 989-739-4915
Fax: 989-739-4720
Email: office@voohoa.net

**Daylight Savings Time begins at
2:00 a.m. on Sunday,
March 8, 2026**



CLASSIFIEDS

Office Hours:

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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



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.

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.