

The Village Chatter

APRIL/MAY 2016

Villages of Oscoda, HOA

Board of Director's Corner

Village By-Laws Need Updating

In 1998, Aspen Realty worked with Oscoda Township to develop "The Villages of Oscoda, HOA" on the property sold to the township by the Air Force. Aspen developed a Master Deed and a set of By-Laws that spelled out the responsibilities and interactions with the home owners. In 2004, Aspen transferred their responsibilities in the By-Laws and Master Deed to "The Villages of Oscoda Homeowners Association. The By-Laws have had minor updates through the years, but the majority of the content has not changed. Any set of By-Laws MUST be in compliance with the Michigan Condo Act. As a homeowner's association, we need to be sure our By-Laws are compliant to the Michigan Condo Act and are updated accordingly. **The Board is soliciting volunteers to help with getting these By-Laws up to date and helping others to understand the changes.** This association and the By-Laws are a part of EVERY homeowner and should be your desire to have it the best it can be. **If your schedule permits to volunteer for the By-Laws Committee, please contact the office so that your name can be considered.** Please consider giving your time and input to this endeavor. Even if you are not able to volunteer at this time, please make sure you take the time to read over the ballot issues and vote, vote, vote! **We cannot do this without your support!**

Correction

In the February/March 2016 Edition, in the "Shoveling Sidewalks" article, we had mistakenly told you that if the walkways are not shoveled that you would not get your mail and that you would have to go to the Post Office to get your mail. That was incorrect. The Post Office is prevented from handing mail over the counter. What would happen is you would just not get your mail and eventually it would get returned to the sender. Sorry for the misinformation.

BOARD OF DIRECTORS

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Don Gauvreau

Treasurer
Mike Thompson

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JoAn Nink

Trustee
Mike Munson

Assistant Secretary
Ed Pisarski

Newsletter Editors:
Natalie Ridgewell
Tammy Velten



Board of Directors Election 2016



There are three seats open this year for the Board of Directors election! Becoming a board member is an excellent way of becoming more involved in your association. If you would like to find out more about becoming a board member, attending the monthly executive sessions would be a great way for you to find that out! Talking with a current board member to answer some of your questions would also be another great way of getting information about becoming a board member. It may seem a little scary to step up to the plate but there are lots of tools that can help you transition into becoming a great board member! Think about it! Resume deadline is May 20, 2016.

June 18, 2016 is the tentative date for the Meet the Candidates meeting. Should there not be anyone new running for the board, this meeting will be canceled.

Architectural Control Committee

Our next meeting is on **April 14th at 10am** in the conference room. We are only having one meeting a month now through the end of April 2016. You will need to have your requests turned in for this meeting by April 8th at 5pm. The ACC meeting in May will be on the 12th and the 26th. Deadline to submit ACC requests for those meetings will be the Friday before those dates.

The ACC Committee is looking for volunteers for an alternate member. This is a volunteer position and you would only need to volunteer your time a couple of hours a month. The alternate member is a non-voting position, but if the ACC does not have a quorum, the alternate will then step in to vote. Please submit all letters of interest to the office for consideration by the ACC Committee. All letters of interest must be submitted no later than April 7, 2016.

Remember: All improvements to the exterior of your unit, must be submitted for approval PRIOR to starting your project. If you and your neighbor are making changes together, you may both sign one request. **Make sure you call MISS Dig first before any digging projects are started!**

I love spring anywhere, but if I could choose I would always greet it in a garden.
~*Ruth Stout*



Garden Club

A Garden Club meeting is planned on Wednesday, April 13th, 2016 at 10:00am at the HOA clubhouse. Anyone interested in improving the Villages of Oscoda through beautiful parks and gardens in your community please plan on joining the Garden Club. We will be planting trees, weeding flower beds, painting split rail fences, spreading wood chips, and replacing benches this summer. A luncheon will follow the meeting. Hope to see you all there.

Henrietta Fortney, Garden Club Chairperson

Reminders

I know this section might seem redundant, but there are items listed here for those that may not know this information or maybe there is a new owner that just moved in and wants to know this information. It's also a good idea to tear this page out and hang on your refrigerator too so you have something to refer to. We do change them up from time to time too so make sure that you don't just disregard this section.

- ★ Waste Management picks up all garbage on Monday mornings. Please store your trash cans in your garage or shed after the garbage is picked up. If you need to call for a special pickup of larger items, call 989-362-9562. **There is a 6 bag limit as well as a maximum of 50lb limit.** Black bags seem to attract less animals and birds than the white ones, but remember that if an animal gets into your garbage, YOU are responsible and required to clean up the garbage! Trash pickup is for RESIDENTS ONLY!
- ★ Does your unit need power washing/painting?? We will be going around soon and sending letters out to those who are in need of power washing/painting their unit. We also have a list of local contractors that have been referred to us by other owners who can vouch for their services.
- ★ If you would like to have the newsletter e-mailed to you please contact the office with an email address that we can send it to. Landlords, we can also e-mail the newsletter to your tenants. This will help keep our postage down!
- ★ Please drive slowly through the neighborhood! Sometimes, kids are too busy playing to realize where they are or where they are going. Make sure you are watching for them as you are driving.
- ★ Please use a coffee can or something comparable to put your cigarette butts in! Your neighbors should not have to pick your "butts" up and it really looks terrible with them scattered all over the lawn.
- ★ There are specific rules in the by-laws that state that you must clean up after your pet defecates in your yard, your neighbors yard or in common areas. You can also incur a fine for every pile that is not picked up. Please be courteous to your neighbors and pick up after your dog! All pets must be leashed and attended by a responsible adult at all times. This means that you must still be attending the dog. That goes for cats as well!! If you should come across a pet that is loose and you don't know who it belongs to, we have an Animal Control Officer now that can be reached at 989-362-1430.
- ★ Parking - When parking your car on the street, remember not to park on the same side as the fire hydrants and also remember to park with the flow of traffic. There have been quite a few vehicles parked on the wrong side of the street and this could be a hazard to you and your neighbors. Parking the wrong way on the road could also result in a ticket from our local law enforcement and nobody wants that!! Also, **DO NOT PARK ON THE GRASS!!** Any damage that your vehicle does to the grass, you will be responsible for repairing it!
- ★ Remember: Walking behind or in between neighboring houses is not permitted and is considered trespassing. Please use sidewalks, roads or common areas to reach your destination. If you would like a map of all the common areas in the Villages, please stop by the office and we will gladly give you a copy.
- ★ It's always a good idea to make sure that all of your doors are locked. Doors like your shed door, garage door, house doors, car doors, etc should all be secured to prevent anyone from trying to take advantage of you and your property. This goes along with getting to know your neighbors. Your neighbors can help keep an eye on your property while you are away and vice versa. Give them a good number to get a hold of you in the event of an emergency.
- ★ Clark's Marsh, Tuttle Marsh or any other wooded area for that matter, is not a dumping area for your trash or unwanted items like couches, chairs, clothes, etc.! This could also result in a pretty hefty fine! Homeowners need to call for a special pickup of larger items. **DO NOT DUMP IT IN THE WOODS!!!!**
- ★ Recreational Vehicles and Trailers should be stored inside your garage or in the RV Lot. Recreational vehicles should only be used or driven when entering or exiting the Villages. Temporary permits are available but you must come in to the office for them.

**It's funny how you go through the year day by day but nothing changes,
then when you look back, everything's different.**

~Ritu Ghatourney

No Soliciting



Just in case this wasn't clear enough in past newsletters or maybe it wasn't clear enough on the signs posted in the Villages, there is **NO SOLICITING ALLOWED IN THE VILLAGES OF OSCODA!** This goes for any religious organizations, meat wagons, carpet sellers, window salesmen, gas suppliers, etc. You want to mail people your flyers, you go right ahead, but there is not going to be any door to door soliciting.

Residents: If you should have one of these types of organizations come to your doorstep, please remind them that there is no soliciting allowed and that they need to remove themselves from your property and the Villages. If they refuse to leave your property, you can call the police and have them removed for you. If you get a flyer from the organization, please call them and tell them not to visit your address anymore. You can also call our office and let us know the name and phone number and we will try to stop them from soliciting as well. Everyone's cooperation with this is much appreciated and if we all work together we can get them to stop soliciting in the Villages.



New Changes in Effect for Dwelling Coverage

In the last couple of newsletters, we have explained the necessary change in the minimum amount of dwelling coverage for owners in multi-unit buildings. **Effective January 1, 2016, the minimum amount of dwelling coverage required has gone from \$88/sq. ft. to \$113/ sq. ft.** Please contact your insurance agent to make the necessary changes and make sure you forward a copy to the office for our records.

Upcoming Events

- ⇒ **First Yard Waste Pickup -April 8, 2016**
- ⇒ **Final day for resume's** to be submitted for the Board of Director Election is **May 20th by 5pm.**
- ⇒ Our **18th Annual Garage Sales** are scheduled for **June 3rd, 4th & 5th!** There will be a sign up sheet in the office if you would like to be included on the sale permit list. The cost is \$3 to participate in the sales and covers the cost of advertising and materials as well as port-a-potty's in Central Park. There will again be a food vendor in Central Park as well. You will be able to start picking up your sign and balloons starting **May 1st** from the office. Call the office if you have any questions.
- ⇒ The **Annual Homeowners' Meeting** is scheduled for **Sat., July 16th at 10 a.m.** at the HOA Clubhouse. The Board of Director's can address any questions or concerns at this meeting. This is also the deadline for your ballots to be turned in.
- ⇒ **VFW Post 3735 - Friday Fish Fry** - Winter hours are 5-7pm and summer hours are 5-7:30pm. Everyone is welcome! Dinners include French Fries or Hash Brown Patties, Cottage Cheese or Cole Slaw, and Coffee & Water. Other drinks are available at the bar. Bring your friends!

Lawn Care

G & H Lawn Care will start their spring cleanup on March 28, 2016. Their first yard waste pickup is April 8, 2016 and will continue every Friday until November 11, 2016



Yard Waste Pickup Reminders:

- » 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. Thank you!

If you DO NOT want G & H to mow, spring or fall clean or fertilize your lawn, there is a form available in the office for you to fill out. You must have the form filled out and signed to be excluded from these services for the entire season. No changes will be made after the form is submitted, unless approved in advance. This form must be renewed each year.

No kind action ever stops with itself. One kind action leads to another. Good example is followed. A single act of kindness throws out roots in all directions, and the roots spring up and make new trees.

The greatest work that kindness does to others is that it makes them kind themselves.

~Amelia Earhart

APRIL HOLIDAYS & EVENTS

April 1st: April Fool's Day
 April 9th: Office Open from 8am - 5 pm.
 April 27th: Administrative Professionals Day



MAY HOLIDAYS & EVENTS

May 8th - Mother's Day
 May 10th - Must have your account paid in full to be able to vote in election
 May 21st - Armed Forces Day
 May 20th - Deadline for Board of Director resume's
 May 30th - Memorial Day - Office Closed - No Trash Pickup this day.
 May 31st - Trash Pick Up Day



Villages of Oscoda, HOA

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Oscoda, MI 48750

Phone: 989-739-4915
Fax: 989-739-4720
Email: office@voohoa.net
Website: www.voohoa.net
Facebook: Villages Oscoda

A Beautiful Place to Live & Visit!



Clubhouse

- Euchre - Mondays at 12:30pm
- Ballroom Dancing - Mondays at 7pm
- Taking Off Pounds Sensibly (T.O.P.S)- Wed. at 9am
- Yoga - Wednesdays at 5:30pm
- Pinochle - Fridays at 12:30pm



Office Hours:

The HOA office hours are:

Mon., Wed., Thurs., Fri. 8am - 5pm & Tues. 10am - 5pm.

The office will only be open the Saturday before the 11th of the month through Memorial Day 2016.

If Oscoda Area Schools are closed due to inclement weather, the office will have at least a two hour delay before it opens.

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

Thank You Corner

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!

Classifieds

Real Estate Services - Looking to list or buy a home? Call your local Realtors, Allison Brothers - 989-278-9743 or Jeff Pukall - 989-820-0793, Real Estate One Oscoda. We are here for your Real Estate needs in all 4 seasons

Sunrise Realty, Inc. - 989-739-1458

Sharon Wasielewski - Agent for Sunrise Realty - Cell# 704-408-0192 - 12 year Village resident and is in Oscoda year around and is ready to help you buy or sell!

Caretaking Service/Winterwatch - "Peace of mind while you are away." Home monitoring service and caretaking service by Villages of Oscoda resident since 2003. Call 989-305-2243 for more information.

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!

Yoga Classes - Have you been looking for a "gentle" yoga class? Then you are in the right place! Jodi Bailey has been teaching gentle yoga on Wednesday Evenings at 5:15pm at the Clubhouse. Call with any questions - 989-739-2016.

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.