

PHASE V NEWSLETTER



Colonial Acres

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BENEVOLENT FUND COMMITTEE

Char Elliott & Judy Keeling
..... 231-818-0162

Newsletter email:
dstaeb04@yahoo.com

Web site:
ColonialAcresPhaseV.com



THE HOLIDAYS BRING PARTIES FUN TIMES GOOD FOOD CELEBRATION WITH NEIGHBORS



Colonial Acres Phase 5 Meeting Minutes November 14, 2018

Call to order at 1:00pm the regular membership meeting of Colonial Acres Phase V, Inc. at CAV clubhouse. Conducted a rollcall. The following persons were present: Bill Charles, Cindy Christiansen, Judy Keeling, John McGraw and Jim Reuschlein. Absent Phillip Garlow.

Approval of minutes from last meeting, Approved – available in Newsletter.

Financial Report for prior month – Jim Reuschlein

Financial report – 10 months ending October 31, 2018. 1st Judy, 2nd John, Financial report Approved.

Judy discussed delinquencies on receivables and wanted clarification that vinyl assessment is now included and considered late. Board agreed and all approved.

Management Report – Jim Reuschlein, Clearview Property Management

1A. Five units are listed for sale prices range from \$105,000 to \$125,000.

Copy of proposed budget for 2019 is included with report. Please consider with the land lease increase along with the amount of asphalt, concrete and brick work my recommendation to increase carrying charges for the year 2019. Increase would be per unit per month of \$32.00 beginning January 2019.

Motion to approve budget for 2019 increase of \$32.00 per unit per month. 1st Judy 2nd John, Motion approved.

Judy discussed that with increase all units would have new gutters. That is correct.

Bill also noted that work on asphalt and concrete that we are way behind on necessary repairs. More expensive every year to keep up.

All in favor of approving Budget for 2019, Yes, all in favor. Budget is approved for 2019.

Vinyl siding project is continuing at Building 56 and 57, eavestroughs and downspouts will begin being installed

The week of November 19, weather permitting. Crews installing new gutters will follow.

Power washing has been completed on all 6 buildings this year and will continue with 6 buildings per year.

2 more drain collars have been replaced and one has been fixed that was not installed satisfactory at no cost to the membership. Concrete work has been completed. Asphalt and brick work have also been completed for 2018.

Motion to approve Management report, Approved 1st Cindy, 2nd John.

Cindy inquired on feedback from power washing. Most was positive, Concerns with hard water spots on windows. Watch in newsletter for how get rid of spots this summer. Management report has been approved.

John concerned with whomever decided to paint parking spots on building 96. Management will investigate it.

Paul Trala stated all boilers will be inspected and cleaned in 2018, Please call Paul Trala at 810-437-0501 if you have not had your unit done this year.

Board has added additional verbiage to Rules and Regulations Section III page 18 Recreational Vehicles and Parking Spaces. We will be voting on adding additional Rules to this section. Motion to approve changes to Section III. All in favor, Motion approved, 1st Judy, 2nd John. Copies of the changes will be sent to each member to add to your binder. In December's newsletter a copy of changes will be included for you to review.

Judy wishes to remind everyone to come to Christmas party at Aubree's Pizza & Grill on December 2nd at 3pm. Cost is \$12.99 per person, includes pizza, bread, salad and nonalcoholic drinks. Hope to see you all there! Several door prizes will be raffled. Signup sheet is available in Clubhouse but its ok just to show up and share in some community cheer.

Please welcome our guest speaker Alan Matthews, from the City of South Lyon, to our community. He will be talking to us today about Fire safety. We appreciate you for coming today.

New Business Discussion of Membership

149-5 Ron MaKowski had a flood in his basement was concerned with liability insurance of maintenance wants to be reimbursed for water extraction bill. Association covers Maintenance insurance.

144-4 Richard Biskner concerned with \$32 dollar increase and what its for. The money that has been set aside for asphalt and concretes specifically isn't enough to make the necessary improvements.

Adjournment Bill adjourned meeting at 1:45 pm

Minutes submitted by: Kelli Reuschlein/approved by:

NOVEMBER CLUBHOUSE COMMITTEE MEETING

The meeting was called to order at 929am with 17 residents present.

Old business: The New Resident Orientation went well in October, we received a lot of positive feedback from the Board and the new residents (some have joined our committee with some fresh ideas). We will offer attendance at the next session for those who could not make it this time.

Bathroom updates have started, old rusty lockers removed, new benches and garment hooks installed.

Advertising is on the rise, several new advertisers signed up.

Monday morning coffee and donuts had 91 visitors in October.

The computer for the clubhouse is still on way but, we are holding off on providing a printer (supplies and maintenance issues).

Decorating the clubhouse for Christmas will occur on November 25th.

The Tupperware Fundraiser is scheduled for December 6th, snacks will be provided by the representative and 25% of sales will be donated to the clubhouse.

New business: We have requested some quotes on painting the restrooms and kitchen in January and approved proceeding with this project.

It was requested that any resident death notices be forwarded to the newsletter (Debra) and the directory (John McGraw). Also, we are looking for new recipes for the newsletter.

The Christmas carolers will be coming December 9th, please notify Deane if you would like them to visit your home.

New resident, Mike Gola has agreed to assist with the operation of the pool for 2019.

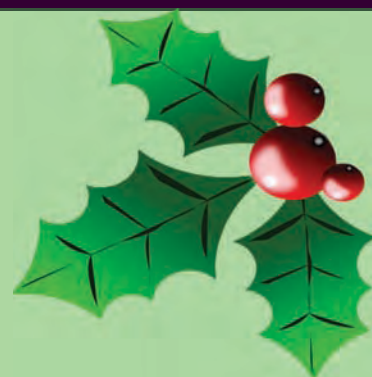
We want to remind everyone about the Christmas party at Aubree's on December 2nd, pizza buffet and drinks \$12.99. Sign-up sheet on bulletin board at clubhouse.

The New Years Party at the clubhouse is open to everyone (singles and couples), tickets are \$10.00.

Upcoming events scheduled are lithographing (Jan), AFIB information (Feb) and greeting cardmaking (Mar). Other proposed events for consideration are disaster preparedness, identity theft prevention, social hour(s) on the clubhouse deck in the warmer weather, another silent auction or garage sale.

Discussions about purchase and use of a defibrillator and mosquito control around the clubhouse have been referred to the board.

We agreed to discuss a tentative schedule for 2019 at the December meeting.



HOLIDAY DINNER

FOR RESIDENT MEMBERS OF
PHASE V

Sunday, December 2nd

3:00PM

At Aubrees

**This will be a great start to get everyone in
the mood for the holidays.**

Sign up not necessary, just come and join the party.

Cost \$12.99 per person.

Pizza Buffet, salad bar, beverage & dessert.

Clubhouse Fundraiser

Thursday, December 6th 1pm

Tupperware Party

Come, have something to eat, and see the latest Tupperware products. Offerings include all new colors and updated merchandise to suit today's life style. If you haven't seen any Tupperware in a while, you will really be surprised.

Show specials will provide an excellent opportunity to purchase gifts, as well as something for yourself. Feel free to bring friends and family.

This is a Clubhouse fundraiser with 25% of our total party sales being donated back to the Clubhouse.

So come to help us out and have some fun at the same time!!

Colonial Acres Phase V Clubhouse Committee presents

The 32nd Annual New Year's Eve Party

Monday, December 31, 2018



**Doors Open
at 8:00 pm**

**50/50
Raffle**

Music by
DJ Tony Muzage
for your Dancing Pleasure

Bring an hor d'oeuvres to share
and your own drink

Phase V Clubhouse



BUY YOUR TICKETS NOW!
Katy Kay: 248-207-7348
Judy Keeling: 734-972-0066
Laura Meyers: 248-826-9069

Relatives & Friends Welcome
Tickets: \$10.00

**Happy
New
Year**

Letter from the Clubhouse Chair

Another year—where has the time gone? We have accomplished much at the Clubhouse and there is more to come. We will be scheduling some much needed painting of our restrooms and kitchen in January. We will try to keep everything functioning normally as much as possible.

Special thanks to all those who have helped along the way. We couldn't do it without you!

Everyone have a happy and safe holiday.

Sincerely,

Connie Williams



Clubhouse Rentals

December 9, Sunday R
 December 15, Saturday R
 December 16,, Sunday R
 December 22, Saturday R
 December 23, Sunday R
 December 24, Monday R
 December 25, Tuesday R
 December 29, Saturday R
 December 30, Sunday R

Bits & Pieces

No Coffee December 24 &31.



Sunshine Corner

Help bring a ray of sunshine to a neighbor who may need a get well word. Dottie Saunders and Faith Phee will send a card to lift the spirits of those who have not been feeling well. But you have to help by letting these ladies know who needs a note that says we care.

Benevolent Fund

Our Benevolent Fund provides a bit of comfort when things are down. Please contact Judy Keeling or Char Elliot with death notices of residents in Phase V. Call 231 818-0162



Winter Wonderland

L	O	K	I	L	L	A	B	W	O	N	S	T	E
N	B	S	W	W	L	K	N	S	W	W	N	L	W
S	G	N	K	H	I	K	A	L	T	I	N	S	O
A	N	D	E	I	G	O	T	E	N	N	B	L	N
N	N	O	G	T	I	I	B	D	Y	T	B	B	D
E	A	S	W	F	S	N	L	D	P	E	S	L	E
L	L	N	T	F	R	I	G	I	P	R	K	I	R
C	I	O	G	A	A	O	L	N	I	F	A	Z	L
I	O	W	N	B	F	L	S	G	N	R	T	Z	A
C	D	F	Z	I	W	N	L	T	E	O	I	A	N
I	N	L	D	N	T	N	F	E	Y	Z	N	R	D
B	L	A	G	I	I	O	L	E	E	E	G	D	O
Z	W	K	L	D	S	H	N	H	L	N	L	O	O
F	D	E	T	A	L	O	C	O	H	C	T	O	H

- SLEDDING
- SNOWBALL
- SNOWFALL
- HOT CHOCOLATE
- FROZEN
- BLIZZARD
- WONDERLAND
- SKATING
- SNOWFLAKE
- SKIING
- NIPPY
- WINTER
- ICICLE
- FROSTY
- GLISTEN



Apple Crisp

8 C. sliced tart apples
1t. cinnamon
1 1/2C. sugar
1 C. flour

1 t. baking powder
1 egg
1/3 C. melted butter

Place apples in oiled 3x9 pan. Sprinkle with 1/2 teaspoon cinnamon. Mix sugar, flour and baking powder. Stir egg into dry mixture with a fork. Spread crumb mixture over apples.

Pour melted butter over all and sprinkle with remaining cinnamon. Bake at 375 degrees 40-45 minutes, or until apples are done. Decrease the amount of sugar if you use sweeter apples.
Submitted by Katy Kay

If you would like to submit a recipe email it to
dstaeb04@yahoo.com

Want to view this newsletter in glorious color? Go to
Colonialacresphasev.com

Attend Board meetings to ask questions and be in the know.
Visit our website for good information
colonialacresphasev.com



CLUBHOUSE PAINTING

The clubhouse committee has approved the painting of the bathrooms and kitchen, with all work to be done in the month of January. We have decided not to cancel any scheduled activities, but will anticipate some inconveniences (access to these rooms when the contractor is present and paint is drying). We are looking for cooperation at these times. Any questions or concerns, please contact Gary Williams at 248-437-1987.

To Hibernate or Not....

By Denise Semion

Many of us hibernate during the cold months, either by leaving for warmer climates like Florida or Arizona, or by staying inside our homes. If you are here in Michigan for the winter, don't let the cold weather and snow stop you from enjoying the season.



Now that the leaves have fallen, it's even easier to spot the wildlife in the trees. We're talking squirrels and birds, here, and they are busy searching for food and seeking shelter. If you have a bird feeder, make sure to keep it well stocked!

Go for a walk – pick a sunny day and walk around, even if it's just a little ways past your mailbox, the fresh air will do you good. Or, head out around our community, there is so much to see!

Attend an event – from South Lyon's Cool Yule to local nature hikes, we have plenty of options. For me, the fun starts at 6 pm December 1 with the Cool Yule Lighted Parade followed by the Christmas Tree Lighting Ceremony and holiday sing-a-longs.

If you are interested in birding, The Huron-Clinton Metroparks offer some events this December:

Birding for Beginners, Hudson Mills Metropark, 8801 N. Territorial Road, Dexter, December 1, 10 am to noon. The basics of birding, from choosing a field guide to identifying markings will be covered in a two-hour session. Dress for the weather and bring binoculars. A limited number are also available to borrow. Ages 10 and up. Please preregister, 734-426-8211.

Winter Birding, Hudson Mills Metropark, 8801 N. Territorial Road, Dexter, December 1, 11 am to noon. Join in on a guided walk to spot and identify birds, including some winter-only residents. Dress for the weather and bring binoculars. Ages 10 and up. Please preregister, 734-426-8211.

Chickadee Chow Down, Kensington Metropark, 4570 Huron River Parkway, Milford, December 15, 1 pm to 2 pm. In winter, a variety of songbirds will take seeds from your hands. Learn about common winter birds inside the Nature Center, and then take a short walk along the nature trails and see how many can be found. All ages. Please preregister, 810-227-8917.

Wherever you are, and whatever you do, enjoy the season! Happy Holidays!

News from the Clubhouse

November has come to an end & we are all looking forward to the holidays. Our November meeting was well attended, especially with several new residents. Mike Gola, who is new here, has agreed to manage the pool this coming summer. Thank you Mike, we can't wait to see you at the pool! There were also some great ideas for making more use of socializing at the clubhouse from our new members. We look forward to these new ideas happening in the New Year! We'll keep you posted or better yet come to the meetings & become a part of the planning. Nothing happens without the help of great volunteers!

Our Day Trip was well attended. We started with a good lunch at the Corner Café where Bob Donohue, from the city of South Lyon, gave us all an update on coming city events and an outlook for city planning in the coming year. Then we all headed out to shop some of the businesses around town. Let the Christmas spirit begin!

The club house is looking very festive thanks to all the helpers who turned out on Sunday the 25th. Thank you to everyone who brought food & merriment to help get our clubhouse decked out to celebrate the holidays.

Mark your calendars for December events:

A dinner is planned at Aubree's on **Sunday December 2 at 3:00**. This is for all Phase V residents to start the holiday season celebrating with friends & neighbors. Sign up sheet is on the bulletin board, \$12.99 per person (no advance pay needed) for a pizza buffet including pizza, salads, bread sticks, & coffee, tea, or pop. There will be a 50/50 raffle & raffle for beautiful table decorations. Hope to see you all there!

Thursday, December 6th at 1 PM, is our first Tupperware fundraiser at the clubhouse. Come have fun, do some Christmas shopping, enjoy some homemade snacks, & visit with your neighbors. The clubhouse will receive 25% of our total party sales which helps us to make improvements to the jewel of our community, The Clubhouse!

Sunday December 9th at 6:30 PM the Girl Scouts will be caroling around Colonial Acres Phase V. If you would like them to stop at your place please sign up at the clubhouse or call Deane, 248-667-7046, with your name, bldg., & unit #. This is a great way for those who don't get out much to be a part of celebrating the Christmas Season. Thank you Girl Scouts!

Monday December 31st 8:30 to 12:30 join in welcoming the New Year at the clubhouse. There will be a DJ who will get everyone in the dancing mood, door prizes, and a 50/50 raffle. The cost is \$10 per person. Bring an appetizer and drink. Tickets are on sale now, please get in touch with Judy Keeling 734-972-0066. Invite your friends & family members to come and ring in 2019 at Colonia Acres!

See you all at our next meeting on Tuesday December 11th at 9:30 AM

Merry
CHRISTMAS AND A HAPPY
New Year

HAPPY BIRTHDAY!

December Birthdays

- 2..Barb Detavernier
- 3..Sylvia Wood
- 3..Roberta Wright
- 4..Sandra Langeland
- 4..Warren Swartzinski
- 6..Dennis Smith
- 7..Susie Williams
- 8..Susan Church
- 8..Carol G. Foster
- 8..Mary Wilson
- 9..Gary Petrie
- 9..Carol Petrie
- 10..Bob Ciszewski
- 10..Don Krussman
- 11..Nancy Nagle
- 11..Edith Parton
- 12..Kim Dong
- 12..Phillip Herrick
- 12..Dorothy Hubbard
- 13..Bob Evans
- 14..Bill Gaston
- 14..Mike Mcintosh
- 15..Katy Kay
- 15..Mary Ross
- 16..Darrell Gregg
- 16..Mary Ranta
- 18..Florence Pagel
- 19..Dave Regan
- 20..Marge Stefanski
- 22..Jim Elliott
- 23..Mike Fick
- 24..Rick Plecha
- 25..John F. Eizonas
- 25..Barbara Jeffery
- 25..Karen Sharp
- 26..Skip Blumenstiel
- 26..Mike Lavin
- 26..Norma Sawyer
- 27..Joan Hooper
- 29..Willene Gillies
- 29..Carol Sidelko
- 31..Donna Hassell
- 31..JoDeeYanik



Have you ever wondered who decorates the gazebo and trees on the corner of Lexington and Yorktown? Well a little birdie shared with me and suggested we let you all know too. The credit goes to Cindy Christenson and helper. They have taken on this monumental task every Christmas season for past 18 years or so. They start around the end of October and work, weather permitting, until it is completed. This festive display is on from the day after Thanksgiving until the new year, from 5pm to 10pm. This lovely display is funded by donations from nearby neighbors, who really appreciate the display throughout the holiday season. Drive by and enjoy this joyful site. Thank you Cindy from all of your grateful neighbors.

Say Hello To New Neighbors ...

Karen Smith	25831 Lexington	734-716-2349
Daisy Bailey	25831 Lexington	734-716-2349
Roselyn Palazzolo	25748 Lexington	248-408-1647

Kim's Corner Recent Sales Activity

ACTV	25111 Hamilton Court Bldg#57 Unit#6	\$108,900
ACTV	25123 Jefferson Court Bldg#67 Unit#3	\$119,000
ACTV	25691 Lexington Drive Bldg#72 Unit#Unit 4	\$124,900
ACTV	25126 Jefferson Court	\$124,900
PEND	62072 Yorktown Bldg#92 Unit#5	\$104,000
SOLD	25105 JEFFERSON Court Bldg#68 Unit#2	\$119,500
SOLD	62360 Arlington Circle Bldg#109 Unit#6	\$122,000



DECEMBER 2018



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
2 HOLIDAY PARTY 3PM AUBREES 	3 8:30 am Coffee Hour 12:30 Card Party Bridge 7 pm Card Party Poker 7 pm Card Party Euchre	4 1-5 pm Billiards 7 pm Card Party Holdem	5 10:00am needlework 1pm Pinochle 7pm Billiards 7pm Pinochle	6 10:45 am Line Dance 2pm Buckboard 1PM Tupperware Party 7 pm Card Party Euchre	7 7:00:pm Poker	8 NOON Games and Card Party
9 RENTAL	10 8:30 am Coffee Hour 12:30 Card Party Bridge 7 pm Card Party Poker 7 pm Card Party Euchre	11 9:30 Clubhouse Committee 1-5 pm Billiards 7 pm Card Party Holdem	12 10:00am needlework 1PM BOARD MEETING 7pm Pinochle	13 10:45 am Line Dance 2pm Buckboard	14 7:00:pm Bible Study	15 RENTAL
16 RENTAL	17 8:30 am Coffee Hour 12:30 Card Party Bridge 7 pm Card Party Poker 7 pm Card Party Euchre	18 1-5 pm Billiards 7 pm Card Party Holdem	19 10:00am needlework 1pm Pinochle 7pm Pinochle	20 10:45 am Line Dance 2pm Buckboard 7 pm Card Party Euchre	21 7:00:pm Poker	22 RENTAL
23 RENTAL	24 RENTAL NO Coffee Hour	25 RENTAL CHRISTMAS DAY	26 10:00am needlework 1pm Pinochle 7pm Pinochle	27 10:45 am Line Dance 2pm Buckboard 7 pm Card Party Euchre	28 7:00:pm Bible Study	29 RENTAL
30 RENTAL	31 NEW YEARS EVE NO COFFEE NEW YEARS EVE PARTY 8PM					

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Let's Go!

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Resident of Colonial Acres

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Realtor/Consultant

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JanRaupp@realestateone.com

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