

COLONIAL ACRES PHASE V
NEWSLETTER

Volume XXXIli Issue 9

OCTOBER 2020

Phase V website:

colonialacresphasev.com

Clearview Property Mgt. 810-458-6065

Emergency Maintenance 810-410-7827

Email: office@clearviewmi.com

Fax: 810-458-6067

BOARD OF DIRECTORS

| | |
|-----------------|--------------------|
| President | Bill Charles |
| Vice President | Cindy Christiansen |
| Secretary | Sue Brock |
| Treasurer | George Birchmeier |
| Member at Large | Katy Kay |

CLUBHOUSE COMMITTEE

| | |
|-------------------|------------------|
| Chairperson | Judy Keeling |
| Co-Chairperson | Sue Brock |
| Secretary | Patti Dooley |
| Treasurer | OPEN |
| Clubhouse Rental | Debbie McGuiniss |
| CH Purchasing | Chris McNally |
| New Residents | Jane Severn |
| Ad Director | Mary Ketelhut |
| Ad Billing | OPEN |
| News Distribution | Judi Damphousse |
| News Distribution | Joanne Dettore |
| Coffee Hour | Patty Dooley & |
| Coffee Hour | Alice Cizjewski |
| Sign Painter | Evelyn Rouse |
| Light Bulb Mgr. | Dick Biskner |
| Gardener | Judy Keeling |
| Gardener | Marge Stefanski |
| Librarian | Shirley Estes |
| Pool Mgr. | OPEN |
| Sunshine Corner | Dottie Saunders |
| Sunshine Corner | Faith Phee |

BENEVOLENT FUND COMMITTEE

| | |
|-------------|--------------|
| Barb Kibler | 734-218-1277 |
|-------------|--------------|

Newsletter email: gj.poirier@gmail.com

Newsletter deadline to submit items is the 15th of each month.



**Say hello to your newly elected
Board Members!**

**Sue Brock
Cindy Christiansen
Katy Kay**



Colonial Acres Phase V ANNUAL MEETING MINUTES 09.16.2020

I. **Call to order** at 6:10 pm the annual membership meeting of Colonial Acres Phase V, Inc. at CAV clubhouse parking lot. (COVID)

II. **Roll call:** Conducted a roll call. All Board Members were present, Judy Keeling, John McGraw, George Birchmeier, Bill Charles and Cindy Christianson. Also, present Jim Reuschlein & Stacy Klabak for Clearview. QUORUM: Established via mail-in election. 184 Ballots were received.

III. **Approval of minutes** from last meeting Available in Newsletter.

IV. **Management & Financial Report** for prior month – Jim Reuschlein

- (a) Changes have been made due to performance on the siding. Payments have been held on outstanding punch list items until resolved. Weekly property walk with David Rudolph (Clearview) are being performed to keep up on the progress.
- (b) Tax Tribunal Set Nov 4 & 5 are the current dates to meet and present our case.
- (c) Financial through 8/31/2020: Per a property audit the Clubhouse financials have been merged with the properties general account. This should keep us in compliance and reduce audit inquiries. Spent \$1,464,993 in expenditures, \$80,331 over the budgeted projection. By year end we will be able to close that gap to around \$30,000 over. Major projects had to be addressed this year which contributed to the overage.
- (c) Land lease increase (every three yrs) comes to \$63,400 per month.
- (d) Delinquents (will discuss in close session.)

Questions: Judy – When doing the punch list can you please make sure Heidi's rail is addressed.

Jim - Yes I will had that to my list to look at that.

Judy – On Arlington Circle we had curb damage from drain. Is the city going to repair that?

Jim – Jamie patched that area a couple of weeks ago.

Judy – Can you check on it I do not remember seeing any repairs made.

Jim – Yes, I will look at that and get with Jamie to confirm repairs.

Reuschlein in explained the complications in posting the recordings are items like the delinquents and cutting and pasting video.

John McGraw inquired about any of the recordings are not online.

Jim further explained we are attempting to do the edits to remove any names or items that need to be kept private.

V. **Officer/Committee Reports**

- (a) **Judy Keeling:** Due to the COVID the Senior Center is not taking any used medical equipment donations. They have people just throwing good reusable item in the dumpster. Recently we

cleaned the garage and now have some room to possibly store some items that can be borrowed in the community. I would like to ask for permission to use some of this space for that use.

- (b) **Bill:** We are exploring getting rid of the old wood working items in the garage also and that would create some room also. John McGraw and I were looking at the items and they are in poor shape and rusting.
- (c) **The Board** had no objection to Judy and the Clubhouse committee utilizing some space for used equipment. Suggested this be put in next newsletter also.
- (d) **Paul Traila:** Can we get some typ of separation or marking to keep a path open so we can get to the Hot Water Tanks?
- (e) **Bill:** Lay some tape down to mark off the areas.
- (f) **Bill Charles:** SPECIAL ANNOUCEMENT: Asked John McGraw and Judy Keeling to stand. Presented both Certificates of Appreciation for the years of service and hard work they have done for the Board and Community

VI. **Election Results:** Bill Charles: Thanking Connie Williams and Rose Passage for volunteering to assist in the ballot process and opening all those envelopes.

Candidates: Sue Brock, Cindy Christianson, Katy Kay and Pat Dooley. We thank them for participating and making this a well turnout of ballots.

Congratulations to Sue, Cindy and Katy and welcome to the board. Please stick around after the meeting for a closed session.

VII. Open Forum

Sue Brock – Two items I have. First, we are planning another movie night for the 26th at 8:15 pm. The movie is Grumpy Old Men. 2nd item is about cable, I need to make a discission about using WOW but if we are going to change it would help to know.

Bill: We have been working on that and with the COVID we have had to slow the process down because they want to meet with residents but at this time you cannot have more than 10 people. We have had Comcast promise more financial return to the property since we have not committed and 1-4 has.

Bill polled the audience – majority is in favor of a change to Comcast. **Not** a binding vote just a poll of opinion of those present. Bill continued and stated that at the October meeting we will get more information to share and look at the contract. Will be added to agenda.

Cindy: 1-4 has been having issues with members who are not on board with the change and claim they were not notified etc.

Audience question: What are prices going to look like and do we have to change.

Bill: Go to the Comcast website and you will see their plans and more information.

Member in attendance, just tried to look at site and it asked for address and since we are not in the system for a serviceable area will not let me proceed.

Audience question: Are they providing anything?

Bill: Free clubhouse services and enough to purchase a new flat screen TV.

Jackie: If we don't have or want Comcast can we still have WOW?

Bill: No, it is one or the other. WOW has no interest in investing into upgrading the service here.

Audience question: Will Comcast present a comparison

Jim R.: We are working with their Marketing so we are confident they know we will be asking for all we can get.

Member – Reserve question. Will we be voting on how to use the tax refund is received? Like putting it into the reserves.

Bill: No discussion has been made but if we are successful, we will add that to the possibilities.

Jackie: The money if refunded is members money and would be owed back to us.

Bill: We have issues to contend with. One is people who no longer live here or have passed. How do we track down people?

Bill: We have issues to contend with. One is people who no longer live here or have passed. How do we track down people?

Mr. Ciszewski: Who is handling the Tax issue?

Bill: We have legal representation.

Member 1: We should have forwarding information on everyone. It is there money.

Member 2: What if I don't want the money into the reserves, I should get my money back.

Bill: We do not handle the sales or track where people go. We also have years and amounts that will differ.

Member 1: I mean we should be doing it now, keeping the forwarding addresses.

Member 3: Information about the health of a cooperative is directly related to the amount you have in your reserves. I am in favor of putting in the reserves.

Bill: The reserves are improved but still not where we want to be. Show of hands for keeping a refund in the reserves. Non-binding survey. Majority in favor.

Member 2: You can't vote here, and I would want my money back.

Bill: It is just a non-binding poll.

Member 4: I see a tremendous amount of work trying to figure individual refunds based on the different amounts and different years of ownership.

VIII. Adjournment

Bill adjourned the meeting at 6:47 pm.

Minutes submitted by: Stacy M. Klabak



Thank you ALL candidates
who ran for the Board
positions!

Congratulations go to Sue,
Katy, & Cindy



COLONIAL ACRES PHASE V
OPERATING STATEMENT
EIGHT MONTHS ENDING AUGUST 31, 2020

| | ANNUAL BUDGET | * CURRENT MONTH BUDGET | * MONTH * ACTUAL | * YEAR TO DATE * BUDGET | * YEAR TO DATE * ACTUAL | OVER (UNDER) |
|------------------------------------|---------------------|---------------------------|----------------------|----------------------------|----------------------------|-----------------------|
| INCOME: | | | | | | |
| 5110 Carrying Charges | \$ 1,920,000 | \$ 160,000 | \$ 160,394 | \$ 1,280,000 | \$ 1,286,784 | \$ 6,784 |
| 5410 Interest Income | 100 | 8 | 4 | 67 | 37 | (30) |
| 5534 Clubhouse Committee Income | 0 | 0 | 0 | 0 | 25,639 | 25,639 |
| 5548 Special Assessments | 0 | 0 | 0 | 0 | 0 | 0 |
| 5550 Late Charges | 2,000 | 167 | 0 | 0 | 366 | (967) |
| 5552 N S F Check Charges | 200 | 17 | 35 | 1,333 | 165 | 32 |
| 5554 Legal Fee Recovery | 2,230 | 186 | 0 | 1,487 | 516 | (971) |
| 5555 Member Violations | 0 | 0 | 0 | 0 | 0 | 0 |
| 5558 Member Repairs | 400 | 33 | 0 | 267 | 0 | 267 |
| 5570 Insurance Recovery | 0 | 0 | 0 | 0 | 0 | 0 |
| 5580 Transfers From Reserve Funds | 52,770 | 52,770 | 71,155 | 52,770 | 71,155 | 18,385 |
| 5590 Miscellaneous | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL INCOME: | \$ 1,977,700 | \$ 213,181 | \$ 231,588 | \$ 1,336,057 | \$ 1,384,662 | \$ 48,604 |
| EXPENDITURES: | | | | | | |
| 6200 Land Lease | \$ 752,380 | \$ 62,698 | \$ 63,400 | \$ 501,587 | \$ 497,989 | \$ (3,597) |
| 6300 Administrative Expenses | 93,600 | 7,417 | 13,371 | 63,933 | 66,905 | 2,971 |
| 6400 Operating Expenses | 195,400 | 767 | 737 | 145,783 | 130,594 | (15,190) |
| 6500 Maintenance & Repair Expenses | 658,100 | 81,342 | 196,793 | 465,267 | 479,550 | (14,283) |
| 6600 Community Facility | 7,300 | 725 | 1,957 | 6,500 | 18,067 | 11,567 |
| 6700 Taxes & Insurance | 101,400 | 8,425 | 7,902 | 67,700 | 62,179 | 5,521 |
| 7300 Debt Service & Reserves | 169,500 | 7,458 | 7,463 | 59,667 | 209,709 | (150,042) |
| TOTAL EXPENDITURES: | \$ 1,977,680 | \$ 168,832 | \$ 291,623 | \$ 1,310,437 | \$ 1,464,993 | \$ 154,556 |
| TOTAL INCREASE (DECREASE) | \$ 20 | \$ 44,349 | \$ (60,033) | \$ 25,620 | \$ (80,331) | \$ (105,951) |
| CASH BEGINNING OF PERIOD | | | 89,442 | | 109,739 | |
| CASH END OF PERIOD | | | \$ 29,408 | | \$ 29,408 | |

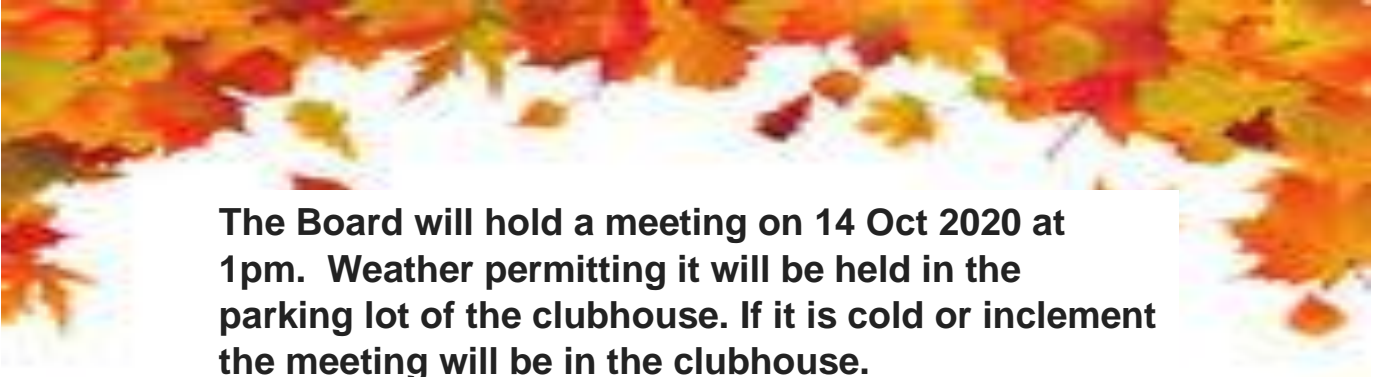
FROM YOUR BOARD PRESIDENT

Here we are in October. We have completed all our summer projects.

Now we move into fall. I hope we can all enjoy the fall colors. The Board has had a new proposal from Comcast to bring fiber optic lines into the community. Phase 1-4 have already agreed to a contract with Comcast. Comcast has offered us a larger “per door” fee to bring their service into Phase V. Wow indicated to us that they are not interested into improving the service in this area. If we go with Comcast it will be a n inclusive deal. Wow will no longer offer service since Comcast will replace their cable. This contract will be no cost to our members unless you chose to get services from Comcast. This will not prevent any member from getting ATT TV/Internet, Dish or Direct TV. You can keep your current dish. It will only replace Wow. We are looking for input from our members. Please write a note and drop it off in the box outside clubhouse addressed for the Board. As soon as Covid 19 restrictions allow we will bring in Comcast to address the members. We are also going to explore Comcast mailing a flyer out to all our members that will include their cost structure.

Recently I received a complaint from a member who observed another member walking dogs in the complex on garbage pickup day. This member picked up his dog waste but then deposited it into another members garbage. This action is rude. You should hold on to your dog waste until you are home and place it into your own garbage. This is the neighborly thing to do.

Also, from time to time I get complaints from members on smoking issues. While this does not fall under our current rules it brings up another issue of being a good neighbor. If you smoke outdoors, please be conscious of where your smoke is going. We have many members who have breathing issues and smoke aggravates it. So again, please be a good neighbor and watch where you are smoking and where that smoke may drift. Thank you, and have a great October.



The Board will hold a meeting on 14 Oct 2020 at 1pm. Weather permitting it will be held in the parking lot of the clubhouse. If it is cold or inclement the meeting will be in the clubhouse.

However, if it is moved into the clubhouse, we will be required to limit participation to just a few members depending on current state Covid19 restrictions.



BITS & PIECES OF INFO

MARY K'S REAL ESTATE CORNER FOR RECENT SALES/ACTIVITY

| | | | | |
|------|-------|------------------|---------|-----------|
| ACTV | 25888 | Lexington Dr | Unit #3 | \$109,900 |
| ACTV | 25888 | Lexington Dr. | Unit #1 | \$119,000 |
| ACTV | 25105 | Hamilton Ct | Unit #3 | \$124,900 |
| ACTV | 61961 | Yorktown Dr | Unit #1 | \$124,999 |
| ACTV | 62512 | Raleigh Ct | Unit #5 | \$129,900 |
| ABO | 62178 | Ticonderoga Dr. | Unit #1 | \$104,900 |
| ABO | 62341 | Arlington Cr | Unit #1 | \$129,900 |
| ABO | 25200 | Jefferson Ct | Unit #5 | \$139,900 |
| PEND | 62071 | Yorktown | Unit #5 | \$ 89,900 |
| PEND | 62341 | Arlington Cr | Unit #4 | \$126,900 |
| PEND | 62330 | Arlington Cr | Unit #2 | \$133,000 |
| SOLD | 61960 | Arlington Cr | Unit #2 | \$129,900 |
| SOLD | 61741 | Williamsburg Dr. | Unit #4 | \$140,500 |

Mary Ketelhut
Realtor



- 64-4 Rick and Linda Smith..... 25134 Jefferson
- 62-5 Nadia & Ritchie Serna..... 25104 Jefferson
- 86-4 Betty Tremblay..... 25715 Adams Ct.
- 140-5 Tom and Cathy Novak..... 61702 Williamsburg
- 141-5 Janice Broniak..... 25162 Jefferson
- 93-2 Gary and Debbie Reynaert...62182 Yorktown



Louella Brown passed away Sept 8, 2020

Lost & Found:
A key fob was found on Heritage Blvd. earlier this summer. If you lost one please call Barb Kibler, 734-218-1277 to see if it is yours.

****Help Honor our Vets****

If you would like to help keep our local community beautiful please think of volunteering to help maintain the “Veterans Memorial Garden”. Judy Keeling can use some help to keep this garden beautiful & weed free. Please call her at 734-972-0066

CLUBHOUSE NEWS

Clubhouse meeting this month Thursday October 1st at noon. We will meet in the shaded area across from the clubhouse, weather permitting, bring your own chair. This will be a social get together as the Clubhouse is still officially close.

September 3, 2020 CLUBHOUSE MINUTES

The meeting began at 11:57 am and ended at 12:29 pm. In attendance were Judy and Susie from the Clubhouse Board.

There was a reminder about the September 5, 2020 outdoor movie.

The Clubhouse Garden committee is always looking for volunteers and donations. Be part of the community and join!

The Christmas party at Aubrees and the New Year Eve's party at the Clubhouse have been cancelled due to Covid -19. :(

Come to the Halloween Bonfire! Saturday Oct 31st, 7:30 pm.



Costumes suggested.

Bring what you want to roast.

Members Only!

Clubhouse will be closed.

Please consider getting involved in your community. Help make Colonial Acres a great place to live!

- **Thank you** to Judy Keeling & Marge for keeping our gardens looking beautiful. Also, our flowers/plants thank our "special waterer", Mike G. who waters EVERY morning!
- **Judy Keeling** cleaned & organized our garages making it easier to store & find items. In doing so she freed up some extra room & is going to re-start a small medical equipment storage for anyone who needs to borrow items. Please call her to see if she has what you are in need of or if you have something to donate.
Judy 734-972-0066.
- **FYI**, several of the trees across from the clubhouse will be cut down during October. This is to help keep the trees healthier as some of them are struggling to survive.

FUN AT THE CLUBHOUSE

We've all been missing the fun events that usually happen at our clubhouse. It's been 7 months since there has been any activity inside the clubhouse. The Clubhouse Committee has recently planned a couple of impromptu movie nights in the parking lot outside the clubhouse. They were planned too late to announce them in the August newsletter but due to signs on Heritage Drive & word of mouth, there was a great turn out!

The first movie was *Meet the Fockers* on September 5, there was a lot of laughter!. Thanks go to all who helped put this on, especially John McGraw & Sue Brock for all their technical ability to set this up. A large sheet was hung on the garage, Sue got a projector & movie from the library, and speakers were attached so all could hear. Wrapped snacks were provided and everyone brought their own drink and chair. Afterwards, as the cool air moved in, there was a bonfire we all gathered around to warm up and visit. It was so much fun we're hoping to have planned indoor movie nights when the clubhouse is open again!

As I write this newsletter, on Sept 20th, there was another impromptu movie night planned for Sept 26, *Grumpy Old Men*. I hope you all saw the signs to announce it and came to enjoy another fun night. This newsletter is going to print tomorrow so I can only hope that there was another great turn out!



A spooky Halloween Night is planned for **Saturday October 31st at 7:30**, outside the clubhouse. There will be self-serve chili & soup as we gather around the bonfires to ward off the chilly October night. Bring your own chair, drink, & wear a costume if you dare!

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Nov 1, 2020 - Daylight Saving Time Ends

Don't forget: Sunday, November 1, 2020, **2:00am** clocks are turned **backward** one hour to Sunday, November 1, 2020, **1:00 am** local standard time instead.

Sunrise and sunset will be about 1 hour earlier on Nov 1, 2020 than the day before. There will be more light in the mornings.

This is a good time to replace your batteries in all your smoke detectors.

STAY SAFE



Thank You! I received several positive comments from residents thanking me for addressing the issue of feeding wildlife last month. I know how enjoyable it can be to feed wildlife, and I was happy to hear that some residents have changed their behavior and are no longer feeding the sandhill cranes. If you are still setting food out on the ground to feed the cranes, chipmunks and squirrels, please remember that you are probably also helping out raccoons and skunks, too, and helping to increase conflicts between people and wildlife.

I really enjoy watching these graceful creatures as they walk on the grass next to our condo searching for food. According to the National Wildlife Federation, sandhill cranes are opportunistic feeders – they will change their diet based on what’s available. They most often eat plants and grains, but also chow on invertebrates or even small mammals, amphibians and reptiles. Sandhill cranes mate for life, by the way. Let’s enjoy them from a distance, and help enable their natural behavior to find food on their own.



RRRASOC Says “Keep It Loose!”

The Resource Recovery and Recycling Authority of Southwest Oakland County (RRRASOC), the organization that handles our recycling, reminds us that almost half of the contamination that comes through their sorting facility is bagged recycling. Bagged recyclables often get thrown away because the highly automated sorting process cannot tear open the bag to access the materials. Bags can become “tangles,” items that wrap around the machines that sort the materials. Other tangles include wire hangers, ropes and chains, cords and wires, plastic wrap, clothing, and hoses. The only way to remove these tangles is to shut down the entire sorting process and manually cut the tangles from the machine. RRRASOC reminds us to keep bagged recyclables and tangles out of the recycling process. Please keep your recycling loose and follow the recycling guidelines.

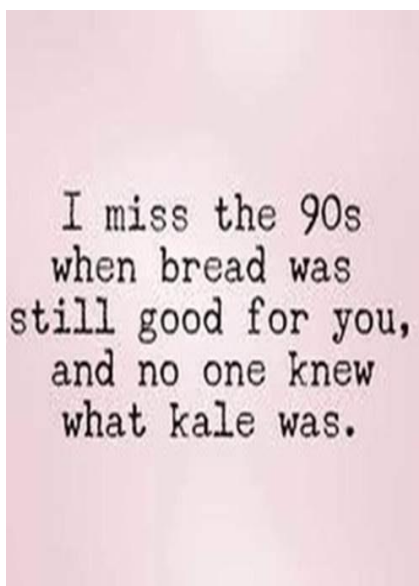
HHW October 3 in Novi

Bring your Household Hazardous Waste (HHW) on Saturday, November 3, 9 am – 2 pm, to the Novi DPW Garage at 263000 Lee BeGole Drive, Novi. HHW includes a variety of everyday household items, such as cleaners, paints, herbicides, insecticides and solvents that are flammable, combustible, corrosive, reactive or toxic and would be harmful to the environment if thrown into a regular landfill. They are also accepting documents for shredding. For more information on HHW, go to www.rrrasoc.org

JOYS OF BEING A SENIOR CITIZEN!?

M H N D I A S X M R K Y P H I G S S J D
 Y O O D D A F X E V E F C Z N D O Y Z R
 Q X D F M A R T M W I S E R I H M R S Z
 O C P E B I I E O U R A P K V Y B O T H
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 L O M N W P N B Q R O M X G Z Y Q N Q X

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WISER





Did you know that 40% of people in the United States aged 65 years and above have associated memory impairment? Sounds scary, right?

With age comes the likelihood of experiencing memory impairment. Hey, don't panic! Being forgetful can be a normal part of aging. Just as your hair turns to gray and skin wrinkles off, your brain changes and declines over time. As a result, you tend to misplace car keys, forget to remember names and even common words. How inconvenient is that? Well, just like your body needs exercise to be physically fit and in shape, your brain badly needs it too. Just as it is with muscle power, you must use it or lose it. So, if you want to delay cognitive impairment, give your brain a powerful workout & stay mentally sharp.

Below are a few tips to improve your memory & overall health:

EAT LESS ADDED SUGER: Research has shown that a sugar-laden diet can lead to poor memory and reduced brain volume, particularly in the area of the brain that stores short-term memory. For example, one study of more than 4,000 people found that those with a higher intake of sugary beverages like soda had lower total brain volumes and poorer memories on average compared to people who consumed less sugar. Cutting back on sugar not only helps your memory but also improves your overall health.

GET ENOUGH SLEEP: Lack of proper sleep has been associated with poor memory for quite some time. Sleep plays an important role in memory consolidation, a process in which short-term memories are strengthened and transformed into long-lasting memories. Research shows that if you are sleep deprived, you could be negatively impacting your memory.

TRAIN YOUR BRAIN: Exercising your cognitive skills by playing brain games is a fun and effective way to boost your memory. Crosswords, word-recall games, Tetris and even mobile apps dedicated to memory training are excellent ways to strengthen memory.

EXERCISE MORE: Exercise is important for overall physical and mental health. Research has established that it's beneficial for the brain and may help improve memory in people of all ages, from children to older adults. Many studies have shown exercise may increase the secretion of neuroprotective proteins and improve the growth and development of neurons, leading to improved brain health. Regular exercise in midlife is also associated with a decreased risk of developing dementia later in life.

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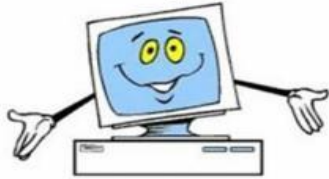
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|-----------|---|--|--|--|--------|---|
| | | | | 1 NOON Clubhouse meeting outside across from clubhouse Bring own chair | 2 | 3 |
| 4 | 5 8:30am coffee outside clubhouse, bring your own coffee & chair | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 8:30am coffee outside clubhouse, bring your own coffee & chair | 13 ****Newsletter deadline**** | 14 1:00 PM Board of Directors Meeting outside clubhouse | 15 | 16 | 17 |
| <u>18</u> | 19 8:30am coffee outside clubhouse, bring your own coffee & chair | 20 | 21 | 22 | 23 | 24 |
| 25 | 28 8:30am coffee outside clubhouse, bring your own coffee & chair | 27 | 28 | 29 | 30 | 31 7:30 outside clubhouse: Halloween bonfire  |

All Outdoor meetings & activities are weather permitting, always bring your own chair