

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	Susie Brock
Member at Large	Mike Giordano
Secretary	Gloria Poirier
Vice Chairman	Bill Aldinger
Treasurer	Katy Kay

CLUBHOUSE COMMITTEE

Chairperson	Susie Brock
Co-Chairperson	Donna Tilley
Secretary	Connie Williams
Treasurer	Katy Kay
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CH Purchasing	Chris McNally
New Residents	Jane Severn
Ad Director	Randy Foley
Ad Billing	Reggie Hockin
News Distribution	Judi Dampousse
News Distribution	Joanne Dettore
Coffee Hour	Donna Tilley
Coffee Hour	Linda Belanger
Light Bulb Mgr.	Dick Biskner
Gardener	Judy Keeling
Gardener	Marge Stefanski
Gardener	Michael Marchese
Sign Maker	Barb Bergen
Librarian	Shirley Estes
Librarian	Deane Carter
Pool Mgr.	Joel Bovia
Pool Mgr.	Katy Kay
Sunshine Corner	Dottie Saunders
Sunshine Corner	Faith Phee
Benevolent Fund	Barb Kibler
City Council liaison	Judy Keeling

Newsletter email: gj.poirier@gmail.com

Newsletter deadline to submit items is the



CHILI COOKOFF

Cooks, make your best chili recipes
It will be a "HOT" time outside the
Clubhouse

Saturday October 23rd

Starting at 5:30



**NEWLY ELECTED
BOARD MEMBERS**

BILL ALDINGER

MIKE GIORDANO

GLORIA POIRIER

The meeting began at 6:16 pm, with Susie Brock and Bill Charles from the Board. Jim Reuschlein and Stacy represented Clearview. The Pledge of Allegiance was said.

This meeting was the Annual Membership Board Vote. The three election inspectors were Janet Betke, Randy Foley and Ellen Pringle. A Quorum was established.

Jim Reuschlein gave a Management/Financial report. Some of the highlights are: the average sale of our condos is \$130,000. Jeffrey (asphalt company) will be repairing Heritage Road at their cost. Our Reserve is steadily growing.

Bill Charles gave his final remarks. He thanked us for the pleasure of serving on the Board for the past 6 years. He suggested the Reserve Fund should be \$1,000,000. Finally he noted that the higher-grade roof shingles now being used was the better choice.

Susie Brock asked that members get involved in events. Members will get to know each other and member involvement can save us money. Susie presented Bill with a token of our appreciation.

The candidates for the Board were introduced.

Ballots were collected and counted.

MEMBER ISSUES

139-1 When will Williamsburg get another layer of asphalt? The curbs are extremely high and crumbling. *JR will look into the schedule.*

111-3 Centennial Farms also has an Arlington Circle street. Frequently her mail, groceries and packages are delivered to Centennial Farms. Who can fix this? *Contact Council Member, Steve Kennedy, at the next coffee.*

64-6 How old is her roof? *Jim will get back with her.* Also stated the Garage Sale could use more volunteers.

71-5 Who is going to light the pilot light in the Unoccupied Unit next door? Winter is coming. *Jim can only act for health and safety concerns. He will contact the owner.*

87-4 Overgrown trees are on her roof. *JR will follow up.*

57-5 Remember there is a Bake Sale during the Garage Sale this weekend. Donated Bake Goods are needed.

79-6 He has a tree hitting his roof. *Jim will follow up.*

101-2 What is an emergency key? *It is a phone number on your front window or door that indicate who has an extra key in case of emergencies. Only put the phone number down. No Names!*

139-5 Is there a schedule of repairs? Ie painting. *Jim stated yes. The new Board will be updated.*

VOTING RESULTS

Mike Giordano and Gloria Poirier were elected to 2-year terms. Bill Aldinger was elected for a 1-year term. Congratulation!!!

The meeting was adjourned at 7:20

FROM THE BOARD:

We want to thank you for your votes. We are in the process of getting organized. Our plan is to improve Phase V. We want to get repairs and maintenance done in a timely matter. Residents contacting Clearview with concerns is the very first step. We would also be reviewing preventative measures to avoid larger costs later. Secondly, we want the look of Phase V to improve. Following the By-laws and Rules will help us clean up our area and restore uniformity. Finally, we are focusing on making Phase V a safe, healthy and happy place to live. Come join the Board on this journey!

Let me introduce to you the Board. President is Susie Brock. Vice President is Bill Aldinger (for a 1 year term). Mike Giordano will serve as Member at Large. Our Secretary is Gloria Poirier. Katy Kay is Treasurer. Please feel free to call, write or text any member of the Board. We may not be able to solve all problems but they will be addressed.

Thank you for your time, *Susie Brock* 10-2021



NOTE!!! THERE WILL BE A MEMBER BOARD MEETING IN DECEMBER. PLEASE PLAN ON ATTENDING DECEMBER 8TH AT 1:00 PM.

Colonial Acres Phase 5 and Comcast *Customer credits - Comcast is actively pulling reporting to see who's been charged install fees for Phase 5 up to now. They will be proactively crediting those customers the install fees as needed I just want to follow up with you to let you know that I have submitted the requests for any residents that received an install fee they will see the credits on their next bill. *Comcast has created a local 800 number, and this is for new sales only 800-730-7279. *For any other issues not related to new sales, such as billing questions, equipment problems, or anything not related to new sales the resident please call 800-934-6489. This number is available to the resident 24/7.

COLONIAL ACRES PHASE V
OPERATING STATEMENT
EIGHT MONTHS ENDING AUGUST 31, 2021

	ANNUAL BUDGET	* CURRENT MONTH * BUDGET	ACTUAL	* YEAR TO DATE * BUDGET	ACTUAL	OVER (UNDER)
INCOME:						
5110 Carrying Charges	\$ 1,929,420	\$ 160,785	\$ 159,504	\$ 1,286,280	\$ 1,313,736	\$ 27,456
5410 Interest Income	100	8	3	67	26	(41)
5534 Clubhouse Committee Income	0	0	0	0	963	963
5548 Special Assessments	0	0	0	0	0	0
5550 Late Charges	3,600	300	0	2,400	686	(1,714)
5552 N S F Check Charges	200	17	0	133	0	(133)
5554 Legal Fee Recovery	4,000	333	0	2,667	1,605	(1,062)
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	303,568	303,568
5580 Transfers From Reserve Funds	59,941	0	0	59,941	254,602	194,661
5590 Miscellaneous	0	0	0	0	70,190	70,190
TOTAL INCOME:	\$ 1,997,661	\$ 161,476	\$ 159,507	\$ 1,351,755	\$ 1,945,376	\$ 593,620
EXPENDITURES:						
6200 Land Lease	\$ 760,800	\$ 63,400	\$ 63,400	\$ 507,200	\$ 507,200	\$ 0
6300 Administrative Expenses	97,500	12,342	11,030	66,533	56,401	(10,133)
6400 Operating Expenses	180,220	808	1,161	125,159	156,654	31,494
6500 Maintenance & Repair Expenses	686,420	79,633	83,839	516,792	746,495	229,703
6600 Community Facility	6,800	1,325	1,574	5,400	66,268	60,868
6700 Taxes & Insurance	96,400	8,008	7,983	64,367	63,865	(502)
7300 Debt Service & Reserves	169,500	7,458	7,462	59,667	407,921	348,255
TOTAL EXPENDITURES:	\$ 1,997,640	\$ 172,974	\$ 176,449	\$ 1,345,118	\$ 2,004,804	\$ 659,684
TOTAL INCREASE (DECREASE)	\$ 20	\$ (11,498)	\$ (16,941)	\$ 6,636	\$ (59,427)	\$ (66,063)
CASH BEGINNING OF PERIOD			19,474		61,960	
CASH END OF PERIOD		\$ 2,532		\$ 2,532		

BITS & PIECES OF INFO



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

ACTV	62181 Yorktown Dr	Unit #6	\$140,000
ACTV	62361 Arlington Cir	Unit #4	\$150,000
PEND	61751 Alexandria	Unit #2	\$140,900
PEND	67145 Valley Forge	Unit #	\$144,800
SOLD	25715 Adams Ct	Unit #5	\$138,500
SOLD	62351 Arlington Cir	Unit #2	\$147,500
Mary Ketelhut Realtor			



Please add to your phone directories:



40-3 Walker, Dave and Joyce.....	61702 Williamsburg
58-2 Farmer, Lee.....	25110 Heritage Court....
72-1 Crossman, Kathie.....	25691 Lexington.....
111-2 Duda, Donna.....	62351 Arlington Circle...
102-2 Saladzinski, Karen K.....	25887 Lexington.....

****** If you change your phone number notify John McGraw to update phone directory ******

Electronics disposal & recycling at our South Lyon District Library: Saturday October 2, from 10am to 1pm. Electro-Cycle will be in the parking lot accepting your old electronics; including computers, cell phones, scanners, batteries, & more. Put small items in a box

It's getting dark earlier every day now. When you're out walking make sure you're wearing bright colored clothing or reflective patches. Always carry a flashlight to light your way. Also, cars be more aware & make sure you're not going over the 15 MPH speed limit. **BE SAFE!**



If you are thinking of renting your unit it's important to review the Rules & Regulations/Rental Policy **BEFORE** you Rent. Remember, this is an independent living **SENIOR** community

Snowbirds & Travelers

If you're traveling or away from your unit for more than a month please let Judy Damphousse, 248-882-2178, know **NOT** to deliver your newsletter & the dates you will be gone. Remember, you can always view the newsletter at Colonial Acres Web site: colonialacresphasev.com Thank You!

Minutes Clubhouse Meeting 9/2/21

The meeting was called to order at 12:03 pm. Financial report: we have \$19,216.77 in our account.

REMINDERS:

- It is critical that the clubhouse doors be securely locked when exiting the building. We are experiencing far too many instances of carelessness.
- Events (craft show, garage sale) have priority over activities (Billiards, card games).
- There is to be no smoking on clubhouse grounds, including the pool, the deck and the building itself.
- Be mindful also that smoking pot is illegal in public here in Michigan.
- Monday morning coffee will take place on Labor Day.
-

Repeated information regarding upcoming garage sale. Donations accepted at the Clubhouse Tuesday, Wednesday and Thursday. Bring your items for the bake sale either after 5 pm on Thursday or before the sale starts on Friday.

Preparations are underway for the Craft Show on October 16th (Connie Williams), as well as the November 6th Silent Auction fundraiser (Donna Tilley).

WEDNESDAY, SEPTEMBER 8th at 6pm IS OUR ELECTION FOR NEW BOARD MEMBERS. PLEASE BE SURE TO TURN IN YOUR BALLOT, IF NOT AHEAD OF TIME, AT THE MEETING.

- Overnight parking in the clubhouse parking lot is not permitted. The same rule applies to parking on Hamilton Court.
- The next clubhouse meeting is October 7th at noon . Remember – volunteering helps keep costs in check.
- The resident in unit 95-4 had agreed to donate a table for the deck. They need help, as well as a truck for hauling it. It's uncertain if this has been taken care of.
- Regarding the pool: Residents would like to have it open earlier next season if possible. Requests for higher water temperature cannot be implemented because a higher temperature results in more bacteria, which in turn requires more bromide, which is expensive. Change in temperature is not feasible or advisable.
- **The library is not accepting donations at this time.**

NEW BUSINESS

- In order to continue with the Snow Angels program that was in place last winter, **we need someone to volunteer to be the Snow Angel Coordinator**. Call Susie B. for information.
- It was determined that there was a lack of interest in having a folding ping pong table. It is not feasible at this time.
- Arrangements have been made for the pharmacist from Rite Aid to administer flu shots (regular seasonal flu shots, not Covid) at the clubhouse on October 18th . You will need all your insurance cards. **Please sign up early** so we know what volume to expect.
- The date for the Chili Cook Off has been changed to October 23rd .
- The old television is available to be donated, as an updated television is now in place.

- “Tailgate” gatherings for watching sporting events can now occur, as well as movie nights. Just remember to clean up after your event.
- Donna T. and Linda B. will check into arranging a holiday dinner or lunch for Colonial Acres at Aubrees. Further details as they become available.
- Possible dinner at the South Lyon Hotel being investigated by Linda B. Ordering will be off the menu as the Buckboard concept has been discontinued.
- The committee discussed the newsletter and the directory vs. the budget. Also, the content balance of the newsletter related to text/information and amount of advertising.
- An informal gathering will take place on the deck Sunday, Sept. 5th. . Time is 2 – 5, bring a dish to pass.

The meeting was adjourned t 12:58 pm.

Respectfully submitted, *Connie Williams*

Hello Neighbors,

Come join the fun at the Lions Tailgate at the Clubhouse. We will be watching on our new flat screen. Also come to the Craft Show on October 16th . The Chili Cook Off is on October 23rd. **This is an outdoor event.** There have been many updates and improvements in our Phase V. I look forward to more being done. Thank you Clearview Management.

A **BIG** Welcome to the new Board Members! President is Susie Brock. Vice President is Bill Aldinger. Treasurer is Katie Kay. Gloria Poirier is Secretary. Mike Giordano is Member at Large. Please be patient, it will take time to get the new board up to speed. If you have property concerns or issues, call Clearview Mgmt first, 810-468-6065. If you do not get satisfaction, then contact any board member. This new board will be in constant contact with each other helping to get things done.

Thank you to George Blrchmeier and Bill Charles. Both men have been active on our board. We appreciate you donating your time and efforts. You will be missed and don't be a stranger!

The Clubhouse will be having Flu Vaccines available on October 18, 2021. You must bring a form and your medical insurance cards (Medicare Advantage and Medicare cards). The times are 12:00- 2:30. There will be a sign up sheet on the Bulletin Board. You must sign up to get an appointment by October 10th. We have to let Rite Aid know how many vaccines to bring. The forms will be on the stand below the big Bulletin Board Please be cordial to each other. The cussing and yelling at the pool is unacceptable.

Please do not call the police for verbal arguments. The police should be involved for criminal matters only.

More good news to come...

Susie Brock

Clubhouse Chair



AND



Our 3rd annual Colonial Acres Phase V Garage & Bake sale was a huge success!

Thanks to our Garage Sale Chairs, Mike & Jayne Giordano, for their tireless work & organization before, during, & after the garage sale. A special thanks to Bill & Barb Aldinger who put in many hours pricing & organizing the week before AND working during the garage sale.

This couldn't have happened without **ALL** the great volunteers who gave of their time over three days! It was noted by everyone who walked thru our clubhouse how organized & well displayed everything was.



Thank you ALL who baked for making this bake sale one of the best ever! We wished we had a bigger table to display all the goodies! One of our best bakers, Dottie Saunders, made a delicious pineapple upside down cake that sold within the first half hour of the garage sale! If you missed this sale show up at our last deck pot luck party to get a taste of Colonial Acres Bakers' goodies!



Lions Tailgating has begun as a new get together at the C.H. The first game was well attended but we need a bigger crowd to cheer this team on to victory! Come join in the fun, bring your own drink & a snack to enjoy!

**Oct 3 Lions at Chicago 1pm--Oct 10 Lions at Minn @ 1pm,
-Oct 17 Lions @ Cincinnati @ 1pm-**

CLUBHOUSE HAPPENINGS:



COLONIAL ACRES CRAFT SHOW

Saturday October 16 from 10 2

This is a great show for all our crafters at Colonial Acres to show how talented they are.

Start your holiday shopping early or just pick up that special handmade item you happen see. Bring your friends & family, there will be a lunch sold: Sloppy Joe, chips, cookie, & a drink for \$5

OCTOBER 1ST at 5:30 WILL BE OUR LAST DECK PARTY OF 2021

Join us for fun, friends, & good food. Bring your drink of choice & a dish to pass (especially all you good bakers!) Our deck parties are known for "a not to miss good time"!



*Come join in a fun Fall evening outside the Clubhouse
Friday October 23rd*

The party starts at 5:30 & if you're all having fun; goes until 11:00!

Just bring something in a crock pot: Chili, soup, kielbasa, etc OR a nice side: cornbread, crackers, rolls etc PLUS some great baked goods!

Bring your own chair so you can eat & warm up by the Bonfire.



FLU SHOTS Monday October 18th 12:00 to 2:30

Sponsored by: Rite Aid

No appointments necessary but we do ask you to sign up ahead at the clubhouse so Rite Aid knows how many shots to bring. Have your Medicare and/or Insurance cards with you, paperwork will be filled out at the clubhouse. Costco will be on site to answer any questions you may have if you'd like to become a member

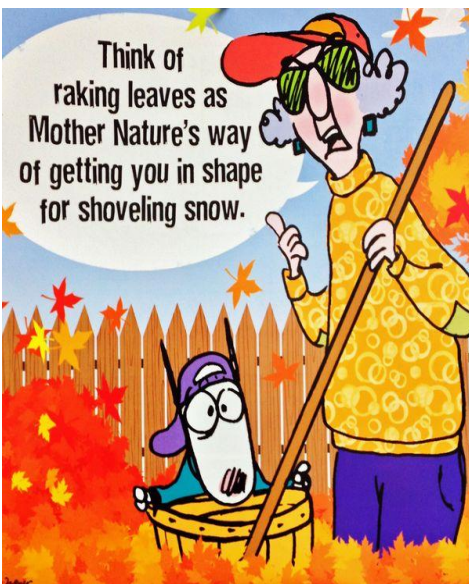
For many years the South Lyon Hotel has been hosting our Buck Board gatherings, offering discounted drinks & snacks. They are still trying to get back on their feet after the pandemic & are unable to continue Buck Board at this time. As a thank you to them for hosting in the past, we at Colonial Acres, would like to thank them & give them a boost to help get back to better times.

If you would like to attend please sign up on bulletin board so we can let the hotel be prepared to serve a larger group (at regular prices). **Wednesday October 20th @ 1:30** Thank you Linda B. for organizing this!. Call if you have any questions 404-663-6515.

OCTOBER

C D Q M O F J R C P I N B K A P S I R C
 G Q G K R Q M O X I S V L E A V E S F H
 D J Q A L L F Y N L D P N R K H I V O T
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BONFIRE
CIDER
CORNSTALKS
CRISP
DECISUOUS
FOOTBALL
HALLOWEEN
HARVEST
LEAVES
MAPLE
PUMPKINS
RAKE
SCARECROW
SPOOKY
WITCHES



Fire Prevention Month October



October has been designated as National Fire Prevention Month—a time when public service departments across America join forces to spread the word about fire safety. In the United States, the first Presidential proclamation of Fire Prevention Week was made in 1925 by President Calvin Coolidge. The National Fire Protection Association continues to be the international sponsor of the week.

Since 1922, **Fire Prevention Week** (FPW) has been observed on the Sunday through Saturday period in which October 9 falls to commemorate the Great Chicago **Fire** of 1871. This fire killed more than 250 people, left 100,000 homeless, destroyed more than 17,400 structures, and burned more than 2,000 acres of land. It is used as a time to educate people about fire safety awareness & help ensure your home & family is protected. This year Fire Prevention Week starts on: **October 03 thru October 9, 2021.**

DID YOU KNOW?

- ✓ Three of every five fire deaths resulted from fires in homes with no working smoke alarm, check those batteries!
- ✓ Less than 50% of homeowners have an escape plan
- ✓ Carbon monoxide is the #1 cause of accidental poisoning in the US
- ✓ 60% of consumers do not test their smoke & CO alarms
- ✓ Only 47% of people report having a CO alarm in their homes
- ✓ **Unattended cooking is the #1 cause of home fires!**

We at Colonial Acres not only need to protect our unit against fires but the whole building we live in. Let's be good neighbors and make sure we have working fire & carbon monoxide alarms. **STAY SAFE!**

CLUBHOUSE UP COMING EVENTS:

Fall Festival

Colonial Acres Fall Fundraiser, November 6. There will be; Raffles, Auctions, Games, & more. This will take a lot of planning & volunteers. There's a sign-up sheet on the bulletin board for help. If you have art work or new/like new items to donate for raffles let Donna Tilley know so we make it a big success! Planning is well under way.....we will need a lot of volunteers, please come to the October clubhouse meeting to find out more!



Once Halloween is over the holidays quickly approach. We're planning our annual get together to decorate the clubhouse. This is a great way to start getting in the Christmas spirit!

Save the date, mark your calendar: **November 21st from 3-5**

Colonial Acres Phase V Christmas Dinner Sunday December 12 at 4pm Aubree's on Pontiac Trail

This is a fun time to get into the holiday spirit. We missed it last year due to covid. Mark the date on your calendar so you don't miss out on all the fun!

Price: \$14.99 per person includes: feta bread, wings, pasta, pizza, soft drink, tea or coffee.

We'll be there during Happy Hour if you would like to purchase other drinks that are reduced in price!



Everyone is invited to our monthly Clubhouse Committee meetings. They are the first Thursday of every month at Noon, **October 7th** this month. Bring your ideas and input so we can make this a clubhouse all enjoy.

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OCTOBER 2021

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 5:30-7:00 Deck Party 7pm Texas hold em	2
3 Lions tailgate at Clubhouse 1:00	4 8:30am Coffee hr 10am Garden Club 7 pm Euchre	5 1-5 Billiards 7pm Texas hold em	6 10-12 Sewing 7 PM Billiards	7 12:00 C.H.meeting 2:00 Chair Yoga 7 pm Euchre	8 7 pm – Bible Study	9 RENTAL
10 Lions tailgate at Clubhouse 1:00	11 8:30am Coffee hr 7 pm Euchre	12 1-5 Billiards 7pm Texas hold em	13 10-12 Sewing 1:00 Board Mtg	14 2:00 Chair Yoga 7 pm Euchre	15 ****newsletter deadline**** Craft show set-up	16 10-2 Craft show
17 Lions tailgate at Clubhouse 1:00	18 8:30am Coffee hr <u>12 to 2:30 Flu shots</u> 7 pm Euchre	19 1-5 Billiards 7pm Texas hold em	20 10-12 Sewing 1:30 S.L. Hotel thank you lunch	21 7 pm Euchre	22 1 TO 4 BYOB at C.H. 7 pm – Bible Study	23 5:30 Chili cook-off -outside C.H.
24	25 8:30am Coffee hr 7 pm Euchre	26 1-5 Billiards 7pm Texas hold em	27 10-12 Sewing	28 7 pm Euchre	29 7pm Texas hold em 9	30 RENTAL

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