

COLONIAL ACRES PHASE V NEWSLETTER

Volume XXXIV Issue 7

JULY 2022

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

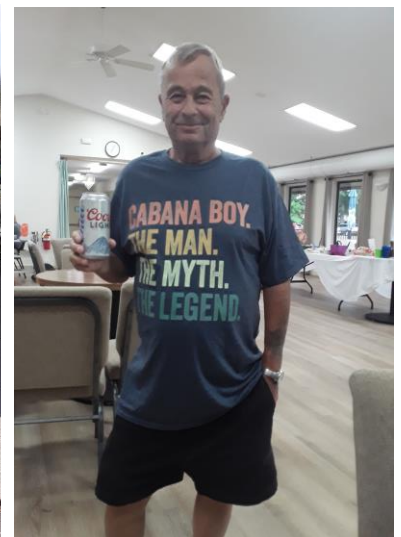
| | |
|-----------------|----------------|
| President | Susie Brock |
| Member at Large | Mike Giordano |
| Secretary | Gloria Poirier |
| Vice Chairman | Bill Aldinger |
| Treasurer | Katy Kay |

CLUBHOUSE COMMITTEE

| | |
|----------------------|-------------------|
| Chairperson | Susie Brock |
| Co-Chairperson | Donna Tilley |
| Secretary | Connie Williams |
| Treasurer | Katy Kay |
| Clubhouse Rental | Debbie McGuiniss |
| CH Purchasing | Chris McNally |
| New Residents | Jane Severn |
| Ad Director | Keith 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 |
| Librarian | Shirley Estes |
| Librarian | Deane Carter |
| Pool Mgr. | Mike Shelton |
| Pool Mgr. | Lorraine Giacobbi |
| 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 15th of each month.



With our expanded pool area & updates, what a great summer was had by all. Everyone enjoyed the new sunning area, added chairs & loungers. Thank you Clubhouse Committee!

Thanks to the Garden Club for keeping beautiful gardens all around the pool!

Special thanks to our Cabana Boy who spent time at the pool making sure everyone was happy & watering the gardens so they didn't wilt in the hot summer sun!!!

Board of Directors Meeting 7/13/22

Meeting call to order: 1:00pm, in attendance: Katy K, Sue B, Mike G. Gloria P, Bill A & , .
represented Clearview Mgt., Jim Reuschlein

MANAGEMENT REPORT given by Jim Reuschlein:

1. The installation of vinyl siding continues. It will resume next week with building 92, then 104,84, 95, 94, & 91.
2. The concrete work will be completed later this month or early August. \$30,000 has been budgeted for 2022.
3. Asphalt replacement is scheduled for July 21st & 22nd. Jefferson Court, Williamsburg, Valley Forge & the remainder of Heritage Blvd. will be completed this year.
4. Buildings 78, 104, & 106 will have roofs replaced this year. Weather permitting the work is scheduled to begin July 18th.
5. The brick facia for the LED sign will be completed in July.
6. Brick repair has begun & will continue throughout the summer.
7. Buildings 106, 107, 108, 109, 136, & 137 will be power washed this year. It is scheduled for July 28th.

A motion was made to approve the Management Rpt by Bill A, 2nd by Katy K. all approved

FINANCIAL REPORT

Presented by Jim Reuschlein

139-3 What is the contingency fund? *Jim, money put aside for smaller needs that come up*

A motion was made to approve the financial report by Bill A., 2nd by Mike G., all approved.

APPROVAL OF JUNE MINUTES

Motion to approve made by Gloria P. and seconded by Bill A., approved unanimously.

Guest Speaker: Paul Zelenak, City Mgr. – Re Road Ballot Proposal on Ballot

This proposal will be on the August 2 ballot:

Shall the City of South Lyon borrow the principal sum of not to exceed \$18,465,000, & issue its unlimited tax general obligation bonds, payable in not to exceed 10 years, to pay the cost of construction street improvements throughout the City, consisting of paving, repaving, resurfacing, reconstruction & improving streets. If approved, the estimated millage to be levied in 2023 is 1.9946 mills (\$1.99 per \$1,000 of taxable value).

Per Paul the average value would be \$80, some more, some less for the 2 mil increase. If approved it would also take over the 3-mil tax for water & sewer debt that would expire in 3 yrs. This would make a total of a 5 mil increase.

86-3 Does this include State roads? *No, most govt. roads do not get fixed with city funded money.*

139-5 What has happened to the infatuation money awarded Michigan? Is South Lyon trying to obtain any of this money? *South Lyon will get \$1,000,000 but we do not know how we will be allowed to use it.*

107-4 The sewer milage of 3 mil that's scheduled to expire in 3 years, will that automatically be added to the 2 mil road tax? *Yes, if the bond passes.*

107-4 (cont.) Also, we have a real problem with Heritage Blvd. being used as a pass-thru by trucks & cars to avoid the High School traffic. Will we see some of the money to help repair our road? *The money is not allowed to be used for private roads. We could petition the City but before we can do that the road would have to be approved to be in good condition & proper width.*

117-5 So we're really voting on a 5-mil tax increase because of the sewer 3-mil addition in 3 years?
Yes

111-3 If Heritage were accepted for repair should the police be able to issue speeding tickets? *Not with a 15 mph speed limit*

70-3 If Heritage were to be approved to become a city street Phase 1-4 would have to also bring their portion of Heritage up to code.

Steve Kennedy: *All roads in the city are required to have a speed limit of at least 25 mph*

We thank Paul for informing us of the Bond Issue.

OLD BUSINESS –

1. So far there are three Members running for the three positions that are open on the Board: Judy Keeling, Judy Stephens, & Katy Kay. Others are still able to put their hat in the ring & would be able to introduce themselves at a meet & greet at the August Clubhouse & Board meeting.
2. One of the goals of the Board is to keep our HOA, Maintenance fees down. Everyone in Phase V can help with this by helping neighbors out & not expecting all the little things to be taken care of without raising our HOA's.

NEW BUSINESS:

There has been a request for a bench at Lexington & Ticonderoga. *Board Approved*

59-5 I am repairing the two benches that were on the deck. When they get done, if approved, one of them can be used for Ticonderoga & Lexington. *It was agreed that the deck has plenty of seating so one of the benches will be moved to above location.*

BOARD BUSINESS:

We cannot afford to trap small wild animals inside your home/courtyard. It is too costly & would not get rid of all the wild animals. There are still people that put out feed for the animals which encourages them to come close to our buildings. Also, all the construction that has been going on around us has many of these animals coming our way now that the trees have been cut down.

MEMBER ISSUES:

Discussion on power washing:

86-3 We need more notice when work is to be done. Jim: we try but because of weather & late notice to us we don't always have an exact date. Watch the LED sign.

59-5 How many years does it take to wash all our buildings? *Jim, it takes 6 years*

56-1 I am not in the rotation but have algae on the north side of my building. *Sue, we will discuss in our closed meeting.*

86-3 I have a place in FL & we have required to power wash our own places once a year at our own expense. *Jim, we pay \$600 per building., now that we have almost all building sided it will take longer to complete. Sue: took a vote to see how many people would be willing to pay for their own washing,*

59-5 Most people living here are on fixed incomes and cannot budget for that. *Sue suggested we look into increasing the washing to twice a year to include more buildings. This will be considered in the budget meeting for 2023.*

107-4 I work all day & want adult time in the evening so I can swim without kids.

86-3 People who work should have adult time in the pool.

76-4 how many children usually swim? *Katy, it's hard to tell, the log only asks how many guests each member brings. There are many members that do bring their grandchildren. Remember, any adult can swim at any time, they are not being denied.*

64-6 Could we extend the time for kids from noon to 3 & eliminate the evening swim. Or only kids on the weekends?

117-1 I like having my grandkids come swim, I don't want a change in hours.

Sue: This can be discussed at the next meeting, nothing would go into effect until next year.

111-3 Cats are still running loose, I almost fell over one. *Cats are to be in your courtyard or on a leash. You can report people who let their cats run free & the Board will warn them with a letter & fees if not resolved.*

76-4 Can we make the grassy area by Valley Forge a park? *Although this is owned by Colonial Acres it is still controlled by the builder. The original plan had two more buildings to be built on that land but the builder found it not to be cost affective to continue. He has control until ALL buildings are done & sold.*

139-3 who pays taxes on that land? *Jim, we do but we don't have control of it.*

70-3 Can the LED sign slow down or not scroll? The signs by the church on Pontiac Trail are easier to read. Gloria, unfortunately we do not have the same LED signs. Ours is very limited in the size of the font so to be able to fit all info on it the words must scroll.

159-5 When does land contract expire? *Jim, it's a 99 year lease & we are half way into it*

Bill A. speaking for 136-5, is there a system to pay taxes when in FL. *Jim, it must be set up separately than your monthly maintenance fee with the bank. You'd have to approve an amount with the bank. Tax bills don't go out until the end of August after Clearview gets info from the city & evaluates how much each unit pays.*

Katy made a motion to close, Mike. 2nd Meeting closed at 2:20

Minutes submitted by: Gloria Poirier

FROM THE BOARD,

We are busy with improvements. Keep an eye on the LED sign. There is cement repair, road repair, painting and landscaping repair. To help save costs, please do what you can. Help a neighbor out! The more we do, the more we keep costs down!

I will not be running for the Board this election. I really enjoyed helping to shape the direction of our community's future. I am leaving the Board to babysit my first grandchild.

Being on the Board requires 2 meetings a month and a lot of community interaction. Be part of the decision making! Bring new ideas or thoughts as to how to improve Phase V (while not increasing costs). Our goals this year were to keep costs down, improve Phase V grounds, open up communications, make Phase V safer and be transparent. I am proud to say I believe we have reached our goals!

Please vote! You can mail your ballot in or vote in person at the September 14th Board meeting.

We ask anyone who wishes to run for the Board to attend the next Board meeting on August 22 at 6 pm and to attend the next Clubhouse meeting on August 4th at noon. Give the membership a chance to meet you and ask any questions.

Currently we have 2 times to have kids under 17 years of age in the pool. The times are 12-2 pm and 5-7 pm. Come join the next Board meeting on August 10th at 6 pm to discuss a possible change in the kid's hours.

**Thank you,
Susie Brock, President**

Board members who are running in September elections as of 7/15/22:

Judy Keeling Bio:

I have been on the Board of Directors before for 6 years. I have lived in Colonial Acres for 8 years. I attended most meeting and read all my newsletters. I am also the City Council Liaison for Colonial Acres at the City of South Lyon. I am on the Gardening Committee and head up the Courtyard walks once a year. In the past I have been Secretary and Member at Large (also Clubhouse Committee Chairperson. I also do gardening for the Veteran's Memorial Park, blue star garden. I would like to serve on the Board of Directors again. My background is in Special Education with Children for 23 years at Northville Public Schools. I also cleaned the South Lyon Amination offices for a year. I go to all the City Council meetings for the city of South Lyon. I know everyone on the council personally. Attorney Phil Weipert is my personal lawyer. Please VOTE for me! Here is a list of things I would like to do to help our Co-op run the best we can:

1. I want to check work orders against billing or invoices.
2. I want to make sure the jobs were done and finished correctly.
3. I want more funding in the reserve account for emergencies.
4. I want to be open to using experience contractors even if they cost a little more.
5. I want everyone to be courteous to each other.
6. I want to spend money when it helps the majority of residents.
7. I am sure there is more, but these are my thought now.

Judy Stephens Bio:

I'm running for a position on the Colonial Acres Phase V Board of Directors. After a year of looking, the perfect for me unit showed up & I moved in 2018. My sister and her husband have lived here for 11 years so I'm familiar with how things in Colonial Acres Phase V have progressed over that period of time.

Background; I moved from a 60-unit condominium complex in Farmington Hills where I was a Board member for 7 of the 11 years I lived there. After 26 years, I retired November 30th, 2020, and started a part time job at Busch's in South Lyon. I left there in May of 2022. I volunteer 2 to 3 days a week at Maybury Farm.

Things I feel are important and will lobby for;

* Our reserve fund. I see this as top priority. The Board has made strides over the last four years to build a healthy balance in our account. I support that goal. I'm a firm believer in living within our means.

* Communication. Between Board members themselves as well as Board members & fellow co-op members. It has appeared to me that there are times when items are tabled because Board members need more information to reach an informed decision. Or perhaps are rushed into making a decision that they would like to consider more carefully. It's been my experience that the more informed the Board, the more they can pass on information at the open portion of our monthly meetings.

*Contractors. I would like for Colonial Acres to use local companies as often as possible. Not only would we be supporting our city businesses, it would be an effective way to hold companies accountable if there's problems with the quality of their work. Working as part of a team where all members are equally heard and respected is my goal.

Katy Kay Bio:

My name is Katy Kay, I've lived on Lexington Drive for 8 years. I've been on the Board for 2 years & it's time for re-election. My platform 2 years ago was transparency and I believe that we have lived up to that and plan to improve that process even more. I would like to remain on the Board as we have all worked very well together getting things done. There are many projects that we are working towards and I would like to see them through. Some big like our roads some little like barking dogs. Although we can't solve everyone's problems, we consider all issues that come before us keeping in mind we have a budget to work within. I've learned a lot, I've met a lot of people, and I understand what a big job this can be. I have a great respect for Clearview Property Management and I look forward to continue working with them. Vote for me to keep us going in the right direction.

There's still time to run for one of the three Board positions, even if you didn't get your bio in the newsletter. If you decide to run come to the August Board meeting on the 10th to put your hat in the ring & let members hear about your goals. This is a time to get to know all the candidates & ask them any questions you may have.

Note from your Editor:

As a Board member I would like to thank you all for your input at meetings. Although we can't please everyone the more info we have to make the best decision for all is needed.

There are times I have a preconceived idea about things but after listening to other Board members and all of you I see a different side of an issue. Just know that we do listen to all of you & discuss your opinions amongst ourself before we make the important decisions to not only improve Colonial Acres but to try & keep our Maintenance fees at a reasonable level. **Gloria Poirier**

COLONIAL ACRES PHASE V
OPERATING STATEMENT
SIX MONTHS ENDING JUNE 30, 2022

PAGE

| INCOME: | ANNUAL BUDGET | * CURRENT MONTH * | | * YEAR TO DATE * | | OVER (UNDER) |
|------------------------------------|---------------------|----------------------|---------------------|----------------------|----------------------|-------------------|
| | | BUDGET | ACTUAL | BUDGET | ACTUAL | |
| 5110 Carrying Charges | \$ 1,929,420 | \$ 160,785 | \$ 129,499 | \$ 964,710 | \$ 949,346 | \$ (15,364) |
| 5410 Interest Income | 100 | 0 | 1 | 50 | 9 | (11) |
| 5514 Clubhouse Committee Income | 0 | 0 | 0 | 0 | 0 | 0 |
| 5518 Special Assessments | 0 | 0 | 0 | 0 | 0 | 0 |
| 5520 Late Charges | 3,600 | 300 | 163 | 1,800 | 1,818 | 18 |
| 5522 N S F Check Charges | 200 | 17 | 25 | 100 | 150 | 50 |
| 5524 Legal Fee Recovery | 4,000 | 333 | 0 | 2,000 | 135 | (1,865) |
| 5533 Number Violations | 0 | 0 | 0 | 0 | 25 | 25 |
| 5536 Unit Reconditioning | 0 | 0 | 31,916 | 0 | 31,916 | 31,916 |
| 5558 Number Repairs | 400 | 33 | 0 | 200 | 0 | (200) |
| 5570 Insurance Recovery | 0 | 0 | 0 | 0 | 66,952 | 66,952 |
| 5580 Transfers From Reserve Funds | 62,702 | 0 | 0 | 62,702 | 146,952 | 84,250 |
| 5590 Miscellaneous | 0 | 0 | 0 | 0 | 25 | 25 |
| TOTAL INCOME: | \$ 2,000,422 | \$ 161,476 | \$ 161,604 | \$ 1,031,562 | \$ 1,197,328 | \$ 165,764 |
| EXPENDITURES: | | | | | | |
| 6200 Land Lease | \$ 760,800 | \$ 63,400 | \$ 63,400 | \$ 380,400 | \$ 380,400 | \$ 0 |
| 6300 Administrative Expenses | 97,100 | 7,708 | 6,232 | 50,850 | 45,133 | (5,717) |
| 6400 Operating Expenses | 210,200 | 833 | 748 | 100,500 | 101,199 | 699 |
| 6500 Maintenance & Repair Expenses | 658,200 | 51,517 | 79,161 | 334,640 | 414,008 | 79,368 |
| 6600 Community Facility | 7,800 | 1,525 | 1,035 | 5,150 | 11,721 | 6,571 |
| 6700 Taxes & Insurance | 96,800 | 8,042 | 9,970 | 48,550 | 60,510 | 11,960 |
| 7300 Debt Service & Reserves | 169,500 | 87,458 | 7,460 | 124,750 | 195,353 | 70,603 |
| TOTAL EXPENDITURES: | \$ 2,000,400 | \$ 220,483 | \$ 168,006 | \$ 1,044,840 | \$ 1,208,324 | \$ 163,483 |
| TOTAL INCREASE (DECREASE) | \$ 22 | \$ (59,006) | \$ (6,402) | \$ (13,277) | \$ (10,996) | \$ 2,281 |
| CASH BEGINNING OF PERIOD | | | 30,290 | | 34,883 | |
| CASH END OF PERIOD | | | \$ 23,887 | | \$ 23,887 | |



BITS & PIECES OF INFO



| | | | |
|------|----------------------|---------|-----------|
| ACTV | 62178 Ticonderoga Dr | Unit #3 | \$129,900 |
| ACTV | 62350 Arlington Cir | Unit #2 | \$150,000 |
| ACTV | 62360 Arlington Cir | Unit #4 | \$164,900 |
| SOLD | 25115 Heritage Ct | Unit #1 | \$152,000 |
| SOLD | 62340 Arlington Cir | Unit #6 | \$171,000 |
| SOLD | 61725 Valley Forge | Unit #3 | \$175,000 |

Mary Ketelhut
Realtor, Real Estate One, Inc.

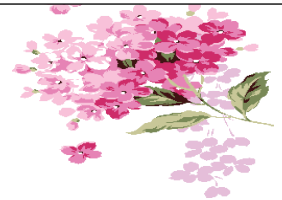
Welcome To The
Neighborhood



| | |
|---------------------------------|-----------------------|
| 85-5 Stout, Peggy..... | 25721 Adams..... |
| 146-3 Basierbe, Carolyn..... | 61725 Valley Forge |
| 109-3 Warren, Judy..... | 62360 Arlington Cr... |
| 56-2 Barsaleau, Jay & Lisa..... | 25108 Hamilton Ct... |
| 140-3 Walker, Mark 7 Valerie... | 61702 Williamsburg... |
| 67-2 Barrett, Rick, Sr..... | 25119 Jefferson..... |
| 107-6 Morris, Joyce..... | 62340 Arlington Crl |
| 107-6 Alarie, Flo..... | “ “ “ |
| 143-5 Danielson, Terri..... | 25200 Jefferson..... |

Barbara Sena

Passed 6/20/22



*In
Loving
Memory
of*

Benevolent Fund

We live in a very caring community & our Benevolent Fund provides a bit of comfort for the families of residents who we have lost. Please contact Barb Kibler with death notices of residents in Phase V.

This fund is very low, please think of donating \$5 or \$10 to help keep it going. Contact Barb Kibler: Call 734-218-1277 or drop off donation at 62340 Arlington Circle #4.

Please continue to save the tabs from your favorite beverages. Encourage your friends & family to collect, there is a can in the clubhouse kitchen you can drop these off.

Our South Lyon American Legion is collecting them to go towards Holiday dinners they serve for parents & their other children of those children that are in Children's Hospital.

Minutes Clubhouse Meeting July 7, 2022

FINANCIAL Our checkbook balance is \$24,756.67, of which \$16,000.00 is our operating reserve. Items purchased for the clubhouse must have prior approval to be eligible for reimbursement, as well as an actual receipt.

OLD BUSINESS

- The idea of discounted or free rentals for the clubhouse committee was voted down. Our August Deck Party will be on August 5th . Judy K. and Donna T. will be the organizers. Clean up needs to occur at 7 pm.
- If interested in the Island Queen excursion at Kensington July 30th , be at the boat dock by 4:30 pm to purchase your ticket. You will need either a yearly park sticker or purchase a daily pass for \$10.00. Look for the “Boat Rental” sign. There will be an optional meeting at Baker’s for dinner after the boat ride.
- City Manager, Paul Zelenak, will be at our next Board Meeting (July 13 at 1 pm) to inform us about the 2 mills proposed for road improvements in South Lyon. This will be the opportunity to ask any questions.
- The newly purchased bike rack is being well used and solves the problem of bikes blocking the entrance to the building.

NEW BUSINESS

- It has been reported that the floor in the women’s bathroom, as well as the space immediately outside the door in the hallway can at times be slippery due to puddling of water after pool and shower use. Mats will be repositioned in an attempt to solve this problem.
- The committee officially voted to approve Donna T. to continue as Co-Chair and for Bill Aldinger to become the new Treasurer.
- We are working with Perfect Floors to get an estimate for repairing damage to our floor caused by moving the pool table. **AGAIN, DO NOT MOVE THE POOL TABLE.**
- We are inquiring as to whether or not there is interest in square dancing within our community. If interested, please contact a committee member. Line dancing is available on Thursday mornings at the Phase 1-IV clubhouse. We are invited to participate.
- The air conditioning cannot be turned down below 72 degrees. This is to keep our budget in line. Anything lower is too costly.
- If you are renting the clubhouse, please do not prop the doors open. This makes the air conditioning work harder, and again negatively affects the budget.
- The pancake breakfast made a profit of \$223.00. Thank you to all who assisted in this successful event.
- Be sure to attend the next Club House Meeting on August 4th. Residents will have the opportunity to meet the candidates who are running for the three open board positions.
- The poker group will play additional Friday evenings for the summer while Bible Study is not in session. This is provided there is not a rental or special event. This Friday group will be led by John Nickoloff.
- A resident raised the issue of changing the evening hours of 5 pm to 7 pm for children in the pool. No change has been made at this time, pending further discussion.

MISCELLANEOUS

- When using deck umbrellas, please take a moment to be sure they are totally closed before leaving. This will avoid having them damaged by the wind.
- The newly formed Men's Club was attended by seven residents. The club meets the first Wednesday of the month at 7 pm. The purpose is to be a social club, as well as planning events for the clubhouse. They will, of course, welcome volunteers for these events.
- A cash startup will be available if necessary for events, which will then be returned from the proceeds of the event.

THANK YOU

We thank Katy Kay for being our treasurer when no one else was willing. We thank George B. for putting our kitchen cart together.

Respectfully submitted, *Connie Williams*

Hello neighbors from the Clubhouse,

To keep the HOA or carrying charges from increasing, we can help keep it low at the Clubhouse. Do not crank down the air conditioning or open the doors when the air conditioning is on. Pick up your trash and place it in the proper garbage can. Don't leave the fans or lights on. Close the umbrellas when you are done.

There is Poison Ivy close to the Clubhouse. Be careful when walking in the grass around the parking lot.

Please be aware when you are backing up your vehicle. The pool fence does not have its yellow posts in yet. The parking lot is narrower. If the parking lot is full, park on Heritage. Do not double park or park in Hamilton Court.

Just a reminder! No pets are allowed in the Clubhouse, the deck or in the pool area. It doesn't matter if the dog is small. Cats should not be out roaming off lease either.

The new Pool Rules have been listed in the Newsletter twice. And the new sign is posted. Do not ignore these rules. This is a Community Pool. All guests must be signed in by a member and the member has to be present. Let's be considerate of our neighbors. Children are allowed all day on Memorial Day, actual 4th of July date and Labor Day. Come meet your neighbors at our Deck Party (August 5th at 5:30).

**More good things to come,
*Susie B, Chair***

Clubhouse meetings are the 1st Thursday of each month at 12:00 noon

CLUBHOUSE HAPPENINGS



AUGUST 5th from: 5:30 to 7:00pm

Although we had a raining evening for our 2nd Deck party all tables inside the clubhouse were full. The hot dogs were great & three tables had everyone's best delicious recipes.

Don't miss the 3rd Deck Party August 3rd!

Phase V residents only, due to limited space



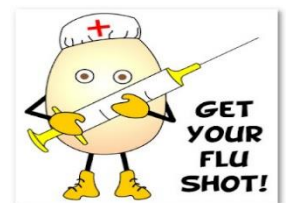
Garage Sale September 9th & 10th

Time to start purging & saving treasures for our garage sale.
NO CLOTHES * ELECTRONICS MUST BE IN WORKING CONDITION
*** ALL BEDDING / TABLE CLOTHS MUST BE LABELED W/SIZE * NO LARGE FURNITURE**

Please sign up to help with the garage sale, look for the sign-up sheet on the C.H. bulletin board. We need help setting up **Thursday Sept 8 from 6PM to 8PM** - Working in shifts ***Friday Sept 9 from 9AM to NOON - NOON to 3PM- 3PM to 6PM** - ***Saturday Sept 10 9AM to NOON – NOON to 3PM**, then tear down and box up **3PM to 4PM**

FLU SHOTS

Sign up sheet on the bulletin board, only 50 shots available.
October 19 1 to 2:15 Be prepared for the upcoming flu



CRAFT SHOW

Saturday October 29 from 10 to 3. Crafters rent a table: sign up with Connie Williams, 248-756-1814.

- Deck parties September 16 & October 7
- An October painting class. Learn step by step from the award-winning Steve Woods
- Chili cook-off & Fall bonfire at the Clubhouse

Make sure you read your newsletter & calendar for more fun activities!

LAST DAYS OF SUMMER FUN

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

ART
BOATING
BREWERIES
CAMPGROUNDS
FAIRS
FESTIVALS
FISHING
FUDGE
KAYAKING
LAKES
LIGHTHOUSES
METEORS
PARKS
PENINSULA
SAILING
SCENIC
STARGAZING
SUNSETS
WINERIES



Get Involved



There have been many suggestions the last few years for fun activities in the clubhouse. Bingo, table tennis, book club, line dancing, square dancing, more pot lucks, day trips, and many more.

If you're interested in getting something started, come to the clubhouse meetings, find out who else is interested, what you need to do to get it going, do you need an instructor or special equipment (& how would that be supplied). Don't just make suggestions about what should happen be the ONE to MAKE it happen!

Witch's Hat is currently planning their TENTH Annual Fury for a Feast on August 20th, 2022!!

Fury for a Feast has been a food drive & fundraiser for Gleaner's Food Bank & Blessings in a Backpack, for the South Lyon Chapter. They have donated just shy of \$93,000 & gathered almost 10,000 lbs. of food at Fury for a Feast!

HELP THEM HIT \$100,000!!!!

Now, more than ever, families in South Lyon community are struggling. Let's help take food off of their stress list!! The funds & food raised by *Fury for a Feast* have made a real difference for many families in our community that need our help.

Food drive, live music & where Witch's Hat releases their most prized Barrel Aged Beers that are worth the wait



SATURDAY AUGUST 20, 2022

NO TICKETS JUST STOP BY
STARTING AT NOON

WALKER SERVICE, INC.

Auto Repair Service

Front Ends, Brakes, Tune Up,
Engine Diagnostics, Alignments,
Complete & Custom Exhaust, Towing
Family Owned, Over 50 Years Experience

402 Donovan St. 248-437-6233
Mon-Fri 8:00 AM - 7:00 PM and Sat 8:00 AM - 4:00 PM

MLM Window Washing

John Callaghan

Colonial Acres Resident

61710 Williamsburg #3
South Lyon, MI 48178

734-552-8032
spcallaghan3@gmail.com



Crystal Clear and
Streak Free

Live Here, for the Best of Your Life®

AT HALF THE COST OF ASSISTED LIVING



First Come, First Served. Limited number of apartments available. Act now to avoid the wait list!

Nine floor plans to choose from, all including services and style to rival a fine hotel.

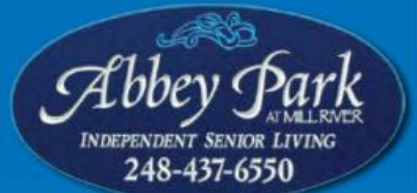
- Delicious Lunch or Dinner Included
- Luxurious Dinning Room
- Daily Continental Breakfast
- 24-Hour Staffing
- State-of-the-art Alarm System
- Fitness Center
- Scheduled Chauffeured Transportation
- Weekly Live Entertainment
- Hair Salon
- Country Store
- Theater
- Weekly Church Service
- Planned Activities, Weekly Shopping and Field Trips
- Beautiful Décor Inside and Out
- Lush Landscaped Grounds
- Friendly, Compassionate Staff

Our Extras Make the Difference

For more information, please call (248) 437-6550

28413 Abbey Lane, New Hudson 48165 | www.abbeypark.com

Lyon Township (Off Milford Rd. across from Coyote Golf Club)



The Best in Independent Senior Living!



When it's time to buy or sell, I am ready to help you with all your real estate needs!

**5 Year Colonial Acres Phase V Resident
Buying and Selling Homes for 20+ Years!**



Mary Ketelhut

Real Estate One

41430 Grand River Ave. Novi, MI 48375

734-634-8128

maryketelhut@yahoo.com

Call me and let's talk about what your home is worth in today's market!





MULTICARE HOME REPAIR LLC

Quality Workmanship @ Affordable Rates
"Reputation is Everything"

Services:

- Drywall Repair
- Electrical
- Plumbing
- Lock Installation
- Painting
- Power Washing
- Dryer Vent Cleaning
- Garbage Disposals
- Dish Washer Installation
- And More!



Resident Of Colonial Acres

Call 248-345-3876
Ask for David Young

SOUTH LYON FOOT & ANKLE SPECIALISTS

- Diabetic Shoes
- Ingrown Toenails • Diabetic Feet
 - Heel Pain • Ankle Injury
- Surgery - Office & Hospital
 - Bunions • Hammertoes
 - Corns • Calluses • Warts
 - Fractures • Sprains
- Arthritic Feet • Orthotics
 - Children's Feet

Dr. Anthony Mastrogiacomo



*Podiatrist / Foot
& Ankle Surgeon
on Staff at Huron
Valley Hospital*

MEMBER:

- Diplomat American Board of Lower Extremity Surgery
- Board Certified in Podiatric Medicine and Surgery

22245 PONTIAC TRAIL
SOUTH LYON, MI 48178

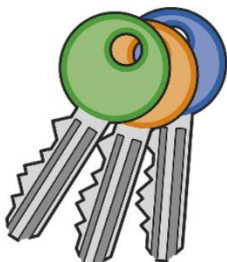
Located in Brookdale Square

(248) 486-8886

email: southlyonfootandankle@aol.com
website: www.southlyonfootandankle.com



Darlene & Brie Hamilton
 Family Owned Brokerage
Darlene@teamhamilton.net
 248-345-6780



Our knowledge and expertise of the Colonial Acres selling process allows you to be at ease as we market and get your co-op to closing. As South Lyon residents for over 22 years, we know your community and are eager to help you get the most for your investment.

Let's chat today about your real estate needs and planning for your next steps in the future!



PLYMOUTH

PHYSICAL THERAPY SPECIALISTS

Real Relationships. Real Results.

ORTHOPEDICS | SPORTS MEDICINE | INDUSTRIAL REHABILITATION

OUR SOUTH LYON CENTER HAS MOVED TO A NEW LOCATION!

582 N. Lafayette • South Lyon, MI 48178

T: (248) 573-7940 F: (248) 573-7941 • **CONTACT US TODAY!**

RIGHT ACROSS THE STREET FROM COLONIAL ACRES SENIOR LIVING COMMUNITY.

MEET OUR TEAM



MIKE FORGACH
PT, DPT, OCS, FAFS
CLINIC DIRECTOR



JANET CRONIN
OTR/L, CHT
OCCUPATIONAL
THERAPIST

SPECIALTIES INCLUDE

BALANCE/GAIT ISSUES
 ORTHOPEDICS
 JOINT REPLACEMENTS

HAND THERAPY
 POST-SURGICAL REHABILITATION
 AND MORE!

Expert physical therapy care you can count on in South Lyon.

SAME DAY/ NEXT DAY APPOINTMENTS AVAILABLE

www.plymouthpts.com

K&S

Estate/Moving Sales

Kathy Harris (248)-446-5030

Pauls
Plumbing Services, LLC



All Types of Plumbing Repairs
Master Plumber since 1985
24 Hour Emergency Service Available

Paul Trala **Bus: (248) 437-0501**
License #8110100 **Cell: (810) 560-3686**



In Home Hair Service
I bring my services to you

Kathy Harris **248-446-5030**
Licensed South Lyon






K B SERVICES, LLC
"Repairs done around your house"

248-446-9966

Ken Burger



License # 2102181351 Colonial Acres Resident


Ann Bishop
PT
LSVT Big Certified

Carly Bernadotte
PT, DPT

Amy Waltz
PT, MPT, CLT
Lymphedema Certified
Clinical Director

Sarah Ducko
PTA


Katie Dobbie
PT, DPT, CKPT
LSVT BIG & Kinesio
Taping Certified



*Hands - on treatment you need
with the care you deserve.*

BROSTROM
PHYSICAL THERAPY

Hometown Owned & Operated
www.brostrompt.com • 248-446-0155



Specializing in Hands-on Physical Therapy
Now proudly offering Massage Therapy services

22180 Pontiac Trail, Suite E / South Lyon, MI 48178

ESCAPADES CASINO BUS TRIPS

Call: Audrey Collard @ (248) 486-3499

Coordinator & Escort



Thursdays

April 21, 2022

May 19, 2022

August 18, 2022

Price \$42 (cash on day of trip) includes: \$25 incentives (\$20 slots + \$5 food). Register early for pre-loaded incentives on our SE Rewards/\$10 free pay after 600 pts/Use your own \$\$.



Tuesdays

2 trips every month starting

March 15, 2022

Price \$37 (cash on day of trip) includes \$25 incentives (\$20 slots + \$5 food). Hourly drawings. Senior Tuesday—Use your own \$\$ get 55 points. Swipe card get \$10 free play

Experienced Senior Specialist
Knows the Co-op process.

Janice M. Raupp

Realtor/Consultant
248-981-6348
JanRaupp@realestateone.com
Real Estate One
346 N. Lafayette
South Lyon, 48178



Your property—My priority!
Colonial Acres Resident



Sheri Wegela 734-516-6117 (cell)
734-981-2900 (office)

swegela@gmail.com

Seniors Real Estate Specialist-Professional Property Stager

*I will provide compassionate care for all of
your real estate needs.*

*Call, text or email me. I would love to work
for you!*



Buying or Selling a Home?

call (734) 812-6745

ROSE & TOM TIBBLES

"The entire Tibbles Team is great. Rose & her team coached us thru both buying & selling our home(s). Looking for a home to buy was a process that took us over a year, once we finally found the house that met our expectations, Rose & her team where able to sell our house very quickly. I would highly recommend Rose & her team to anybody."

-james spring4 6356 Chaparral Dr. Brighton, MI 48116

"We offer a competitive listing fee that we know would excite any seller"



Adams Ct. • Colonial Acres



Alexandria • Colonial Acres



Arlington Circle • Colonial Acres



Jefferson Ct. • Colonial Acres

KW ADVANTAGE
KELLERWILLIAMS REALTY



rosetibbles@gmail.com • 200 N. Center Northville, MI 48167

Village Glass Company

10177 Colonial Industrial Dr • South Lyon MI 48178

248-437-2727

Rescreening Special

Free Pick-up & Delivery • Call for Details

STORMS - SCREENS - NEW - REPAIRED
MIRRORS - SHOWER DOORS - STORM DOORS
FREE ESTIMATES
Senior Citizen Discount on Most Items



**Personalized
Hearing Care, Inc.**
Audiology and Hearing Aids
Specializing in the treatment of hearing loss

We offer superior service, state-of-the-art technology and competitive prices in a non-threatening environment.

SOUTH LYON OFFICE
321 Pettibone St., Suite 105, South Lyon, MI 48178
(248) 437-5505



Creative Hair I



305 N. Lafayette St.
South Lyon, MI 48178

248-437-0404

Professional & Personalized



**Comprehensive
Vision
Center**

Christopher Papp, MD
Ophthalmologist

Phone: (248) 782-8120

Fax: (248) 278-6096

contact@comprehensivevisioncenter.com

www.comprehensivevisioncenter.com

321 Pettibone St.

Ste. 103

South Lyon, MI 48178



**SOUTH LYON SENIOR CARE
AND REHAB CENTER**

248-437-2048

Skilled nursing and Inpatient rehab
Restore, Renew, Rejoice



MINER'S BARBER SHOP
(At The Light in New Hudson)

The Miner Boys - Tim & Dennis
(Your Licensed Master Barber's)

248-486-3270

P.O. BOX 347

56875 Grande River Ave.

New Hudson, MI 48165

Hours:

T, W, Thurs 9-7

Fri 9-6, Sat 8-3

Closed Mondays

Phillips

FUNERAL HOME AND CREMATION SERVICES

Five Generations of Caring, Since 1889

- Funeral Pre-Planning
- Military Funerals
- Free Grief Support
- Affordable Cremation
- Veteran, Medicaid, and Social Security Benefits

122 West Lake St. • South Lyon, MI

(248) 437-1616

Perfect Floors

**Carpet • Ceramic • Laminate
Wood Floors • Vinyl Floors**

The Service You Expect at

Prices You Can Afford

21946 Pontiac Trail, South Lyon, MI

248-437-2838



SOUTH LYON
DERMATOLOGY

Our Services

From rashes to melanoma, South Lyon Dermatology is equipped to handle all your dermatological needs.

- Acne
- Cysts
- Eczema
- Hair
- Hyperhidrosis
- Infections
- Infestations
- Moles (Nevi)
- Nails
- Pigmented spots
- Psoriasis
- Rashes
- Rosacea
- Scars
- Skin Cancers
- Skin Growths
- Sun Damage
- Surgery
- Warts
- Wrinkles



Angela M. Clay, D.O. is a board certified dermatologist serving aesthetic, medical and surgical skin conditions.

26036 Pontiac Trail, South Lyon, MI 48178
Phone: (248) 479-2200 • Fax: (248) 479-2682
<http://www.southlyndermatology.com>



Lockwood
of South Lyon

Tradition. Integrity. Excellence.

Now leasing for 2022! To reserve your apartment call 248-496-1144. Please visit us at the sales center or visit us at the website lockwoodofsouthlyon.com

KIM CHAMPE

Multi-Million Dollar Producer!!

SOLD SOLD SOLD

**Results
Are**

What Counts!



kim@kimchamp.com

Living and Working in the South Lyon & Surrounding Area for over 25 years

248-417-0737

Call for a **FREE** Market Analysis to help you with the market value of your home.



BIFANO
E Y E C A R E
OPTOMETRISTS
248 • 446 • 1146

Dr. Rhonda Bifano
Dr. Chris Bifano
Dr. Jo Ellen Dorony

**Let us help you to see the world in a better light
and receive personal care with Bifano Eyecare**

20% OFF Glasses For Seniors

Medicare Providers

Sat. & Evening Hours Available

Mon., Wed., Thurs., Fri. 9:00 am - 6:00 pm
Tues. 9:00 am - 7:00 pm • Sat. 9:00 am - 2:00 pm

317 N. Lafayette

(2 Blocks North of Ten Mile)

Varsity Lincoln Makes You

#1

FIND OUT WHY!*

VARSLITY
LINCOLN

Just a short drive to Novi!

(248)305-5300

*Based on 2017 Total New and Certified Pre-Owned Lincoln Sales Report.

Gentle FOOT CARE



"Most foot Problems can be treated easily in one office visit"
Specializing in latest most advanced techniques.

COMPLETE FOOT & ANKLE CARE INCLUDING

- *Senior & Diabetic Foot Care
- *Foot & Ankle Surgery
- *Ingrown & Fungus Nails
- *Corns & Calluses
- *Bunions & Hammertoes
- *Ankle Fractures & Injuries
- *Flat Feet
- *Heel Pain
- *Injuries
- *Warts



WE PARTICIPATE IN:

Medicare, Blue Cross, Blue Care Network, PPO, Cofinity, Aetna, CIGNA, HAP, United Healthcare, PHCS & Travelers and Most Others

Board Certified/Board Qualified Foot Surgeons. Diplomate American Board of Podiatric Surgery

COMMERCE- 8391 Commerce Rd. Ste 102.

248-363-3777

SOUTH LYON- 13650 Ten Mile Rd.

248-486-1177



FARMERS

Auto Home Life Business

Call us for a Free Quote

- 36% Safe Driver Discount
- 18% Auto/Fire Discount
- 15% New Customer Discount



Tom Groom
Total solutions Agent
(248) 437-5309
www.farmersagent.com/tgroom

We Love Experienced Drivers

410 N. Lafayette, P.O. Box 417
South Lyon, MI 48178

Need a Computer Guy?



Hi. I'm Lou Maglione, and I live in South Lyon. I'm a Certified PC Tech with 30 years in the business, and an experienced teacher.

When you have a computer problem, I'll not only fix it, I'll make sure that you know how to make it stay fixed. And if you want, I'll also help you learn to use your computer more easily.

You can drop off your computer with me, or I'll come to your home and fix it at no extra cost. I'm reasonably priced, and if the problem can't be fixed, you don't pay a penny - Guaranteed!

So call me, and get it fixed – today!

**Lou Maglione
InfoJunkies LLC**

248-675-5198

infojunkies2@gmail.com



ATTORNEY-PHIL WEIPERT

**ELDER LAW & ESTATE PLANNING
PROBATE AVOIDANCE**

Wills, Living Trusts, Durable Powers of Attorney for Finances & Health, Ladybird Deeds

Serving the Residents of Colonial Acres with the most reasonably priced Legal Services for over 25 Years!

**Located @ 400 S. Lafayette next to Wendy's
FREE INITIAL CONSULTATION-248-486-1100**



FRAZER

CREMATIONS & FUNERALS



Exceptional Service at an Exceptional Price

Direct Cremation \$795

Celebration Of Life \$1695

Traditional Funeral Service \$4195

248-667-9920 • frazerfunerals.com

Tenpenny
OUT OF THE WOODS
Furniture
www.tenpennyfurn.com

Free Delivery to Colonial Acres

Phone 248-437-1590

124 N. Lafayette
South Lyon, MI 48178

NEED HELP?

CALL MANDY AT (248) 924-1418

FROM GARDENING TO JUST ABOUT ANYTHING ELSE.

I HAVE A DEGREE IN SOCIAL WORK. I LIKE TO HELP!

AVAILABLE ANYTIME !

LIVE NEARBY. COST IS NEGOTIABLE.



Oakland County's Premier Collision Specialist for over 30 years. Servicing all of your automotive repair needs.

**150 E. McHattie St.
South Lyon, MI 48178**

248-437-6100

*Norm's TOTAL
Automotive Service*

**Complete Auto Repair & Towing
Certified Mechanics**


Award Winning Auto Repair

Open 7 Days · Mon-Fri 8-8 · Sat 8-7 · Sun 12-5

115 Lake St.
Downtown South Lyon

248-437-2086

AUGUST 2022

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|----------------------------|---|--|--|---|--|-----------|
| | 1 8:30am Coffee hr 11:00-12:00 Chair Yoga 7 pm Euchre | 2 2-5 Billiards VOTE-PRIMARY & ROAD TAX 7:00 Texas Hold em | 3 9-10 Swim class 10-12 Sewing 7 PM Men's Club | 4 12:00 C.H. Mtg 7 pm Euchre | 5 9-10 Swim class 7:00 Texas Hold em 5:30-7pm Deck Party/Phase V | 6 |
| 7 | 8 8:30am Coffee hr 11:00-12:00 *Chair Yoga 7 pm Euchre | 9 2-5 Billiards 7:00 Texas Hold em | 10 9-10 Swim class 10-12 Sewing 6:00 Board Mtg. | 11 7 pm Euchre | 12 9-10 Swim class 7:00 Texas Hold em | 13 |
| 14 | 15 8:30am Coffee hr 11:00-12:00 *Chair Yoga 7 pm Euchre | 16 2-5 Billiards 7:00 Texas Hold em | 17 9-10 Swim class 10-12 Sewing | 18 7 pm Euchre | 19 9-10 Swim class 7:00 Texas Hold em | 20 |
| 21 | 22 8:30am Coffee hr 11:00-12:00 *Chair Yoga 7 pm Euchre | 23 2-5 Billiards 7:00 Texas Hold em | 24 9-10 Swim class 10-12 Sewing | 25 7 pm Euchre | 26 9-10 Swim class 7:00 Texas Hold em | 27 |
| 28 RENTAL | 29 8:30am Coffee hr 11:00-12:00 *Chair Yoga 7 pm Euchre | 30 2-5 Billiards 7:00 Texas Hold em | 31 9-10 Swim class 10-12 Sewing |  | | |

***Chair Yoga Therapy Class with Dr. Renee – All levels welcome – Mondays 11:00 to 12:00**
 Don't forget to vote in the August 2 Primary, there is the Road Bond Proposal on the ballot