

# COLONIAL ACRES PHASE V NEWSLETTER

Volume XXXV Issue 11

November 2023

**Phase V website:** [colonialacresphasev.com](http://colonialacresphasev.com)  
**Clearview Property Mgt. 810-458-6065**  
**Office hrs: Monday thru Friday 9am to 5pm**  
**Emergency Maintenance 810-410-7827**  
**(after hours)**  
Email: [office@clearviewmi.com](mailto:office@clearviewmi.com)  
Fax: 810-458-6067

## BOARD OF DIRECTORS

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Treasurer	Judy Stephens
Member at large	Judy Keeling

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News Distribution	Joanne Dettore
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Pool Maintenance	Janice Broniak
Sunshine Corner	Faith Phee

Newsletter email: [ticonderogagals1@gmail.com](mailto:ticonderogagals1@gmail.com)  
Newsletter deadline to submit items is the 15<sup>th</sup> of each month.



# November

## Friendsgiving November 19, 2p-4p

Come break bread with friends  
and neighbors.

## CRAFT FAIR November 11, 10a- 3p

Save the Date: **December 10th**  
**Colonial Acres Phase V Christmas**  
**Party.** Get tickets from any Men's Club  
Member.

## Review the snowplowing procedure inside this issue

Wishing all Colonial Acres Phase V  
Community members a Happy  
Thanksgiving!

# Colonial Acres Phase V Minutes

October 11, 2023

1:05 pm meeting commenced

Phones silenced, Pledge of Allegiance to the Flag

All board members present: Gloria P., Mike G., Judy S., Judy K., Katy K.

Form Clearview Stacy was present on a Zoom call and Paul Zaytek present.

Gloria spoke of Jim's passing and how sad that is but assured us that Clearview would continue with their service to our community. We now have Paul Zaytek joining us. He's been with Clearview for many years and knows our property well. He is well aware of all the projects going on past, present, and future. We did meet with Stacy and Paul not long after we learned of Jim's passing and were reassured that things would not change. We do have one more year in our contract with Clearview property management.

Stacy on Zoom giving a management report. Two buildings remain to be power-washed, the painting is finishing and being held up at times by the weather. Concrete is done except the handicap ramps. You're looking for a new vendor to do the handicapped ramps. The leak in the kitchen from the exhaust fan is being looked at as it needs a different cap on the roof, and it is being worked on. The sprinklers are almost all flushed and turned off for the season.

Financial reports published in the newsletter. Our reserves are on target. Audits will be done by an independent company. The board approved the minutes from August and September and approves the financial report.

## Old Business

1. Park bench for Ticonderoga and Heritage will be brought to this address from up north. Suggested placement was Northwest side of the corner underneath the trees? It was promised to be done before the "snow flies".
2. The new member orientation went well questions, were asked and answered. The new people who attended said they like the orientation and gained knowledge. The question was asked whether orientation should be increased to two times per year? Suggestion was to see how the sales went and when we had enough, we'd have an orientation probably April and September.
3. Water usage. Stacy has called the city and a work order has been put in to check all of our water meters. There are differences between buildings, and we are going to watch those buildings closely and have the members check their homes for leaks, running toilets, dripping faucets, etc. Just a reminder, we all pay for the water, it comes out of our monthly HOA. A member did point out there is such a thing as drought-free grass

which of course would help with water usage. To be discussed with Jamie.

There is a service provided by DTE where they come to your home and check your pipes and any way to save energy. You can call them and set up an appointment. The request for an agenda prior to the meeting to be sent out? Post it in the prior newsletter prior to the meeting. That is very difficult to do since our meetings are the second Wednesday of the month sometimes that's early and sometimes that's late, but the newsletter people need the information going into the newsletter by the 15<sup>th</sup> of the month. So, you would just have one board meeting and within a week or less sometimes you would have to have an agenda for the next meeting. Agendas are very difficult to put together you have to see what gets done during the month and what pops up.

4. SNOW. That dreadful stuff. It's coming folks. You will have to move your car, get to know your neighbors as a lot of times your particular street may have a strategy. New people ask your neighbors. Many complaints about the curbs being destroyed by the snowplows, we need to discuss with Lewis Brothers if there is a way to prevent that from happening. It adds a big cost to our cement replacement every year. Don't park your car over the sidewalk it makes it difficult for the shovelers to get the sidewalk cleared. Please review the rules and regulations about how to move your car during the snow season.

### **New Business**

1. Signage. Is it possible to take a survey of how many people actually cut through here? We need bigger signs closer to the road, a copy of a sign was presented to the board, we will look into it. Mike G. has a company that makes signs that are affordable.
2. Slippery Bridges. We have two on our property. They are very slippery when wet and especially covered in wet leaves. Paul Z. has looked at them and there a few fixes. We could apply grip-strips, we could paint after being power washed with gripper paint. There is some type of metal strips that can be applied. Looking into that.
3. Should we move the sign by the clubhouse pond "members only, members must be with guest"? Presently it is hidden by the LED sign.
4. 2024 Budget. The board will be meeting with Clearview this month to approve a budget for the next year.

### **Member Concerns**

A complaint about over decorating outside our units. You can decorate inside your courtyard that is your property. Please be aware that outside your courtyard should be kept to a minimum.

Gloria would like to brainstorm on Facebook about the excess traffic. A member has suggested stickers on our cars. We have way too many visitors to make that effective also policing that would be difficult.

A point made by a long-term member was many many ways have been tried for this apparently age-old problem and there has been no success.

There are six new EV stations scheduled to be put in, in the city of South Lyon for those people who own EV s.

Jim had sent Gloria and email saying that our colonial acres was voted **Best in South Lyon** We are making a framed hanging of that email.

Member has asked for permission for Generac generator. The procedure was explained to her for installation form to be filled out license contractor to do the work then a request to the board and we will approve.

A reminder from Clearview they need a copy of the newsletter so they can post it. Why closings at the clubhouse? Stacy discussed this via zoom with the group present. It is to welcome people they can see what it is like here often times there are people coming in and out to the library. It's nice to let the new people know that there is a lot of activity here. It is difficult on a daily basis to know when a closing is coming due to the fact the real estate people often don't have their paperwork in order. They do try to avoid meetings and will look closely at the calendar to make sure there are no meeting scheduled on that day.

There was a discussion about some dead trees behind building 72 and 73 they will be looked at by Jamie and or Paul z.

**Meeting closed at 2:20 p.m.**

\*\*\*\*\*

**FROM THE BOARD**

Fall weather is here with winter around the corner. Phase V had a good summer; lots of projects worked on, the pool was enjoyed by all, especially some of our new members, & the clubhouse house committee had many fun activities attended. As the temps go down make sure everyone is driving the 15 MPH, the roads get slippery & there's a lot of walkers to watch out for.

BE SAFE!

There's only one more Board meeting before the end of the year, November 8 at 1:00pm. Clearview & the Board will have the budget for 2024 completed & a schedule of dates & times for our meetings next year. The Board thanks all the Members who put their trust in us & we want to assure you that nothing has changed with the commitment Clearview has with us. Although Jim Reuschlein will be missed, as a CEO & friend, Kelly, Paul, Stacy, & their crew have not missed a step in wrapping up all our work for 2023. We look forward to working with them in the coming year.

May you all have a Happy Thanksgiving surrounded by family & friends!

## SNOW PLOWING PROCEDURE



- The daily news always lets us know about when snow is coming. Be aware when 2 or more inches will be falling.
- If 2 or more inches have fallen the roads & walkways will be cleared once snow has stopped.
- As roads & courtyard areas are cleared you should hear a horn. Be up, aware, & listening for the horn to blow or listening for the plow in your area. **If it is a continuing snow & the plows will be returning do not move your cars until snow has stopped & horn is blown.**
- Members should be clearing off cars & moving them once this happens. Many streets & courtyards have a plan where & when to move cars, make sure you are aware of what happens in your area. **If you're new check with your neighbors about a plan.**
- If roads & walkways are not cleared yet do not move your cars onto unplowed roads. Your car could be plowed in, ticketed or towed if you do.

### DO NOT:

**Do not** park cars immediately at the ends of roads where snow will be moved.

**Do not** park your cars in your space **OVER** the sidewalk during winter. This prevents the sidewalks from getting completely shoveled.

\*\*\*\*\*

**Happy November!!!**

**Our Buddy's pizza night on October 5 raised \$102 for our community.**

**The Winery night on October 12 was fun and 30 people attended.**

I am "**assuming**" that the Chili Cookoff went well - at this time of printing we haven't had it yet!

The **Holidays** are coming! Here is a glimpse into all the activities coming your way in **November.**

- **Clubhouse Meeting November 2, 12 - 1pm**
- **Walking Club Every Saturday** at Kensington - **see ad ends November 11**
- **Bingo** – 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays – on-going
- **Yoga Gals** – new exercise event every Friday at 11:00
- **Craft Show - November 11** - Clubhouse - 10 - 3
- **Flag event** - details TBD

- **Holiday Clubhouse decorating - Sunday November 12, 3 – 5 pm, bring snack and drink**
- **Holiday Cookie exchange + Ugly sweater contest - November 29, 6:30 - 8:30, sign up in clubhouse. - Come and enjoy the holiday cheer**
- **Friendsgiving - November 19, 2 - 4:30 get your tickets and sign up for a dish in clubhouse**

Sincerely, Laura Gola - Clubhouse Chair -

Text Laura at (248) 275-9591 with questions

# Thanksgiving

S	R	G	S	I	Y	N	M	U	T	U	A	G	E
G	P	B	E	P	I	L	G	R	I	M	S	N	F
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BLACK FRIDAY  
 FAMILY  
 TURKEY  
 GRAVY  
 STUFFING  
 HARVEST  
 CELEBRATE  
 PUMPKIN PIE  
 PILGRIMS  
 MASHED POTATOES  
 NOVEMBER  
 FEAST  
 CORN  
 GREEN PEAS  
 THANKSGIVING  
 FALL  
 AUTUMN  
 PLYMOUTH

Play this puzzle online at : <https://thewordsearch.com/puzzle/193/>



COLONIAL ACRES PHASE V  
 OPERATING STATEMENT  
 NINE MONTHS ENDING SEPTEMBER 30, 2023

	ANNUAL BUDGET	* CURRENT MONTH BUDGET	MONTH * ACTUAL	* YEAR TO DATE BUDGET	* ACTUAL	OVER ( UNDER )
<b>INCOME:</b>						
5110 Carrying Charges	\$ 2,041,740	\$ 170,145	\$ 119,538	\$ 1,531,305	\$ 1,489,091	\$ ( 42,214 )
5410 Interest Income	0	0	2	0	6	6
5534 Clubhouse Committee Income	0	0	0	0	0	0
5548 Special Assessments	0	0	0	0	0	0
5550 Late Charges	3,000	250	1,345	2,250	2,031	( 219 )
5552 N S F Check Charges	0	0	0	0	275	275
5554 Legal Fee Recovery	3,000	250	1,419	2,250	8,082	5,832
5555 Member Violations	0	0	0	0	0	0
5556 Unit Reconditioning	0	0	0	0	0	0
5558 Member Repairs	400	33	0	300	0	( 300 )
5570 Insurance Recovery	0	0	0	0	0	0
5580 Transfers From Reserve Funds	18,607	12,607	32,000	18,607	32,000	13,393
5590 Miscellaneous	0	0	0	0	75	75
<b>TOTAL INCOME:</b>	<u>\$ 2,066,747</u>	<u>\$ 183,285</u>	<u>\$ 154,304</u>	<u>\$ 1,554,712</u>	<u>\$ 1,531,560</u>	<u>\$ ( 23,152 )</u>

<b>EXPENDITURES:</b>						
6200 Land Lease	\$ 783,624	\$ 65,302	\$ 77,164	\$ 587,718	\$ 611,891	\$ 24,173
6300 Administrative Expenses	94,000	7,433	6,736	66,900	63,405	( 3,495 )
6400 Operating Expenses	208,200	667	1,207	145,350	159,005	13,655
6500 Maintenance & Repair Expenses	654,200	48,267	91,207	485,900	462,342	( 23,558 )
6600 Community Facility	9,600	1,550	1,517	9,600	8,297	( 1,303 )
6700 Taxes & Insurance	122,100	10,025	21,063	92,025	94,669	2,644
7300 Debt Service & Reserves	195,000	16,250	15,998	146,250	143,976	( 2,274 )
<b>TOTAL EXPENDITURES:</b>	<u>\$ 2,066,724</u>	<u>\$ 149,494</u>	<u>\$ 214,892</u>	<u>\$ 1,533,743</u>	<u>\$ 1,543,585</u>	<u>\$ 9,841</u>

<b>TOTAL INCREASE (DECREASE)</b>	<u>\$ 23</u>	<u>\$ 33,791</u>	<u>\$ ( 60,588 )</u>	<u>\$ 20,969</u>	<u>\$ ( 12,024 )</u>	<u>\$ ( 32,993 )</u>
<b>CASH BEGINNING OF PERIOD</b>			60,995		12,431	
<b>CASH END OF PERIOD</b>			<u>\$ 406</u>		<u>\$ 406</u>	

## CLUBHOUSE COMMITTEE MEETING MINUTES

Meeting called to order at 12:00 p.m.

Financial report given by Bill Aldinger. Our 50/50 raffles are working well as a way of helping the Clubhouse treasury stay acceptable for activities and pay expenses. Men's club is requesting funds be raised to purchase a 75- or 85-inch TV for Clubhouse. Current TV is too small for the size room we have. Funds from pancake breakfast will go to this cause. Raffle tickets will be sold for current TV to some lucky winner.

Fall is here, temperatures are dropping. The Christmas party is around the corner and it will be handled by Our Men's Club. Current status is we gather in the clubhouse. Tickets in limited numbers will be sold for dinner.

Bingo is up and running and is well attended. November dates are November 1 and 15th. No Bingo will be held in December. Most people will be busy with HOLIDAY ACTIVITIES. However, come January Bingo will be back January 3rd and 17th, Look on sign.

We have been experiencing camera outages still. Problem is being looked into. Hopefully The bug can be found and taken care of.

Future events Chair-people have been found for 2024. They would like to close the clubhouse for the week previous to sale. We have chairs in storage that are for the garage sale. We now have several months where we can sort and clean our basement and closets for items appropriate for the sale. By closing the clubhouse for the week before, items would not be stored in the shed and then moved again into the clubhouse. In the past this part has been very labor intensive.

Your committee is always looking for ways to improve activities for complete membership. We are a cooperative, we need to help everyone enjoy our living arrangements. There is a library available for all. This library includes current books, large print books, puzzles. Films and audio books. For the grandchildren there are also children's books available. This does not operate as a normal library. To borrow an item, one must only find what they want. Take these items home to use; then bring back the item so it can be used by some-one else.

Current items ongoing: Monday morning coffee and donuts 8:30a.m., \$1.00 per person, Yoga Monday & Friday check calendar.

Billiards 2-5 Tuesday

Check the calendar for ongoing events.

Committee is still looking into ways of raising funds for the clubhouse. Any brainstorm let Us know. We need to be viable.

Submitted: Theresa Szarama



**COLONIAL ACRES PHASE V INFORMATION**  
**Important information for Members**



**NO BINGO IN DECEMBER...BINGO will resume January 3, 2024**

**NO Lunch and a Movie**  
**Lunch & Movie will NOT be held November or December,**  
**it will resume in January**

**POLICE & FIRE DEPARTMENT APPRECIATION DINNER**

Help us show our appreciation to the South Lyon Police and Fire Departments. December 5 will be our yearly appreciation dinner for our local police and fire department. **WE NEED DONATIONS!**

A sign-up sheet is in the clubhouse. We will be serving: Pulled Pork, Mac & Cheese, Coleslaw, & Baked Beans for the police dinner. The fire department loved our cookies and brownies last year so, we will be providing them again this year. Giving back to those who help us!



***SAVE the Date: December 10***



**Colonial Acres Phase V Christmas Party**

The annual Colonial Acres Phase V Christmas party is returning to our own clubhouse. **Save the Date: December 10, doors open 4:45 pm and dinner is served at 5:00 pm. BYOB, Tickets are \$15.00 and can be purchased from any Men's Club member. Tis the Season to be jolly!**



**Join us for Clubhouse Holiday decorating November 12, 3p-5p, bring a snack & drink! See you there!**

## FURNACE / BOILER MAINTENANCE

Just a reminder, if you haven't had a check on your furnace or boiler in a while you should call Paul Trala & make an appointment. The last few years it has been the responsibility of the Member to schedule these maintenance appointments directly with Paul, 248-437-0501. General maintenance is scheduled Monday –Friday during normal business hours. If you have an emergency issue with your boiler, furnace, or hot water heater during weekends or off hours call the emergency # on the front page of the newsletter.

Winter is coming make sure you're prepared. Make sure the batteries in your thermostat are working before the start of cold weather.

## SOUTH LYON KAWANIS SENIOR HOLIDAY DINNER

**Where:** South Lyon High School Commons  
**When:** Monday December 11th at 5:30 pm.  
Doors open at 5 pm

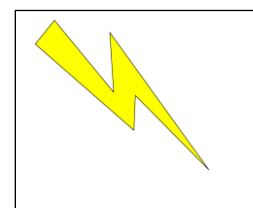


If you are 65 or older and live in the South Lyon area, please come by for a FREE full turkey dinner with all the fixings. We will have some great entertainment this year. No need to RSVP.



## 6 CHARGING STATIONS COMING TO SOUTH LYON LOCATIONS LISTED BELOW

1. The Wells Street parking lot
2. The Whipple Street parking lot
3. 390 S. Lafayette St. (Lafayette Park)
4. McHattie Park parking lot, 502 Washington St.
5. McHattie Park, near the freight house, 300 Dorothy St.



# BITS & PIECES OF INFO

## SUNSHINE CORNER



Bring a ray of sunshine to a neighbor who may need encouragement or a get well wish. Faith Phee will send a card to lift someone's spirits.

Please contact Faith 313-418-0067 if you would like a note sent that says we care.

### Welcome To The Neighborhood



142-1	Leep, Joanne	25183 Jefferson Ct
103-1	Cottrel, Joanie	25861 Lexington
138-6	Borth, Sharon	61740 Williamsburg
138-6	Schwartz, Christine	61740 Williamsburg

ACT	61962 Yorktown Unit 1	Bld 91	\$129,900.00
ACT	62512 Raleigh Ct Unit 4	Bld 98	\$158,000.00
ACT	61960 Arlington Cr Unit1	Bld 116.	\$155,900.00
ACT	62290 Arlington Cr Unit 3	Bld 119	\$230,000.00
ACT	62181 Arlington Cr Unit 6	Bld 110	\$159,900.00
PND	62068 Ticonderoga unit 4	Bld 82	\$165,900.00
SLD	25665 Lexington Unit1	Bld 71	\$145,000.00
SLD	25861 Lexington Unit 1	Bld 103	\$160,000.00
SLD	62070 Arlington Cr	Bld 117	\$168,000.00
SLD	61741 Williamsburg Unit 1	Bld 137	\$175,000.00
SLD	25220 Jefferson Ct Unit 6	Bld 144	\$175,000.00

Kim Champe, Realtor



72-5 Doug Wendrick died 10/17/23

RIP

# Things Happening in Phase V

## HOLIDAY CRAFT FAIR

**What:** Holiday Craft Fair  
**Where:** Phase V Clubhouse  
**When:** November 11, 10 am to 3 pm



**Start you holiday shopping early!** Phase V is hosting a Craft Fair with local artists and crafters, many from right here in our community. Jewelry, laser art inspired by nature, watercolor prints, diamond paintings, sweatshirts, various fiber arts, handmade greeting cards and more.

\*\*\*\*\*

## Friendsgiving

**What is that:** Thanksgiving with Friends  
**When:** Sunday November 19th, 2 - 4:30pm  
**Cost:** \$5.00 per person payable in advance  
\$5 per person dollar cost includes  
turkey/gravy/papergoods/water/pop/ice  
**Tickets:** Avail at meeting 11-2, 12-1pm, Avail at  
Craftshow - on 11-11 between 12 - 2pm or  
on 11-12 in clubhouse, 3-5pm.



**All monies and RSVP's due by 11-12.**  
**Other:** Bring a dish to pass - sign up sheet will be  
on bulletin board

**Gathering:** Limited to first 72 people  
Limited to residents only or Resident + 1 guest

**Bring an alcohol beverage of your choice.**  
**Bring your dish to pass. Sign up sheet in clubhouse to guide the  
selections .**



**Questions:** Call Laura Gola (248) 275-9591 or Donna Tilley

## Christmas Cookie Exchange/Ugly Sweater Party

# Holiday Music and Festivity



**When:** Thursday November 29th, 6:30 – 8:30 pm

**How:** Sign-up sheet in Clubhouse for cookies coming in Nov

After we know the number of participants,  
we will know how many dozens to make - thinking of 6 - 12  
cookies per participant

Package in 6 packs - dish or bags

Bring an Extra 1/2 dozen to share with the  
whole group the night of.

Punch served

**Other:** Wear your ugliest Holiday Sweater, Judging f or  
best sweater Male or Female



Bring an alcohol beverage of your choice.

**Questions:** Call Laura Gola (248) 275-9591 or Donna Tilley (734) 776-1470



Join us for exercise Fridays at 11 am

Have fun while keeping in shape this Fall  
and Winter with your friends & neighbors!

**BINGO IS HAPPENING IN NOVEMBER!**



From the desk of the Sergeant-at -arms. 2023

To all residents of Phase V Colonial Acres. It has been a while since I put a letter in the Phase V newsletter. Again “thank you” for saving the tabs for tots, from your favorite beverage cans, for Post 338 of the American Legion of South Lyon. These tabs are still being collected, and you can deposit them in the plastic bag, at the window in the clubhouse. So, thank you again for your support over the years, it is so generous and appreciated!

(To those who don’t know what these tabs are used for). We collect these tabs from aluminum cans, take them to the aluminum can company for money, and in return, we put the money from these tabs along with our Post money to make it an even two thousand dollars.

The money is then deposited into a fund at Children’s Hospital, for the use of dinners for the parents and their other children of those children who are in the hospital. For Thanksgiving, Christmas, New Years, and Easter.

So, thanks again for saving the aluminum tabs for us, so we can keep up the dinner for the children at the CHILDREN’S HOSPITAL in Ann Arbor.

Also: If you were in the armed service, we would like for you to join our post. We hold our meeting at the VFW post, on the third Thursday of every month at 7: 00 pm (1900 hours). You can find out what projects we are working on and can join in helping us.

Sincerely, Ron Vorndam, Sergeant-at-Arms, American Legion Post 338, south Lyon.

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- Board Certified in Podiatric  
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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			<b>1</b> 10-12 Sewing 3-5 Lake St Tavern 5:30 pm Bingo	<b>2</b> 12 Clubhouse Mtg  7 pm Euchre	<b>3</b> 11-12:30 Yoga Girls Exercise  7 pm TX Hold em	<b>4</b>  <b>RENTAL</b>  9:30 am Walking Club Kensington
<b>5</b>	<b>6</b> 8:30 am Coffee hr 11-12:30 Yoga 1 pm Men's Club 7 pm Euchre	<b>7</b> 2-5 Billiards  7 pm TX Hold em	<b>8</b> 10-12 Sewing  1 pm Board Mtg	<b>9</b>  7 pm Euchre	<b>10</b> 11-12:30 Yoga Girls Exercise  7 pm Bible Study	<b>11</b>  9:30 am Walking Club Kensington  10-3 Craft Sale
<b>12</b> 3-5 pm <b>ClubHouse decorating</b>	<b>13</b> 8:30 am Coffee hr  11-12:30 Yoga 7 pm Euchre	<b>14</b> 2-5 Billiards 7 pm TX Hold em	<b>15</b> 10-12 Sewing 3-5 Lake St Tavern 5:30 pm Bingo	<b>16</b> 7 pm Euchre	<b>17</b> 11-12:30 Yoga Girls Exercise  7 pm TX Hold em	<b>18</b>  <b>RENTAL</b>
<b>19</b> 2-4 pm <b>Friendsgiving</b>	<b>20</b> 8:30 am Coffee hr 11-12:30 Yoga  7 pm Euchre	<b>21</b> 2-5 Billiards  7 pm TX Hold em	<b>22</b> 10-12 Sewing	<b>23</b> <b>Thanksgiving</b>  7 pm Euchre	<b>24</b> 11-12:30 Yoga Girls Exercise  7 pm Bible Study	<b>25</b>
<b>26</b>	<b>27</b> 8:30 am Coffee hr 11-12:30 Yoga 7 pm Euchre	<b>28</b> 2-5 Billiards  7 pm TX Hold em	<b>29</b> 10-12 Sewing 6:30-8:30 pm <b>Cookie Exchange/sweater</b>	<b>30</b>  7 pm Euchre		