

# COLONIAL ACRES PHASE V NEWSLETTER

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

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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.

# HELLO JUNE



Wishing all the dads in  
 our Phase V community  
**Happy Fathers Day!**



**Pancake Breakfast**  
 June 22, 9-10:30 am  
 Phase V Clubhouse

# Colonial Acres Phase V Board Minutes

## May 8, 2024

Meeting called to order at 6:00 pm

Board members present: Gloria P., Mike G., Judy S., Katy K. From Clearview: Stacey K., Paul Z., Kelli R.

The Pledge of Allegiance recited.

Reminder to silence phones & for members to be recognized before speaking. Request made for members to limit comments and questions to two minutes please.

### **Management Report**

Management report given by Paul Z : Bus stop, concrete, asphalt, painting, and water meter changing programs are all ongoing. We collected five goose eggs this year. The pond has had its first algae treatment. The fountain will be put in the pond by John McGraw. Pool cover will come off on May 18th. Aquaman was here checking on the condition and whereabouts of the sprinklers. No report at this time on what he found. 141-2 asked if there is a list of water meter heads that need to be changed. The water meters are managed by the City of South Lyon who will notify you by putting a note on your door or sending you a letter. 141-2 my front spigots are leaking. Request made that she call the office to inform please. Also, those are your responsibility, so you'll need to hire a plumber. You don't want them to leak for any length of time because we're all paying for that loss of water.

### **Financial Report**

Financial report given by Stacy. A new late fee will begin the 1st week of July. It will be discussed at the June Board meeting & put in the July newsletter

April minutes were approved

### **Old business**

\* Pavers to be placed in front of dog waist stations to prevent a mud buildup. Approximately \$300 for the three stations \$100 a station placed by Jamie.

\*The egg collection this year was not real successful probably nesting off site.

\*The park bench is waiting to be placed and again will be placed after we start our cement work so that the cement can be poured without calling in for a separate visit.

\*Gloria has reminded us that the green cleaning spray simple green seems to kill Insects, flying and crawling, instantly.

\*At the time of this writing of the minutes the pool sign is up for the rules and regulations. Please review and remember your grandchildren need to be at least 4 years old before they go in the pool, no diapers on adults or children allowed in pool.

\*No alcohol around the pool, no water around the pool, no cups of any kind around the pool, includes water bottles etc. We have a beautiful deck with many chairs and tables and umbrellas pick yourself a table load it up with your stuff and when you need a drink or a rest from the sun have a seat on the deck.

\*The clubhouse address is up It is on top of the LED sign.

At the last meeting people were asking about the possibility of our meetings being presented through zoom. Stacy can set that up. We are going to take a survey in the newsletter to see who would join & who would be interested etc. You would need to provide your email address so that you could get the sign on to join in on the zoom meeting.

\*141-5 asked if there was a cost for the zoom meeting calls. None other than using your computer and email.

\*103-1 possibly do a test run to see what numbers are interested in joining the zoom call. That would be the reason for the survey in the newsletter.

\*65-6 would like to inform us that there is a very invasive species called garlic mustard and she does pull these out, there is a picture provided and is put on the bulletin board so you can see what it looks like. If you're up to pulling some weeds pull some garlic mustard, please.

## **Member issues**

80-1-behind her condo is very wet & puddles under the grass, mowers are unable to mow that area, even when there's been no rain. Kelly contacted Jamie to get estimate for extension to downspouts. Hopefully to carry the water away.

139-5 Bill Aldinger announced that there will be no casino trip due to participation being too low.

82-4 would like to know how to turn off the electricity in her basement??

79-5 & 79-6 both have water around the building down the side and in the back.

Meeting adjourned at 6:42 pm.

**Submitted by Katy Kay**

## **FROM THE BOARD**

The goal of this article is to clarify how members make changes to their unit affects both them and the future owners of their unit. The new member takes on the responsibility of any changes made by the previous member. THE CHANGES ARE NOT THE COOPERATIVES RESPONSIBILITY! This is consistent among Phases I thru V

Examples: Page 15, Section II

Installing a roof over a rear deck or cement slab.- By adding a roof over the rear deck or slab, the member automatically assumes responsibility for the maintenance of the deck or slab.

\*Page 11, Section I

Special plantings are allowed in the common area behind your unit after written permission is obtained from the Board. You are required to maintain these plantings. The responsibility is passed on to the new owner. It's your responsibility to inform the new owner concerning the maintenance of the plantings.

Failure to follow protocol:

Colonial Acres has a system in place to handle any and all items listed as covered by the Cooperative on the Responsibility Grid.

The sheet listing what is the Cooperative & what is the Members responsibility is given to every new member at the closing. In addition, it can be found on the Colonial Acres Website.

\*Any member who fails to follow the protocol in place to deal with repair issues in/around their unit assumes responsibility for issue/repair. This includes hot water heaters, furnace, roof or basement leaks.

As with plantings and decks/slabs, it is the members responsibility to inform the new owner of the unauthorized repairs performed. In addition, the Cooperative is not responsible to reimburse members for unauthorized repairs.

We hope this clears up whatever confusion members may have. Please read the rules and regulations if you would like more information or contact a Board member or the Clearview office.

**Judy Stephens**

## **Clubhouse Committee Meeting Minutes 5/2/24**

Meeting called to order by Laura Gola at 5:45P.M for the first evening meeting as requested by membership. However, it was not well attended by parties requesting later meeting time. We are having a 2ND evening in the month of June.

The Financial report was given by Bill Aldinger, Treasurer. Report was accepted as reported. He also spoke on a planned casino trip which was canceled due to lack of participation. There had to be 40 people signed up by cutoff date.

Approximately 15 people attended the Clubhouse Spring Clean Up. Paul has been working on grout in bathrooms and it is much improved. Thank you, Paul. John McGraw has been making necessary repairs and painting where necessary. Thank you, John.

With Spring nearly gone and summer coming, the next project for our complex is the common gardens. Janice Broniak agreed to be chairperson for this project. She will need volunteers to help with the gardening duties. Most of the gardens have perennials in them so maintenance is a

minimum. The 50/50 raffle at the "Deck Parties "will be earmarked for the gardens. She is looking for additional perennials for the gardens.

Game night is going to be moved outside weather permitting. The more people attending the more fun will be had. Melissa has worked hard on this activity. Come meet your neighbors.

"Volunteer Luncheon" June 2. Donna Tilly has delivered the invitations. Those planning on attending who received an invitation please let her know if attending.

Next "Deck Party" June 14, at 5:30. Hot Dogs will be served. Bring a dish to pass & BYOB.

Walking club is in full swing at Kensington, Saturday, 9:30. Remember you walk at your own pace and as far as you want. Hope to see you there.

July is coming up soon. We have 2 openings on the Clubhouse Committee. Please give some thought to running for the vacancies, Treasurer and Co-Chairperson position.

Submitted by Theresa Szarama



What: Deck Potluck June 14, 2024

Where: Clubhouse Deck

When: Friday, June 14 5:30

Hotdogs provided, bring a dish to pass and a beverage

See ya there!



Participation is key to a successful thriving community

## Clubhouse Chair update:

Happy June Everyone!

**NOTE - Next Clubhouse Meeting June 6, 545pm.**



**Yum Watermelon!**

### Recent events -

**Gardening Meeting held- May 1, 12 pm.** We now have a nice team of ladies that have volunteered to keep the place spruced up. We can always use another hand. Contact Janet at (248) 891-2350 to lend a hand. We will be using funds from Deck Party 50/50's to help fund gardening improvements.

**Casino Day** at Firekeepers **Casino May 29**, - Unfortunately cancelled due to low RSVP's. :(

**Walking Club** - Every Saturday at Kensington 9:30am, Weather Permitting

**Ladies Tea, May 30**, At time of this print this had already occurred and was Fabulous - Thanks Gloria.

***Volunteer appreciation - June 2 - All Fabulous volunteers to be "lunched" as a thank you for all of the efforts. be prompt! starts at 12 - ends at 2!***

Reminder: **Consider volunteering for Co-Chair or Treasurer of Clubhouse.** Elections at July meeting. Contact Laura if you are interested in either role so that we can get it on a ballot. (248) 275-9591

**June Deck Gathering June 14**, Hot Dogs Provided (Gola's), bring a dish to pass and a drink of your choice.

**Pool Exercise Begins on June 5.** See Calendar for time and dates. Thank you, Sue.

I am planning a **Kensington Island Queen boat outing** for end of July. Kensington no longer allows private rentals of the boat so I will work with them to understand a time that would be good to go. We will dine afterwards, more details **in July**.

See Calendar for additional events. Please support our Game Night, exercise classes etc!



Sincerely, Laura Gola

Please come help support our community at the next Clubhouse Meeting June 6,  
5:45PM



COLONIAL ACRES PHASE V  
 OPERATING STATEMENT  
 FOUR MONTHS ENDING APRIL 30, 2024

	ANNUAL BUDGET	* CURRENT MONTH BUDGET	* MONTH ACTUAL	* YEAR TO DATE BUDGET	* YEAR TO DATE ACTUAL	OVER- ( UNDER )
<b>INCOME :</b>						
5110 Carrying Charges	\$ 2,259,111	\$ 189,906	\$ 192,533	\$ 739,863	\$ 781,075	\$ 41,212
5410 Interest Income	0	0	1	0	2	2
5534 Clubhouse Committee Income	0	0	0	0	0	0
5548 Special Assessments	0	0	0	1,000	1,788	788
5550 Late Charges	3,000	250	422	0	175	175
5552 N S F Check Charges	0	250	25	1,000	70	( 930 )
5554 Legal Fee Recovery	3,000	0	0	0	0	0
5555 Member Violations	0	0	0	0	0	0
5556 Unit Reconditioning	0	0	0	0	0	0
5558 Member Repairs	0	0	0	0	0	0
5570 Insurance Recovery	0	0	0	0	10,517	10,517
5580 Transfers From Reserve Funds	0	0	0	0	0	0
5590 Miscellaneous	0	0	0	0	0	0
<b>TOTAL INCOME:</b>	<b>\$ 2,265,111</b>	<b>\$ 190,406</b>	<b>\$ 192,981</b>	<b>\$ 741,863</b>	<b>\$ 793,627</b>	<b>\$ 51,764</b>
<b>EXPENDITURES:</b>						
6200 Land Lease	\$ 925,968	\$ 77,164	\$ 77,164	\$ 308,656	\$ 308,655	\$ ( 1 )
6300 Administrative Expenses	92,120	7,242	7,548	28,967	33,587	4,621
6400 Operating Expenses	259,796	59,289	51,341	122,491	110,026	( 12,466 )
6500 Maintenance & Repair Expenses	551,132	35,885	38,690	202,315	180,841	( 21,474 )
6600 Community Facility	14,860	605	600	1,070	600	( 470 )
6700 Taxes & Insurance	226,188	18,824	16,434	75,416	65,807	( 9,609 )
7300 Debt Service & Reserves	195,000	16,250	15,998	65,000	103,989	38,990
<b>TOTAL EXPENDITURES:</b>	<b>\$ 2,265,064</b>	<b>\$ 215,259</b>	<b>\$ 207,775</b>	<b>\$ 803,915</b>	<b>\$ 803,505</b>	<b>\$ ( 409 )</b>
<b>TOTAL INCREASE (DECREASE)</b>	<b>\$ 47</b>	<b>\$ ( 24,853 )</b>	<b>\$ ( 14,794 )</b>	<b>\$ ( 62,051 )</b>	<b>\$ ( 9,877 )</b>	<b>\$ 52,174</b>
<b>CASH BEGINNING OF PERIOD</b>			<b>30,530</b>		<b>25,612</b>	
<b>CASH END OF PERIOD</b>			<b>\$ 15,735</b>		<b>\$ 15,735</b>	

# Things Happening in and AROUND Phase V

City of South Lyon  
Concerts in the Park  
Fridays, 7-8:30 pm



At the Gazebo in Historic McHattie Park

June 21	Nobody's Business	Rock-a-billy
June 28	Judy Banker Band	Classice Country
	July 5 No concert	
July 12	Phoenix Theory	60's-90's hits
	With special guest Leah Brooke at 6 pm	
July 19	Joyriders	60's-90's hits
July 26	Toppermost	Beatles Tribute
Aug 2	Harmonized Steel	Classic Rock
Aug 9	Zang Band	Pop, country, rock
Aug 16	Detroit Blues Social Club Blues/Motown	
Aug 23	Randy Brock Group	Classic Rock

\*if concert is rained out, an announcement will be posted on [www.southlyonmi.org](http://www.southlyonmi.org) and the downtown South Lyon facebook page



**Just a reminder...**  
If you are attending the tea  
Luncheon May 30, bring your favorite  
Teacup and hat

**Swim Exercise** begins  
June 5, at 9 am







Let the guys serve you a  
**DELICIOUS PANCAKE BREAKFAST**

June 22, 9-10:30 AM

cost \$7.00



**BINGO** 1<sup>ST</sup> & 3<sup>RD</sup> Wednesday in Phase V at  
5:30 PM. Bring yourself, family, neighbors, and  
friends. The more patrons we have the larger the  
Jackpots!!!!

**COME OUT AND GET YOUR BINGO ON!!!!**

**BIBLE STUDY** will NOT be held during June, July, or August, but will resume  
In September.



South Lyon **BOOK EXCHANGE**

June 1 & 2 in the Freight Room at

The Historical Village 300 Dorothy St.

Shop for books:

Saturday June 1 from 12 p - 4 p

Sunday June 2 from 12 p - 3 p

# Types of Fruit, 1

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

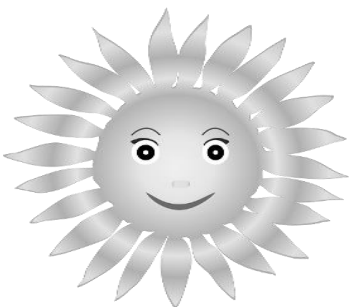
- PEAR
- GUAVA
- POMELO
- MANGO
- COCONUT
- LYCHEE
- BANANA
- KUMQUAT
- POMEGRANATE
- STRAWBERRY
- DATE
- MELON
- GRAPE
- LEMON
- CHERRY
- PLUM
- TOMATO
- ORANGE
- LIME
- APPLE

## *BITS & PIECES OF INFO*

Thank You Janice Broniak for volunteering to oversee the Phase V gardens!



### 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.



### Condos actively for sale in Colonial Acres Phase V

6 units:      \$149,900.00 list price  
                  \$155,000.00 list price  
                  \$159,900.00 list price  
                  \$159,900.00 list price  
                  \$179,900.00 list price  
                  \$227,000.00 list price

### Condos recently sold in Colonial Acres Phase V

1 unit:         \$165,000.00 purchase price

## From the kitchen of Christen Anttila

### Apple Ham Salad for Two

2 Tbsp Mayonnaise

½ tsp honey

¼ tsp mustard

½ tsp lemon juice

Dash of cloves

½ cup of diced cooked ham

1 small apple diced

1 celery rib sliced

Mix 1st 5 ingredients in a bowl

Add ham, apple, and celery to mix

Serve on a lettuce leaf, or toast

Add a bowl of your favorite soup on the side

**Then Sit Down and Enjoy!**



### In our own backyard...

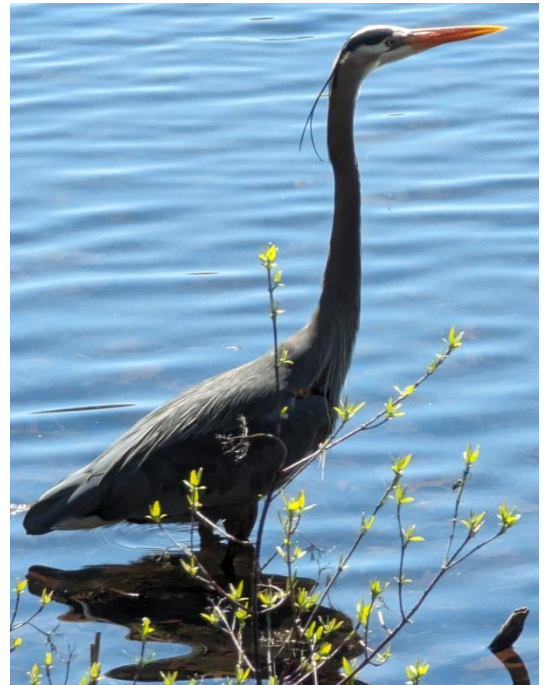


Photo by Steve Gerlach

**Sympathy Corner:** Please notify editors of any deaths in the community & a card will be sent to the family on behalf of our Phase V community  
**Ticonderogagals1@gmail.com**

## Living on a Dime????

It has been suggested that we start a new column titled "Living on a Dime". The column would share money saving tips for all areas of life. Suggestions could be submitted to the Newsletter [ticonderogagals1@gmail.com](mailto:ticonderogagals1@gmail.com) for printing monthly. Let us know what you think about this and perhaps we can make it happen.



## Important information for Members

The Phase V Resident Directory is being updated by John McGraw. Please use this form to make any changes/additions needed.

### Phase V Clubhouse

25865 Jamestown Ct.  
South Lyon MI 48178



Phase V  
RESIDENT  
DIRECTORY

### PLEASE HELP US UPDATE THE RESIDENT DIRECTORY

#### Deadline June 30, 2024

If you want to make corrections to the directory. Please fill in the fields below  
Directory information includes name, address, Building #, Unit #, phone number.  
The Resident Directory is issued to Colonial Acres Residents Only.  
Email addresses will be for Colonial Acres Use Only.

MEMBER(S) NAME: \_\_\_\_\_  
EMAIL ADDRESS: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
BUILDING NO: \_\_\_\_\_ UNIT NO: \_\_\_\_\_  
PHONE(S): \_\_\_\_\_

Please cut & fill out this Resident Directory Update Form & return to the clubhouse.  
The Directory Update Box is left of the podium under the large bulletin board at the clubhouse,  
please put form in box or mail to the clubhouse. **Deadline June 30, 2024**



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When hiring/purchasing from one of our advertisers, please let them know you were directed to them by the ad in the Phase V Newsletter.

# Crime Watch:

**This article was submitted by a member of Colonial Acres Phase V in hopes that nobody else will fall victim to identity theft**

In March when my CPA went to file my taxes electronically it was rejected because someone else had filed them using my social security number. I subscribe to Zander's ID Protection Insurance (<https://www.zanderins.com>). I called them and they assigned to me a case advisor. He walked me through step by step of what I needed to do. It's going to be at least six months for the IRS to settle my tax refund. I recommend you subscribe to an ID Protection company.

Then in the middle April AT&T had a data breach and even previous clients, which I was one, were affected. My social security number was leaked and it was out in the dark web. I was advised to call the Social Security Office and freeze my social security online account so that nobody can pose as me and change the way my social security check is deposited. I put that in place. Social Security Office (800) 772-1213.

Here are Additional Important Preventative Measures you can Take:

Use a PIN: The IRS now offers an [identity protection PIN](#) for all taxpayers who successfully verify their identity with the agency. The PIN helps prevent fraudsters from filing a return with your Social Security number (SSN) because it enables the IRS to confirm your identity when you file electronically or by mail. Only you and the IRS will have access to your PIN.

File early: The IRS only accepts a single return for each SSN. In addition to obtaining an identity protection PIN, submitting your return early can help further limit the possibility that a criminal may use your SSN later to file a false return.

Pay electronically. Create strong passwords

**DO THESE NEXT STEPS, FREEZE YOUR CREDIT REPORTS**

Credit Report Freeze (If you do this nobody can open a credit card, ask for a loan, etc. in your name. Only you can unfreeze it)

**Experian**

<https://www.experian.com> (<https://www.experian.com>)

Click on "SECURITY FREEZE" - Freeze or unfreeze your Experian credit file

Click on "Create a free account"

Follow instructions



## Equifax

<https://www.equifax.com/personal/credit-report-services/credit-freeze/> (<https://www.equifax.com/personal/credit-report-services/credit-freeze/>)

Click on "PLACE A SECURITY FREEZE"

Follow instructions to create account.

## Transunion

<https://www.transunion.com/credit-freeze> (<https://www.transunion.com/credit-freeze>)

Look for "How to Freeze Your Credit" --> "Create Account"

- Visit [IdentityTheft.gov](https://www.identitytheft.gov) for more information

My advice, don't wait until you are a victim of Identity Theft. Put in place preventative measures now!

**Yvon Ethier 810-599-8824**  
**Licensed Contractor**  
**#2101073574**

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**Colonial Acres Resident at Your Service**

Recently retired Social Worker is looking to provide:

**Extensive House Cleaning**

**Laundry**

**Companionship**

**Medication Assistance**

**Appointment Scheduling**

**Grocery Shopping**

I have 5 years experience working with the Geriatric population, and 15 years experience in Mental Illness and addiction. I am licensed with the State of Michigan. I'm available Tuesday, Wednesday and Thursday 9AM to 4PM.

**FEE FOR SERVICE \$25 PER HOUR**

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## Janice M. Raupp

Realtor/Consultant  
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## JUNE 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						<b>1</b> <b>RENTAL</b> <b>9:30 am</b> Walking club Kensington
<b>2</b> <b>12-2 pm</b> <b>Volunteer Luncheon</b>	<b>3</b> <b>8:30 am</b> Coffee hr <b>11-12:30</b> Yoga <b>1 pm</b> Men's Social <b>3-5pm</b> Happy Hr Aubrees <b>7 pm</b> Euchre	<b>4</b> <b>2-5 pm</b> Billiards <b>7 pm</b> TX Hold em	<b>5</b> <b>9-10 am</b> Swim exercise <b>10-12</b> Sewing <b>5:30</b> Bingo	<b>6</b> <b>5:45 pm</b> <b>CLUBHOUSE COMM MTG</b> <b>7 pm</b> Euchre	<b>7</b> <b>9-10 am</b> Swim exercise <b>7 pm</b> TX Hold em	<b>8</b> <b>9:30 am</b> Walking club Kensington
<b>9</b>	<b>10</b> <b>8:30 am</b> Coffee hr <b>11-12:30</b> Yoga <b>7 pm</b> Euchre	<b>11</b> <b>2-5 pm</b> Billiards <b>7 pm</b> TX Hold em	<b>12</b> <b>9-10 am</b> Swim exercise <b>10-12</b> Sewing <b>1 pm Board MTG</b> <b>6 pm</b> Game Night	<b>13</b> <b>7 pm</b> Euchre	<b>14</b> <b>9-10 am</b> Swim exercise <b>5:30 pm</b> Deck Party <b>7 pm</b> TX Hold em	<b>15</b> <b>RENTAL</b> <b>9:30 am</b> Walking club Kensington
<b>16</b> <b>Fathers Days</b>	<b>17</b> <b>8:30 am</b> Coffee hr <b>11-12:30</b> Yoga <b>3-5pm</b> Happy Hr Aubrees <b>7 pm</b> Euchre	<b>18</b> <b>2-5 pm</b> Billiards <b>7 pm</b> TX Hold em	<b>19</b> <b>9-10 am</b> Swim exercise <b>10-12</b> Sewing <b>5:30 pm</b> Bingo	<b>20</b> <b>7 pm</b> Euchre	<b>21</b> <b>9-10 am</b> Swim exercise <b>7 pm</b> TX Hold em	<b>22</b> <b>9-10:30 am</b> <b>Pancake Breakfast</b> <b>9:30 am</b> Walking club Kensington
<b>23</b>	<b>24</b> <b>8:30 am</b> Coffee hr <b>11-12:30</b> Yoga <b>7 pm</b> Euchre	<b>25</b> <b>2-5 pm</b> Billiards <b>7 pm</b> TX Hold em	<b>26</b> <b>9-10 am</b> Swim exercise <b>10-12</b> Sewing <b>6 pm</b> Game Night	<b>28</b> <b>7 pm</b> Euchre	<b>28</b> <b>9-10 am</b> Swim exercise <b>7 pm</b> TX Hold em	<b>29</b> <b>9:30 am</b> Walking club Kensington
<b>30</b>						