

COLONIAL ACRES PHASE V NEWSLETTER

Volume XXXIV Issue 10

NOVEMBER 2021

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

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Ad Billing	Reggie Hockin
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News Distribution	Joanne Dettore
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Coffee Hour	Linda Belanger
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Gardener	Marge Stefanski
Gardener	Michael Marchese
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Pool Mgr.	Katy Kay
Sunshine Corner	Dottie Saunders
Sunshine Corner	Faith Phee
Benevolent Fund	Barb Kibler
City Council liaison	Judy Keeling

Newsletter email: gj.poirier@gmail.com

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



**Nov 7, 2021 –
Daylight Saving Time Ends**
Clocks officially “fall back” at 2 a.m.



Fall Fundraiser

SATURDAY 11/6/2021 7:00-9:30

COLONIAL ACRES PHASE V CLUBHOUSE

**ENJOY AN EVENING OF FUN, GAMES,
RAFFLES, SILENT AUCTION & MORE**

The meeting began at 1:03 pm, with Susie Brock, Gloria Poirier, Bill Aldinger, Mike Giordano, Katy Kay from the Board. Jim Reuschlein and Stacy represented Clearview. The Pledge of Allegiance was said.

Management Reports for August and September: concrete on one more road next week. Asphalt is complete for this year, all repairs done at contractor's expense. Units 89-90 roofs were replaced. The pool concrete shoulders were repaired, should last approx. 15-20 years. Fence will be put back & a locked gate put in. Paul's extra for the month was \$6110.40.

Motion to approve made by Bill A. and seconded by Katy K., approved unanimously.

Financial Reports by: Jim R. for August and Sept. **Motion** made by Bill A. and seconded by Katy K., approved unanimously.

Minutes for August and September Motion made by Katy K. and seconded by Bill A, approved unanimously.

Board presented a new format to try. Members will be limited to a 2-minute opinion on each topic presently being discussed. Yelling out of turn or speaking without being recognized will not be allowed.

OLD BUSINESS –

1. New Sign and Lights will begin soon. The sign will cost under \$5500, this was previously approved
2. Tiki Torches are not allowed because no fire is permitted within 30 feet of the buildings
3. Flag Pole heights will not be changed. Flags are permitted within the Courtyard but should not be place outside of your Courtyard. The Flags should not impede the sidewalk
4. Articles will be in the Newsletter reminding members that nothing can be higher than the gutters. This also includes the trees. (TV antennas are exempted from this rule).
5. Remember you are responsible for your Courtyard and the small area just beyond your Courtyard.

111-3 – Let people know flag must be relocated to inside courtyard.

106-4 – Units 3 & 4 stick out further so flags go over the sidewalk. *Flags should not impede anyone walking on the sidewalk for safety reasons.*

139-5 – Nothing is supposed to be above eaves in the courtyard, trees or flags.

105-4 – does that mean trees need to be trimmed? *Yes, You may want to hire Jamie to trim*

NEW BUSINESS –

1. Water leaks in the condos are a work in process.
2. The handicap ramp design has been approved.
3. Discussed handicap ramp by 138-139, Mike G said it looked improved; Bill A. wants to hold off his opinion, says sidewalks need to remain open.
4. Discussed adding new more choice of colors to the front doors instead of cream, tan, & white. The color palate would be from Benjamin Moore Colonial colors. Discussion will continue to the next Board meeting.

Discussion:

64-1 – would we all have to change. *NO, may keep what you have*

87-4 – Would like to add a black color: *May fade quick with the sun*

64-5 – less color has a clean looking line, more uniform: *People want to express their individuality.*

95-2 – Likes uniformity

56-6 – Wants a total vote of members about color: *about half want change & half do not*

102-1 – The front door is the 1st thing seen & reflects personality. Suggests to add 5 or 6 colors.

64-6 – This should go thru Clearview or Board: *Hold for more discussion at next meeting.*

5. Instead of a wooden deck wall costing \$9000 Mike G. had a suggestion. Using four stanchions with 4 foot roping in between to separate the deck from pool area during Rentals. These can easily be moved when not rented so we have our beautiful FULL deck for our use.

BOARD BUSINESS –

1. **Private Property Road signs** will be added to Pontiac Trail and 11 Mile Rd.
2. **Additional no trespassing signs** will be placed by the new subdivisions going in facing the Railroad tracks: *It was agreed to get larger signs for now, eight signs with print on both sides*
3. **There was much discussion about a gate** that used to go across Heritage at Eleven Mile. The gate was removed over 10 years ago. Residents wanted more discussion about putting in a new gate: How would emergency vehicles get in would it go all the way across, how would gate open during power outage, etc.: *Donna & Andrea will investigate & get more info on the gate for our next meeting*

CORRESPONDENCE –

1. We cannot put trees up on property that we do not own. Big area on Jefferson for example, we don't own that land
2. Arlington Court letter wants the grounds cleaned up. They do not want to look like a trailer park. *Will look into it*
3. Raleigh Court wants the grounds improved also and members fined when they do not follow the rules.
4. Heritage Court is experiencing some vandalism.
5. We are still discussing the sump pump alarm issue. Battery alarms just don't work. Investigating a "water commander", when no electricity.

Motion to close meeting was made by Katy K & seconded Mike G, motion was approved, **adjourned at 2:45pm.**

Minutes submitted by: *Gloria Poirier*

FROM THE BOARD:

We are off to a great start with our repairs. Please contact Clearview first for repairs and maintenance.

We will not be spending \$9000 on a Deck Wall. Instead we will be using stands and a rope (think red carpet) for Rental separation. The cement work done around the pool looks great. The pool should last us another 35 years.

We've been removing and trimming up the trees. We also have been repairing the gutters to avoid the ice dams this winter.

GFL, our garbage guys, are having difficulties with personnel calling off. Please be patient. The garbage will get picked up!

Our Delinquent Accounts list is growing. Please make an effort to keep current on your Carrying Fees and Taxes.

We are reviewing the Rules & Regulations. Our goal is to have Phase V looking good. This can only be done by everybody following the Rules! It is not better to ask Forgiveness instead of Permission. Clearview knows the Rules & Regulations and can advise you on the proper course to take. I know, in the past, things have gotten a little let go. We can fix this!

Our Board is always available for you to contact. Please reach out if you have an issue.

Have a Blessed and Happy Thanksgiving!
Susie Brock
Board President

BE PREPARED.....WINTER IS ON IT'S WAY!



It's almost that time of year we dread here at Colonial Acres! Snow, Snow, & more Snow. So, here's a reminder about moving cars after a 2 inch or more snowfall.

Plowing will begin early morning of Heritage Dr. & all other streets. By 8:00 am the plows will be plowing parking & courtyard areas.

As your street gets plowed the drivers will sound a loud horn to let you know to move your cars to plowed areas so they can plow the parking areas. **DO NOT MOVE CARS BEFORE YOUR AREA GETS PLOWED!**

Everyone must do their part to make this successful & keep the costs down. If vehicles are not moved it requires hand shoveling which will be at the vehicle owners expense & a fine for violation of rules. IF you cannot move your car, please ask a neighbor or make arrangements to park your car off Colonial Acres streets.

MAKE SURE YOUR OUTDOOR AREA IS WINTERIZED

Any spigot exposed to winter weather will need to be winterized to avoid freezing line & property damage. This is each individual unit's responsibility. **Hoses must be removed, drained, & left off of the spigot to winterize.**

COLONIAL ACRES PHASE V
 OPERATING STATEMENT
 NINE MONTHS ENDING SEPTEMBER 30, 2021

PAGE

ANNUAL BUDGET * CURRENT MONTH * YEAR TO DATE * OVER (UNDER)

	ANNUAL BUDGET	* CURRENT MONTH * BUDGET	* ACTUAL	* YEAR TO DATE * BUDGET	* ACTUAL	OVER (UNDER)
5110 Carrying Charges	\$ 1,929,420	\$ 160,785	\$ 130,055	\$ 1,447,065	\$ 1,443,192	\$ 3,873
5410 Interest Income	100	8	2	75	28	471
5534 Clubhouse Committee Income	0	0	0	0	963	963
5548 Special Assessments	0	0	0	0	0	0
5550 Late Charges	3,600	300	1,658	2,700	2,348	352
5552 N S F Check Charges	200	17	0	150	0	150
5554 Legal Fee Recovery	4,000	333	0	3,000	1,605	1,395
5555 Member Violations	0	0	0	0	0	0
5558 Member Repairs	400	33	0	300	0	300
5570 Insurance Recovery	0	0	0	0	303,568	303,568
5580 Transfers From Reserve Funds	59,941	0	215,558	59,941	470,159	410,218
5590 Miscellaneous	0	0	0	0	70,190	70,190
TOTAL INCOME:	\$ 1,997,661	\$ 161,476	\$ 347,273	\$ 1,513,231	\$ 2,292,649	\$ 779,417

EXPENDITURES:

6200 Land Lease	\$ 760,800	\$ 63,400	\$ 63,400	\$ 570,600	\$ 570,600	\$ 0
6300 Administrative Expenses	97,500	7,742	7,203	74,275	63,604	10,671
6400 Operating Expenses	180,220	808	1,149	125,968	157,804	31,835
6500 Maintenance & Repair Expenses	686,420	46,633	164,542	563,425	911,037	347,611
6600 Community Facility	6,800	1,325	1,133	6,725	67,401	60,676
6700 Taxes & Insurance	96,400	8,008	8,152	72,375	72,017	358
7300 Debt Service & Reserves	169,500	87,458	87,461	147,125	495,383	348,258
TOTAL EXPENDITURES:	\$ 1,997,640	\$ 215,374	\$ 333,040	\$ 1,560,493	\$ 2,337,845	\$ 777,349

TOTAL INCREASE (DECREASE) \$ 20 \$(53,898) \$ 14,233 \$(47,261) \$(45,193) \$ 2,067

CASH BEGINNING OF PERIOD

2,532 61,960

CASH END OF PERIOD

\$ 16,766 \$ 16,766



BITS & PIECES OF INFO

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

CS	25200 Jefferson Ct	Unit #1	\$150,000
ACTV	25721 Adams Ct	Unit #3	\$137,000
PEND	62181 Yorktown Dr	Unit #6	\$135,000
PEND	62361 Arlington Cir	Unit #4	\$150,000
SOLD	61751 Alexandria	Unit #2	\$145,000
SOLD	67145 Valley Forge	Unit #	\$144,800
SOLD	62351 Arlington Cir	Unit #2	\$147,500
Mary Ketelhut Realtor			



Join our friends at the Potomac Clubhouse for Euchre on first & third Saturday of November 11/6 and 11/20 at 7pm



Margaret Banaitas passed away August 7th

Benevolent Fund

We live in a very caring community & our Benevolent Fund provides a bit of comfort. Please contact Barb Kibler with death notices of residents in Phase V.

We are in need of donations for this fund, please think of donating \$5 or \$10 to help keep it going. Call 231-818-0162



We have a new small children's book shelf in our library. If your grandchildren are visiting, we have kids books to read, some games to play, or kid friendly DVDs to borrow. Entertain them at home or at the clubhouse. Check it out!

The library is accepting books again. Thank you, Deann & Shirley for your hard work

Ladies Night out in downtown South Lyon

Friday November 9th 5 to 9pm. Come out for an evening of fun with your friends. Swag bags for the first 500 hundred customers 117 North Lafayette Street.

Minutes Clubhouse Meeting October 7, 2021

The meeting was called to order at 12 pm.

FINANCIAL REPORT: Checkbook total \$18,216.37. This includes our “reserve” (advertising income) which is used to publish our newsletter each month as well as our resident directory, which is updated every two years.

REMINDERS:

- Our craft show arrangements are well along.
- Flu shots will be administered by pharmacist from Rite-Aid on Monday, Oct. 18th . Bring all insurance information. A Costco rep will be available at this time to explain their benefits and services.
- Tailgate parties on Oct. 10 and Oct. 17. BYOB on Oct. 22.
- A lunch has been scheduled at the South Lyon Hotel for Oct. 20th . The regular menu will be available, as the Buckboard has been discontinued. Lunch is a “thank you” to the Hotel.
- The chili cook off is scheduled for Oct. 23rd at 5:30 pm. This is an outdoor event, so please bring yourself a chair as well as your chili. Chairs are available to borrow from the shed. No chairs should be brought out from the Clubhouse.
- We ask that groups or individuals using the clubhouse take a look around and tidy up before you leave. This includes sweeping up crumbs, sweeping the floors, wiping off tables, etc.

•
NOTE: Clubhouse is off limits for pets. We have recently observed paw prints on the floor.

THANK YOU

- A “thank you” goes out to Mike and Jayne Giordano for a great job handling our garage sale and making it a huge success. Thanks also to all those who volunteered their time for this event.
- We are also grateful to our gardeners, Judy, Marge and Michael for the beautiful plantings throughout our community.

FUTURE

- Chair yoga cancelled for Oct. 21 and 28 and Nov. 4.
- The committee evaluated the interest in evening meetings, however, there are virtually no free evenings on our schedule.
- Preparations are under way for our fall fundraiser on Nov. 6th. Signup sheets have been posted as help is needed in preparing items and setting up the room as well as during the actual event itself. Many quality items have been donated. Call Donna Tilley with questions or to offer assistance.
- An appreciation dinner is being planned for our South Lyon police and fire departments. To acknowledge all they do for Colonial Acres, the committee has approved the delivery of a dinner of mostaccioli, rolls /butter, cookies and brownies. Anyone who can help should call Jayne Giordano, also a sign-up sheet on bulletin board. A budget of \$150.00 was approved. Date is December 7th.

Looking for ideas for bottoms of our round tables. Felt circles are coming off and we are in danger of ruining our floor, any ideas?

Gloria and Connie will take the lead in decorating the clubhouse for the holiday. Date chosen is Nov. 21st at 3 pm. All are welcome to join in this fun activity. Bring snacks and something to drink.

A Board meeting has been scheduled for Dec. 8. At 1 pm.

A Christmas party has been scheduled at Aubree's on Dec. 12th. Each person in the group will pay \$14.99 minimum to start & any additional items will be added on to their bill.

Giving residents the choice of painting their doors some additional approved colors is being discussed. If the plan is approved, you will still have a choice to paint or not to paint. Final determination to be made by the Board of Directors.

Last but not least—snow removal. Do not move your car before you hear the horn. Moving cars too early causes problems, i.e. putting your car on Heritage the night before is a no-no. It interferes with the plowing of Heritage. However, cars must be moved timely once the horn is sounded. Snowplow staff cannot wait for you or nor can they clean off your car or move it. Not following the rules makes it difficult for snow plow staff to follow proper procedures and can result in additional charges to our community. .

Judy Edison has agreed to be our **Snow Angels** Coordinator this winter. Snow Angels will be available from 6 to 7 am.

The meeting was adjourned at 1:05 pm.
Respectfully submitted, *Connie Williams*

Hello Neighbors,

I want to wish you all a Happy Thanksgiving. I am thankful we all survived Covid! This is a wonderful time to reflect and be grateful. Remember if you do catch Covid, you have to contact the people you have been in contact with. This is an important responsibility to keep our numbers down and neighbors' safe. You also have to quarantine yourself. Please stay isolated for 10-14 days.

When there is an event or activity in the Clubhouse, please remember to sweep the floor. We are seeing too many crumbs left behind. If there is a spill, please mop it up with water only. Also, animals are not allowed in the Clubhouse!

A big Thank You to **Judy Edison**. Judy is our new Snow Angel coordinator. I know the Senior Seniors appreciate getting the snow cleaned off their cars.

We have many volunteers behind the scenes. This is a co-op not a condo. THANK YOU to all of our volunteers.

Officially, B.Y.O.B. is cancelled for the day after Thanksgiving and Christmas Eve. B.Y.O.B. will resume in January the 4th Friday of the month. Come and chat with your neighbors.

The Garage Sale was very successful!!! \$1803.00 was made. The Giordano's' did wonderful job.

If you have taken anything from the Clubhouse, please return it. We cannot have an event or a Rental without all of the chairs and tables. We cannot clean up the leaves without our leaf blower. **Don't remove things** from the Clubhouse!

More good things to come...

Susie Brock
Clubhouse Chair

CLUBHOUSE HAPPENINGS:

Fall Fundraiser

Colonial Acres Fall Fundraiser, November 6 from 7-9:30 There will be; Raffles, Auctions, Games, & more. Come out & bring your friends & family for a night of fun.

There's still time to sign up to help that evening, we need a few bakers to make some fancy desserts. See the bulletin board or call Donna Tilley at 734-776-1470.



Christmas is just around the corner & we need to decorate the clubhouse for this festive time of year. It has always been a tradition for volunteers to gather at the clubhouse to trim the trees & hang the lights. It will be a fun time with holiday music playing, people decorating, & a light snack served. Bring your own drink & stay for a while to visit & get in the holiday spirit! **November 21st from 3-5**

Clubhouse Committee would like to know if anyone is interested in planning something for "New Years Eve" at the clubhouse. Either an informal gathering or a planned event. Come to the November C.H. meeting Thursday Nov 4 @12:00 to discuss.





DECEMBER 12TH FROM 4:00 PM TO 6:00 PM.

\$14.99 INCLUDES SALAD, FETA BREAD, WINGDINGS, PASTA & PIZZA. TEA, SOFT DRINKS & COFFEE ARE INCLUDED. ADDITIONAL

PURCHASES CAN BE ADDED TO YOUR TAB! PLEASE SIGN UP IN THE CLUBHOUSE SO WE CAN MAKE RESERVATIONS. PLEASE CALL

DONNA TILLEY IF YOU HAVE ANY QUESTIONS 734 776 1470

COME TO THE PHASE V CHRISTMAS PARTY!



THE CHILI COOKOFF WAS A GREAT SUCCESS FRIDAY OCT 23RD. THERE WERE OVER 10 DIFFERENT CHILI'S TO TASTE, HOMEMADE CORNBREAD, & MORE DESSERTS THAN ANYONE COULD EAT! THE NIGHT WAS CRISP & COOL & AS THE WIND DIED DOWN THE TWO FIRES KEPT OVER 35 PEOPLE TOASTY WARM. THANK YOU JOHN & LAURA, FOR YOUR GREAT FIRE MAKING SKILLS. LET'S MAKE THIS AN ANNUAL EVENT!



THANKFUL

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

'TIS THE
 Season
 TO BE
 thankful



Appreciation Event for our Brave Firefighters & Policemen

Mike & Jayne Giordano wanted Colonial Acres to say thank you to our brave first responders this holiday season. They suggested a dinner for both but because of the firemen's schedules they just want cookies to keep them going. A dinner is planned for the Police on December 7th.

The volunteer response was so great at our last meeting, half of the food has already been assigned. Please sign up for the rest of the food we need on the C.H. bulletin board. This is the time of year to be Thankful to everyone who enriches our lives.

To our South Lyon Firemen, from Colonial Acres,
we honor & thank you from all & our Bakers

Please accept our cookies & goodies
that shows our gratefulness never ceases.

You're always here fast & quick,
professional & caring no matter the trip.

You came to our homes & installed fire alarms,
gave us advise to keep us out of harm.

You're the first ones here when we call
whether it be a fire or just a fall.

Your bravery & dedication
make us feel safe during any occasion.

Thank you from all of us whom you serve,
our gratitude & honor to you is well deserved!

COLONIAL ACRES PHASE V

Thank you, South Lyon Police
you help keep Colonial Acres life in peace.

We call you with all our issues
and your response is always official.

You carefully listen to our plight
even tho some of our complaints are out of sight!

You remain calm & compassionate
as you try to explain & not alienate.

We see you patrolling our streets
to make sure our neighborhood is at peace.

We feel safe & have no worries
as you drive slow & never hurry.

Please enjoy this meal we prepared
to say we're grateful & we care.

COLONIAL ACRES PHASE V

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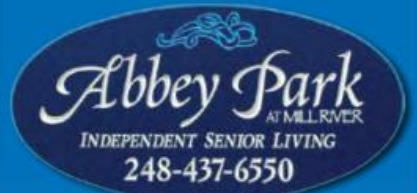
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MEET OUR TEAM



MIKE FORGACH
PT, DPT, OCS, FAFS
CLINIC DIRECTOR



JANET CRONIN
OTR/L, CHT
OCCUPATIONAL
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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 8:30am Coffee hr 7 pm Euchre	2 1-5 Billiards 7pm Texas hold em	3 10-12 Sewing 7 PM Billiards	4 12:00 C.H.meeting 7 pm Euchre	5 7pm Texas hold em	6 7 to 9:30 Fall Fundraiser
7	8 8:30am Coffee hr 7 pm Euchre	9 1-5 Billiards 7pm Texas hold em	10 10-12 Sewing 1:00 Board Mtg	11 2:00 Chair Yoga 7 pm Euchre VETERANS DAY	12 7 pm – Bible Study	13 RENTAL
14	15 8:30am Coffee hr ****newsletter deadline**** 7 pm Euchre	16 1-5 Billiards 7pm Texas hold em	17 10-12 Sewing	18 2:00 Chair Yoga 7 pm Euchre	19 7pm Texas hold em	20
21 3:00 Decorate the C.H. for Christmas	22 8:30am Coffee hr 7 pm Euchre	23 1-5 Billiards 7pm Texas hold em	24 10-12 Sewing	25 RENTAL	26 7 pm – Bible Study	27 RENTAL
28	29 8:30am Coffee hr 7 pm Euchre	30 1-5 Billiards 7pm Texas hold em				