

COLONIAL ACRES PHASE V NEWSLETTER

Phase V website: 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

Fax: 810-458-6067

BOARD OF DIRECTORS

President	Gloria Poirier
Vice President	Mike Giordano
Secretary	Katy Kay
Treasurer	Judy Stephens
Member at large	Judy Keeling

CLUBHOUSE COMMITTEE

Chairperson	Laura Gola
Co-Chairperson	Donna Tilley
Secretary	Theresa Szarama
Treasurer	Bill Aldinger
Clubhouse Rental	Debbie McGinniss
CH Purchasing	Mike Flores
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Ad Director	Keith Foley
Ad Billing	Keith Foley
News Distribution	Judi Damphousse
News Distribution	Joanne Dettore
Coffee Hour	Donna Tilley
Coffee Hour	Linda Belanger
Light Bulb Mgr.	Dick Biskner
Gardener	Janice Broniak
Gardener	Open
Librarian	Shirley Estes
Pool Manager	Katy Kay
Pool Maintenance	Mike Shelton
Pool Maintenance	Janice Broniak
Sunshine Corner	Faith Phee

Newsletter email: ticonderogagals1@gmail.com

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

JULY



SAVE THE DATE



ICE CREAM SOCIAL
July 21st, Sunday 1p-3p
Phase V Clubhouse

SAVE THE DATE

HOT FUN IN THE SUMMERTIME
August 4th, Sunday 3p-5p
Phase V Clubhouse



Colonial Acres Phase V Board Minutes

June 12, 2024

Meeting called to order at 1:00 pm

Board members present: Gloria P., Mike G., Judy S., Judy 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. Members reminded To limit comments to two minutes, also informed discussion could take place following each item on agenda

Management Report

Management report given by Paul Z : Pool is open and functioning well, tuckpointing is taking place following issues observed during Spring walk thru. Asphalt contractor to submit pricing for prospective repairs, complete inspection of all roofs by drone in phase V obtained, a value of approximately \$4000 free of charge, working on getting gutters cleaned and power washing of ends. Following report Judy K. asked if the catch basins surrounding drains in road have been inspected as several are in need of attention, per Paul these have been inspected as well.

76-3 asked what roads will be asphalted this summer, no decision has been made yet as to what would be paved this season, repairs may be limited by budget.

81-1 asked whether stone outside of courtyard can be white instead of the lava rock, yes if it blends in aesthetically with surrounding environment.

Member reported several sprinkler heads not working, instructed to notify Clearview directly with that information,

Member questioned if all bus stops will be painted this year, no as painting will be limited by budget. Members were informed that they could obtain the paint color from Clearview if they wanted to have them painted themselves, but all bus stops in the six pack would have to be painted at the same time.

70-3 questions line item under Contractor Information and Bids listed as "Auto owners" lawn, informed this requires each company to carry their own insurance

141-5 informed members that their group of six condos were painted and they obtained the color and paint information from Clearview.

Clearview management report approved.

Financial Report

Financial report given by Kelly. Financial report not approved at this time until all board members can review the information

May minutes were approved

Old business

* Pavers in front of dog waste stations installed & job is complete

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

*New Late Fees will begin July 1, 2024. The board will be placing the new late fee policy in the newsletter

*Zoom Meeting is still being investigated. The board will place a form in the newsletter asking members to indicate whether they are interested in attending meeting via ZOOM. Board will determine if there is enough interest.

*Members were reminded that updated directory will be published by John and to submit any changes they may want made to directory

65-6 asked whether in future a box could be placed on form to be checked if they wanted text messages from board or Clearview, board responded that that is likely in the future

76-3 asked how big of a problem the late fees are in Phase V community, unable to give a percentage at this time, generally not a "big problem".

70-3 asked whether members in arears could have their swipe cards restricted for use of clubhouse and amenities. This will be investigated, and bylaws reviewed

New Business:

No July Board Meeting will be held. Gloria P. informed members that only one open board meeting is required per year, historically we have held open monthly board meeting. Gloria asked for a vote via show of hands how many people were in favor of not having an open board meeting in July.

Majority of members present voted in favor of not having an open board meeting in July.

79-5 asked whether the board would have a submission for August Newsletter in place of July meeting minutes, the board will provide any information they wish to have placed in the August Newsletter

Three open positions for Board to be voted on in September, members reminded to submit resumes to Clearview. Introduction to members can be held in August at clubhouse for anyone interested

Sprinklers are being inspected by Aquaman currently. Watering schedule is in place and watering will begin at 4 am. Watering is done in zones, 20 minutes per zone for periods of four hours.

Paul Trala informed members that different sections of property may have larger zones and may water for longer than 4 hours total, but each zone will be watered for 20 minutes, also Phase V has a commercial sprinkler system.

Gloria P. reminded members that lawn goes dormant but does not die at times during summer and will green up again with water/rain.

Member reported several sprinkler heads not functioning, instructed to notify Clearview.

Board Issues

Mike Giordano was notified by a member of Phase V that canvassers were in Phase V community attempting to get signatures for proposed new business in South Lyon. After receiving this complaint from a Phase V member Mike G. informed the canvassers that we have a no solicitation policy, and they were asked to leave the premises. The canvassers refused and reported that several members had signed the petition already. Mike G. contacted the South Lyon Police Department as the canvassers continued to refuse to leave the Phase V premises. The canvassers then began to verbally abuse Mike G., harass him by taking photos and following him to his unit where they parked in front and continually blew their car horn. Mike G. became involved in this situation after receiving a complaint of solicitors on premises from a Phase V member and attempted to resolve the situation. We have a NO SOLICITATION POLICY in Phase V. Please respect this policy and inform any solicitors of the policy.

Member issues

Member asked about gutter cleaning schedule, was informed that gutter cleaning was covered by association only for members with the new vinyl siding, all other members are responsible for cleaning and maintenance of gutters on their unit. Suggestion was made to contact Jaime or Green Oak gutters for estimates on cost.

Meeting adjourned at 2:05 pm.

Submitted by Joyce Evans & Laurie Kanar

FROM THE BOARD

There will be no general Board meeting in July. Due to vacations and availability of everyone our next open meeting will be August 14 at 6:00pm. If Members have any issues during that time, you can always call Clearview or any Board Member.

The September meeting will be for Election of three Board Members. If anyone is interested in applying for one of the opening's, please send your resume to Clearview in time to get it in the August newsletter (July 15th deadline). Candidates will have a chance to introduce themselves at the August 14th meeting.

Below is the new Assessment of Fees. Please put this in your rule booklet, page 7. It will also be updated online at: office@clearviewmi.com

ASSESSMENT OF FINES:

1. The violation, by any Member OR guest, of any of the provisions of the Bylaws or the Rules and Regulations of Colonial Acres Phase V, Inc. shall be grounds for the assessment of monetary fines by The Board of Directors.



2. The procedure to levy fines for such violation will include advance written notice of the nature of the violation to the Member, plus an opportunity to present evidence in defense of the alleged violation at the next board meeting. The Board of Directors shall give the Member written notice of the date, time and location of the meeting.
3. After the above appearance, or by default by the Member, the Board of Directors shall decide by majority vote, whether a violation occurred.
4. No fine shall be levied for the first violation, continued or subsequent violations will result in a fine of \$25 for second offense, \$50 for third offense, and for the fourth offense \$100 fine with a letter from the attorney's office. For fourth offence Member will be responsible for all attorney fees until fine is paid in full to the attorney.
5. Fines must be paid along with the next regular monthly maintenance fee at the first of each month. Failure to pay the first fine will increase the fine for the next month to \$50 to be paid by the next regular monthly maintenance fee at the first of the month. Failure to pay a second notice of \$50 in a timely manner will be turned over to the attorney to send Member another letter for \$100 fee plus attorney fees paid directly to the attorney. Members key card will be deactivated until all fees are paid in full.
6. If any Member who pay taxes, fees, or maintenance dues by check and the check is returned for insufficient funds the Member is responsible for payment of fees. Member will also be required for any future payments to be made with a certified check.

The Board wishes everyone a fun filled Fourth of July!

The Board is trying to determine how many residents would like to participate in the monthly Board meeting via ZOOM. Please complete the form below and let us know if you are interested or not in ZOOM monthly Board meetings. Please add your name, building and unit number and let us know YES or NO, cut along line indicated and turn in with your association dues. If you have direct withdrawal, please place form in association dues fee box outside or inside of clubhouse. Form can be mailed as well to: Phase V Clubhouse 25865 Jamestown Court South Lyon MI 48178 This service will be free and set up by Clearview with no time limit on meeting length. Thank you!

-----**Cut here**-----

Name _____

Building & Unit # _____

YES _____ I am interested in ZOOM monthly board meetings

NO _____ I am not interested in ZOOM monthly board meetings

Clubhouse Committee Meeting Minutes 6/6/24

Meeting called to order at 5:45 pm

Financial report given by Bill Aldinger. Income for month of May \$567.57, this income is from fundraiser at Applebee's, and rentals. Report accepted.

Volunteer lunch was successful. Food and camaraderie were enjoyed by all. After lunch door prizes were given away. Thank you, Judy & Paul, for your donation of door prizes.

Kim Champe donated the door prizes for this event. Thank you, Kim. Thank you, Laura Gola and Donna Tilley, for your organization and hard work.

Deck Parties have begun for the summer. All are welcome. Our last party was well attended by approximately 50 people. Hot Dogs supplied by Mike & Laura Gola. Our chef Mike did a great job. Thank you. Remember to check your calendar for the next party.

New Directory is being worked on by John McGraw. Please fill out the form in the June Newsletter for any corrections needed. Put form in box at clubhouse or mail to clubhouse. Clubhouse mailing address: 25865 Jamestown Ct, South Lyon, MI 48178.

Garden report given by Janice. She stated the \$100 allocated for the gardens has not been used yet. Judy Keeling donated Hosta for the gardens. Mike Giordano does the watering of the gardens. Future plans are to replace stone at the bottom of the clubhouse. Stone is getting very thin. This helps keep weeds down. She could use additional volunteers.

Just the thing no one wants to hear but we are a cooperative and have both Board of Directors and Clubhouse Committee. At this time Election is near. There are two openings on the Clubhouse Committee. The openings are Co-Chairperson and Treasurer. Please consider running for either of the positions. If interested contact Laura Gola at (248)275-9591.

A possible future event is another oldies event. Shelly is working on it. Last time it was a lively event, and all enjoyed it. Look for future information.

On going events:

1. Walking Club at Kensington, Saturday at 9:30. Meet at the boat launch entrance.
2. Coffee Hour: Monday mornings 8:30
3. Yoga Monday 11-12:30
4. Swim exercise Wednesday and Friday 9 - 10.

Submitted Theresa Szarama

Clubhouse Chairperson Article

Summer Solstice!

As I write this update, it just happens to be the longest day of the year. Many of us are hunkered in as we try to avoid today's heat "89" projected! We must remember that Summer in Michigan is too short and goes fast - we need to try to best enjoy the scorching temps - take a dip in the pool, hit the beach! I am already sad this is the longest day of the year :(

Have a great July - Happy 4th!

Recent events:

- *Pool open for all to enjoy, including Pool Aerobics Wed and Friday each week
- *Successful Deck Party June 14, 54 in attendance. Seems to be a hit!
- Kensington Walk each Saturday at 9:30 - attendance is low, but we keep it going.

Upcoming

- *Clubhouse elections for Co-Chair and Treasurer - July 11, please contact me if interested (248)275-9591 - (see article).
- *Neighborhood directory updates - John McGraw working on, drop your updates into the box in clubhouse.
- *Deck Party July 19, 5:30, Hotdogs provided, bring a dish and beverage of choice
- *Ice Cream Social - National Ice Cream Day - Clubhouse 1-3 pm, \$3 kids \$4 adults, bring the family! (See article).
- *Clubhouse rental cost goes to \$200 from \$175 on 7/1 due to increased utility costs.
- *Island Queen outing - July 25 at Kensington Boat Rental, plan for the 5pm boat - (see article).
- *Hot Fun in the Summertime event - August 4, 3 -5pm - Contact Shelly - (see article).
- *See Calendar for all other fabulous events through the month of July!!

Other:

Association installed a cover over the thermostat in the Clubhouse. Temp in clubhouse was originally set to 78(too hot) - It has now been revised to 73. Please contact the Board to discuss adjustments if you have concerns.

South Lyon Senior center is coordinating a Tiger Game outing on September 12. If you are interested in going for \$25 - call them after July 15 for available remaining tickets. Those that expressed interest in the June outing are given priority until July 15

Note: Please be aware that the Clubhouse team is all unpaid volunteers. If you feel the need to call on a Weekend, defer your call until Monday, or leave a message and understand you will receive a reply on the following Monday - unless the topic is URGENT - URGENT is different! We need to respect that we all have lives away from this community and should not be on call 24/7. Why I say this, is because it is hard enough to find people interested in running events and volunteering, and we need to make sure we are NOT burning our resources out :).

Best Regards, Happy Summer, Laura Gola (248) 275-9591

Next Clubhouse meeting Thursday, July 11 - 12 noon. Elections to be held.

COLONIAL ACRES PHASE V
OPERATING STATEMENT
FIVE MONTHS ENDING MAY 31, 2024

	ANNUAL BUDGET	* CURRENT MONTH * BUDGET	ACTUAL	* YEAR TO DATE * BUDGET	ACTUAL	OVER (UNDER)
INCOME:						
5110 Carrying Charges	\$ 2,260,152	\$ 189,906	\$ 184,386	\$ 930,810	\$ 965,461	\$ 34,651
5410 Interest Income	0	0	1	0	3	3
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	503	1,250	2,291	1,041
5552 N S F Check Charges	0	0	100	0	275	275
5554 Legal Fee Recovery	3,000	250	0	1,250	70	(1,180)
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	40,000	0	0	27,000	0	(27,000)
5590 Miscellaneous	0	0	0	0	0	0
TOTAL INCOME:	\$ 2,306,152	\$ 190,406	\$ 184,990	\$ 960,310	\$ 978,617	\$ 18,307
EXPENDITURES:						
6200 Land Lease	\$ 925,968	\$ 77,164	\$ 77,164	\$ 385,820	\$ 385,819	\$ (1)
6300 Administrative Expenses	92,120	7,242	6,175	36,208	39,762	3,554
6400 Operating Expenses	238,058	833	356	118,185	110,382	(7,803)
6500 Maintenance & Repair Expenses	641,132	44,656	30,451	243,637	211,291	(32,346)
6600 Community Facility	14,860	2,755	1,903	3,825	2,503	(1,322)
6700 Taxes & Insurance	202,008	17,434	20,801	83,790	86,607	2,817
7300 Debt Service & Reserves	192,000	16,000	15,998	80,000	119,987	39,987
TOTAL EXPENDITURES:	\$ 2,306,146	\$ 166,084	\$ 152,848	\$ 951,465	\$ 956,351	\$ 4,887
TOTAL INCREASE (DECREASE)	\$ 6	\$ 24,322	\$ 32,141	\$ 8,844	\$ 22,264	\$ 13,420
CASH BEGINNING OF PERIOD			15,735		25,612	
CASH END OF PERIOD			\$ 47,877		\$ 47,877	

Things Happening in and AROUND Phase V

City of South Lyon presents: Concerts in the Park

Fridays, 7-8:30 pm at the Gazebo in Historic McHattie Park

July 12	Phoenix Theory	60's-90's hi
July 19	Joyriders	60's-90's hi
July 26	Toppermost	Beatles Tribute



What: Deck Potluck July 19, 2024

Where: Clubhouse Deck

When: Friday, July 19 5:30

*Hotdogs provided, bring a dish to pass
and a beverage*

Event sponsored by the Gola's.

See you there!



Here's the scoop...in honor of National Ice Cream Day Phase V will have an

ICE CREAM SOCIAL

Sunday, July 21st, 1p-3p in the Phase V Clubhouse

Kids \$3.00 & Adults \$4.00

Come out and enjoy some delicious ice cream with family and friends in your own neighborhood. Bring the Grand Kids, it's cheaper than the Dairy Queen and no mess in the car or house. Get out of the house without leaving the neighborhood. Eat in the clubhouse or enjoy the view from the Deck with cold creamy ICE CREAM!



REMEMBER THE “ROCKIN OLDIES” PARTY
LAST YEAR...SHELLY IS HOSTING ANOTHER
EVENT!

HOT FUN IN THE SUMMERTIME

Where: Phase V Clubhouse
Date: Sunday, August 4th
Time: 3p-5p
Cost: \$10.00

BYOB, SNACKS & FUN PROVIDED
Contact Shelly for tickets at
734 718-4037



We have an Artist in our community, and she is
being featured at the Salem-South Lyon Library.



Sylvia Wood, a 24-year resident of Colonial Acres is
having a one woman show at the Salem-South Lyon
Library during July and August depicting barns and other
scenes from Michigan. Go down and take a look!

ISLAND QUEEN BOAT RIDE AND DINNER

What: Boat ride Kensington Island Queen at Boat Rental
Time: Arrive for 5pm Boat, tickets may be avail prior to event?
Date: Thursday July 25, 5pm boat ride
Cost: Entrance to the park, + \$4 senior or \$6 adult per person
Other: No Alcohol or Pets



Dinner. Black Label Tavern afterwards, Call Laura Mid July to RSVP for Dinner, or skip
boat ride and come for dinner (248) 275-9591

Kensington no longer offers private boat outings, so the best we can do is show up and all hope to
get on at the same time.

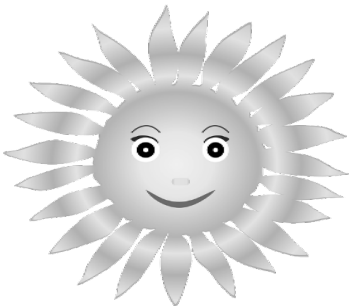
Chipmunks

A	C	I	R	E	M	A	H	T	R	O	N	C	O
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P	L	A	I	N	S	H	A	B	I	T	A	T	E
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C	O	O	A	M	S	T	R	E	S	E	D	R	A

GRAINS
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 BURROWS
 HOLES
 DENS
 DESERTS
 PLAINS
 NUTS
 POUCHES
 FORESTS

BITS & PIECES OF MJO

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 New Neighbors
David & Brandie



Per K. Champe

Condos actively for sale in Colonial Acres Phase V

6 units: \$148,900.00 list price
 \$153,000.00 list price
 \$157,900.00 list price
 \$159,999.00 list price
 \$179,900.00 list price
 \$200,000.00 list price

Condos currently pending in Colonial Acres Phase V

4 units: \$140,000.00
 \$149,900.00
 \$179,900.00
 \$200,000.00

Condos recently sold in Colonial Acres Phase V

0 units: No Sold Units

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
Ticonderogags1@gmail.com

In our own backyard...



Photo by Steve Gerlach
An update....**FOUR CHICKS HATCHED!!!**
Can be viewed in Kensington Metro Park, take a ride and check out the Osprey!

From the kitchen of Christen Anttila

Beef Steak with Mushroom Sauce for TWO

Olive oil. 1-2 tsp to coat pan
2 (4 oz) beef round steaks or hamburger patties
1/4 tsp salt
1/4 tsp pepper
1/2 cup sliced mushrooms
1/4 cup onions
1/4 tsp garlic salt
1/4 cup beef broth
3 Tbsp sour cream

Cook Meat with Salt & Pepper in pan with oil till done. Add broth and bring to a boil, reduce heat, add sour cream and meat to mixture and heat till warm. Serve with mashed potatoes.

Then sit down & enjoy!

KUDOS! THANK YOU! OUTSTANDING!

THANK YOU to Laura Gola and the Clubhouse Committee for organizing and hosting the Volunteer Luncheon at the South Lyon Theatre. It was a great time and enjoyed by all who attended! Along with the food, prizes, and fellowship, a photo montage was played on the large screen of Colonial Acres Phase V community and members enjoying activities in our neighborhood! A special Thank you to Laura's daughters **Angela & Melanie** who put together this photo display for all of us to enjoy, as well as helping with the Easter dinner and other events! Well done & THANK YOU!!!!

Photos of
Volunteer
Luncheon



Important information for Members

Clubhouse Committee Elections

- Positions awarded or decided upon July 11 at 12 noon meeting.
- **Treasurer for Clubhouse** - Track spending, pay Clubhouse Bills, suggest spending and guidance on budget. Position amounts to approx 1 hour per week, Starts in July
- **Clubhouse Co-Chair** - Works with Chairperson on events, ideas, organization, holds meeting in Chair Absence - Amounts to approximately 1 hour per week. Starts in July
- **Contact Laura Gola @ (248) 275-9591**

NEW THERMOSTAT in CLUBHOUSE

In an effort to offset energy cost a new thermostat has been installed and it is locked and will remain at a set temperature, no need to keep turning up and down. Hopefully this offsets some energy cost.

WHO LET THE DOGS OUT....

Just a friendly reminder, dogs or cats are NOT allowed to be tied up behind units. They must be on a leash with a handler present at all times. Please refrain from this activity. Any Questions? If so please refer to Colonial Acres Phase V, Inc. Rules and regulations. Thank you in advance for your cooperation!



Per Colonial Acres Phase V, Inc. Rules and Regulations:

“Member/Occupant’s dog or cat may not be tied (to a stake or anything else) behind the Member/Occupants unit or any other place on Colonial Acres Phase V Commons. “

Phillips

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SOUTH LYON OFFICE
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(248) 437-5505




Just a friendly reminder to make sure you lock your car/home doors at all times.. Summer brings more strangers to our community.



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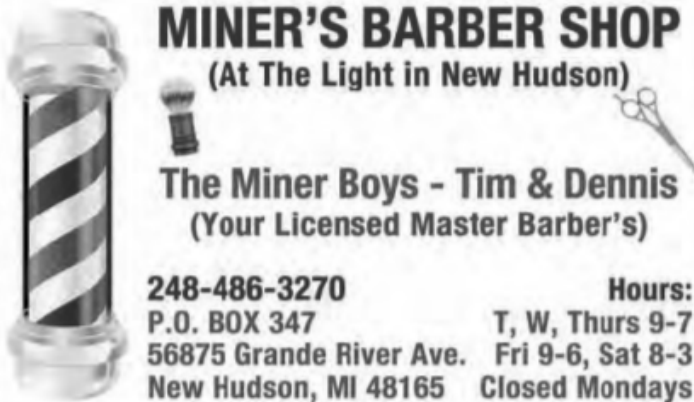
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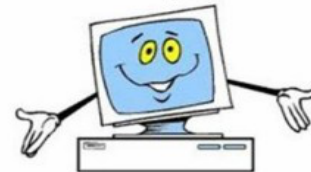


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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 8:30 am Coffee hr 11-12:30 Yoga 1 pm Men's Social 3-5pm Happy Hr Aubrees 7 pm Euchre	2 2-5 pm Billiards 7 pm TX Hold em	3 9-10 am Swim exercise 10-12 Sewing 5:30 Bingo	4 INDEPENDENCE DAY 7 pm Euchre	5 9-10 am Swim exercise 7 pm TX Hold em	6 9:30 am Walking club Kensington
7	8 8:30 am Coffee hr 11-12:30 Yoga 7 pm Euchre	9 2-5 pm Billiards 7 pm TX Hold em	10 9-10 am Swim exercise 10-12 Sewing 6 pm Game Night	11 12p Clubhouse Com Mtg 7 pm Euchre	12 9-10 am Swim exercise 7 pm TX Hold em	13 RENTAL 9:30 am Walking club Kensington
14	15 8:30 am Coffee hr 11-12:30 Yoga 3-5pm Happy Hr Aubrees 7 pm Euchre	16 2-5 pm Billiards 7 pm TX Hold em	17 9-10 am Swim exercise 10-12 Sewing 5:30 Bingo	18 7 pm Euchre	19 9-10 am Swim exercise 5:30 pm Deck Party 7 pm TX Hold em	20 RENTAL 9:30 am Walking club Kensington
21	22 8:30 am Coffee hr 11-12:30 Yoga 7 pm Euchre	23 2-5 pm Billiards 7 pm TX Hold em	24 9-10 am Swim exercise 10-12 Sewing 6 pm Game Night	25 5 pm Boat ride Island Queen Kensington 7 pm Euchre	26 9-10 am Swim exercise 7 pm TX Hold em	27 9:30 am Walking club Kensington
28	29 8:30 am Coffee hr 11-12:30 Yoga 7 pm Euchre	30 2-5 pm Billiards 7 pm TX Hold em	31 9-10 am Swim exercise 10-12 Sewing			