

COLONIAL ACRES PHASE V NEWSLETTER

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	Bill Charles
Vice President	Cindy Christiansen
Member at Large	John McGraw
Member at Large	George Birchmeier
Member at Large	Judy Keeling

CLUBHOUSE COMMITTEE

Chairperson	Judy Keeling
Co-Chairperson	OPEN
Secretary	Patti Dooley
Treasurer	Nancy Page
Clubhouse Rental	Katy Kay
CH Purchasing	Chris McNally
New Residents	Jane Severn
Ad Director	Mary Ketelhut
Ad Billing	Becky Stirling
News Distribution	Judi Damphousse
News Distribution	Joanne Dettore
Coffee Hour	Deane Carter
Sign Painter	Evelyn Rouse
Light Bulb Mgr.	Dick Biskner
Gardener	Judy Keeling
Gardener	Marge Stefanski
Librarian	Shirley Estes
Pool Mgr.	Mike Gola
Sunshine Corner	Dottie Saunders
Sunshine Corner	Faith Phee

BENEVOLENT FUND COMMITTEE

Barb Kibler 734-218-1277

Newsletter email: gj.poirier@gmail.com



NO BOARD OF DIRECTORS MEETING IN
DECEMBER. NEXT MEETING WILL BE
WEDNESDAY JANUARY 8TH AT 1PM



**CELEBRATE THE
HOLIDAY SEASON
WITH FRIENDS &
NEIGHBORS FROM
COLONIAL ACRES
PHASE V**

**DECEMBER 15TH at
NOON**

PIZZA BUFFET, SALAD
BAR, BREAD STICKS, &
DESSERT

JOIN IN THE FUN &
MERRIMENT!

Colonial Acres Phase V Inc. Meeting Minutes 11/03/19

Call to order

Call to order at 1:02 pm the regular membership meeting of Colonial Acres Phase V, Inc. at CAV clubhouse.

1. Roll call B. Charles conducted a roll call. The following persons were present: Bill Charles, George Birchmeier, John Graw, Cindy Christianson, Judy Keeling & in attendance Jim Reuschlein

2. Approval of minutes from last meeting

3. Financial Report for prior month – Jim Reuschlein

Financial report – 10 months ending October 31, 2019 Motion to approve Financial Report 1st J. McGraw 2nd Cindy Christianson - Approved

4. Management Report – Jim Reuschlein, Clearview Property Management Services : 2 Units listed for sale \$106,000- 119,000.00

Wood repairs currently finishing up for units that will have vinyl replacement. Vinyl Replacement is set to continue weather permitting.

Power washing, striping and roof repair has been completed on all buildings. Clearview Property Management is scheduled to appear with counsel at the tax tribunal in December representing Colonial Acres Phase 5.

5. New business/discussions of membership Members will have the option to choose no salt in their courtyards. A letter will be sent to those members to sign a release of liability for Rob Lewis and Colonial Acres. Once signed Clearview will post sign on bus top. Management contract for Clearview is up for renewal. Clearview asked for a 5-year contract instead of 3 and increase of \$150.00 per month. In addition, contract is for 468 units not 465. Motion to approve Clearview contract through 2024 starting December 1, 2019 with changes 1st G. Birchmeier 2nd C Christianson. All in Favor, any discussion? Bill Charles expressed his happiness with Clearview. Next week board will meet for budget meeting. Management Contract approved. Budget proposal motion to approve 1st G. Birchmeier, 2nd J. Keeling. Approved Budget.

Judy would like to have hard copies to approve contracts and budget in advance of meetings for review. Snow removal continues to bring challenges. Newsletter will address those ongoing issues. Consider bringing back member call tree. John McGraw will look for that info. Moving forward cars will be ticketed, fined and towed. Members would like water valves to be tagged, so that they know which one is the shut off. Discussion of washing cars in complex. Board will discuss this issue more and we will look for input from community. We pay for water and this along with watering gardens may be excessive and costing property money.

66-4 Christa Truan would like to take a moment and thank the Board, Trala Maintenance and Clearview for all they do for the community.

72-4 Sue Brock Are there any rules or regulations on what can be put up in bus stop for decorations?

137-3 Donna Hassel Williamsburg needs to be salted better by contractor.

139-5 Gloria Poirier I have more icicles on my unit than ever before. Ice on my porch.

139-5 Bill Aldinger concerned they are not cleaning and inspecting furnaces. I haven't had mine done in 2 years. Members are supposed to call Trala Maintenance which is now Pauls Plumbing at 248-437-0501 and scheduled this contracted service.

6. Adjournment Adjourned the meeting at 2:30 pm. Facilitator Name: Kelli Reuschlein

COLONIAL ACRES PHASE V
 OPERATING STATEMENT
 TEN MONTHS ENDING OCTOBER 31, 2019

INCOME:	ANNUAL BUDGET	* CURRENT MONTH BUDGET	* MONTH ACTUAL	* YEAR TO DATE BUDGET	* YEAR TO DATE ACTUAL	OVER (UNDER)
5110 Carrying Charges	\$ 1,906,020	\$ 158,835	\$ 163,530	\$ 1,588,350	\$ 1,580,923	\$ (7,427)
5410 Interest Income	800	67	7	667	75	(592)
5548 Special Assessments	0	0	0	0	(50)	(50)
5550 Late Charges	2,000	167	470	1,667	2,071	404
5552 N S F Check Charges	0	0	0	0	210	210
5554 Legal Fee Recovery	0	0	0	0	3,724	3,724
5555 Member Violations	0	0	0	0	0	0
5558 Member Repairs	1,000	83	0	833	240	(594)
5570 Insurance Recovery	0	0	0	0	0	0
5580 Transfers From Reserve Funds	40,000	0	0	40,000	80,000	40,000
5590 Miscellaneous	3,200	267	0	2,667	0	(2,667)
TOTAL INCOME:	\$ 1,953,020	\$ 159,419	\$ 164,007	\$ 1,634,184	\$ 1,667,193	\$ 33,008

EXPENDITURES:	ANNUAL BUDGET	* CURRENT MONTH BUDGET	* MONTH ACTUAL	* YEAR TO DATE BUDGET	* YEAR TO DATE ACTUAL	OVER (UNDER)
6200 Land Lease	\$ 742,380	\$ 61,865	\$ 61,865	\$ 618,650	\$ 618,649	\$ (1)
6300 Administrative Expenses	86,850	6,862	6,528	73,125	75,733	2,608
6400 Operating Expenses	211,600	50,967	54,300	209,667	183,848	(25,818)
6500 Maintenance & Repair Expenses	626,940	48,420	135,706	538,100	598,372	60,272
6600 Community Facility	9,600	8	658	9,583	7,213	(2,370)
6700 Taxes & Insurance	106,150	8,825	0	88,400	70,969	(17,431)
7300 Debt Service & Reserves	169,500	7,458	7,466	154,583	159,120	4,537
TOTAL EXPENDITURES:	\$ 1,953,020	\$ 184,405	\$ 266,523	\$ 1,692,108	\$ 1,713,904	\$ 21,796

TOTAL INCREASE (DECREASE)	\$ 0	\$ (24,987)	\$ (102,515)	\$ (57,925)	\$ (46,712)	\$ 11,212
CASH BEGINNING OF PERIOD			140,860		85,057	
CASH END OF PERIOD			\$ 38,345		\$ 38,345	

Colonial Acres Phase V Clubhouse meeting

Thursday November 1, 2019

Came to order at 12:00 and began with a Pledge of allegiance.

Last months minutes were approved.

Nancy gave treasurers report : We had income from ads, and rentals . Expenses we're clubhouse expenses, cleaning, printing and postage. Report was approved .

Deanne reported there were 110 for coffee hour in October .

Patti, Laura , and Alice will aid Deanne once a month in the coffee hour .

New Resident greet was Oct. 17th, at 6:30 p.m. and there were over 40 residents in attendance . Jim and Judy talked to them about co-op living and familiarized them with rules and answered questions . We thought it a huge success and hope we were helpful to our new neighbors! Several new neighbors had ideas for new activities and a few volunteers for participation in the community .

Pancake breakfast was another successful venture, it was \$5.00 for the meal .

Comercia & Active faith talks were not as well attended as hoped for, and these activities need more participation if future events are to be continued here.

Craft Show was Oct. 26th, and Connie reported 15 crafters displayed a variety of lovely giftables, with good attendance .

Our Silent Auction is Nov. 15th, at 7:00 p.m.

We have 38 donations with 50 items to be auctioned, and there are some fantastic things to be auctioned! Come and make your bids!

Christmas decorating party is Nov. 17th, at 3:00 , bring your wine and join in!

Spaghetti Dinner is Nov. 24th, at 9.00 per ticket. All are welcome dinner includes Spaghetti, salad, rolls & dessert. Coffee provided bring your own bottle.

Christmas Dinner at Aubrees is Dec. 15th, at 12:00 noon.

It's 12.99 per person. Plus gratuity and extra if you'd like alcohol. There is a sign up sheet in clubhouse to join us and give a head count.

New Years Eve Party is \$10.00 a ticket . From 8-12 and will have a 50s-60s sock hop theme so get out your poodle skirts and saddle shoes and join in! D.J. Tony Mazuka will be spinning the tunes!

Laura will host the St. Patrick's Day Party the Saturday before holiday, more details to follow .

Painting the great room in the clubhouse around the first of February .

The taking down of Christmas decorations will be Sunday Jan. 12th, at 3:00 .

The board is working on a revision of Pool rules and regulations.

Meeting adjourned at 1:20



Snow Season's Surprise

Denise Semion

c

We all knew it was coming, but maybe we didn't want to deal with it on Tuesday, November 12. That's what I'm hoping after hearing about all the problems people encountered dealing with a new record snowfall that graced us on Monday, November 11.

The problems I heard were from people complaining about their neighbors – why didn't they move their car in a timely manner for the snowplows to do their job? Bill Charles, Board President, put it this way at the November Board meeting: ***“Everyone should clean off their cars and get ready to move them before waiting for the horn. Help others who may not be able to move their cars. Everyone is paying for it.”*** He was talking about the extra expense we incur to pay for the snow service when it takes longer than necessary because residents have not moved their vehicles in a timely manner.

Yup, you and I are all paying for the snowplow service, and the longer it takes, the more we pay.

Now, I'll be the first to admit that I don't look forward to getting out there in the morning to move my car. Sometimes it's a darn inconvenience. Maybe I'm going somewhere at 11 o'clock – couldn't I just take a chance that the snowplow won't arrive till then? Maybe Bill and I have an appointment nearby at 8 a.m. and we want to assume we'll be back in time to move our other vehicle before the plows come through. Do we ever, ever, take a chance on inconveniencing our neighbors by not moving our two vehicles? **The answer is NO. Not ever.** Because if we don't move our vehicles, we are inconveniencing everyone around us.

We are fortunate that we are both able to pay attention to the weather and can go outdoors to move our vehicles. I know some residents are not able to move their vehicles in the winter. They need neighbors to help them. But when I hear people complain that they can't hear the horn because they are in the basement, they slept in that day, or just forgot, I wonder why they didn't just move their car in the first place and get it over with.

Bill Charles indicated he received many calls regarding vehicles that were not moved. He indicated the Board would not fine people **this first snow** – but fines will be forthcoming in the future. I'm not afraid to report my neighbors for not moving their vehicles, and anyone is welcome to report me if I don't move mine in a timely fashion. We are all in this together – we live in a cooperative community, and we need to cooperate. This is costing all of us money.

Here are a few suggestions for snow days:

- Be Mindful – You knew last night that it was going to snow. Set your alarm and get up in a timely manner. Look out the window, & make a decision as to when to move your vehicle. Clean off your vehicle & move it when appropriate. Don't wait for neighbors to call you to tell you that your vehicle is the last one that needs to be moved.
- Be Kind. Does one of your neighbors need help? If so, can you help them? I've heard residents tell me they move two, three or four extra vehicles for people who are not able to move them. Thank you for being so kind.

I hope this reminder helps us all do a little better at working together to get the streets and parking areas cleared this season. And if it doesn't, well, I guess that's why I'm glad we go to Florida in February!

BITS & PIECES OF INFO



SUNSHINE CORNER



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

Please contact one of these two ladies if you would like a note sent that says we care.
Dottie 248-446-4005
Faith 313-418-0067

Benevolent Fund

This fund is to help give some comfort to families who have lost their loved ones that lived here at Colonial Acres Phase V. We live in a very caring community that gets to know their neighbors & offer help, especially at a family's time of loss.

We are in need of donations, please think of donating \$5 or \$10 to help keep it going. Funds are very low at this time
Contact: Barb Kibler at 734-218-1277 with death notices of residents in Phase V or to offer a donation. *THANK YOU!*

FREE Blood Pressure Screenings will be at the Senior Center on December 9th & 10th from 11 am to 1 pm. Take a few minutes out of your day to get checked. Hypertension is generally a silent condition. Many people will not experience any symptoms. It may take years or even decades for the condition to reach levels severe enough that symptoms become obvious. Even then, these symptoms may be attributed to other issues. The best way to know if you have hypertension is to get regular blood pressure readings. Now is a good time to start.



The first TWO weeks of February the clubhouse will be **unavailable** for use by **any group**. We are getting a fresh coat of paint! Thanks for everyone's patience during this spruce up. Watch the January newsletter for dates & ways you can help get the room ready for the painters. Everyone's help keeps our costs down!

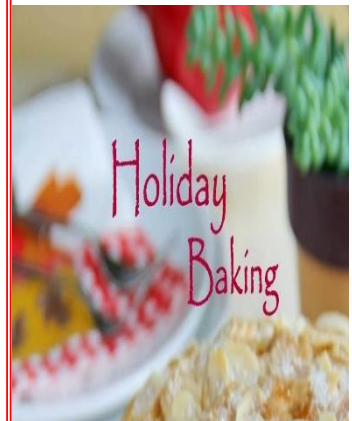
CHOCOLATE RUM BALLS

by: Katy Kay

1 C semi sweet chocolate chips
½ C Rum (or brandy/bourbon)
½ C powdered sugar

3 TLB light corn syrup
2 ½ C crushed vanilla wafers
1 C chopped nuts

Melt chocolate chips over hot water. Add corn syrup & rum (or substitute). Combine vanilla wafer crumbs, powdered sugar, & nuts. Add to chocolate mixture; let stand for 30 minutes. Shape into 1 inch balls, roll in granulated or powdered sugar. Let ripen in covered container @ least 3 days. Yield 4



Protect yourself from Medicare Fraud

Older people are at a greater risk of fraud & other forms of Financial exploitation. The United States Postal Service has seen an increase in mail fraud. You might receive an advertisement in the mail concerning Social Security, but it could be from a private company or even a scammer. IF you receive misleading info about Social Security, send the complete advertisement, including envelope to: **Office of the Inspector General Fraud Hotline Social Security Administration P.O. Box 17768, Baltimore, MD 21235**

Protect yourself from Medicare fraud:

Guard your Medicare card like it's a credit card.



Remember:

- Medicare will **never** contact you for your Medicare Number or other personal information unless you've given them permission in advance.
- Medicare will **never** call you to sell you anything.
- You may get calls from people promising you things if you give them a Medicare Number. **Don't do it.**
- Medicare will **never** visit you at your home.
- Medicare can't enroll you over the phone unless you called first

Report anything suspicious to Medicare.

If you suspect fraud, call 1-800-MEDICARE.

Report fraud or financial exploitation

1-800-222-4444, option 2

AARP Foundation

ElderWatch engages hundreds of volunteers each year to help older consumers recognize, refuse and report fraud and scams. This website provides additional information and tools to help protect consumers against financial exploitation.

AARP's Fraud Watch Network Helpline, a **free resource for AARP members and nonmembers alike**, can provide the information you need to protect yourself and your family.

ELDER ABUSE



Elders and Fraud

Fraud Against Seniors

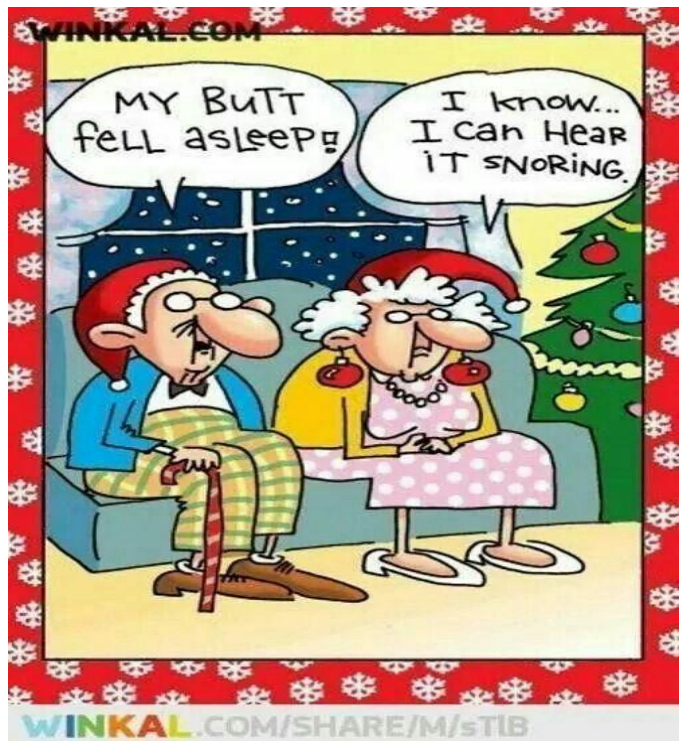
- Senior citizens are most likely to have a "nest egg," to own their home, and/or to have excellent credit—all of which make them attractive to con artists.
- People who grew up in the 1930s, 1940s, & 1950s were generally raised to be polite & trusting. Con artists exploit these traits, knowing that it is difficult or impossible for these individuals to say "no" or just hang up the telephone.
- Older Americans are less likely to report a fraud because they don't know who to report it to, are too ashamed at having been scammed, or don't know they have been scammed. Elderly victims may not report crimes, for example, because they are concerned that relatives may think the victims no longer have the mental capacity to take care of their own financial affairs.
- When an elderly victim does report the crime, they often make poor witnesses. Con artists know the effects of age on memory, & they are counting on elderly victims not being able to supply enough detailed information to investigators. In addition, the victims' realization that they have been swindled may take weeks—or more likely, months—after contact with the fraudster. This extended time frame makes it even more difficult to remember details from the events.
- Senior citizens are more interested in a& susceptible to products promising increased cognitive function, virility, physical conditioning, anti-cancer properties, & so on. In a country where new cures & vaccinations for old diseases have given every American hope for a long and fruitful life, it is not so unbelievable that the con artists' products can do what they claim.

HOLIDAY FUN

N	X	F	U	S	T	V	S	S	G	E	C	E	X	S	W	K	S	I	F	
W	O	D	R	Y	T	A	C	N	M	H	S	Z	X	Q	T	Q	W	H	R	CANDLE
R	L	I	K	U	N	N	I	S	A	O	H	W	S	P	A	E	L	T	S	CANDYCANES
U	U	J	T	T	I	R	E	M	E	O	T	E	L	T	S	I	M	G	O	CELEBRATE
O	C	E	A	A	E	T	P	S	K	F	O	S	J	E	Q	E	Y	P	B	CHAMPAGNE
L	K	A	M	H	R	A	C	G	E	L	W	Z	U	C	H	D	C	R	I	DECORATIONS
B	E	Q	T	R	G	B	G	A	W	R	I	V	N	X	Q	I	F	E	O	FAMILY
I	P	A	L	N	M	O	E	Z	K	J	P	G	C	D	K	R	A	T	X	FRUITCAKE
E	G	Z	E	E	B	M	X	L	V	E	B	X	H	V	S	H	M	H	S	GATHERING
C	A	N	D	Y	C	A	N	E	E	K	D	S	S	T	B	G	I	G	O	LAUGHTER
I	M	Z	I	V	T	E	Z	G	T	C	R	F	T	R	S	I	L	U	G	LIGHTS
B	S	K	M	K	W	T	N	G	N	F	X	X	O	L	Y	E	Y	A	J	MISTLETOE
W	R	F	A	S	D	M	Q	X	R	L	D	K	C	I	L	L	Q	L	S	PRESENTS
S	N	O	I	T	A	R	O	C	E	D	V	Q	K	B	H	S	K	E	L	SANTA
E	T	A	U	V	U	H	F	W	X	J	C	M	I	R	J	I	L	C	X	STOCKINGS
R	N	M	H	B	V	F	F	G	U	H	U	Q	N	Q	X	D	G	H	R	SLEIGHRIDE
F	R	I	E	N	D	S	W	M	K	C	S	Y	G	N	N	R	L	O	N	
K	L	G	N	K	Q	J	F	E	V	Q	K	B	S	A	H	D	O	X	U	
Q	E	B	R	F	T	N	G	E	K	K	I	W	C	Q	S	H	I	L	G	
E	O	K	T	Z	P	G	K	J	L	U	Q	O	N	R	V	N	C	W	V	

Crabby Road

1-15-11



What's Happening at the Clubhouse.....

Connie Williams organized another great annual **Craft Show** last month. We had many talented residents at Colonial Acres who filled the clubhouse with all their creative crafts. It was a cold Fall day but that didn't keep people away from starting their holiday shopping early. Great job Connie. All Crafters start thinking about this event for next year & ALL Residents, watch your newsletter to save the date.

Our Second Annual **New Resident Greeting** was very well attended by our new Residents. The Board & Jim Reuschlein went over co-op living & explained many of our rules & regulations. There were many questions that were answered & positive feedback from all who attended. It was decided this should be an annual event each Fall.

The Silent Auction was a great success this year. It was a fun way to visit & enjoy your neighbors while having a little competitive fun. There were many great items that were bid on as everyone enjoyed munching on appetizers & desserts. Thank you to everyone who attended & bid on all the great items many South Lyon Merchants & Residents donated for this event. Be sure to let them know how appreciated they are as you visit their businesses or see them at the clubhouse.

A special **BIG Thank You** to **Judy Keeling, Marge Stefanski, & Becky Stirling** who put in **Many** hours of work to put this event on. Super job all of you!!!! It was a good turn out & many went home with some wonderful items. This was a very successful fundraiser for the clubhouse improvement funds.

It could not have happened without all the Merchants & Residents who donated items so not only could we have fun but help earn money to keep our clubhouse in running order.

THANK YOU TO:

Norman's Total Automation

Modello 227 Beauty Salon

KV Sports

Venue Store

Advance Auto Parts

Debbie Reynaert

Bill & Barb Aldinger

Cynthia L'heureux

Barbara Biegian

Darla Miller

Lori Mosier

Lake Street Tavern

Salon 104

Aubree's Restaurant

Grand Trunk

Phillip's Funeral Home

Amy Lakey

Sylvia Wood

Connie & Gary Williams

Alice & Bob Ciszewski

Bernie Schaffer

Marilynn Jarvey

South Lyon Hotel

Bob's Barber Shop

Corner Café

Auto Zone

A & E Jewelers

John & Liz Gallagher

Gloria Poirier

Kathy Golasewski

Evelyn Rouse

Faith Phee



Everyone had lots fun **Decking out the Halls of the Clubhouse** November 17th. So many people showed up it didn't take long at all to bring the Holiday Spirit to the Clubhouse.

We now have **THREE TREES**, one put up by the Sewing Group that meets every Wednesday. All the decorations for this tree were hand made by the sewers. Be sure & check it out.

After all the work was done, we enjoyed everyone's appetizers & wine. This was a great time for all and a fun way to get in the Christmas mood.

Please be sure to come help us take down the decorations **Sunday January 12th at 3:00.**

JOIN COLONIAL ACRES PHASE V FOR OUR HOLIDAY DINNER

SUNDAY DECEMBER 15TH NOON

AT AUBREE'S IN SOUTH LYON

Pizza Buffet, including salad, breadsticks, beverage, & dessert
\$12.99 per person, pay at time of service individually

This was a well-attended event last year, don't miss out on the fun!



COME TO OUR NEW YEAR'S EVE CELEBRATION

At the clubhouse December 31st at 8:00 PM Be ready to Rock & Roll until after midnight!! The DJ will be playing 50's & 60's music, the oldies but goodies. Elvis, Motown, Beatles, Kinks, Hendrix, Rolling Stones, The Who, Chuck Berry, Buddy Holly & much more! Dress for the occasion if you want with your poodle skirt, leather jacket, or bell bottoms! Bring a dish to pass & your drink of choice....\$10 per person for the DJ "be there or be square" See Judy Keeling for tickets-Sign up sheet on bulletin brd

Oldies
But
Goodies



Mark your new 2020 calendar with this upcoming event
MASSAGE & CHAIR YOGA Monday January 15th at 11:00
This is a nice way to relax after the hectic holiday season. Fifteen minute chair massages starting a 11:00, sign up sheet for a time on bulletin board. **Chair yoga starting at 11:30** for all to join in.

Adult coloring will be available while you wait.
Don't miss out! Leave relaxed & stress free!

There are many clubhouse activities that occur during the course of a year. A lot of effort is put into making these fun & successful. To keep them going we not only need volunteers, we need residents to turn out for them. You're encouraged to attend clubhouse meetings, offer suggestions & take charge of some of these great ideas.

Some planned Spring events: *our annual St. Patrick's Dinner & High Tea Luncheon*. Other great suggestions for additional activities are a Fashion Show by Coral Sash, crafts, & day activities. Start volunteering, attending, & enjoying the activities at the clubhouse so we can keep them going.

Decisions made for the clubhouse will be voted on by all attendees of clubhouse meetings. Be sure you attend to find out what is going on at the clubhouse. Every resident of Phase V has a vote on clubhouse activities. Make sure you attend meetings to have your voice heard.

At our "New Residents Orientation" there were some suggestions for future events: *Paint & Pour, scrapbooking, golf outings, crafts, bingo, plant exchanges, & day trips*. All of these are great ideas & if anyone is interested in some of these events come to the meetings & get a committee started to implement them. **Help make this a fun active community!**

NEW NEIGHBORS



78-1 Pajak, John & Connie 62177 Ticonderoga 248-394-7309
109-6 Brenton, Ron 62360 Arlington 734-394-7309

Add these names & addresses to your directory

KIM'S CORNER RECENT SALES ACTIVITY

ACTV	25721 Adams Ct.	\$106,000
ACTV	25425 Concord Lane	\$110,000
PEND	25888 Lexington Dr	\$118,900
ACTV	61711 Williamsburg	\$129,300
SOLD	25102 Heritage Ct.	\$117,900
SOLD	62177 Ticonderoga	\$120,000

A note from your Editor: I have enjoyed the last few months passing on important Colonial Acres Phase V information to all of you. I also try to add some informative bits of info that you may find of interest. If you have any info you would like in the newsletter please pass it on to me for consideration.

I wish you all a Great Holiday Season & a Happy New Year.
Gloria Poirier



Well, our first snow storm came earlier than usual & seems to have caught everyone a little off guard. It didn't go as smooth as it should have with the plowing or the residents moving of vehicles. Now that we've got the first one under our belt let's review the regulations once again. Cars **MUST** be moved once the street areas are cleared. **DO NOT** move them **BEFORE** street areas are plowed unless you are moving them off site. This only adds to the confusion & makes it necessary for additional plowing which equates to additional costs. Something we **ALL** want to keep down.

Snow Removal Procedures:

The snow removal crew will respond without notification from Phase V when there is a snow accumulation of (2) two inches or more.

At approximately 6:00AM plowing will begin on Heritage Blvd. followed by the Clubhouse Area.

Do Not Move Your Vehicles until the Street Clearing is Complete.

Residential Area Street Clearing Schedule:

Vehicles cannot be parked on the streets between 12:00AM and 8:00A.M.

This requirement is for emergency vehicle and snow plowing use.

At approximately 8:00 AM the truck drivers will begin plowing parking areas.

You will be notified by the sound of their horn to move your vehicle so that they can complete their job.

Everyone must do their part for snow removal to be successful. Ring the neighbor's doorbell or call them on the phone, remind them the snowplow is waiting. If you cannot move your vehicle yourself arrange for someone else to move it.

Violation of any of these rules will result in a fine. See Assessment of Fines regulation located in the Rules and Regulations on page 7.

Snow falls during the latter part of the day, after 3:00 PM, will only be plowed down the center of the main streets. Parking areas will be cleared the following morning which means moving your vehicle(s) as noted above.

Deicer, salt, will be supplied in barrels throughout Phase V for your use on sidewalks and steps to melt ice. This should be used sparingly as excess use will cause damage to cement. Please use sparingly.

Should the Member/Occupant have any complaints about snow removal, **do NOT** call your Board Members. Report any problems to the Property Management Office. They will contact the snow removal crews on snow plowing days.

What's Happening in & Around South Lyon

An Old-Time Piano Christmas - December 6th @ 7:00 pm

At The Java House Café It's an old-time piano Christmas with Jerry Perrine playing your Christmas favorites in ragtime, jazz, blues and boogie-woogie.

Flashlight Candy Cane Hunt

Join us on Friday, **December 6th at 7:00PM(PROMPTLY)** at the McHattie Park Volleyball Courts for this **FREE** annual event!! Bring your grandchildren & flashlights out to grab as many candy canes as they can find! Find the large multi-color ones and get a prize. Children will be broken into age groups (3-10). Bring a bag for your candy canes!!

Cool Yule: South Lyon's Holiday Celebration & Lighted Parade.

Cool Yule is an all day event, across the community on the first Saturday in December. From the "Christmas in the Country" Craft Show at South Lyon High School to the Cool Yule Lighted Parade and tree lighting ceremony, this event is sure to offer something for everyone! Don't miss it

Cool Yule Christmas in the Country Craft Show: December 7th 10am to 4pm

Christmas in the Country Craft Show is one of many events happening in South Lyon. This years craft show is located in South Lyon High School at the corner of Pontiac Trail and 11 Mile Road. Admission:\$5/person, \$3 with a canned good, \$2 Senior citizens.

Annual Cool Yule Gingerbread House Build Event & Contest

December 7th Build is from 10 am to 1 pm Contest is from 2 pm to 5 pm

FUN FOR THE ENTIRE FAMILY!!! Join us for the 6th Annual Cool Yule Gingerbread Build & Contest. Purchase a kit for \$10 or bring your own structure. We'll have plenty of embellishments to decorate your houses. Kits can be reserved by calling 248.437.2875, otherwise they will be available on a first come, first serve basis while they last.. Winners will be announced at the Historic Village following the Cool Yule Parade.



December 8th 6:30 pm come enjoy the *Kiwanis of South Lyon Senior Citizen Holiday dinner* (doors open at 5:30) at the South Lyon High School Commons. **FREE** Turkey dinner for South Lyon community senior citizens age 65 & older. The South Lyon High School "A Capella Choir" will perform after dinner. Don't miss this fun event!

December 8th 4pm & December 9th 5:30pm the **Novi Choralaires** will be performing at the Church of the Holy Family, 24505 Meadowbrook. They will be performing "**Winter's Night**", come feel the warmth of the Season with familiar carols & holiday favorites.

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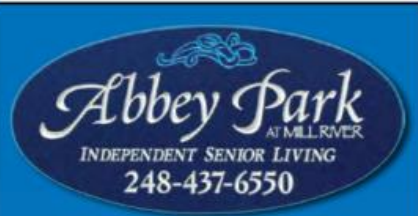
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Janet Cronin is an Occupational Therapist and Certified Hand Therapist with over 25 years' experience. She is a graduate of Cleveland State University in Ohio with a Bachelor of Science degree in Occupational Therapy. Janet likes to stay current with the latest treatment techniques and attends several continuing education courses. She has lectured at various conferences in rheumatoid hand disorders and stiff PIP joint complications. Janet specializes in upper extremity rehab and emphasizes patient education and participation in treatment to achieve goals. Janet has worked in multiple practice settings and closely with hand surgeons coordinating patient care. She has mentored Level I & II Occupational Therapy students and enjoys teaching students. She will be treating patients in out Howell and South Lyon Centers.



Michael Forgach, PT, DPT, OCS, joined the PPTS team in 2015 after graduating from Michigan State in 2009 with a Bachelor's Degree in Kinesiology and receiving his Doctorate of Physical Therapy from Wayne State University in 2014. Since joining the PPTS team, Mike has worked with a variety of patients, including post-surgical rehabilitation and those patients with complex orthopedic conditions. Mike has a passion for working with, treating, and educating athletes; whether they are just beginning, high school, collegiate or on a professional level. After working in Orthopedics and Sports Medicine through PPTS, Mike is now a board-certified Orthopedic Clinical Specialist (OCS). Mike hopes to continue his passion for physical fitness by incorporating and educating his patients throughout their treatment. Mike's goal is to provide positive outcomes for his patients by teaching them the exercises, skills, and techniques to return to them to their functional goals.

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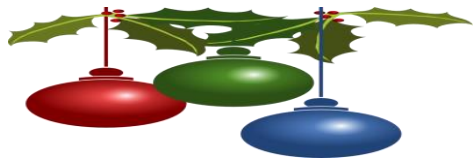
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1	9 8:30am Coffee hr. 7pm Poker 7PM Euchre	3 1-5pm Billiards 7pm Hold 'em	4 10am Needlework 7pm Billiards 7pm pinochle	5 10-12 Line dance 12 Clubhouse mtg 2:00pm Buckboard 7:00 Euchre	6 7:00pm Bible study	7
8	9 8:30am Coffee hr. 7pm Poker 7PM Euchre	10 1-5pm Billiards 7pm Hold 'em	11 10am Needlework NO BOARD MTG. 7pm pinochle	12 10-12 Line dance 2:00pm Buckboard 7:00 Euchre	13 7:00pm Poker	14 RENTAL
15 Holiday Dinner, Noon at Aubree's RENTAL	16 8:30am Coffee hr **Newsletter deadline** 7pm Poker 7PM Euchre	17 1-5pm Billiards 7pm Hold 'em	18 10:00am Needlework 7:00pm Pinochle	19 10-12 Line dancing 2:00pm Buckboard 7:00 Euchre	20 7:00pm Bible study	21 RENTAL
22 RENTAL	23 No coffee hour RENTAL	24 RENTAL	25 RENTAL	26 10-12 Line dancing 2:00pm Buckboard 7:00pm Euchre	27 RENTAL	28 RENTAL
29	30 No coffee hour	31 New Year's Eve Party 8:00-12:30				