

COLONIAL ACRES PHASE V
NEWSLETTER

Volume XXXV Issue 12

December 2023

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

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Co-Chairperson	Donna Tilley
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Ad Director	Keith Foley
Ad Billing	Keith Foley
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News Distribution	Joanne Dettore
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Coffee Hour	Linda Belanger
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Gardener	Marie Van Tassel
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.



DECEMBER

**MERRY CHRISTMAS & HAPPY NEW
YEAR to all Colonial Acres Phase V
Members!**



PHASE V CHRISTMAS PARTY

DECEMBER 10 at 5 PM

TICKETS \$15.00

CONTACT BILL ALDINGER

734 928-8050

COME JOIN THE FUN

DOOR PRIZES, 50/50 RAFFLE

TV RAFFLE, MUST HAVE

COUNT BY 12/4

Colonial Acres Phase V Minutes

11/08/23 Meeting

Meeting called to order at 1:10 p.m.

All board members present: Gloria P., Stacy K., Mike, G., Judy S., Judy K., Katy K., and Paul Z.

1. Opened with Pledge of Allegiance
2. Members reminded to be recognized before they speak.
3. Clearview property management report. Asphalt striping done.
4. Concrete work done; light pole repaired that was hit in the clubhouse parking lot.
5. ADA ramps finished; three added this year.
6. Steps listed for members units to be repaired have been finished
7. Painting done; two outstanding buildings due to poor weather conditions will be finished in the spring.
8. Consultation to DTE for updating energy use and decreasing cost at the clubhouse
9. Lewis Brothers new contract has been signed and they're busy working on the leaves.

General Discussion

72-1 has a dead tree she'd like to be looked at and cut down.

86-4 has a question about siding. Judy asked about the insurance company order of responsibility ours is the first one to be contacted and the Clearview property management would contact our main insurance. We will try anything to keep our insurance costs down.

77-4 wants their bus stop to be painted.

76-4 has damage to concrete. It is in Lewis Brothers contract that they will not repair any damages from snow plowing.

65-1 some workers just slam into the curbs while they're snow plowing, however when Mr. Lewis plows, he pushes to the curb and then lifts and pushes the snow onto the sidewalk. Salt causes brittle cement. Sign at the entrance to colonial acres at 11 Mile, not being a Thru-way needs to be moved and enlarged this spring.

Management report was approved. Financial report given by Stacy approved, October minutes approved.

Old business

Dog waste bags have increased in usage, and they are not cheap, we need to laminate signs about taking only one bag at a time please.

In the interest of saving money & protecting our assessment fees we should all refurbish or get a water softener, if we do it increases the longevity of the hot water tank. It will also increase the life on any appliance that uses water.

As mentioned earlier DTE has a service where they come in and assess your in-home energy use number is 866-796-0512 this service is free.

Water usage meters Paul Z is set to look into it with the city.

You've heard this before snow is coming, move your cars, do not put them into the main Heritage until that has been completely plowed.

A member questioned why the board didn't have a copy of Articles of Incorporation. It is on Colonial Acres Phase 5 website. Also, you should have gotten one in your paperwork when you bought your unit, if not there are copies available.

New Business.

It was mentioned the possibility of Heritage Boulevard being made into a city street. There are many things to be done for that to happen. Previously mentioned, road has to be brought up to the standards and it was never laid right. That's why we have so much repair work to do every year. Just a few things that need to be done, stop signs, speed signs, all signs need to be legal height, speed limit would be increased to 25 miles per hour as that is the city speed for residential areas, how would this affect our taxes?? A lot of research to be done for that. Denise Simeon would like to be on the private road committee.

2. Sunrooms are the members responsibility for protection of the siding the windows all the responsibility of the member. There are ways to protect your siding we do have 18 in out from the end of the Florida room blocks can go there you could kill the grass there you could put rocks there you could plant plants there.

To cut costs we did cut down on pest control, right now they're coming every 2 weeks to do the perimeter only of the clubhouse, they need to notify us if they want to get inside. We cut back on members using rose pest control and it being charged to our general fund.

3. We do have some roads in here that have actual spaces marked for visitors. They are for visitors they are not for members to park because they have more than two cars.

4. There are many monthly assessment fees paid late. There will be a new schedule of late charges. 10 days late paying there will be a \$25 charge goes into the second month it's a \$50 charge and if it's been 3 months it's \$100 plus attorney fees. You have from the first of the month till the 10th to get that money into the black mailbox or automatically withdrawn from your account however you feel it best to handle it.

5. We will need an assessment fee increase starting Jan. 1, 2024. Stacy has made a nice pie graph and a discussion with the members about what our land lease is and how it affects our monthly fees. It is actually more than half of our monthly fees and goes up every 3 years, this is all discussed at closing with new members. Many of us are on fixed incomes, we would never like to see the assessment fees increased, however that is not how it works in a cooperative like ours. Things need to be done, painting, roads, cement, signage many things, water bills, electric bills. We all pay for all of that, comes out of our monthly fees. And all of those things have gone up. Our water and sewer have just gone out of sight

that is why we are talking constantly about ways to save on water. Fix your leaks, stop your drips. PLEASE.

6. member discussion about having committees to help offset some of the work that we presently pay for. I would suggest people getting together and discussing what committees would be helpful. Could be a painting committee, could be a beautification committee. You could get together and suggest committees and then present them to the board at a meeting.

7. Also brought to the attention of the board was walkers need to add reflectors to their dogs and to themselves and wear light colors, too many times there are close calls because people are walking in the street, and they're dressed in black.

The discussion about the raise in assessments January 2024 would be \$40.

Member issues

57-1 remodeling his kitchen putting in a gas stove can he vent it through the side wall. This discussion happened in the past and because this is an end unit it was decided he could put it out the side.

Member question is Jamie being paid for cutting the decorative grasses that they are replacing the Alberta spruce with? Judy S, who is the treasurer, would like to see a labor list cost for Jamie.

74-5 Clearview has not answered my emails or my phone calls, they have not recognized my issues which are water is running in the window tracks, there is two parts to this problem, window is the members responsibility. If it has something to do with the roof, then we will get a roof person out to look at it.

There was a complaint about a bad open spot in a parking area, please call the board we can come and look at it.

Can we hire someone to answer the phones and get back with the member about their complaints and where it is in progress to be fixed. That is a budget concern. That we've talked about before having a program on the computer to take care of work orders. It was expensive, much debate about the cost which came out to be \$5 a year.

71-4 has an empty condo in her six pack, the neighbor is concerned about rodents, air quality and is anyone keeping up with this problem, can we evict this person? Not at this point they are paying their bills. We have sent Paul Trala over to make sure there are no rodents or black mold, and we can do that again.

The issue with our land lease has been brought up by a member and it was explained that this has all come up before and that it has been looked at by lawyers and is a very expensive problem yet to be solved. She says she works for lawyers so it was up to her to look into it hopefully she can at least get some ideas maybe for free.

Meeting adjourned at 3:00 p.m.

Submitted by Katy Kay

FROM THE BOARD

November was our last meeting of the year; our next meeting will be January 10 at 1:00pm. I would like to thank everyone who came to the November meeting & got involved in the discussion of the budget. Unfortunately, 2024 is when we have to make a payment on our land lease, every three years. This land lease was written with the approval of the State of Michigan back in the early 1980's by our developer. Michigan does not allow these anymore, unfortunately we are stuck with this 99-year lease. Several co-ops in the area, developed by our developer, have these same leases. Please see the chart & explanation where our money goes that Clearview has put in this newsletter. The increase will begin with our January 2024 payment.

I would also like to address the closings that are being done in the clubhouse. The Board made that decision, along with Clearview, to make the closings more personal & informative for our new members, they can see right away what they are buying into. The clubhouse is open to all members, even if there is an activity going on. Members are allowed to use the clubhouse, put puzzles together, visit the library, play pool, bring grandchildren to enjoy a larger area, or even have a closing without disturbing another activity. Clearview is trying to schedule these closings when the clubhouse is free but trying to coordinate two real-estate agents, the member selling, & the new member buying is not an easy task. The new members are really impressed when they see an activity & are able to meet members & feel welcome into the community right away. We have had nothing but positive feedback from the new members & they feel comfortable right away coming to the meetings & joining in on all our events & activities. The clubhouse is big enough for all members to enjoy at all times except when there is a rental or planned community event. If you're in the clubhouse during a closing, feel free to introduce yourself to the new member & make them feel welcome to Phase V. You may find yourself making a new friend.

I'd like to thank Laura Gola for stepping up this year, when no one else would, becoming the new Chair of the clubhouse. It is a time-consuming job, but she has jumped right in organizing new events & getting more members involved. This is the place to come if you want to help work on our gardens, organize activities, deliver newsletters, change carriage lamp light bulbs, or just find out all the ways you can volunteer to make our community a better place. Thank you ALL who volunteer & making this a beautiful & fun place to live!

I wish you all a Merry Christmas, Happy Hanukkah, Happy Kwanzaa, & a Happy New Year's Eve! See you all next year in 2024.

*Happy
Holidays!*

INCREASE OF MONTHLY FEE – JANUARY 1, 2024

Dear members.

Each year a cost-of-living increase is customary in most housing developments. The current and past Board of Directors worked extremely hard in keeping up on the property expenses and minimizing the impact on the members.

The Board (volunteers) are owners too & get their pocketbooks hit like everyone else.

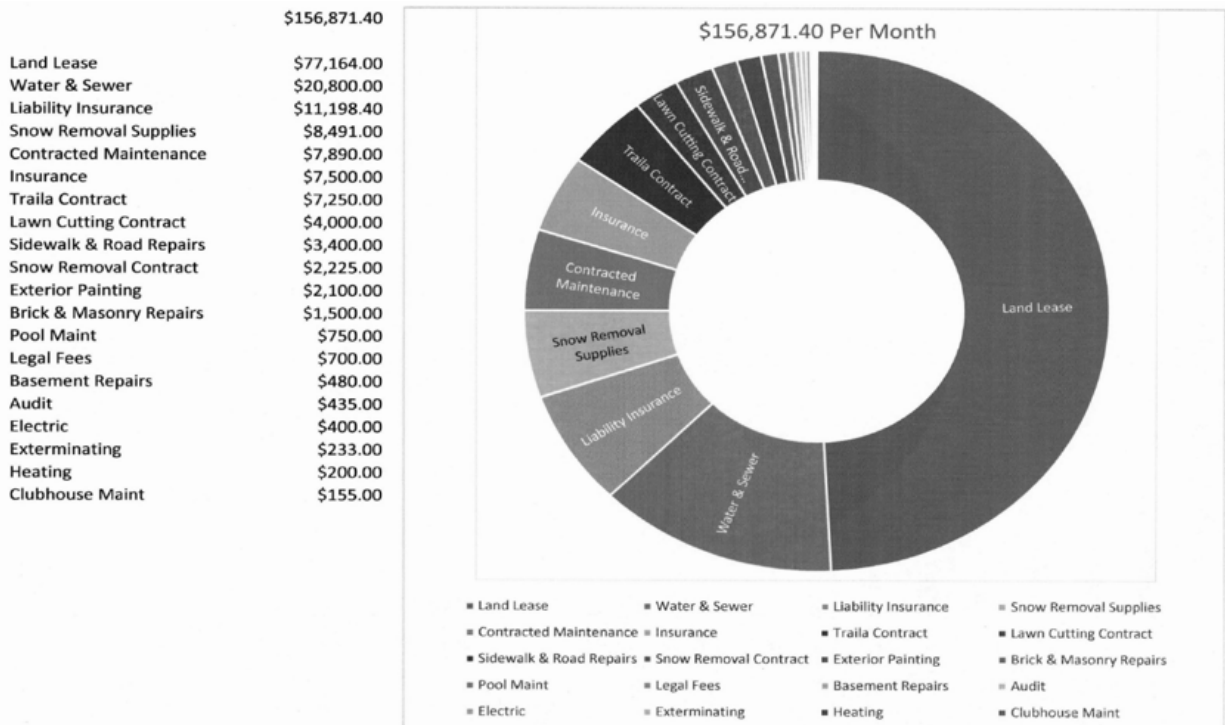
In 2022/2023 the effects of COVID drove utilities, gas prices, project materials up & harder to obtain. Insurance premiums increased with the fire loss we experienced two years ago.

The largest part of the 2023 & 2024 monthly expense is the Land Lease on the community. At 45% of the cost comes in at over \$70,000 a month. Please understand this is a necessary item and 100% unavoidable. The land is leased on a 99-year contract, put in place at the time of development.

At the last meeting we spent a great deal of time discussing and reviewing the budget for 2024 with the attendees. Open dialogue with all went on for over an hour.

With sincere difficulty management and the Board of Directors must communicate an increase of \$40.00 per month to be put into effect on January 1, 2024, for all members.

The increase alone is to cover the rise in the Land Lease and the property insurance.



PER MONTH EXPENSE ANNUALIZE.

Christmas

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

CANDY CANES
 TREE
 JOLLY
 JACK FROST
 GINGERBREAD
 SNOWFLAKE
 CRACKERS
 MANGER
 CHRISTMAS
 MERRY
 FRIENDS
 DECORATIONS
 NATIVITY
 SANTA CLAUS
 GIFTS
 FAMILY
 ANGEL

Play this puzzle online at : <https://thewordsearch.com/puzzle/124/>



CLUBHOUSE COMMITTEE MEETING MINUTE

11/2/23

Monthly Clubhouse meeting called to order by Chairperson Laura Gola at 12:00. All Board members present.

The financial report given by Bill Aldinger, approved as read.

Friendsgiving Party tickets were available at a cost of \$5.00 a piece. This is to celebrate the Thanksgiving holiday with your neighbors and friends. Turkey was supplied by the clubhouse. If you missed this event, try planning for next year. All who attended enjoyed.

Always check the calendar included in the newsletter for upcoming events. The events are a great way to meet your neighbors. These events are discussed and planned for your enjoyment in our complex. Please plan to attend an event to find out what we are about.

The Garage Sale for next in May 2024 will be concurrent with South Lyon city wide sale, 1st weekend of May. This should bring more customers our way. Mark your calendar for this event and plan to see what items will be available.

A Polish Night is being planned for February 3, 2024. Let's all enjoy some wonderful Polish cuisine. This event is being planned for all. Doors will be opened at 4:00pm with dinner at 4:30pm. Looking forward to attending this event. Bingo resumes in the new year, January 3rd!!!!!! Check your newsletter.

As a way of spreading Holiday cheer to our Local Firemen, a dinner is being planned, consisting of pulled pork, baked beans, etc. 12/5. Volunteers are needed if you can help sign-up sheets in the clubhouse. One item needed in large quantities most beside the help is COOKIES, COOKIES and more COOKIES. Remember there is more than one shift. The men are wonderful to us, when we need help let us really show we care. A little caring will be a big help.

The next big event will be the cookie exchange and ugly Christmas sweater contest. This will help fill Christmas cookie jars with a variety of goodies. You can serve a variety of goodies to guests without having to take time to make several different cookies.

Hope all were able to enjoy their Thanksgiving holiday. We need to make this a Merry and Glad Tidings time of year.

Please use the clubhouse activities to chase away the winter blues. There are a lot of residents who do not leave for the winter. Let us all enjoy this time of year by coming together at various events.

Submitted by Theresa Szarama

Happy Holidays!

We have had some great events this November -

- Craft show - big success! Thank you, Connie and team, few hundred dollars raised for the community!
- Holiday Decorating at the Clubhouse - it looks beautiful!
- Friendsgiving - 56 attendees, Donated Gift cards from Kim Champe!
- Holiday Cookie Exchange – and Ugly Sweater Contest November 29!
- Bingo, exercise and the rest!

Upcoming December Events

- Policeman and Fire department Appreciation Dinner - December 5, thanks to Jane and Mike and all of the volunteer donations that have brought this off.
- Holiday Party December 10 at Clubhouse - may be sold out by time of printing - contact Bill Aldinger for additional details.
- Check the Calendar for additional December updates.

January Events

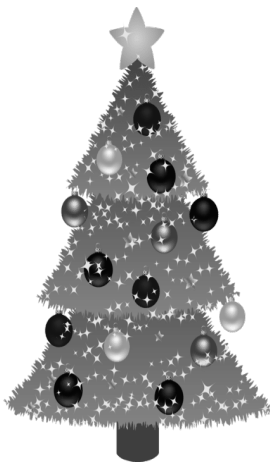
- Un-decorate clubhouse - date and details to come, tentative Jan 8, 1pm
- Applebees fundraiser - Jan 11 - 5pm - Applebees in Lyon, more details to come in Jan
- Possible Potluck - details to come, Tentative Date Jan 24

Next Clubhouse Meeting December 7, 12 noon - Donna to host - LG unavailable at this time. Thank you to all our Wonderful Volunteers that make this community a special place to live!

Have a Wonderful Holiday Season, and talk to you all in 2024!

Sincerely, Laura Gola - Colonial Acres Clubhouse Chairperson.

COME MAKE MERRY WITH FRIENDS AND NEIGHBORS!



PHASE V CHRISTMAS PARTY DECEMBER 10 at 5 PM

TICKETS \$15.00

CONTACT BILL ALDINGER

734 928-8050

COME JOIN THE FUN

DOOR PRIZES, 50/50 RAFFLE, TV RAFFLE

MUST HAVE COUNT BY 12/4

COLONIAL ACRES PHASE V
 OPERATING STATEMENT
 TEN MONTHS ENDING OCTOBER 31, 2023

	ANNUAL BUDGET	* CURRENT BUDGET	MONTH * ACTUAL	* YEAR TO DATE BUDGET	* ACTUAL	OVER (UNDER)
INCOME:						
5110 Carrying Charges	\$ 2,041,740	\$ 170,145	\$ 187,237	\$ 1,701,450	\$ 1,676,328	25,122
5410 Interest Income	0	0	1	0	6	6
5534 Clubhouse Committee Income	0	0	0	0	0	0
5548 Special Assessments	0	250	1,555	2,500	3,585	1,085
5550 Late Charges	3,000	0	50	0	325	1,325
5552 N S F Check Charges	0	250	0	2,500	8,082	5,582
5554 Legal Fee Recovery	3,000	0	0	0	0	0
5555 Member Violations	0	0	0	0	0	0
5556 Unit Reconditioning	0	33	0	333	0	333
5558 Member Repairs	400	0	0	0	0	0
5570 Insurance Recovery	0	0	0	0	0	0
5580 Transfers From Reserve Funds	18,607	0	71,495	18,607	103,495	84,888
5590 Miscellaneous	0	0	0	0	75	75
TOTAL INCOME:	\$ 2,066,747	\$ 170,678	\$ 260,338	\$ 1,725,390	\$ 1,791,896	\$ 66,506

	ANNUAL BUDGET	* CURRENT BUDGET	MONTH * ACTUAL	* YEAR TO DATE BUDGET	* ACTUAL	OVER (UNDER)
EXPENDITURES:						
6200 Land Lease	\$ 783,624	\$ 65,302	\$ 77,164	\$ 653,020	\$ 689,055	\$ 36,035
6300 Administrative Expenses	94,000	7,433	6,310	74,333	69,715	4,618
6400 Operating Expenses	208,200	61,517	56,274	206,867	215,279	8,413
6500 Maintenance & Repair Expenses	654,200	46,267	86,364	532,167	548,706	16,539
6600 Community Facility	9,600	0	0	9,600	8,297	1,303
6700 Taxes & Insurance	122,100	10,025	18,041	102,050	112,709	10,659
7300 Debt Service & Reserves	195,000	16,250	15,998	162,500	159,974	2,526
TOTAL EXPENDITURES:	\$ 2,066,724	\$ 206,794	\$ 260,151	\$ 1,740,537	\$ 1,803,735	\$ 63,198

TOTAL INCREASE (DECREASE)	\$ 23	\$ (36,115)	\$ 186	\$ (15,146)	\$ (11,838)	\$ 3,308
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CASH BEGINNING OF PERIOD			406		12,431	
CASH END OF PERIOD			593		593	

COLONIAL ACRES PHASE V INFORMATION
Important information for Members

LAKE STREET TAVERN CLOSED the group that met there on Wednesdays
 Is looking for a new location. We'll keep you posted when new location is selected.



NO BINGO IN DECEMBER...BINGO will resume January 3, 2024
NO LUNCH & MOVIE IN DECEMBER...will resume in January 2024

**PAY CLOSE ATTENTION TO THE CALENDAR THIS MONTH AS SOME ACTIVITIES
 CANCELLED FOR CLUBHOUSE RENTALS (12/15 yoga girls & TX Hold'em cancelled
 12/22 Yoga girls & Bible Study cancelled, 12/26 Billiards & TX Hold'em cancelled)**



**Thank you to all of the pet owners in the community for picking up dog
 waste, no complaints this month! The cost of pet waste bags has increased, please take only
 bags as needed. Thank you again!**

**THANK YOU to Connie Williams for organizing & hosting another FABULOUS craft fair in
 Phase V clubhouse. It was well attended, and vendors reported excellent sales! Thank You
 to all the volunteers who assisted Connie in making the craft fair and bake sale a
 success!**



BITS & PIECES OF INFO



ACT	62181	Arlington Crl Unit 6	Bld 113	\$156,900.00
PND	61962	Yorktown Unit 1	Bld 91	\$129,000.00
PND	62512	Raleigh Ct Unit 4	Bld 98	\$158,000.00
SLD	62068	Ticonderoga Unit 4	Bld 82	\$143,000.00
SLD	61960	Arlington Crl Unit 1	Bld 116	\$150,000.00
SLD	25664	Lexington Unit 2	Bld 74	\$160,000.00
Kim Champe, Realtor				

Colonial Acres Phase V, SLARA Team Up for Halloween Event

Denise Semion

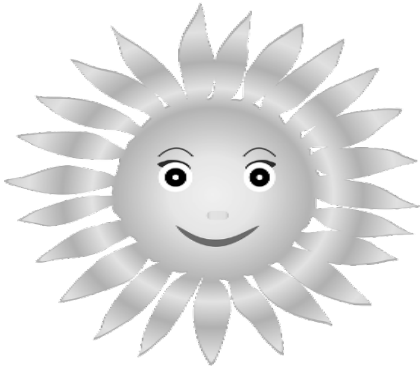
About 2,000 costumed kids stopped by the new South Lyon Area Recreation Authority (SLARA) booth staffed by Colonial Acres residents at South Lyon's Trick-or-Treat Event on Thursday, October 26. A Big THANK YOU to everyone who donated candy to make this fun event a success! Linda Belanger and Michael Flores joined Bill and Denise Semion to pass out candy at the booth located in the parking lot that hosts the Farmer's Market during the summer. Denise and Michael, along with friend Janet Hoppough also registered entrants for the annual "Pup Pawrade" held that night.

Trick-or-Treaters lined the streets, stopping at downtown businesses from the South Lyon Hotel to the SLARA booth, then crossed the street to the Corner Social and along Lake Street. Costumed dancers entertained at the main intersection during scheduled shows to Halloween-themed songs like Michael Jackson's "Thriller."

We plan to team up with SLARA next year for this fun event. Watch for your opportunity to donate candy for Trick-or-Treaters next October. Thank You again to all candy donors!



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.



William "Bill" Charles died November 1, 2023

RIP Bill

**Welcome To The
Neighborhood**



144-6	Frank, Carol	25220 Jefferson Ct
82-4	Brantton, L. J.	62068 Ticonderoga
116-1	Wiggle, Marjorie	61960 Arlington
74-2	Beam, Anne	25664 Lexington

Things Happening in & AROUND Phase V

POLICE & FIRE DEPARTMENT APPRECIATION DINNER

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

SOUTH LYON KAWANIS SENIOR HOLIDAY DINNER

Where: South Lyon High School Commons

When: Monday December 11th at 5:30 pm.

Doors open at 5 pm





SAVE THE DATE: FEBRUARY 3 RD 2024
PHASE V FIRST POLISH DINNER
CATERED by the FAMOUS CZAPKI'S OF MILFORD
WATCH YOUR JANUARY NEWSLETTER FOR
MORE DETAILS; TICKET SALES Peggy

Phase 1-4 Clubhouse Events open to Phase V Members

Wednesdays	11 am	Exercise
Saturday 12/2	6 P	Potluck/Euchre
Friday 12/8	5 P	Christmas Dinner
Friday 12/15	6 P	Potluck/Euchre
Friday 12/22.	7 P	Christmas Movie

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-james spring4 6356 Chaparral Dr. Brighton, MI 48116

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 11-12:30 Yoga Girls Exercise 7 pm TX Hold em	2 RENTAL
3 RENTAL	4 8:30 a Coffee hr 11-12:30 Yoga 1 pm Men's Club 7 pm Euchre	5 2-5 pm Billiards 7 pm TX Hold em	6 10-12 Sewing	7 12 pm CLUBHOUSE COM MTG 7 pm Euchre	8 11-12:30 Yoga Girls Exercise 7 pm Bible Study	9
10 5 p Phase V XMAS PARTY	11 8:30 a Coffee hr 11-12:30 Yoga 7 pm Euchre	12 2-5 pm Billiards 7 pm TX Hold em	13 10-12 Sewing	14 7 pm Euchre	15 RENTAL	16 RENTAL
17 RENTAL	18 8:30 a Coffee hr 11-12:30 Yoga 7 pm Euchre	19 2-5 pm Billiards 7 pm TX Hold em	20 10-12 Sewing	21 7 pm Euchre	22 RENTAL	23 RENTAL
24 RENTAL	25 CHRISTMAS	26 RENTAL	27 10-12 Sewing	28 7 pm Euchre	29 11-12:30 Yoga Girls Exercise 7 pm TX Hold em	30 RENTAL
31						