

# COLONIAL ACRES PHASE V NEWSLETTER

Volume XLVII

Issue 05

May 2025

Phase V website: [colonialacresphasev.com](http://colonialacresphasev.com)

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## BOARD OF DIRECTORS

President	Janice Broniak
Vice President	George Birchmeier
Secretary	Gloria Poirier
Treasurer	Gary Williams
Member at large	Jackie Ahern

## CLUBHOUSE COMMITTEE

Chairperson	Laura Gola
Co-Chairperson	Melissa Godzik
Secretary	Theresa Szarama
Treasurer	Barb Kibler
Clubhouse Rental	Judy Edison
CH Purchasing	Gary Kibler/Paul Keeling
New Residents	Jane Severn
Ad Director	Keith Foley
Ad Billing	Keith Foley
News Distribution	Judi Damphousse
News Distribution	Ed Hock
Coffee Hour	Donna Tilley
Coffee Hour	Linda Belanger
Light Bulb Mgr.	Peggy Booker
Gardener	Adams Court
Gardener	Shelly Gagnon
Librarian	Shirley Estes
Pool Manager	Katy Kay
Pool Maintenance	Mike Shelton
Pool Maintenance	Janice Broniak
Sunshine Corner	Faith Phee
Custodian	Paul Keeling

Newsletter email: [ticonderogagals1@gmail.com](mailto:ticonderogagals1@gmail.com)

Newsletter deadline to submit items is the 15<sup>th</sup>  
of each month.

# MAY



## Dates to Remember ...

**Clubhouse Committee Meeting**

**May 1<sup>st</sup> at 12 noon**

**Women's Golf May 6th**

(see page 13 for additional information)

**Open Forum Meeting May 7th**

(see page 3 for additional information)

**Fundraiser Olga's Kitchen May 8th**

(see page 14 for additional information)

**Pancake Breakfast May 10th**

(see page 12 for additional information)

**Phase V Garage Sale May 16-17th**

(see page 12 for additional information)

**Ladies Tea Luncheon May 22nd**

(see page 12 for additional information)

## Colonial Acres Phase V May Notes From the Board

May update on Board Issues:

- **Open Forum Member Meeting:** Members meeting will be May 7 at 6:00pm. The Board will discuss activities that will be continuing during the summer. Members will be able to discuss & ask questions about on-going projects.
- **2025 Board Meetings:** Regular Board meetings will be held on June 11 @ 6:00 pm, July 9 @ 6:00pm, August 13 @ 6:00 pm to meet candidates running for the Board, & Sept 10 @ 6:00 pm for annual voting for Board positions.
- **Water Management:** Gary has been working with the city on our high usage of water. There are a few buildings that have unusually high usage. The city has investigated, determined the problem, & is upgrading their meters. The city has also issued a credit of \$32,000 on our March bill. Based on the new readings, Gary estimates savings of \$16,000 per quarter. **THANK you**, Gary, for all the work it took to solve this problem!
- **Marc Klabak:** Has been hired to be Phase V on-site Maintenance person. He will be on-site Monday & Wednesday 8:00 am to 3:00 pm & Thursday 8:00 am to 2:00 pm. Days may change if Marc is needed to monitor any projects scheduled.
  - Marc will be available to help any Member requesting work orders on-line with Appfolio. He will have a monthly report on the progress of work orders.
  - There will be some ongoing projects Mark will be working on also. Refurbishing the coach lights outside the bus stops will be one.
- **Sprinklers:** Aquaman will be maintaining our sprinkling system again this year. Sprinklers will be turned on for June, July, & August only, every other day. The city reduces rates during those three months. Gary estimates savings of \$7,000 per year if sprinklers are turned off after September 1<sup>st</sup>.
- **Audits:** The Board had a meeting with the independent auditor that does our yearly financial audit. Gwizdala & Assoc., P.C. is our auditor. The 2024 audit should be completed mid-summer. The reserve audit is scheduled for the end of June. Both of these audits will let us know how much we need to run Phase V & how much we should have in our reserves. When both reports are completed, the Board will have a meeting with Members to discuss the outcome.
- **Phase V Board:** We have been working very hard this year meeting weekly. We have been meeting with our contractors & Clearview discussing the scope of work needed & the pricing. We also, very much, appreciate all the volunteers who continue to help keep costs down & our community beautiful. That is what a co-op is all about!

**Enjoy the summer of 2025 - from your Board of Directors**

Submitted by Gloria Poirier

**Colonial Acres Phase V Board of Directors Financial Review Summary**  
Review and Analysis of 2022 and 2023 Financial Statements

The Colonial Acres Phase V Board of Directors has been working diligently reviewing and analyzing our financial statements for the fiscal years 2022 and 2023. The Board of Directors has conducted a thorough investigation with the assistance of our independent auditor, Gwizdala & Associates, P.C. The auditor's comprehensive and diligent approach ensured a meticulous examination of all financial reports and obligations presented by the Board of Directors and Clearview Property Management.

With a goal to guarantee the highest level of transparency and accuracy, the Board also reached out to two other independent auditing firms: Owens & Strussione, P.C. and Myler & Szczypka, P.C. After engaging in open discussions and dialogues regarding our current financial reviews with these firms, both auditors confirmed that we are currently in a very favorable situation. They noted that the clarity of our financial statements and their alignment with financial standards are exemplary under the guidance of Gwizdala & Associates, P.C.

The additional independent auditors underscored the proficiency and thoroughness of Gwizdala & Associates, P.C. in their professional review process. This endorsement reinforces the confidence of the Board in the oversight and management of our financial affairs, ensuring that we uphold the highest standards of financial integrity and transparency.

Colonial Acres Phase V operates as a non-profit cooperative, managing funds through monthly fees and expenditures for maintenance, utilities, and other expenses. As such, it does not require an annual audit. Instead, Colonial Acres Phase V undergoes an annual review by an independent Certified Public Accountant (CPA) to ensure compliance with City, State, and Federal regulations.

The 2024 Review and Analysis will be coming out at the end of the second quarter of 2025.

*Colonial Acres Phase V Board of Directors*  
*President, Janice Broniak*

**CA Phase V Scheduled Board Meetings:**

The next Board meeting is Wednesday \*May 7, 2025, at 6:00pm. Below is a revised list of the 2025 Board Meetings & times.

<b>*May 7 @ 6:00pm</b>	<u>Already on Calendar:</u>
<b>June 11 @ 6:00pm</b>	<b>8/13</b> meet the candidates @ 6:00pm
<b>July 9 @ 6:00pm</b>	<b>9/10</b> election of 2 board members/annual meeting @ 6:00pm

\*May 7, 2025, meeting is an open forum to express your suggestions, offer constructive criticism, and ask questions. No formal business will be conducted.

## **CA Phase V Water Report April 9, 2025:**

Due to the pandemic in 2020, the City of South Lyon was unable to enter residences unless there was an emergency. During this period, if the reading transmitter failed, we no longer had accurate water usage readings. When the restriction was lifted, they were a couple years behind in changing transmitters and meters that may have failed.

In the summer of 2024 they got caught up on transmitter replacements and the new billings revealed that we had 5 bad meters. They now have been replaced and the Water Department is going back to previous billings to see when the meters went bad.

On the March billings they have issued a credit of \$32,000. Based on the new readings, I estimate a savings of \$16,000 per quarter.

In addition I have estimated a savings of \$7,000 per year if we no longer use the Sprinkler systems after September 1.

Gary Williams, Board of Directors, Treasurer

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### **From the Board President:**

*Success is everyone's responsibility...*

At Colonial Acres Phase V, spring is underway, and summer is approaching. We need to address the issue of overdue monthly maintenance fees. As of March 31, 2025, fifty members are behind on payments, resulting in a deficit of \$22,646.80. Delinquent payments impact the budget and community funding. Monthly fees cover maintenance costs, projects, land lease, insurance, etc., and community amenities like the swimming pool and clubhouse. Timely payment is crucial for maintaining neighborhood services. If payments remain outstanding beyond the grace period, fines and potential legal action may be necessary. Members should review their monthly obligation to the community to understand amounts due. Communication with Clearview Property Management is important to resolve any payment issues and ensure good standing as a member.

*Colonial Acres Phase V President, Janice Broniak*

## From the Board President:

Good Day All,

First and foremost, we would like to acknowledge our former board member, Judy Stephens, for her hard work and dedication to the community and to the position of treasurer. July, we could always count on you to ask the hard questions. Thank you for your service as a board member volunteer.

I would like to introduce myself, Janice Broniak, as the interim President, fulfilling the position that was held by Mike Giordano. I am a single, lifelong Michigander who grew up in Garden City, Michigan. I have been a resident of Colonial Acres since the fall of 2020. You might see me walking my dog "Buddy", or at clubhouse events, or maybe working at the pool. Please feel free to introduce yourself, I welcome the acquaintance of the wonderful neighbors of the community.

I would like to welcome **Jackie Ahern** who will be filling the open position on the board. The term of this appointment is through the next election, which will be held on September 10, 2025. The board appreciates the interest and response in filling this position and we invite all to be involved in our elections.

Wednesday, May 7, 2025, at 6:00 p.m. we welcome you to attend our "Open Forum" members meeting at our club house. This is your opportunity to share your thoughts with the board.

As a board, we are pleased to announce we now have an "On site maintenance person" Marc Klabak. Marc will be available on Thursdays between 12:00 noon and 2:00 p.m. at the club house to assist you with reporting, updates on current maintenance issues, and assisting in training members on using the computer.

Should you have questions or concerns, that you feel are immediate, please reach out to either myself at [Janicebroniak@gmail.com](mailto:Janicebroniak@gmail.com) or 248-891-2350; or George Birchmeier our vice president at [gmbgmb50@gmail.com](mailto:gmbgmb50@gmail.com) or 248-207-2774.

Happy Spring to you all, and we look forward to a wonderful summer with our Phase V neighbors.

Janice Broniak,  
President  
Colonial Acres Phase V

## 2025 Election of Colonial Acres Phase V Board Members      May 1, 2025

The September meeting will be for Election of three Board Members. We will elect two members for two-year terms and one member for a one-year term to complete a previous member's term. The two-year terms will be the two members with the highest voting count and the one-year term filled by the third highest voting count. **Be the one.**

A great board of directors requires vision, wisdom, and the ability to navigate complex challenges with grace. Step up and decide for yourself and the members of the community. **Be the one.**

## **2025 Election of Colonial Acres Phase V Board Members cont:**

Our Board of Directors is a collective group of volunteers where ideas flow fluidly, where each idea is met with an initial welcome, an intellectual challenge. an expression of gratitude, a rigorous scrutiny, and a readiness for action. **Be the one.**

If anyone is interested in applying for one of the positions, 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 13th meeting. **Be the one.**

*Colonial Acres Phase V Board of Directors,  
President, Janice Broniak*

## **2025 POOL RULES**

**Pool opening 5/23/25 ~ Last pool day 9/12/25**

The pool cover will come off in the middle of May, water drained, & the pool railing repaired. The pool will then be refilled & prepared to open Memorial weekend. Note the pool rules below & follow them for everyone's enjoyment & safety. Note that NO food or drink is allowed in the pool area.

1. All members must sign the registry before entering the pool.
2. All guests must be accompanied by a member.
3. Pool hours are 9:00am to 8:00pm.
4. Anyone who is not toilet trained, or has a problem with incontinence, is not allowed in the pool. No diapers allowed.
5. Children, 4 years old or older, are allowed to swim at specific times only, with supervision. Kids can swim 12 pm to 2 pm and 5 pm to 7 pm daily, all day on the last Sunday each month, and the following actual holidays, Memorial Day, July 4th, and Labor Day.
6. No floatation devices are allowed in the pool (water wings and noodles are permitted).
7. INTOXICATION AND OBSCENITIES WILL NOT BE TOLERATED.
8. No running, horseplay, or jumping in pool area.
9. Swimmers must shower before entering pool.
10. No music allowed.
11. Proper swimming attire must be worn.
12. Lounge chairs in a specified area only.
13. No food, drink, or glass containers allowed on pool deck.
14. REMINDER: YOU, THE MEMBER, ARE RESPONSIBLE FOR YOUR FAMILY AND/OR GUESTS.



# From the Board – Financial Report:

## Copy of Annual Budget - CAV Comparative

Properties: Colonial Acres Phase V, Inc. - P O Box 788 Linden, MI 48451

As of: Mar 2025

Additional Account Types: None

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	Annual Budget	MTD Budget	MTD Actual	YTD Budget	YTD Actual
<b>Income</b>						
5200	Association Fees	2,520,480.00	210,040.00	204,204.92	630,120.00	621,927.35
5550	Late Fee	2,000.00	166.67	162.45	500.01	1,107.45
5552	NSF Check Charges	0.00	0.00	35.00	0.00	140.00
5554	Court Cost Recovery	1,000.00	83.34	0.00	250.02	0.00
5580	Transfers From Reserve Funds	40,000.00	3,333.34	20,000.00	10,000.02	60,000.00
<b>Total Operating Income</b>		<b>2,563,480.00</b>	<b>213,623.35</b>	<b>224,402.37</b>	<b>640,870.05</b>	<b>683,174.80</b>
<b>Expense</b>						
<b>6200</b>	<b>ADMINISTRATION EXPENSE</b>					
6201	Land Lease	925,966.08	77,163.84	0.00	231,491.52	231,491.52
6320	Management Fee	72,000.00	6,000.00	6,318.00	18,000.00	18,954.00
6351	Bank/Account Fees	300.00	25.00	120.75	75.00	362.75
<b>Total ADMINISTRATION EXPENSE</b>		<b>998,266.08</b>	<b>83,188.84</b>	<b>6,438.75</b>	<b>249,566.52</b>	<b>250,808.27</b>
<b>6300</b>	<b>OTHER ADMINISTRATIVE EXP.</b>					
6311	Office Supplies, Postage, Printing	4,500.00	375.00	1,042.42	1,125.00	1,168.83
6340	Legal Fees - Cooperative	8,400.00	700.00	0.00	2,100.00	317.49
6350	Audit Expense	5,220.00	435.00	0.00	1,305.00	0.00
6360	Telephone	1,500.00	125.00	230.03	375.00	230.03
6390	Miscellaneous Administrative Expenses	500.00	41.67	93.00	125.01	260.29
<b>Total OTHER ADMINISTRATIVE EXP.</b>		<b>20,120.00</b>	<b>1,676.67</b>	<b>1,365.45</b>	<b>5,030.01</b>	<b>1,976.64</b>
6385	Cooperative Activities	0.00	0.00	48.22	0.00	534.49
<b>6400</b>	<b>UTILITIES &amp; OPERATING EXPENSE</b>					
6420	Fuel Oil/Coal	2,400.00	200.00	0.00	600.00	298.80
6450	Electricity	4,800.00	400.00	0.00	1,200.00	1,073.30
6451	Water & Sewer	249,862.00	20,821.84	0.00	62,465.52	72,057.56
6462	Exterminating	2,796.00	233.00	0.00	699.00	0.00
6470	Rubbish Removal	200.00	16.67	0.00	50.01	189.50
<b>Total UTILITIES &amp; OPERATING EXPENSE</b>		<b>260,058.00</b>	<b>21,671.51</b>	<b>0.00</b>	<b>65,014.53</b>	<b>73,619.16</b>
<b>6500</b>	<b>MAINTENANCE &amp; REPAIR EXP.</b>					
6510.01	Heating & A/C	1,500.00	125.00	0.00	375.00	697.10
6511	Plumbing	30,000.00	2,500.00	6,896.40	7,500.00	6,896.40
6512	Electrical	5,000.00	416.67	0.00	1,250.01	35.00
6520	Maintenance Supplies	200.00	16.67	0.00	50.01	0.00

## Copy of Annual Budget - CAV Comparative

Account Number	Account Name	Annual Budget	MTD Budget	MTD Actual	YTD Budget	YTD Actual
6525	Snow Removal Contract	26,700.00	2,225.00	0.00	6,675.00	23,001.00
6526	Snow Removal Supplies	101,892.00	8,491.00	0.00	25,473.00	70,555.29
6527	Lawn Cutting Contract	48,000.00	4,000.00	0.00	12,000.00	0.00
6528	Fertilization Cost	10,000.00	833.34	0.00	2,500.02	0.00
6529	Tree Trimming & Removal	5,000.00	416.67	0.00	1,250.01	0.00
6531	Grounds - Trees & Shrubs	3,500.00	291.67	0.00	875.01	0.00
6538	Brick & Masonry Repairs	18,000.00	1,500.00	0.00	4,500.00	0.00
6539	Pond Maintenance	10,000.00	833.34	0.00	2,500.02	0.00
654001	Roof Replacements & Repairs	120,000.00	10,000.00	0.00	30,000.00	0.00
6542	Siding Repairs	5,000.00	416.67	0.00	1,250.01	262.50
654208	Contracted General Maint Repairs	47,680.00	3,973.34	5,214.00	11,920.02	5,685.50
6543	Vinyl Siding Power Washing	3,500.00	291.67	0.00	875.01	0.00
6544	Sidewalk & Road Repairs (minor)	40,800.00	3,400.00	0.00	10,200.00	0.00
656109	Contracted Plumbing Repairs	142,000.00	11,833.34	12,660.46	35,500.02	39,927.43
	<b>Total MAINTENANCE &amp; REPAIR EXP.</b>	<b>618,772.00</b>	<b>51,564.38</b>	<b>24,770.86</b>	<b>154,693.14</b>	<b>147,060.22</b>
6523	LICENSING & INSPECTIONS	0.00	0.00	0.00	0.00	1,770.00
<b>6600</b>	<b>COMMUNITY FACILITY</b>					
6631	Clubhouse Maint. & Supplies	1,860.00	155.00	0.00	465.00	235.50
6640	Pool Attendants & Life Guards	4,000.00	333.34	0.00	1,000.02	0.00
6655	Pool Maint & Supplies	9,000.00	750.00	0.00	2,250.00	0.00
	<b>Total COMMUNITY FACILITY</b>	<b>14,860.00</b>	<b>1,238.34</b>	<b>0.00</b>	<b>3,715.02</b>	<b>235.50</b>
<b>6700</b>	<b>TAXES &amp; INSURANCE</b>					
6709	RE Taxes Charged to Members	0.00	0.00	-1,223.18	0.00	-42,977.69
6710	Real Estate Taxes	0.00	0.00	0.00	0.00	47,048.40
6714	Personal Property Taxes	200.00	16.67	0.00	50.01	0.00
6718	Licenses & Permits	100.00	8.34	0.00	25.02	0.00
6720	Property & Liability Insurance	220,000.00	18,333.34	0.00	55,000.02	90,490.86
6721	Worker's Compensation Insurance	1,500.00	125.00	0.00	375.00	3,663.00
	<b>Total TAXES &amp; INSURANCE</b>	<b>221,800.00</b>	<b>18,483.35</b>	<b>-1,223.18</b>	<b>55,450.05</b>	<b>98,224.57</b>
<b>7300</b>	<b>RESERVE FUNDING</b>					
7320	Replacement Reserves (payment)	60,000.00	5,000.00	30,000.00	15,000.00	90,000.00
7398	Vinyl Siding Annual Payment	72,000.00	6,000.00	5,996.74	18,000.00	23,986.96
	<b>Total RESERVE FUNDING</b>	<b>132,000.00</b>	<b>11,000.00</b>	<b>35,996.74</b>	<b>33,000.00</b>	<b>113,986.96</b>
<b>8000</b>	<b>CAPITAL</b>					



### Copy of Annual Budget - CAV Comparative

Account Number	Account Name	Annual Budget	MTD Budget	MTD Actual	YTD Budget	YTD Actual
<b>IMPROVEMENTS</b>						
8035	Capital Improvements - Paving & Cement	110,000.00	9,166.67	4,500.00	27,500.01	4,500.00
	<b>Total CAPITAL IMPROVEMENTS</b>	<b>110,000.00</b>	<b>9,166.67</b>	<b>4,500.00</b>	<b>27,500.01</b>	<b>4,500.00</b>
	<b>Total Operating Expense</b>	<b>2,375,876.08</b>	<b>197,989.76</b>	<b>71,896.84</b>	<b>593,969.28</b>	<b>692,715.81</b>
	<b>Total Operating Income</b>	<b>2,563,480.00</b>	<b>213,623.35</b>	<b>224,402.37</b>	<b>640,870.05</b>	<b>683,174.80</b>
	<b>Total Operating Expense</b>	<b>2,375,876.08</b>	<b>197,989.76</b>	<b>71,896.84</b>	<b>593,969.28</b>	<b>692,715.81</b>
	<b>NOI - Net Operating Income</b>	<b>187,603.92</b>	<b>15,633.59</b>	<b>152,505.53</b>	<b>46,900.77</b>	<b>-9,541.01</b>
	<b>Total Income</b>	<b>2,563,480.00</b>	<b>213,623.35</b>	<b>224,402.37</b>	<b>640,870.05</b>	<b>683,174.80</b>
	<b>Total Expense</b>	<b>2,375,876.08</b>	<b>197,989.76</b>	<b>71,896.84</b>	<b>593,969.28</b>	<b>692,715.81</b>
	<b>Net Income</b>	<b>187,603.92</b>	<b>15,633.59</b>	<b>152,505.53</b>	<b>46,900.77</b>	<b>-9,541.01</b>

## Clubhouse Committee Meeting Minutes May 2025

**ELECTION TIME:** *This year both the new Chairperson and Secretary will have to be voted on. Laura Gola has sold her unit. Therefore, she will not be able to run. Secretary will also be open, I have decided to fully retire. If you can help out, throw your hat in the ring. Give this some thought.*

*Future events:*

- *May 10<sup>th</sup>, Pancake Breakfast*
- *May 16 & 17 Garage Sale*
- *May 8<sup>th</sup>, Fundraiser Olga's Kitchen, Novi*
- *June 8th Painting Class - Peggy Booker*
- *June 19<sup>th</sup>, Fundraiser Buddy's Pizza, Novi*
- *Annual Craft Show, November 8, 2025*
- *Christmas Party December 7, 2025*

*Submitted by Theresa Szarama*

## Clubhouse Chair Update May 2025 Meeting – Happy Spring!

Article from Laura Gola – Clubhouse Chair:

As I had suggested in last month's update, Mike and I have listed and sold our unit in Colonial Acres. We had not intended on that being the plan when we bought our unit, but events in our lives are requiring us to do so. We will be out of our unit at the end of May. What this means for the community is that I will no longer be heading up the Clubhouse activities and we will need a new chair starting in June of 2025.

## **Clubhouse Chair Update May 2025 cont:**

In a normal month, I spend 10 – 20 hours a month coordinating efforts, preparing articles for the newsletter, overseeing the newsletter and clubhouse - and working events. I will be nearby after the move and can onboard someone to the role. Our Clubhouse Co-Chair – Melissa and Treasurer – Barb will remain in their roles for another year. I have enjoyed this responsibility and am sure if you step up – you will as well. Contact me at (248) 275-9591 if you would consider this role for 2 years.

Note: If we do not get a volunteer to head up the effort, the Clubhouse will need to run on auto pilot. As you all know, most of the activities in the Clubhouse are run by volunteers whom know and can coordinate their own efforts. These items can continue as is if no-one steps forward. What we will loose is the overall coordination of efforts and go-to person for comments, questions and alignment of efforts.

Theresa will be retiring as Secretary of the Clubhouse. Responsibilities include monthly meeting attendance and submission of meeting minutes for the Newsletter – commitment 2 hrs per month.

### **Recent Efforts:**

- Fundraiser at Texas Roadhouse – profit TBD – Ill be picking up the check week of 4/20.
- Movie night on 2-22 success!

### **Upcoming Events:**

- Fundraiser, Thursday May 8, Olga's – Novi MI – 20% contribution, 11am – 8pm – mention Colonial Acres Phase V for credit. 47960 Grand River, Novi MI
- Pancake Breakfast – May 10, 9:30 - \$8. Biscuits and Gravy will be a new addition.
- Garage Sale – May 16-17 – Barb and Gary Kibler hosts – sign up sheet in Clubhouse and additional details on the event in body of Newsletter. Collection of items begins Monday of that week.
- Ladies Tea Luncheon – May 22, Gloria hosting the event tickets \$7.00 – contact Gloria for tickets. Details in the body of the newsletter.
- Walking club has begun – Each Saturday at 9:30 at Kensington Park – East Boat Launch, Contact Gary Kibler for details.
- Painting Class – June 8, contact Peggy for tickets. Article in Newsletter body.
- Fundraiser, Buddy's Pizza, 44225 W. 12 mile road – June 19, 11 – 9, 20%, Mention Colonial Acres Phase V for credit. NOTE: Buddy's is currently our highest grossing fund raising location! Come Support our group if you can

***May Clubhouse Meeting – Thursday May 1, 12 noon.***

## **Colonial Acres Phase V**

### **Reconciliation MARCH 2025**

Balance Forward: \$20,093.51/\$4093.51

Operating Expensive: \$16,000

Ending Bal: \$19,858.96

### **Income**

3/31	Cash returned from cater	\$200.00
	Cash from St Pats party	\$25.00
	Raffle	\$124.00
	2 advertisers	\$310.00
	Buddys Pizza ck	\$85.57
Total		\$744.57

### **Expenses**

3/3	Ck # 2679 Melissa Godek NLEditor	\$250.00
3/21	ck# 2681 Paul Keeling supplies	\$12.18
3/3	debit LG Amazon	\$50.82
3/10	Debit LG State Softener	\$53.61
3/12	Debit LG Amazon	\$45.01
3/13	Debit LG dollar tree	\$77.50
3/26	UPS Newsletter	\$490.00
Total		\$979.12

Pattv Cash \$85.26

# BITS & PIECES OF INFO



James & Marilyn  
John & Nancy  
Linda

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.

**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**



Per Kim Champe

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## Condos for sale in Colonial Acres Phase V

1 Condo	\$149,900.00
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## Condos pending in Colonial Acres Phase V

3 Condos	\$169,900.00
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	\$179,000.00
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	\$199,000.00
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## Condos sold in Colonial Acres Phase V

3 Condos	\$151,000.00
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	\$157,500.00
--	--------------

	\$154,900.00
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- 
- **Bingo** will only be on Wednesday, May 21<sup>st</sup> this month!
  - **Game Night** will only be on Wednesday, May 28<sup>th</sup> this month!
  - There will be **NO Yoga** on Monday, May 26<sup>th</sup>.

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## Happening Around Downtown South Lyon

**May 1<sup>st</sup> – 4<sup>th</sup>:** City-Wide Garage Sale

**May 3<sup>rd</sup> (Every Saturday):** Farmers Market, 9 am – 2 pm

**May 9<sup>th</sup>:** Ladies' Night Out, 5 pm-9 pm

**May 28<sup>th</sup>:** Lake Street Cruise in, 6:30 pm

**South Lyon Book Exchange –**

**Drop off:** May 30<sup>th</sup>, 3pm-8pm & May 31<sup>st</sup>, 10 am – 12 noon

**Shop the Swap:** May 31<sup>st</sup>, 12 noon – 4pm & June 1<sup>st</sup>, 12 noon – 3pm

# Things Happening in and AROUND Phase V



## *Pancake Breakfast hosted by Men's Club*

*When: Saturday, May 10<sup>th</sup>, 9am-10:30am*

*Where: Phase V Clubhouse*

*Cost: \$8.00*



The Men's Club will be serving Pancakes, Sausage, Biscuits with Gravy and Scrambled Eggs. Beverages available will be Coffee and Tea. Everyone is welcome to attend.

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## *Phase V Garage Sale*

*When: Friday May 16<sup>th</sup> from 9am – 5pm & Saturday May 17<sup>th</sup> from 9am to 3pm*

*Where: Phase V Clubhouse*

*The chairpersons are Barbara & Gary Kibler*



- *Donations will be accepted between May 12<sup>th</sup> and May 15<sup>th</sup> from 10-5.*
  - *Clothing, books and shoes will not be accepted.*
  - *All Clubhouse activities will be suspended during the week of the garage sale.*
  - *Signup sheets are posted on the bulletin board in the clubhouse.*
  - *Volunteers are needed for all activities, set-up, sales activities, baking the baked goods to be sold, baked goods sales, and cleanup.*
- 



## *LADIES TEA LUNCHEON*

*WHEN: THURSDAY MAY 22nd*

*TIME: 1:00 PM*

*WHERE: PHASE V CLUBHOUSE*



*Tea sandwiches, mini quiches, fruit, petite desserts, & flavored tea served (bring your favorite teacup if you want) Bring a friend, wear a hat, have fun!*  
*Tickets on sale April 14<sup>th</sup> \$7.00 - call Gloria, 734-453-5739*

## Saturday Walking Club



**Where:** Kensington Park

**When:** 9:30am, Saturdays

**Starting:** April 26 – November 1 - weather permitting

**What:** Bring your water, bring your pet, bring you neighbor, bring your coffee. We will all start together, but walk will be at your own pace. We will walk out ½ hour West and then turn around and come back.

**Who:** Contact Gary Kibler at (734) 635-2221 with questions

**Note:** For admission to the park - you'll need a daily permit - \$8 or to purchase the annual pass – senior rate is \$29.00.

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### **Making Greeting Cards with Faith on the 3<sup>rd</sup> Wednesday of Each Month**

at **Noon**. The **cost is \$7.00 for materials to make 3 cards**. Please let Faith know by that Monday if you would like to attend. Her number is 313-418-0067. This event is open to all Phases.

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### **Phase 1-4 Clubhouse Activities Open to Phase V members**

Walking Exercise	11:00 am	Every Friday
Exercise Class	12:00 pm	Every Tuesday and Thursday
Coffee Hour	9:00 am	Every Monday
Potluck/Euchre	6:00pm/7:00pm	Saturday, May 3rd & May 17th (\$5.00 Come for one or both & Bring a Dish to pass)
Movie Night	7:00 pm	Friday May 23 <sup>rd</sup> , <i>Walk the Line</i>
Cinco de Mayo Dinner	5:00 pm	Monday May 5th (cost \$12.00) (Call 248-505-4596 for tickets or information. Please leave a message)

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### **Attention Women Golfers**



**Where:** Riverbank Golf Club, 24095 Currie Rd, South Lyon

**When:** Every Tuesday Starting on May 6th

**Tee time:** 9:30am (we arrive 9'ish)

\$20.00 for golf & cart

All skill levels are welcome.

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### **POOL EXERCISE IS BACK!**



**Starting June 6<sup>th</sup> at 9:00 am.** We exercise Wednesdays and Fridays in June, July & August for one hour. You won't even feel like you are exercising! Let's get healthy. Bring water dumbbells or weights, if you wish. Call Susie B for any questions at 248-892-5183.



# Mother's Day

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

COOKING  
GIVING  
KISSES  
NURTURING  
SWEET  
MOTHER  
WIFE  
LISTEN  
DRIVING  
FATHER  
SUNDAY  
FEEDING  
DAUGHTERS  
HUGS  
SONS  
FLOWERS  
ADVICE  
PATIENT  
CARING  
GIFTS



## ANYONE CAN PAINT

**When:** Sunday June 8th 2:00pm at Phase V Clubhouse

**Cost:** \$23.00

This is a painting class by the funny Steve Wood. He will show us step-by-step his approach on painting the famous "Muskegon South Breakwater lighthouse ". Paint, brushes and canvas are all included! Please bring a bowl to clean your brushes. A

light snack and water will be provided. BYOB. Tickets on sale May 1st.

**Contact Peggy Booker 248-231-7372.**

## Fundraiser at Olga's Kitchen / Fresh Grille

**When:** Thursday, May 8th, 11am to 8pm

**Where:** 47960 Grand River, Novi, MI 48374

(248) 348-0800

Dine in – Order Online – Take Out

Just mention **Colonial Acres Phase V Clubhouse** and the Clubhouse will receive 20% of the proceeds (minus taxes).

**Please RSVP to Melissa (586) 344-6632 – we need 20 RSVPs to keep this event on their calendar.**





## Fundraiser at Buddy's Pizza



**When: Thursday, June 19<sup>th</sup>, 11am to 9pm**

**Where: 44225 W 12 Mile, Ste C-103, Novi, MI 48375**

**(248) 675-0881**

**Dine in – Order Online – Take Out**

Just mention **Colonial Acres Phase V Clubhouse** and the Clubhouse will receive 20% of the proceeds (minus taxes).

**Please RSVP to Melissa (586) 344-6632 – we need 20 RSVPs to keep this event on their calendar.**

**Remember that Participation is key to a successful thriving community!**

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Please see her ad on page 18.

Claudia Mills of Next Steps 4 Seniors offers complimentary placement services for seniors needing to move to senior living. Her services are at ***no cost to you or your families.***

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She is the primary contact with sales representatives, ensuring your personal information is not widely shared with various senior living salespeople, safeguarding your privacy and preventing repetitive marketing calls. By collaborating with her, you gain access to over 500 communities in the area having active contracts with Next Steps 4 Seniors, all having undergone rigorous review processes, including background checks, LARA State of Michigan licensing reviews and onsite inspections, and then repeating that review process every six to twelve months.

Please see her ad on page 16.



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# MAY 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				<b>1</b> <b>12 Noon – Clubhouse Meeting</b>  <b>7 pm</b> Euchre	<b>2</b> <b>9-10 am</b> Walking Exercise class  <b>7 pm</b> TX Hold em	<b>3</b> <b>9:30am -</b> Kensington Walk
<b>4</b>	<b>5</b> <b>8:30 am</b> Coffee hr <b>11-12:30</b> Yoga <b>1 pm</b> Men's Social <b>3-5 pm</b> Happy Hr Aubrees <b>7 pm</b> Euchre <b>Cinco De Mayo</b>	<b>6</b> <b>2-5 pm</b> Billiards  <b>7 pm</b> TX Hold em	<b>7</b> <b>9-10 am</b> Walking Exercise class  <b>10-12</b> Sewing <b>6 pm - Open Board Meeting</b>	<b>8</b> <b>11am-8pm – Fundraiser Olga's in Novi</b> <b>7 pm</b> Euchre	<b>9</b> <b>9-10 am</b> Walking Exercise class  <b>7 pm</b> Bible Study	<b>10</b> <b>9-10:30 am - Pancake Breakfast</b> <b>9:30am -</b> Kensington Walk
<b>11</b>  <b>Mother's Day</b>	<b>12</b> <b>8:30 am</b> Coffee hr	<b>13</b>	<b>16</b>	<b>15</b>	<b>16</b> <b>9am – 5pm</b> <b>Garage Sale</b>	<b>17</b> <b>9am – 3pm</b> <b>Garage Sale</b> <b>9:30am -</b> Kensington Walk
	<div>Garage sale set up &amp; Donation drop off of items from 10am to 5pm Daily Monday through Thursday.</div>					
<b>18</b>	<b>19</b> <b>8:30 am</b> Coffee hr <b>11-12:30</b> Yoga <b>3-5 pm</b> Happy Hr Aubrees <b>7 pm</b> Euchre	<b>20</b> <b>2-5 pm</b> Billiards  <b>7 pm</b> TX Hold em	<b>21</b> <b>9-10 am</b> Walking Exercise class <b>10-12</b> Sewing <b>12pm</b> Greeting Cards with Faith <b>6 pm</b> Bingo	<b>22</b> <b>1 pm – Ladie's Tea Luncheon</b>  <b>7 pm</b> Euchre	<b>23</b> <b>9-10 am</b> Walking Exercise class  <b>7 pm</b> Bible Study	<b>24</b> <b>9:30am -</b> Kensington Walk
<b>25</b>	<b>26</b> <b>8:30 am</b> Coffee hr <b>NO Yoga</b> <b>7 pm</b> Euchre  <b>Memorial Day</b>	<b>27</b> <b>2-5 pm</b> Billiards  <b>7 pm</b> TX Hold em	<b>28</b> <b>9-10 am</b> Walking Exercise class <b>10-12</b> Sewing <b>6 pm</b> Game Night	<b>29</b>  <b>7 pm</b> Euchre	<b>30</b> <b>9-10 am</b> Walking Exercise class  <b>7 pm</b> TX Hold em	<b>31</b> <b>9:30am -</b> Kensington Walk