

PHASE V NEWSLETTER



Clearview Property Management
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Member at Large Phillip Garlow
Member at Large Judy Keeling

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News Distribution Joanne Dettore
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Gardener Marge Stefanski
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Pool Manager Mike Shelton
Sunshine Corner Dottie Saunders
Sunshine Corner Faith Phee

BENEVOLENT FUND COMMITTEE

Char Elliott & Judy Keeling
..... 231-818-0162

ColonialAcresPhaseV.com

VOTE

TUESDAY

NOVEMBER 6th



Don't FORGET!

FALL BACK

Daylight savings time ends
November 4, 2018.

**Colonial Acres Phase V
Annual Membership Meeting Minutes 10.10.2018**

Call to order at 6:30 pm the annual membership meeting of Colonial Acres Phase V, Inc. at CAV clubhouse. By Bill Charles

Establish Quorum

Need 90 – 110 were received prior to meeting by Ballot

Introduce board members

Judy Keeling, Cynthia Christensen, Phillip Garlow, John McGraw, Bill Charles

Introduction of Jim Reuschlein, Stacy and Kelli

Clearview Property Management Services, L.L.C. – Jim Reuschlein

Financial Report for prior 12 months – Jim Reuschlein

Wood replacement program in effect – spending over \$55,000 thus far but estimate coming in \$20,000 under budget

First of five yr plan starting for wrapping the buildings (siding) – installment payments of \$80,000 per year. 2018 has been paid in August.

Power washing has also started but with concerns about spots that can be removed with scrubbing bubbles. 6 buildings a year at a cost of \$3,900

Roof replacement \$92,000 spent (\$6,000 over). Lost due to storm effected the project.

Concrete has been completed but contractors are returning for some cleanup and additional spot repairs. Came over budget

Asphalt - \$50,000 which came in over the \$35,000

\$35,000 on Brick repairs, \$15,000 over projection.

Income line items are over budget due to the assessments for the vinyl.

Management Report

Officer/Committee Reports

Philip Garlow: Property behind CAV planning a multi-family development (Thomasville Estates). Builder schedule to return to council for approval.

Bill Charles: Resident discussion of gutters; Begin with building 56, will have gutter guards built into vinyl paid for by CAV not residents. All buildings including newer buildings. Hope we will resolve some water basement issues.

Introduce Candidates for Board

Judy Keeling – Focus on City Council and special needs/handicap.

John McGraw – Many years here and always willing to help out

Ronald Chapiewski – Been here 1 year, experience with boards and developed by-laws.

Cindy Christianson – GM Journey card holder. Enjoys working on the board, heading up the community decorating for holidays.

Choose Election Inspectors

Stacy Klabak, Clearview Property Management Services, Members: Gary Williams, Bill Semion

Collect Ballots

Open Forum

Kenneth Cummings (71-2) – leaf guard gutters just purchased

Nancy Page (56-6) – 1st building being sided and observed issues with clear-up, had cable line cut and AC had fused pulled out without replacing them.

Judy Stevens (117-5) – new member, pd assessment but thought it was a down payment.

Wanted clarification and discuss the over budget items, are we in the red? Jim Reuschlein explained and clarified. Water sprinkler water usage concerns (Bill addressed)

Katy Kay (102-1) Drainage Lex. Drive by pond restrictions on north end. Last rainfall flooded area.

Connie Williams – Post Cards sent out to new members.

Bill discuss over budget items such as snow and salt. Asphalt repair on Pontiac Trail exit.

Announce Election Results: Judy – John - Cindy

Bill adjourned the meeting at 7:24pm. Minutes submitted by: Stacy M. Klabak/Jim Reuschlein

Colonial Acres Clubhouse Meeting October 9, 2018

Came to order 9:30 a.m.

Treasurer Nancy gave report, we had income from Rentals, advertising, and Harvest Meal Supper.

Outgoing was for clubhouse cleaning, supplies, newsletter, and deposit for Aubree's Christmas Party.

Patti moved to accept, Judy seconded it.

Gary spoke about new fire extinguishers. They have a 12 year life span.

Fire Inspector will attend next meeting giving rules, regulations and talk about fire prevention.

Chili Supper brought in a successful profit, everyone had fun. Next time may include soups too, for those that are worried about being too spicy!

Ad reserve is being well maintained.

Newsletter editor was absent, so no report was read.

Mary Ketehut spoke on the advertisers, have a few prospects after the first of the year.

John Hogan, will give a seminar on how to prevent identity theft and explain how credit scores really affect you. John is from Comerica Bank He'll be at library in November as reported by Judy. Judy has 4 people so far for day trip to Holly's Cider mill. Tues 16, at noon.

A November trip to Downtown South Lyon is being planned, to peruse shops, and Lunch at New Lafayette Place eatery, details to follow.

A P.A. is to talk in February's "Heart Health Month on A Fib.

A possible day trip and bringing salads .

Renee on a Monday, date is yet to be determined, we are in discussions.

Lockers have been removed from ladies restroom and Connie did a wonderful job of scrubbing tiled walls!! Yay! Thanks Connie!!

Suggestion is to put in benches with waterproof cushions for sitting, putting on shoes, and hooks overhead for hanging up towels, etc.

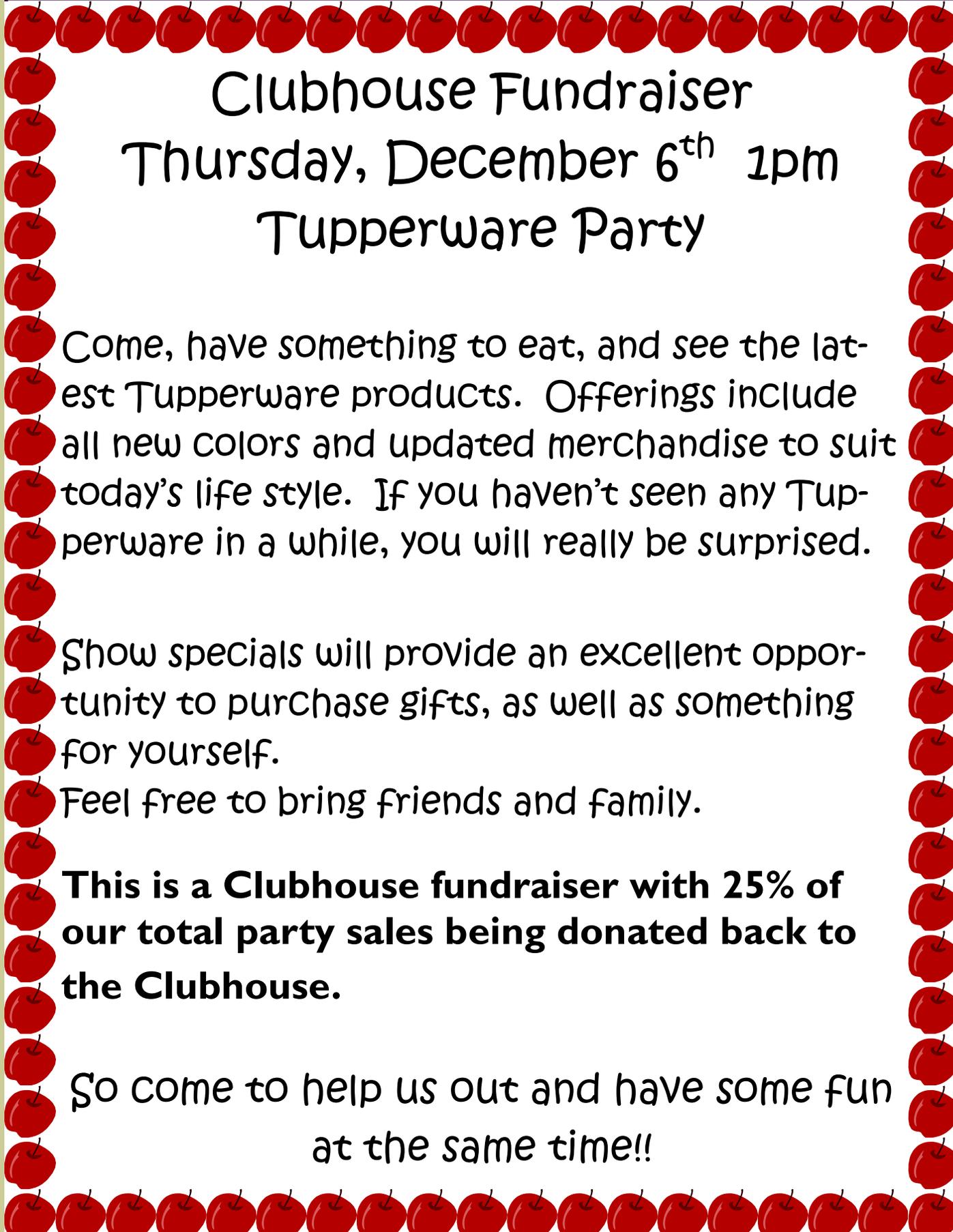
Anyone remodeling a bathroom, we would be appreciative of a donation of a vanity for the men's restroom, as theirs is in rather bad shape!!!!

Gloria made up beautiful postcards highlighting our lighted night view of our beautiful clubhouse, to send out to our new members for orientation night.

On October 18, at 6:00 p.m. by invitation to new members, plus management, board and committee members! This is to acquaint new members with rules and expectations on Co-op life and introduce them to the people here in various functions.

Clubhouse Decorating is Nov.25, bring a dish to pass as snacks or appetizers and your drinks and join in this fun event !! Be there at 3:00 p.m.

Meeting was called to a close by Connie, Patti seconded it adjourned *at 10:30 a.m.*



Clubhouse Fundraiser

Thursday, December 6th 1pm

Tupperware Party

Come, have something to eat, and see the latest Tupperware products. Offerings include all new colors and updated merchandise to suit today's life style. If you haven't seen any Tupperware in a while, you will really be surprised.

Show specials will provide an excellent opportunity to purchase gifts, as well as something for yourself.

Feel free to bring friends and family.

This is a Clubhouse fundraiser with 25% of our total party sales being donated back to the Clubhouse.

So come to help us out and have some fun at the same time!!



NOVEMBER BOARD MEETING

Will have a special speaker.

Alan Matthews

Fire Inspector of

South Lyon Fire Prevention Bureau
will give a lecture on **Fire Safety** at our
November Board Meeting
November 14, 2018, 1:00 PM

The lecture will cover such things as:

- * Fire extinguishers and use.
- * Smoke detectors and their operation.
- * Cooking practices.
- * Fire exit drills.

***Please attend this meeting to learn how to
keep our community safe.***



Save this date:

**HOLIDAY DINNER
FOR RESIDENT MEMBERS OF
PHASE V**

December 2 at 3:00PM

At Aubrees

**This will be a great start to
get everyone in the mood
for the holidays.**

Sign up sheet on Clubhouse bulletin board.

Cost \$12.99 per person.

Pizza Buffet, salad bar, beverage & dessert.

Letter from the Clubhouse Chair

Our first New Resident Orientation went very well. Newcomers were given valuable information about our community and how it functions. We introduced some Board members, our property manager and our volunteers. We are hoping that this will encourage them to participate going forward.

We are offering a number of activities for your enjoyment between now and the end of the year. Please read this newsletter thoroughly and watch the bulletin board for details.

As always if you have any questions or suggestions, give me a call. Or even come to a Clubhouse Committee meeting.

Sincerely,
Connie Williams

Bits & Pieces

Trash may be set out on trash day only or Sunday evening in proper containers.

SUPPORT YOUR CLUBHOUSE
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Wedding and Baby Showers

Birthday Celebrations

Call Katy Kay 248 207-7348

Clubhouse Rentals

November 3, Saturday R
November 17, Saturday R
November 18, Sunday R
November 22, Thursday R

December 9, Sunday R
December 15, Saturday R
December 16,, Sunday R
December 22, Saturday R
December 23, Sunday R
December 24, Monday R
December 25, Tuesday R
December 29, Saturday R



Sunshine Corner

Help bring a ray of sunshine to a neighbor who may need a get well word. Dottie Saunders and Faith Phee will send a card to lift the spirits of those who have not been feeling well. But you have to help by letting these ladies know who needs a note that says we care.

Benevolent Fund

Our Benevolent Fund provides a bit of comfort when things are down. Please contact Judy Keeling or Char Elliot with death notices of residents in Phase V. Call 231 818-0162

Happy Thanksgiving

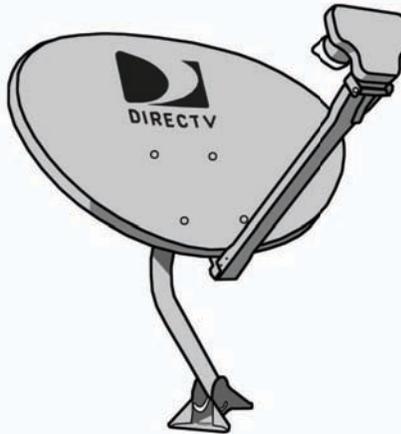


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- PILGRIMS
- BLACK FRIDAY
- FALL
- GRAVY
- AUTUMN
- CORN
- PUMPKIN PIE
- TURKEY
- STUFFING
- FAMILY
- THANKSGIVING
- MAYFLOWER
- FEAST
- CELEBRATE
- HARVEST



FALL BACK. Daylight savings time ends November 4, 2018.



Satellite dishes are not allowed on our roofs. Do you need to move your satellite dish off your roof?

If you have AT&T Direct TV they will relocate your dish for free. Call the 888 999-4815 Tech Department or 800 288-2020 Loyalty Department.

Or, if you have a dish that is on your roof and you no longer use it, call Clearview Management, Paul Trala will remove it.

Attend Board meetings to ask questions and be in the know.

Visit our website for good information

colonialacresphasev.com



Thank you to all the people that helped water the garden at the clubhouse this year.

Specially Margie!



VOLUNTEER,
WE ARE A CO-OP THAT'S
HOW WE ROCK & ROLL!



Talkin' Turkey

By Denise Semion



Serving up turkey November 22? Here are a few details about Thanksgiving and turkeys that might make for interesting conversation this year at your table.

Known as the “First Thanksgiving,” the Pilgrims celebrated their first harvest in the New World in October 1621. Ninety Native Americans and 53 pilgrims attended this feast, which is reported to have likely featured roast duck or goose, along with seafood, including lobster, clams and mussels, squash, carrots and peas, along with chestnuts and walnuts. In 1863, President Abraham Lincoln proclaimed Thanksgiving a national holiday in the United States, celebrated on the fourth Thursday of November.

But the Canadians claim the first thanksgiving in North America, which occurred in Newfoundland, Canada in 1578 when English explorer Sir Martin Frobisher and his crew first gave thanks. The Canadian Thanksgiving falls on the second Monday in October, the same day as our Columbus Day. They probably hold their holiday before us because Canada is farther north and their harvest comes earlier.

Benjamin Franklin wanted wild turkeys to be our national symbol instead of the bald eagle. He felt that the stately, majestic qualities of the wild turkey would make it a fine symbol for the new country. One of the largest birds in North America, an adult gobbler (male) can grow up to 4 feet long from beak to tail. In spite of its large size and rather awkward appearance, the wild turkey is a powerful flier, reaching speeds of up to 55 mph over distances up to a mile.

Although most of us typically cook a domestic turkey, wild turkeys almost entirely disappeared from Michigan by 1900. Today, after successfully being re-introduced by the state, wild turkeys in Michigan number around 200,000.

Turkey Trivia: Most people are familiar with the term “flock of pigeons” and a “gaggle of geese,” but did you know that a group of turkeys is called a “rafter”? And baby turkeys are called poults. Adult males are gobblers and females are hens. See if you can stump someone at the dinner table this year.

Gobble, gobble! Happy Thanksgiving!

News from the Clubhouse

October was a great month at the clubhouse. We had a Day Trip to the Cider Mill with shopping & lunch in Holly, a successful first informational gathering for new residents, and our Board Elections. Some bathroom renovations have started and we're hoping to have resources to continue improvements. Come to our regular meetings the second Tuesday of each month at 9:30 & have a say, bring ideas, volunteer, and be a part of our great community! We have a lot of plans for the coming year and hope to see more of you at the meetings.

A big thank you to Denise & Bill Semion for donating a used MAC computer to the clubhouse. Connie & Gloria found a beautiful computer desk by the curb, thank you to whoever had no use for it, & Gary transported it to the clubhouse! As soon as we get the MAC hooked up to the internet and running everyone is welcome to use it. If anyone has a used printer please let Connie know.

Mark your calendars for November events:

Day trip Tuesday 11/13 will be right here in downtown South Lyon, we'll be supporting our local business by having lunch at the Corner Café and do some shopping in the quaint shops near the corner of Lafayette & 10 Mile. Meet at the clubhouse at noon, sign up sheet is on the bulletin board

Make sure to turn out & help decorate the clubhouse for the holidays on Sunday 11/25 at 3:00. Bring an appetizer to share, your own drink, & have a fun afternoon with your neighbors. This will get you in the Christmas spirit!

As always coffee hour every Monday morning at 8:30. There's usually someone from the city to keep us informed on what's happening in South Lyon. Also bring your needles & stories to share at sewing every Wednesday at 10:00

Check out the calendar for all continuing monthly activities at the clubhouse

Upcoming events for December:(check the bulletin board for more details)

Meet at Aubree's for a Holiday dinner for residents of Phase V on December 2 at 3:00. This will be a great start to get everyone in the mood for Christmas

The Girl Scouts will be caroling December 9th, watch for a sign-up sheet on the bulletin board if you know someone who would like to have them sing at their building. This is a great way for the people who don't get out much to be a part of celebrating the Christmas Season

Watch the bulletin board for information about the Phase V Tupperware party

HAPPY BIRTHDAY!

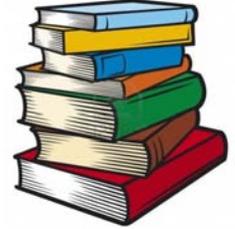


November Birthday's

- 1 ..Roberta Grills
- 1 ..James Turner
- 2 ..Dawn Bovia
- 3 ..Lucille H. Miller
- 4 ..Carol Plecha
- 5 ..Al Anderson
- 5 ..Peggy Berry
- 6 ..Val Potts
- 8 ..Betty Egnash
- 8 ..Joan Larkins
- 8 ..Barb Passage
- 9 ..Jackie Betke
- 9 ..Anne Peters
- 9 ..Joe Schutz
- 10 ..Sherry Gjerpen
- 11 ..Arlene Callaghan
- 11 ..Bridget Parsel
- 11 ..Lew Schaffer
- 14 ..Anne Heisler
- 15 ..Shirley Webber
- 16 ..Sue Trupiano
- 17 ..Carol Santelio
- 18 ..Rosemary Mcconnell
- 18 ..Denise Semion
- 18 ..Hal Wiessbock
- 19 ..Kathleen Dowd
- 19 ..Joyce Walsh
- 19 ..David Williams
- 20 ..Kathleen Manuel
- 21 ..Sally Lobsinger
- 22 ..Helen Tomiuk
- 23 ..Nancy Deering
- 24 ..Jody Leiter
- 25 ..Beverly T. Jarrell
- 26 ..Louann Lansu
- 26 ..Therese Lester
- 27 ..Gilly Gillis
- 28 ..Bill Blight
- 29 ..Richard Biskner
- 30 ..Bob Kowalski

A Note From Our Library....

Thank you to everyone who has generously contributed books & movies as well as bookcases to our clubhouse library. We now have a wide variety of both paperback & hard cover books with new material added almost every week. Please be aware that new books are always welcome as long as they're in good condition & show no signs of wear or age.



Say Hello To New Neighbors ...

Linda Walker	62361 Arlington	734-751-6059
Ann Stark	61751 Alexandria Ct.	248-573-7086
Nancy Frenette	25832 Lexington	248-229-7090
Rebecca Stirling	62341 Arlington	734-223-2070
Douglas & Mary Kay Wirth	25162 Jefferson Ct.	248-573-7213
Mike & Laura Gola	25635 Lexington	248-885-3210
Jeff & Gina Firestone	25636 Lexington	586-596-5277

Kim's Corner Recent Sales Activity

ACTV	62072 Yorktown Unit#5	\$104,000
ACTV	25111 Hamilton Court Unit#6	\$108,900
ACTV	25123 Jefferson Court Unit#3	\$119,000
ACTV	25126 Jefferson Court	\$124,900
ACTV	25691 Lexington Drive Unit#4	\$124,999
PEND	25411 Concord lane Unit#4	\$94,900
PEND	25105 Jefferson Court Unit#2	\$119,900
SOLD	25635 Lexington Drive Unit#3	\$100,000
SOLD	25121 Heritage CT Unit #4	\$105,000
SOLD	25102 Hamilton Ct Unit#5	\$111,000
SOLD	62341 Arlington Circle Unit#5	\$114,800
SOLD	25636 Lexington Drive Unit#3	\$118,000
SOLD	25162 Jefferson Court Unit#4	\$120,000

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Let's get in the Christmas spirit!

NOVEMBER 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 10:45 am Line Dance 2pm Buckboard 7 pm Card Party Euchre	2 7:00:pm Poker	3 RENTAL
4	5 8:30 am Coffee Hour 12:30 Card Party Bridge 7 pm Card Party Poker 7 pm Card Party Euchre	6 <div style="border: 1px solid black; padding: 2px; display: inline-block; transform: rotate(-15deg);">VOTE</div> 1-5 pm Billiards 7 pm Card Party Holdem	7 10:00am needlework 1pm Pinochle 7pm Billiards 7pm Pinochle	8 10:45 am Line Dance 2pm Buckboard 7 pm Card Party Euchre	9 7:00:pm Bible Study	10 NOON Games and Card Party
11	12 8:30 am Coffee Hour 12:30 Card Party Bridge 7 pm Card Party Poker 7 pm Card Party Euchre	13 9:30 Clubhouse Committee 1-5 pm Billiards DAY TRIP 7 pm Card Party Holdem	14 10:00am needlework 1PM BOARD MEETING FIRE SAFETY PRESENTATION 7pm Pinochle	15 10:45 am Line Dance 2pm Buckboard 7 pm Card Party Euchre	16 7:00:pm Poker	17 RENTAL
18 RENTAL	19 8:30 am Coffee Hour 12:30 Card Party Bridge 7 pm Card Party Poker 7 pm Card Party Euchre	20 1-5 pm Billiards 7 pm Card Party Holdem	21 10:00am needlework 1pm Pinochle 7pm Pinochle	22 THANKSGIVING RENTAL	23 7:00:pm Bible Study	24 NOON Games and Card Party
25 Holiday Clubhouse Decorating 3pm	26 8:30 am Coffee Hour 12:30 Card Party Bridge 7 pm Card Party Poker 7 pm Card Party Euchre	27 1-5 pm Billiards 7 pm Card Party Holdem	28 10:00am needlework 1pm Pinochle 7pm Pinochle	29 10:45 am Line Dance 2pm Buckboard 7 pm Card Party Euchre	30 7:00:pm Poker	31 NOON Games and Card Party

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Resident of Colonial Acres

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Janice M. Raupp

Realtor/Consultant

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JanRaupp@realestateone.com

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Dr. Chris Bifano

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