

**COLONIAL ACRES PHASE V
NEWSLETTER**

Phase V website: colonialacresphasev.com
Clearview Property Mgt. 810-458-6065
Office hrs: Monday thru Friday 9am to 5pm
Emergency Maintenance 810-410-7827
 (after hours)
 Email: office@clearviewmi.com
 Fax: 810-458-6067

BOARD OF DIRECTORS

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

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Co-Chairperson	Donna Tilley
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CH Purchasing	Chris McNally
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Ad Director	Keith Foley
Ad Billing	Keith Foley
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News Distribution	Joanne Dettore
Coffee Hour	Donna Tilley
Coffee Hour	Linda Belanger
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Gardener	Judy Keeling
Gardener	Marie Van Tassel
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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.

**WELCOME
FEBRUARY**

IT'S LEAP YEAR!

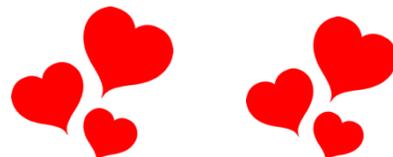


Save the Date

**March 24, Sunday 2p-4p
Easter Dinner in Phase V
Clubhouse**

**New Activity: Game Night
2nd & 4th Wednesday 6p-8p**

Pancake Breakfast coming in March



Colonial Acres Phase V Minutes January 10 2024 Meeting

Meeting Opened 1:02 pm

Attended by Gloria P., Mike G., Judy S., Judy K., Katy K., & Stacy K., Paul Z.,

Called to order 1:02 pm, requested phones be silenced.

Pledge of allegiance

A reminder was made to comment after board discusses item. Members need to be recognized to speak.

Management report given by Paul Z. Due to better weather during December, the last buildings were painted. That work is completed for the year. The snow removal budget is down because of our lack of snow, subject to change as weather changes. Goose egg removal is guided and protected by the DNR. Paul has taken the class on egg removal and will let us know when he needs help rounding up eggs and nests. The pool permits have been ordered. Financial report given by Stacy K. We need a copy of the first page of the financial report for the members at each meeting. There was much discussion about the increase in association fees. The original discussion was had by the board at the previous meeting, a pie chart was designed by Stacy and distributed at the previous meeting which did a nice job of depicting what rates went up and why they needed to increase. We decided to start our raise of \$40 February 1st. At that time the tax bill can go out and we will save money on postage with one mailing for both sets of information. All those who have paid their \$40 will be credited.

Old Business

- *Judy S. brought up a program that she knew about from a previous job of goose removal. Due to the lifespan of geese it's probably not a viable option. Getting rid of the eggs will stop geese from returning to the place where they were hatched. Judy will follow up on the cost of the removal of the geese. Denise S. will also check into that program. When the program is done and Paul is certified he will let us know the dates for the egg hunt and if you're interested please come and help.
- *In regard to building 71-4, an empty unit, Paul T. inspected inside the unit for water leakage and mold, he set up an alarm to alert if the temperature should drop making it more probable to have frozen pipes.
- * Water usage was not reviewed by Judy S. as information just received today January 10th.

*Key cards will be replaced if lost for the cost of \$25.

*Late fees have increased for your association dues that are due by the 10th of each month. If you do not pay by the 10th a.m., a \$25 late fee will be charged on the 11th. If you haven't paid by the beginning of the next month, the fee is \$50, and by 59 days you will be charged \$100 and legal filing will be assessed at your expense.

New Business

The clubhouse responsibilities were discussed in terms of the furnace filter and the salt deliveries. The clubhouse committee was present at the board meeting and will discuss it at their next meeting.

No parking in the clubhouse parking lot. There is not enough parking for rentals. And as for snow removal, they usually start with the clubhouse because there's no one there. And then work their job way down heritage boulevard.

Board issues

Judy K. brought up any taxes for schools does not affect Colonial Acres Phase V as we are considered a homestead.

Member issues

Denise S. made two informational statements: first, after checking into having the road Heritage Court redone in a matter that the city may or may not take over as a main road has informed us that it would require total removal of the road as it was not put in right. It has to be ripped up, soil tested, the base needs to be redone all to a total of over a million dollars. And then there is no guarantee the city will still take it on. Second, relocating the geese is only temporary relief. The goslings they produce will come back here to reproduce again and again. The best way to decrease their numbers is to clean out their nests, they can live up to 26 years.

74-5 would like a report on an empty unit to be presented to the board or from the board to the members regarding mold in the empty building in her six pack. Paul has checked this unit and reported that it's fine, but maybe we need a written report?

In regard to the clubhouse being used for real estate closing and us being paid for the real estate people using it. That will not happen. The clubhouse belongs to the members who are selling and to the new members who are buying, why would they be charged for something they already have paid for or are in the process of paying for. However, we should probably not have closings during yoga classes due to the noise level and possible disruption. It might work if we cleaned out one of our storage rooms and made that into an area for closings to take place.

A member is asking if Phase 1-4 may be included in our clubhouse activities. The answer has been talked about many times in the past, they are always welcome to come here and be invited by our members and Phase V. However, for them to be able to come and use our clubhouse they need a key to get in, we can't outfit phase 1-4 with keys, not cost effective. So, they may come as a guest.

A member asked why trash collection is later in the day. I know they are short-staffed and I'm sure that has something to do with it. You're welcome to call GFL and ask them.

Meeting closed at 2:25 p.m. after a motion by Mike and a seconded by Judy.

Submitted by Kathy Kay

FROM THE BOARD

We made it through our first snowfall of the season. I was impressed how well it went with Members & Lewis Brothers. We have not had such a major snow in a couple of years. All of our roads got plowed, sidewalks blown/salted, & cars moved. Our roads were in better shape, even the next day, than the major roads & highways. Lewis Brothers came back many times, even during the night, to keep-up with the blowing & drifting snow. Thank you all for getting out in the freezing weather and not only cleaning off your cars but helping your neighbors. This is the true meaning of a co-op, when we help each other. Our Court yard looked like a block party with a few members going from car to car getting all the snow off. Unfortunately, we live in an independent community and as we age the moving of cars is more difficult, thank everyone who went above & beyond to help neighbors!

Please read below so you understand why we are locked into a Land Lease with the developer and his family with the 99-year lease. Every few years new Members question why we can't get out of it. It has been investigated through the years by many Boards & attorneys in Phases I thru V. There are several other co-ops in this area that are stuck with these leases.

The State of Michigan put a stop to them years ago, unfortunately the ones in place are valid. The next meeting is February 14th at 1:00

Gloria Poirier

REVIEW OF THE FACTS OF THE LAND LEASE for Colonial Acres Phase V, Inc.

During the committee meeting held on Jan 1, 2024 a Member stated the increase could happen more or less than three years. As clearly stated in the Articles of Inc. below, it is every 3 years determined by a published index implemented by the government agency stated. Phase V has no control over this increase.

ARTICLE I

TERM – RENTAL

Section 1. The lease term shall commence on the 1 st day of July, 1984 and end on the 30 th day of June, 2083 unless this Lease shall be sooner terminated as hereinafter provided, the TENANT yielding and paying therefor during such term a net basic rental and the additional rental to be paid by the TENANT or any Member of the TENANT as hereinafter provided.

C. Commencing with the fourth year of the term of this Lease, and at the beginning of each third Year thereafter (seventh, tenth, etc) the basic rental to be paid by TENANT to LANDLORD shall be adjusted as herein stated and be effective for a three (3) year period. The rent for such periods shall be determined by multiplying the rental set forth in (A) above, (or (B) if applicable) by a fraction, the numerator of which is the Index Number at the beginning of the third month preceding the first day of the lease year of adjustment and the denominator of which is the Index Number at April 1, 1984, provided, however, that in no event shall the basic rental be adjusted below the basic rental set forth in (A) above, (or (B) if applicable). The “Index Number” to be used herein is the index of retail consumer prices designated “CONSUMERS PRICE INDEX – ALL ITEMS (1967=100)” (Detroit area) prepared by the Bureau of Labor Statistics of the U.S. Department of Labor, or its successor index or if neither that index nor its successors are then in existence, an index similar thereto. Any publication by any agency of the U.S. Government in which such Index Number is published shall be admissible in evidence in any proceeding involving this Lease without further proof of authenticity.

Clubhouse meeting notes 1-11-24

Meeting started at 12:00 Noon - adjourned at 1:05

Bill in hospital - no treasure's report this week. Bill has suggested we are up about 2000 over this time last year.

Receipts turned into Laura this week have been dropped off at Bills. Checks from Bill to members will be avail Friday at his house.

Un-decorate Clubhouse on 1-12 went well - thanks to all that showed up - we got it done in an hour! Next year we'll have snacks!

Applebees fundraiser night was cancelled due to no contact to LG from Applebees.

Holiday party was a big success. Bill to provide more details at the next meeting.

Perfect floors update. LG has contacted them multiple times about the issues with the floor.

Perfect floors is to come over week of 1/22 to review issues and provide estimate on repairs/ do repairs.

John McGraw as Maintenance Repair Man - has fixed drain in kitchen and kitchen cabinet - he will issue an invoice to Bill for work efforts and supplies. Please suggest maintenance issues you come across, we can ask John to review them.

Holiday trash pickup was an issue that Donna took care of and addressed. We will discuss options next Fall for upcoming December parties to be proactive rather than reactive.

2024 Event Schedule:

*Jan 21 - winter doldrums potluck

Feb 2 polish night

Mens club Pancake Breakfast - March - date TBD

Easter Dinner March 24 2-4, format like Friendsgiving

Garage Sale April 19 and 20, Barb and Gary Kilber in charge, more to come

Individual Garage Sales are not permitted as we are having a community garage sale 4/19-4/20.

Deck parties to begin June 14th - 5:30 - hotdogs served

Tea Party - Friday in June - Gloria to coordinate.

Ice Cream social - Summer TBD

Garden tour ? - TBD

Kensington Boat tour night - LG to coordinate for July or August

Saturday walking club to begin in May or June - LG to communicate

Craft Show - November, Connie

Friendsgiving - November, LG TBD

Holiday Party - December

Wine tasting event - November TBD

Game nights - see below.

Mike G investigating options for a happy hour - TBD.

New Event coming:

Melissa G. has volunteered to start Game Night in February, details in Feb Newsletter edition.
Melissa G. is considering starting up Movie Nights - TBD, yes/no.

Other:

Judy will be Katy's backup for making keys

Subdivision will be in need a finding a Chair/Lead for Landscaping around Clubhouse and entry-
Judy is stepping down. Please contact Laura at (248) 275-9591 if you are interested in taking this
on in Spring.

If there is an individual interested in coordinating movie day/luncheon, please let Laura know.
Laura out of town in February, Back in March - Donna to host Feb 1 meeting over Zoom call.

Minutes respectfully Submitted by Laura G. More to come in Chair update.

Easter Dinner, Sunday March 24

- What:** Easter Dinner with the Phase V Community –
Reserve the date
- When:** **Sunday March 24, 2 - 4 pm**
- Cost:** \$6.00 per person payable in advance
Cost covers Dearborn Spiral Ham/papergoods
Clubhouse to provide soft drinks, water, ice.
- Tickets:** Avail at Clubhouse Meeting - **March 7**, Board Meeting
March 13 & Pancake Breakfast - date TBD
Tickets not available until March 7.
All monies and RSVP's due by 3-17.
- Other:** **Bring a dish to pass** - sign-up sheet will be
on bulletin board in March
- Gathering:** Limited to 60 people
Limited to residents only or Resident + 1 guest

Bring an alcoholic beverage of your choice.

Bring your dish to pass. Sign-up sheet in clubhouse to guide the selections.

Questions: In March, call Laura Gola (248) 275-9591 or Donna Tilley
(734) 776-1470

Clubhouse Chair update 1-18-24.

Welcome to Winter! love it, or hate it, it's here. Things naturally slow down this time of year but we do have up and coming events that could be of interest to you and help get you through this season.

Polish Night Feb 3, may be sold out at time of this printing but thank you to Peggy for coordinating and hosting this event.

Pancake Breakfast date TBD in March. Come and enjoy the deliciousness!

Bingo has started back up, 1st and third Wednesdays.

Easter Ham Dinner March 24, 2 - 4pm, Format same as Friendsgiving - everyone bring a dish to pass-main course provided. Save the date, more details in March Newsletter. Will need volunteers to help with serving and cleanup.

Ongoing - exercise classes Mon and Friday, Sewing - Wednesdays, Bible study, Cards and **Billiards** - see Calendar for details.

You will note in the meeting minutes from the Clubhouse meeting on Jan 11, we have outlined the events we have a plan for in 2024. Details on those events will be published in future newsletters.

New:

Volunteer Appreciation Event:

I wanted to take this opportunity to bring to your attention an event that has not been previously communicated. The Clubhouse Committee with Board approval will be hosting a **Volunteer Appreciation Event** on : **Sunday June 2, from 12p – 2p.**

The venue we have chosen is the South Lyon Theatre in town. The owners have turned the Theatre into a fully functional rental space with dining seating, beverage service area and stadium seating. The team visited this space and agreed it will be a fun and different place to celebrate all of the hard work the Clubhouse teams put in each year. This venue is rentable for a nominal fee and requires minimal setup and cleanup - which is naturally appealing.

We are in the process of selecting a caterer at this time for a delectable luncheon that day.

Please reserve the date if you are a volunteer in the Phase V community. More details to come In March/April.

Thats it for now!

I will be traveling South in the month of February, but back in March.

Keep Warm and keep moving!

Sincerely, Laura Gola - Clubhouse Chairperson

PARTICIPATION IS KEY TO A SUCCESSFUL THRIVING COMMUNITY

COLONIAL ACRES PHASE V
OPERATING STATEMENT
TWELVE MONTHS ENDING DECEMBER 31, 2023

	ANNUAL BUDGET	* CURRENT MONTH BUDGET	* MONTH ACTUAL	* YEAR TO DATE BUDGET	* YEAR TO DATE ACTUAL	OVER (UNDER)
5110 Carrying Charges	\$ 2,041,740	\$ 170,145	\$ 165,510	\$ 2,041,740	\$ 2,020,959	\$(20,781)
5410 Interest Income	0	0	0	0	7	7
5534 Clubhouse Committee Income	0	0	0	0	0	0
5548 Special Assessments	0	0	0	0	0	0
5550 Late Charges	3,000	250	695	3,000	4,844	1,844
5552 N S F Check Charges	0	0	50	0	425	425
5554 Legal Fee Recovery	3,000	250	0	3,000	8,082	5,082
5555 Member Violations	0	0	0	0	0	0
5556 Unit Reconditioning	0	0	0	0	0	0
5558 Member Repairs	400	33	0	400	0	(400)
5570 Insurance Recovery	0	0	0	0	0	0
5580 Transfers From Reserve Funds	18,607	0	0	18,607	103,495	84,888
5590 Miscellaneous	0	0	0	0	75	75
TOTAL INCOME:	\$ 2,066,747	\$ 170,678	\$ 166,255	\$ 2,066,747	\$ 2,137,887	\$ 71,140

	ANNUAL BUDGET	* CURRENT MONTH BUDGET	* MONTH ACTUAL	* YEAR TO DATE BUDGET	* YEAR TO DATE ACTUAL	OVER (UNDER)
6200 Land Lease	\$ 783,624	\$ 65,302	\$ 77,164	\$ 783,624	\$ 843,383	\$ 59,759
6300 Administrative Expenses	94,000	7,623	6,200	94,000	86,615	(7,385)
6400 Operating Expenses	208,200	667	452	208,200	217,410	(9,210)
6500 Maintenance & Repair Expenses	654,200	61,017	37,535	654,200	630,601	(23,599)
6600 Community Facility	9,600	0	0	9,600	8,297	(1,303)
6700 Taxes & Insurance	122,100	10,025	17,290	122,100	146,433	24,333
7300 Debt Service & Reserves	195,000	16,250	15,997	195,000	191,968	(3,032)
TOTAL EXPENDITURES:	\$ 2,066,724	\$ 160,884	\$ 154,638	\$ 2,066,724	\$ 2,124,707	\$ 57,982

TOTAL INCREASE (DECREASE)	\$ 23	\$ 9,794	\$ 11,617	\$ 23	\$ 13,181	\$ 13,158
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CASH BEGINNING OF PERIOD	13,995					
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CASH END OF PERIOD	25,612					
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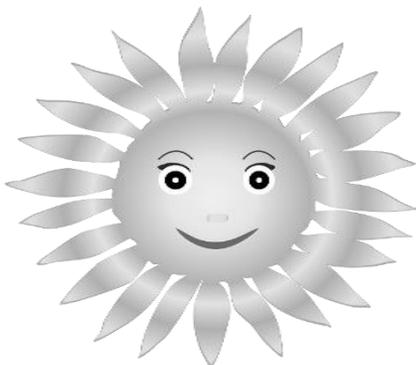
Valentine

E	B	C	H	O	C	O	L	A	T	E	S	V	Q
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R	S	Y	U	D	Y	S	E	M	L	D	E	E	R
E	T	U	U	N	T	C	O	I	O	A	I	N	O
D	R	D	R	E	C	B	M	A	V	T	R	T	M
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BE MINE
 LOVE
 FEBRUARY
 CHAMPAGNE
 BOYFRIEND
 ROMANCE
 RED ROSES
 BOUQUET
 VALENTINE
 GIRLFRIEND
 CUPID
 SWEETHEARTS
 ADMIRER
 CHERUB
 DATE
 CHOCOLATES

BITS & PIECES OF MJO

SUNSHINE CORNER



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

Please contact Faith 313-418-0067 if you would like a note sent that says we care.



Virginia Bergman died 12/31/23
 Melody Thomas died 12/25/23
 Alan Church died 12/2/23
RIP

**Welcome To The
 Neighborhood**



108-4 Steve & Chris Cencer 62350 Arlington Crl



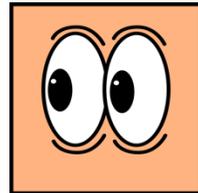
ACT	25832 Lexington	Unit 2	Bld 87	\$159,900.00
PND	62071 Arlington Crl	Unit 4	Bld 114	\$164,900.00
SLD	62350 Arlington Crl	Unit 4	Bld 108	\$162,000.00

Kim Champe, Realtor

Sympathy Corner: Please contact newsletter editors of any deaths in the community and a card will be sent to family members on behalf of Phase V community.

Ticonderogals1@gmail.com

Still Looking...



LUNCH & A MOVIE!!!

We are still looking for a volunteer to organize the monthly LUNCH & A MOVIE outing. There is no date set for February. Anyone interested in organizing this event in 2024 can contact Susie Brock 248 892-5183. We will place on calendar when date is selected.



PAUL'S CORNER

This month in Paul's Corner we would like to go over guidelines on how residents can safely store items in their furnace rooms.

Firstly, the furnace/boiler and water heater. These items operate with an open flame and some sections may produce high temperatures. For those reasons, we require a full FOOT (12 inches) of space around the entirety of each, along with their venting. As well as 36 inches of clearance of anything flammable.

That means we should **NOT** find (example list includes but not limited to):

- Cutting boards stored behind the water heater
- Boat engines wedged on top of the boiler
- Rugs shoved under the furnace/boiler
- Storage boxes stacked against the flue (vent) pipes
- It is also advised that any shelving units near the furnace/boiler and water heater either have a front lip to avoid items falling off, or have items secured in some fashion. (Eg. tying up stored rugs so they don't unravel)

Next, hanging items. Residents may find a need to hang clothes to dry, or perhaps have various equipment that needs to be hung up. Be advised, no matter what needs to be hung, do not do so using water pipes, or gas lines. Whether it be pvc, copper, black pipe, galvanized, flexible line, etc., too much excessive weight can and will cause issues. The pipes are not rated to hold more than the material that flows through them.

Accessibility. Please, keep in mind when storing items, that there must be room for us to do our jobs. When without heat or hot water, and we cannot get to the equipment, that delays the time it takes for us to get things back up and running again.

Final note, keep the floor drains clear. Any floor coverings must either be cut, or kept away from, the floor drain. Those who do not like the cold floors, we suggest setting a pair of house slippers near the door to slip into.

Storing items in furnace rooms is common and hopefully with these guidelines, you can store with safer practices.

Sarah Trala
Paul's Plumbing Services
248-437-0501

Things Happening in and AROUND Phase V

Let the games begin...



What: GAME NIGHT
When: Every 2nd & 4th Wednesday at 6pm-8pm
Where: Phase V Clubhouse
Open to all Colonial Acres residents.

How: Bring a favorite game you'd like to play/share/teach!
BYOB and snacks
Bring a friend or neighbor!

Let's meet some new people and have some fun with a little friendly competition. For any Game Night suggestions email/call/ text Melissa at (586) 344-6632 or email mgodzik1@yahoo.com.



Activities in Phase 1-4 Clubhouse

Every Wednesday Exercise 11:30 am

Every Friday Walking Exercise 10:00 am

Saturday, February 3 rd Potluck/Euchre 6pm/7pm

Saturday, February 10 th Movie - Mission:Impossible 7:00 pm

Saturday, February 17 th Potluck/Euchre 6:00/7:00pm

Saturday, February 24 th Movie - Expendables 7:00pm

Wednesday, February 14 th Valentine's Day Potluck 5pm

(Bring a dish to pass, sign-up sheet in Potomac Clubhouse phase 1-4)



Important information for Members

Colonial Acres Phase 5 Cooperative South Lyon MI

Land Lease figure for 2023 Tax reporting.

The annual member portion for 2023 based on the Land Lease cost is \$1,802.10 per unit, monthly amount is **\$150.18**

This figure is calculated using the actual cost of the monthly Land Lease obligation.

Kelli Reuschlein- Clearview Property Management Services, LC

PHASE V GARAGE SALE

4/19-4/20 Phase V Garage Sale & Bake Sale will be held in our clubhouse. Volunteers needed to set up, take down, bake, price, & work event. Please contact Barb Kibler at 734 218-1277 If you can assist in any way! Donations will be accepted starting Monday 4/15, please consider donating any items you may be getting rid of.

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