

COLONIAL ACRES PHASE V NEWSLETTER

Volume XXXV Issue 1

JANUARY 2023

Phase V website: colonialacresphasev.com

Clearview Property Mgt. 810-458-6065

Emergency Maintenance 810-410-7827

Email: office@clearviewmi.com

Fax: 810-458-6067

BOARD OF DIRECTORS

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

CLUBHOUSE COMMITTEE

Chairperson	Susie Brock
Co-Chairperson	Donna Tilley
Secretary	Connie Williams
Treasurer	Bill Aldinger
Clubhouse Rental	Debbie McGuiniss
CH Purchasing	Chris McNally
New Residents	Jane Severn
Ad Director	Keith Foley
Ad Billing	Keith Foley
News Distribution	Judi Damphousse
News Distribution	Joanne Dettore
Coffee Hour	Donna Tilley
Coffee Hour	Linda Belanger
Light Bulb Mgr.	Dick Biskner
Gardener	Judy Keeling
Gardener	Michael Marchese
Librarian	Shirley Estes
Librarian	Deane Carter
Pool Mgr.	Mike Shelton
Pool Mgr.	Lorraine Giacobbi
Sunshine Corner	Faith Phee
Benevolent Fund	Barb Kibler
City Council liaison	Judy Keeling

Newsletter email: gj.poirier@gmail.com

Newsletter deadline to submit items is the 15th of each month.



Happy New Year



LIVE ENTERTAINMENT "THE FABULOUS FIFTIES"

PLACE: Phase V Clubhouse.

Open to Phases I – V

DATE: January 21, 2023

TIME: 3 to 5 pm B.Y.O.B.

Colonial Acres Phase V Minutes 12-14-2022 Meeting

The meeting was called to order at 1pm

In attendance: Gloria Poirier, , Judy Stephens, Jim Reuschlein
and Stacy Klabak from Clearview, absent Judy Keeling

1. Management report was approved as given by Jim Reuschlein.
2. Financial report for November 2022 was given by Jim Reuschlein and approved by the board.
3. Motion by Katy to approve the minutes for November last meeting seconded by Mike
4. Members may make comments after each business item: One comment per topic for each member no back and forth discussion by members. Board will recognize you state your building number and your unit number limit your discussion to 2 minutes. If you have more to add it can be done at the end of the meeting. If members can't follow discussion rules, will go back to discussion only at the end of the meeting.
5. No talking among members during the meeting.

Old Business

- Handicap ramps were two this year next year depends on the budget.
- See Stacy for a handout hard copy of rules and regulations she has some with her today. You can also get them online at colonialacresphasev.com
- Walking path on the roadway marked with painted line will not be done this year. It has turned out to be more expensive than thought.
- Generators: no gas generators at this point in time, More discussion was had by the members also we will discuss it in close meeting with more knowledge about how they work and the cost. We will follow up with this at the next meeting. there is a 24/7 oxygen delivery service for those who are dependent on oxygen.

65-6 whole house generator specific specifications we need a clarification a size for the unit specific and the cost may be prohibitive.

Interjection by Paul Tralla: all whole house generators fit the same size footprint they are different in kilowatts 7 kW up to 2200 kilowatts all fit the same footprints.

139- 5 doesn't like gas generators due to the poor safety with gasoline. possibly would need fire safe cabinets would check with the fire department on storage of gasoline there is no storage in our garages behind the clubhouse for gasoline.

There was a suggestion by an unidentified member to have the whole clubhouse use a whole house generator but it would increase the cost for all and only be able to used by a small number of people.

59-5 I need a form for auto pay It will be in the newsletter next month

- SNOW IS COMING!! YOU WILL NEED TO MOVE YOUR CARS. CARS WILL BE TOWED BY WIXOM TOWING. ONCE THEY'VE ARRIVED ON THE SCENE AND HAVE STARTED THE PROCESS TO HOOK UP YOUR CAR WHETHER THEY TAKE THE CAR OR NOT YOU STILL WILL OWE THE TOWING FEE. MOVE YOUR CARS. **Make a note of Wixom Towing: 248-624-8070**

102-4? About having carports. It's an old question and has been turned down many times. And when asked this membership at this meeting only two people raised their hand. NO CARPORTS

If you are unable to move your car due to your health or any other reason you may want to sell your car or park it off site.

New Business

Discussion on work orders and how they are gathered and parceled out and response to them being finished.

Presently the calls come into Clearview then they are parceled out to the appropriate worker example Jamie? Paul Trala? The electrician etc that person does their job they don't report back to anyone that they finished their work or have a plan to finish with the work. So there's no follow-up. The question is how do we fix this.

113-1 Clearview called three times and my rippled siding my raised sidewalk and my broken sprinkler head are not The problem for having these things be accounted for the work orders or people checking on them is a matter for the Board to discuss further.

95-5 My fence needs painting and the bus stops is peeling Jim said there is a schedule for the painting of the units he will post that on the bulletin board or possibly in the newsletter we do six buildings a year.

141-5 and **72-4** both had concerns about follow through on the work orders.

84-2 stated that 90% of things have gotten done timely understand we are doing a good job thank you for the kudos

104-2 would like a full-time person to do the maintenance jobs however that would be too costly.

80-1 could we have a list of the emergency things to be put in the newsletter so we don't call for things that are not listed as an emergency situation just for a reminder.

72-4 The temporary South Lyon School bus stop on 11 Mile is now moved.

65-5 water softener system cleaner called **Out** cleans your softener and helps to clean up the water for our water heaters etc

139-5 reminder when you're out at night wear reflective gear it's very hard to see dog walkers at night on the road.

141-5 look online they have easy on and off sashes you can throw over your coat at night that reflect the light for safety.

117-1 we approved door paint colors, can we paint the side lights trim? Can I plant trees and shrubs for blocking road sound out my back between the sidewalk and 11 Mile. Was decided she needed to find out from the county who owns that strip of land.

Meeting closed at 2:20 motion by Katy seconded by Judy s

Minutes submitted by: Katy Kay

FROM THE BOARD,

Happy New Year Phase V! Now that the holidays are over & we've had some time to enjoy family & friends it's time to get back to our daily schedules. The Clubhouse Committee has a lot of fun things planned to keep us entertained during the winter months. Be sure to check out the newsletter & calendar!

We, as a Board, are looking forward to tackling a new year and continuing to try & improve communication among us all. Remember, we are a co-op and we can all keep costs down by helping out if possible & not expecting money to be spent to solve every need we have. The only money we have to work with is what we pay each month.

The Board is putting some forms in coming newsletters to remind Members these need to be filled out when making requests. ALL forms are in the back of your Rules & Regulations or on-line, colonialacresphasev.com. The ACH form is on the following page if you want to authorize automatic payments for your Maintenance fee. This form **MUST** be filled out, signed and submitted to Clearview with a voided check.

Our next meeting is Wednesday January 10 at 1:00pm. See you there!

Gloria P., President

Below is a new addition to our newsletter, Paul's Corner to help answer any questions or concerns he notices or just general maintenance advise.

Paul's Corner

Over the years, we've gotten questions from residents. Now, we have a space where we can give those answers in a way all of you can see.

This month, we'll be covering general maintenance on your basement floor drain.

Being sure you have water in your floor drain is essential. When the drains dry out, you can experience sewer smells, and gurgling noises.

At least once a month – every two weeks in the winter – you need to add water to your floor drain. Fill a mop bucket, or even a rinsed milk jug, with water and pour the water directly in.

A basement bathroom that doesn't see much use, also needs to be maintained. As you add water to your floor drain, go through and flush your basement toilet, run the shower for a minute, and run the water in your lav sink.



ACH Recurring Payment Authorization Form

Schedule your payment to be automatically deducted from your checking account.

COLONIAL ACRES PHASE V. Inc

If you would like to have direct deposit of your monthly dues auto debited from a checking account you will need to complete this form and submit a voided check from your account.

RETURN TO:
Colonial Acres Phase V
P.O. Box 788
Linden, MI 48451

Here's How Recurring Payments Work:

You authorize regularly scheduled charges to your checking account. You will be charged the amount of your monthly carrying charges each billing period. The charge will appear on your bank statement as an "ACH Debit." You agree that no prior-notification will be provided unless the date or amount changes, in which case you will receive notice from us at least 10 days prior to the payment being collected.

Please complete the information below:

I _____ authorize Colonial Acres Phase V Management Agent to charge my bank account indicated below on the 1st day of each month for payment of my association fees.

Name of Co-owner _____ Amount per month: \$ _____
Phone# _____
Address/unit # _____ Email _____

Account Information:	
Name on Acct _____	 <p>* Please attach a VOIDED check</p>
Bank Name _____	
Account Number _____	
Bank Routing # _____	
Bank City/State _____	

SIGNATURE _____ DATE _____

I understand that this authorization will remain in effect until I cancel it in writing, and I agree to notify Clearview Property Management Services, LLC in writing of any changes in my account information or termination of this authorization at least 15 days prior to the next billing date. If the above noted periodic payment dates fall on a weekend or holiday, I understand that the payment may be executed on the next business day. I understand that because this is an electronic transaction, these funds may be withdrawn from my account as soon as the above noted periodic transaction dates. In the case of an ACH Transaction being rejected for Non Sufficient Funds (NSF) I understand that Colonial Acres Phase V. Inc. may at its discretion attempt to process the charge again within 30 days, and agree to an additional \$25.00 charge for each attempt returned NSF which will be initiated as a separate transaction from the authorized recurring payment. I acknowledge that the origination of ACH transactions to my account must comply with the provisions of U.S. law. I agree not to dispute this recurring billing with my bank so long as the transactions correspond to the terms indicated in this authorization form.

NOTE: Sign up of ACH must be submitted by the 20th of the month to be effective on the follow month charges.

COLONIAL ACRES PHASE V
OPERATING STATEMENT
ELEVEN MONTHS ENDING NOVEMBER 30, 2022

	ANNUAL BUDGET	* CURRENT MONTH BUDGET	* MONTH ACTUAL	* YEAR TO DATE BUDGET	* YEAR TO DATE ACTUAL	OVER (UNDER)
5110 Carrying Charges	\$ 1,929,420	\$ 160,785	\$ 169,686	\$ 1,768,635	\$ 1,791,191	\$ 22,556
5410 Interest Income	100	8	0	92	11	(80)
5534 Clubhouse Committee Income	0	0	0	0	0	0
5548 Special Assessments	0	0	0	0	0	0
5550 Late Charges	3,600	300	418	3,300	3,389	89
5552 N S F Check Charges	200	17	0	183	175	(8)
5554 Legal Fee Recovery	4,000	333	0	3,667	5,660	1,993
5555 Member Violations	0	0	0	0	25	25
5556 Unit Reconditioning	0	0	0	0	45,723	45,723
5558 Member Repairs	400	33	0	367	0	(367)
5570 Insurance Recovery	0	0	0	0	66,952	66,952
5580 Transfers From Reserve Funds	62,702	0	0	62,702	413,452	350,750
5590 Miscellaneous	0	0	50	0	75	75
TOTAL INCOME:	\$ 2,000,422	\$ 161,476	\$ 170,154	\$ 1,838,946	\$ 2,326,653	\$ 487,707

EXPENDITURES:

6200 Land Lease	\$ 760,800	\$ 63,400	\$ 63,400	\$ 697,400	\$ 697,400	\$ 0
6300 Administrative Expenses	97,100	7,708	6,327	89,392	84,661	(4,731)
6400 Operating Expenses	210,200	833	684	209,367	209,364	(3)
6500 Maintenance & Repair Expenses	658,200	59,017	14,591	599,183	885,761	286,578
6600 Community Facility	7,800	25	252	7,775	23,113	15,338
6700 Taxes & Insurance	96,800	8,042	10,335	88,758	117,539	28,781
7300 Debt Service & Reserves	169,500	7,458	7,459	162,042	276,251	114,209
TOTAL EXPENDITURES:	\$ 2,000,400	\$ 146,483	\$ 103,048	\$ 1,853,917	\$ 2,294,089	\$ 440,171

TOTAL INCREASE (DECREASE)	\$ 22	\$ 14,993	\$ 67,105	\$ (14,971)	\$ 32,564	\$ 47,535
----------------------------------	--------------	------------------	------------------	----------------------	------------------	------------------

CASH BEGINNING OF PERIOD

342

34,883

CASH END OF PERIOD

\$ 67,448

\$ 67,448



BITS & PIECES OF INFO



ACTV	25103 Jefferson Ct	Unit #1	\$178,000
ABO	25715 Adams Ct	Unit #2	\$129,900

Mary Ketelhut
Realtor



Reggie Hockin passed December 5, 2022

Lucy, you & Reggie have been such a fun couple here & contributed so much to our community. He will be missed by all.

Benevolent Fund

Our Benevolent Fund is VERY low. The Clubhouse Committee has donated an amount to the fund but we still need donations. As a fund raiser for this Fund, we will be asking for a donation at our Game Night to try & get it built back up. Please think of donating \$5, \$10 or any amount to help.

You can also always contact Barb Kibler: Call 734-218-1277 or drop off donations at 62340 Arlington Circle #4. Thank everyone for all their kind donations to offer sympathy to Members family.

Please contact Barb Kibler with death notices of residents in Phase V.

If Michigan wins the Fiesta Bowl New Years Eve, they will be playing on Monday January 9th at 7:30 in the College Football Playoff National Championship game. The Monday evening Euchre players will have the game on TV if anyone wants to join them to watch the game. Bring a drink, a snack & cheer on Michigan's football team to victory!

Here is the new Board Meeting schedule for 2023:

All meetings are the 2nd Wednesday of each month:

January 11	1:00pm	July 12	1:00pm
February 8	6:00pm	August 9	6:00pm
March 8	1:00pm	September 13	6:00pm
April 12	1:00pm	October 11	1:00pm
May 10	6:00pm	November 8	1:00pm
June 14	1:00pm	December	No meeting

Minutes Clubhouse Meeting

Dec. 1, 2022

FINANCIAL REPORT: We have \$26,930.18 in our checkbook. \$16,000 of this total is our operating reserve, leaving us with \$10,930.18.

DISCUSSED

Observance of Halloween Trick or Treat. Various scenarios were presented, however, it was decided by vote of those present that the nature of our community is not suitable for this activity. It was approved, by vote that those interested could represent Colonial Acres by participating with a kiosk at South Lyon's Paw Parade. The cost of the event will decide how much we will participate.

Our current flag is in need of replacement. Linda B. has a new flag that she will donate. Teresa S. will look into obtaining a flag that has been flown over the capitol. She will try to contact Elissa Slotkin to assist us.

The garage sale issue was again discussed. No decision was made. Questions: Do we do a community garage sale where residents keep their proceeds or do we do a clubhouse sale where donated items provide funds to operate the clubhouse?? Do we do both? In any case, we will need group leaders whatever we decide to do. Will be discussed again at the January meeting.

New resident, Shelley of 85-3, has put us in contact with a group of entertainers who have agreed to provide us with Fabulous 50's and 60's music on January 21 st , time 3 to 4:30 pm. There will be a \$5.00 fee at the door (cash only, exact change please.) Bring your own beverage.

REMINDERS

- Beginning in January 2023 our monthly carrying charge increases by \$20.00.
- Movie night scheduled Dec 6th . Meet at the Clubhouse for car pooling at 11:30 am. Movie and restaurant to be decided.
- Buckboard has resumed on the first and third Wednesday of the month. Meet your neighbors and enjoy Lake Street Tavern from 3 –5pm.
- Christmas Party at Aubree's Dec. 11th . Time 4-6 pm. Look for signup sheet on bulletin board.
- Secret Pals group will have their Christmas luncheon on Dec. 13th .-
- We will be taking down Christmas decorations on January 8th (Sunday) from 3-5pm. As always feel free to bring a snack to share and your own drink. The Christmas Village will be packed away by the sewing group on January 11th .
- Game Night resumes on January 25th , time 6-8 pm. New mats have been purchased to improve the playing conditions.
- We have contracted for additional rentals on December 16th and 18th.
- **Stop leaving food, drinks, snacks, condiments in the kitchen after your event/activity. We are not a food pantry.**

THANK YOU

- John McGraw for providing the “Happy Holidays” banner for the outside of the building over the deck.
- Men’s Social Club for the outdoor lights, including the light display at the Pontiac Trail entrance. Also for putting away the outdoor furniture for the winter.

Our next meeting is on January 5th at noon.

Respectfully submitted, Connie Williams

Hello neighbors from the Clubhouse,

Movie Matinee days are fun! The next day will be January 17 th, Tuesday. Come join this activity. The tickets are \$5.00 at MJR Cinema 20. Lunch will be prior to the movie. Meet at the Clubhouse for carpooling.

Stop by the Clubhouse on January 8th . We will be taking down the Holiday decorations inside the Clubhouse. The fun starts at 3 pm. We could use the help.

Buckboard is at the Lakes Tavern Grill the first and third Wednesdays of the month. Come and meet your neighbors. There are drink specials from 3:00 pm to 5:00 pm. Burgers are also on sale for \$8.00. Hope to see you there.

Game night will be on January 25th . It starts at 6 pm. Come play indoor Corn Hole or Wii Bowling. Get out and get some exercise!

January 21 st , we have a new event! The Fabulous Fifties is a live show. There will be a Singer and her Musical Accompanist. This show will feature the music of the 50’s. Wear your Poodle Skirt! Doors open at 2:45 and will cost \$5.00. Cash only, small bills please. No credit cards or checks will be accepted. Once the seats are filled, the doors will close.

Of course, we have Coffee and Yoga on Mondays and cards almost nightly. Stop by and give it a try.

Brrr it is cold outside. Be a good neighbor and help each other out. Especially help with the moving of the cars during heavy snow.

Hope you had a lovely Holiday Season!

More good things to come...

Susie B, Chair



CLUBHOUSE HAPPENINGS



LIVE ENTERTAINMENT "THE FABULOUS FIFTIES"

PLACE: Phase V Clubhouse. **Open to Phases I – V**

DATE: January 21, 2023

TIME: 3 to 5 pm B.Y.O.B.

The show will be a singer and musical accompanist
No tickets. Cost will be \$5.00 at the door. No large bills please
Credit cards and checks will not be accepted

Seating is limited. Don't wait until the last minute. Doors will open at 2:45 pm.

There is a sign-up sheet on the bulletin board for volunteers to help!

GAME NIGHT

The last Wednesday of each month is game night.
During the winter months we will be inside, playing
cornhole, WI bowling, cards, & board games.

Come join the fun: 6 until 8pm
Bring your own drink & snack



Time for the Decorations to come Down!

It's time to un-decorate the clubhouse. Let's get a good group together so it will be fast & easy.

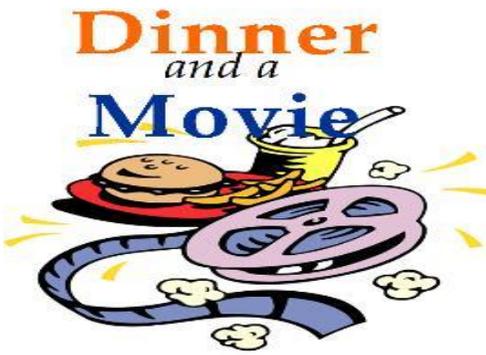
Bring something to drink & a snack to pass if you want
& enjoy the feeling of a job well done until next year!

Sunday January 8th 3 to 5

1st & 3rd Wednesdays of the month Come to our new Buckboard

From 3 to 5, happy hour prices on some beer
& wine & \$8 burgers. Our waitress is friendly
& efficient! A great friendly group has been
showing up & catching up on all the great
news/gossip around Colonial Acres!





Dinner or lunch & a movie each month is planned. Watch the bulletin board to see the date, time, & movie each month. It starts out at the clubhouse & then carools to the meal & movie.

This month meet at the clubhouse January 17 at 11:30 for lunch & a movie.

This is a fun winter activity to get you out of your house!

Don't forget there's coffee every Monday, rain, sun, snow, or even a holiday. City official stop by and let everyone know what's going on in and around South Lyon. This is a good opportunity to get to know some new neighbors & find out all the news about Colonial Acres.

Coffee & donuts 8:30 to 10am Mondays



Aubree's Christmas dinner was very well attended, 41 Members, great food, cake, drinks, company, & a fun way to start the holiday season. Lucky Jayne Geridano was the winner of the 50/50!



If you're looking for a fun dinner for two to welcome in the New Year, below is a good one to try. Submitted by: Christen Anttila

Cranberry Chicken for 2

½ cup cranberry juice or cranberry relish 2 TLB soy sauce
2 TLB worcestershire sauce 2 garlic cloves minced 2 bone-in chicken breasts

Put all in a ziplock bag & refrigerate overnight. Place chicken & marinade in a small baking dish. Bake, uncovered, 350 degrees for 1 hour. Serve with rice or mashed potatoes & vegetable

Cranberry Relish

Small bag of fresh cranberries, washed 1 large orange, remove seeds
1 cup sugar or more to taste ½ cup orange liquor or any liquor

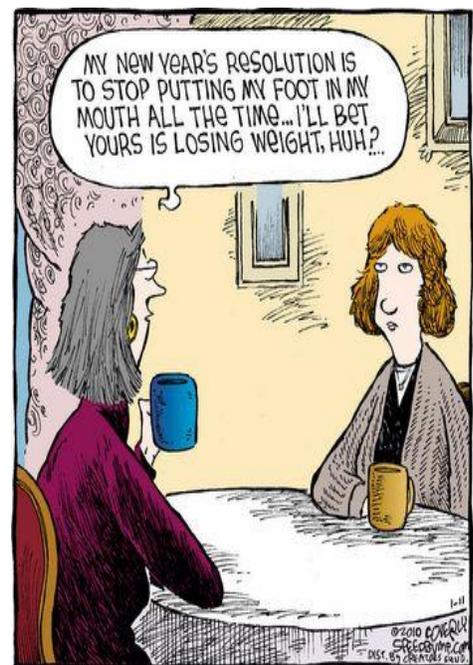
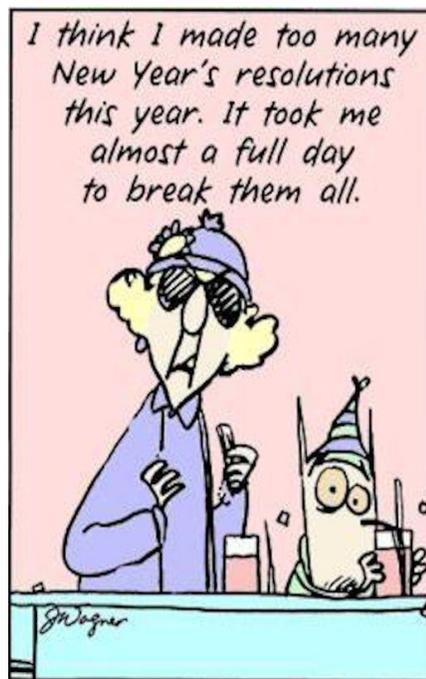
In a blender or food processor, grind whole orange & cranberries. Add sugar & liquor. Set on counter overnight, refrigerate the next day. Enjoy! Can be frozen.

Looking for something fun to do in Michigan in January:

- **2023 Fire & Ice Festival** in Downtown Rochester, Michigan is packed with family fun and festivities! On January 20-21, 2023, enjoy the ice sculptures along Main Street, ice skating rink, snowshoeing and cross-country skiing, fireworks, food trucks and tent, and so much more!
- [Zehnders Snowfest](#) in Frankenmuth, MI- January 25-29, 2023, Bring the whole family to enjoy snow sculpting and ice carving competitions. There will be a warming tent, entertainment, children's area and fireworks. This is a favorite January Michigan events and things to do in Michigan!
- **Tecumseh's Annual Ice Sculpture Festival**, January 21-22, 2023 in Downtown Tecumseh Tecumseh, MI. Looking for a fun outdoor event for your family? The downtown area will have over 35 ice sculptures and life size balloon sculptures adorning the sidewalks during the event. Enjoy a fun Scavenger hunt with participating merchants! So many fun things to do in January!
-
- **Tecumseh's Annual Ice Sculpture Festival**, January 21-22, 2023 in Downtown Tecumseh Tecumseh, MI. Looking for a fun outdoor event for your family? The downtown area will have over 35 ice sculptures and life size balloon sculptures adorning the sidewalks. Enjoy a fun Scavenger hunt with participating merchants! So many fun things to do in January!
-
- **The Detroit Boat Show**, January 14-16, 2023 & January 19-22, 2023 Huntington Place. The Detroit Boat Show is the premier boat show in Michigan featuring hundreds of new boats, motors & accessories to see and purchase.

WELCOME 2023

I	V	U	P	Q	S	U	M	V	P	B	E	G	I	N	N	I	N	G	S	BEGINNINGS
X	C	T	P	O	K	W	P	W	B	D	E	C	S	I	N	I	M	E	R	CELEBRATE
N	P	O	C	H	R	Q	F	A	W	R	J	L	J	E	H	U	R	N	M	CHAMPAGNE
K	W	P	O	C	O	G	G	N	P	H	O	P	E	F	U	L	C	Q	P	CHEERS
C	B	P	N	F	W	L	S	N	W	E	C	E	L	E	B	R	A	T	E	CONFETTI
D	X	V	F	S	E	N	D	R	I	O	T	K	P	X	U	M	D	N	X	COUNTDOWN
M	U	V	E	J	R	D	M	E	E	S	D	H	M	K	J	Y	E	A	P	FIREWORKS
W	V	B	T	D	I	Y	E	S	A	L	S	T	G	J	Y	Y	Y	J	Y	HOPEFUL
H	R	G	T	S	F	L	O	S	A	D	K	I	N	I	H	F	G	C	Y	HOURLASS
A	Q	N	I	L	S	J	D	U	R	L	B	R	K	U	N	T	J	D	I	JANUARY
W	C	U	V	J	E	C	A	E	P	S	U	M	A	W	O	D	U	D	Q	KISSING
N	P	G	M	P	P	U	A	A	E	J	U	D	M	P	G	C	I	P	F	MIDNIGHT
C	H	A	M	P	A	G	N	E	E	O	P	M	E	J	S	H	F	M	V	NEWYEAR
A	L	R	J	V	I	L	R	E	S	O	L	U	T	I	O	N	S	C	Y	PEACE
V	J	U	A	Y	T	I	R	E	P	S	O	R	P	E	S	V	H	B	R	PROSPERITY
L	X	I	C	E	E	M	G	I	P	T	N	H	H	E	P	H	G	K	A	REMINISCE
K	M	D	G	X	Y	R	O	B	N	K	R	B	V	I	V	M	E	O	U	RESOLUTIONS
A	E	B	I	S	D	W	S	B	H	O	U	R	G	L	A	S	S	U	N	SALUDE
D	U	Q	T	M	X	I	E	K	U	X	S	T	R	E	A	M	E	R	A	SPARKLERS
C	H	E	E	R	S	E	Y	N	P	N	C	Y	U	P	O	X	E	K	J	STREAMER



Live Here, for the Best of Your Life[®]

AT HALF THE COST OF ASSISTED LIVING



First Come, First Served. Limited number of apartments available. Act now to avoid the wait list!

Nine floor plans to choose from, all including services and style to rival a fine hotel.

- Delicious Lunch or Dinner Included
- Luxurious Dinning Room
- Daily Continental Breakfast
- 24-Hour Staffing
- State-of-the-art Alarm System
- Fitness Center
- Scheduled Chauffeured Transportation
- Weekly Live Entertainment
- Hair Salon
- Country Store
- Theater
- Weekly Church Service
- Planned Activities, Weekly Shopping and Field Trips
- Beautiful Décor Inside and Out
- Lush Landscaped Grounds
- Friendly, Compassionate Staff

Our Extras Make the Difference

For more information, please call (248) 437-6550

28413 Abbey Lane, New Hudson 48165 | www.abbeypark.com

Lyon Township (Off Milford Rd. across from Coyote Golf Club)



The Best in Independent Senior Living!



When it's time to buy or sell, I am ready to help you with all your real estate needs!

**5 Year Colonial Acres Phase V Resident
Buying and Selling Homes for 20+ Years!**



**Mary Ketelhut
Real Estate One**

41430 Grand River Ave. Novi, MI 48375

734-634-8128

maryketelhut@yahoo.com

Call me and let's talk about what your home is worth in today's market!





MULTICARE HOME REPAIR LLC

Quality Workmanship @ Affordable Rates
"Reputation is Everything"

Services:

- Drywall Repair
- Electrical
- Plumbing
- Lock Installation
- Painting
- Power Washing
- Dryer Vent Cleaning
- Garbage Disposals
- Dish Washer Installation
- And More!



Resident Of Colonial Acres

Call 248-345-3876
Ask for David Young

SOUTH LYON FOOT & ANKLE SPECIALISTS

- Diabetic Shoes
- Ingrown Toenails • Diabetic Feet
 - Heel Pain • Ankle Injury
- Surgery - Office & Hospital
 - Bunions • Hammertoes
 - Corns • Calluses • Warts
 - Fractures • Sprains
- Arthritic Feet • Orthotics
 - Children's Feet

Dr. Anthony Mastrogiacomo



*Podiatrist / Foot
& Ankle Surgeon
on Staff at Huron
Valley Hospital*

MEMBER:

- Diplomat American Board of Lower Extremity Surgery
- Board Certified in Podiatric Medicine and Surgery

22245 PONTIAC TRAIL
SOUTH LYON, MI 48178

Located in Brookdale Square

(248) 486-8886

email: southlyonfootandankle@aol.com
website: www.southlyonfootandankle.com

Whether you are curious about the value of your current unit or have a friend or family member you'd like to be a part of this community, please reach out. We'd love to help!



Darlene & Brie Hamilton
Family Owned Brokerage
Darlene@teamhamilton.net
248-345-6780



Let's chat today about your real estate needs and planning for your next steps in the future!



Our knowledge and expertise of the Colonial Acres selling process allows you to be at ease as we market and get your co-op to closing. As South Lyon residents for over 23 years, we know your community and are eager to help you get the most for your investment.



PLYMOUTH

PHYSICAL THERAPY SPECIALISTS

Real Relationships. Real Results.

ORTHOPEDICS | SPORTS MEDICINE | INDUSTRIAL REHABILITATION

OUR SOUTH LYON CENTER HAS MOVED TO A NEW LOCATION!

582 N. Lafayette • South Lyon, MI 48178

T: (248) 573-7940 F: (248) 573-7941 • **CONTACT US TODAY!**

RIGHT ACROSS THE STREET FROM COLONIAL ACRES SENIOR LIVING COMMUNITY.

MEET OUR TEAM



MIKE FORGACH
PT, DPT, OCS, FAFS
CLINIC DIRECTOR



JANET CRONIN
OTR/L, CHT
OCCUPATIONAL
THERAPIST

SPECIALTIES INCLUDE

BALANCE/GAIT ISSUES
ORTHOPEDICS
JOINT REPLACEMENTS

HAND THERAPY
POST-SURGICAL REHABILITATION
AND MORE!

Expert physical therapy care you can count on in South Lyon.

SAME DAY/ NEXT DAY APPOINTMENTS AVAILABLE

www.plymouthpts.com

K&S

Estate/Moving Sales

Kathy Harris (248)-446-5030

Pauls Plumbing Services, LLC



All Types of Plumbing Repairs
Master Plumber since 1985
24 Hour Emergency Service Available

Paul Trala Bus: (248) 437-0501
License #8110100 Cell: (810) 560-3686



In Home Hair Service

I bring my services to you

Kathy Harris 248-446-5030
Licensed South Lyon

K B SERVICES, LLC "Repairs done around your house"

248-446-9966



Ken Burger

License # 2102181351 Colonial Acres Resident



Ann Bishop
PT
LSVT Big Certified



Carly Bernadotte
PT, DPT



Amy Waltz
PT, MPT, CLT
Lymphedema Certified
Clinical Director



Sarah Dacko
PTA



Katie Dobbie
PT, DPT, CKPT
LSVT BIG & Kinesio
Taping Certified



*Hands-on treatment you need
with the care you deserve.*

BROSTROM PHYSICAL THERAPY

Hometown Owned & Operated

www.brostrompt.com • 248-446-0155



Specializing in Hands-on Physical Therapy
Now proudly offering Massage Therapy services

22180 Pontiac Trail, Suite E / South Lyon, MI 48178

MLM Window Washing

John Callaghan

Colonial Acres Resident

61710 Williamsburg #3
South Lyon, MI 48178

734-552-8032
spcallaghan3@gmail.com



Crystal Clear and
Streak Free

WALKER SERVICE, INC. Auto Repair Service

Front Ends, Brakes, Tune Up,
Engine Diagnostics, Alignments,
Complete & Custom Exhaust, Towing
Family Owned, Over 50 Years Experience
402 Donovan St. 248-437-6233
Mon-Fri 8:00 AM - 7:00 PM and Sat 8:00 AM - 4:00 PM

Experienced Senior Specialist
Knows the Co-op process.

Janice M. Raupp

Realtor/Consultant

248-981-6348

JanRaupp@realestateone.com

Real Estate One

346 N. Lafayette

South Lyon, 48178



Your property—My priority!

Colonial Acres Resident



Sheri Wegela 734-516-6117 (cell)

734-981-2900 (office)

swegela@gmail.com

Seniors Real Estate Specialist-Professional Property Stager

*I will provide compassionate care for all of
your real estate needs.*

*Call, text or email me. I would love to work
for you!*



Buying or Selling a Home?

call (734) 812-6745

ROSE & TOM TIBBLES

"The entire Tibbles Team is great. Rose & her team coached us thru both buying & selling our home(s). Looking for a home to buy was a process that took us over a year, once we finally found the house that met our expectations, Rose & her team where able to sell our house very quickly. I would highly recommend Rose & her team to anybody."

-james spring4 6356 Chaparral Dr. Brighton, MI 48116

"We offer a competitive listing fee that we know would excite any seller"



Adams Ct. • Colonial Acres



Alexandria • Colonial Acres



Arlington Circle • Colonial Acres



Jefferson Ct. • Colonial Acres

KW ADVANTAGE
KELLERWILLIAMS. REALTY



rosetibbles@gmail.com • 200 N. Center Northville, MI 48167

Village Glass Company

10177 Colonial Industrial Dr • South Lyon MI 48178

248-437-2727

Rescreening Special

Free Pick-up & Delivery • Call for Details

STORMS - SCREENS - NEW - REPAIRED
MIRRORS - SHOWER DOORS - STORM DOORS
FREE ESTIMATES
Senior Citizen Discount on Most Items



Personalized
Hearing Care, Inc.

Audiology and Hearing Aids

Specializing in the treatment of hearing loss

We offer superior service, state-of-the-art technology and competitive prices in a non-threatening environment.



SOUTH LYON OFFICE

321 Pettibone St., Suite 105, South Lyon, MI 48178
(248) 437-5505



Creative Hair I

305 N. Lafayette St.
South Lyon, MI 48178

248-437-0404

Professional & Personalized



Comprehensive
Vision
Center

Christopher Papp, MD
Ophthalmologist

Phone: (248) 782-8120

Fax: (248) 278-6096

contact@comprehensivevisioncenter.com

www.comprehensivevisioncenter.com

321 Pettibone St.

Ste. 103

South Lyon, MI 48178



SOUTH LYON SENIOR CARE
AND REHAB CENTER

248-437-2048

Skilled nursing and Inpatient rehab
Restore, Renew, Rejoice



MINER'S BARBER SHOP

(At The Light in New Hudson)

The Miner Boys - Tim & Dennis
(Your Licensed Master Barber's)

248-486-3270

P.O. BOX 347

56875 Grande River Ave.

New Hudson, MI 48165

Hours:

T, W, Thurs 9-7

Fri 9-6, Sat 8-3

Closed Mondays

Phillips

FUNERAL HOME AND CREMATION SERVICES

Five Generations of Caring, Since 1889

- Funeral Pre-Planning
- Military Funerals
- Free Grief Support
- Affordable Cremation
- Veteran, Medicaid, and Social Security Benefits

122 West Lake St. • South Lyon, MI

(248) 437-1616

Perfect Floors

Carpet • Ceramic • Laminate
Wood Floors • Vinyl Floors

The Service You Expect at

Prices You Can Afford

21946 Pontiac Trail, South Lyon, MI

248-437-2838



SOUTH LYON DERMATOLOGY

Our Services

From rashes to melanoma, South Lyon Dermatology is equipped to handle all your dermatological needs.

- Acne
- Cysts
- Eczema
- Hair
- Hyperhidrosis
- Infections
- Infestations
- Moles (Nevi)
- Nails
- Pigmented spots
- Psoriasis
- Rashes
- Rosacea
- Scars
- Skin Cancers
- Skin Growths
- Sun Damage
- Surgery
- Warts
- Wrinkles



Angela M. Clay, D.O. is a board certified dermatologist serving aesthetic, medical and surgical skin conditions.

26036 Pontiac Trail, South Lyon, MI 48178
Phone: (248) 479-2200 • Fax: (248) 479-2682
<http://www.southlyondermatology.com>



Lockwood of South Lyon

Tradition. Integrity. Excellence.

Now leasing for 2022! To reserve your apartment call 248-496-1144. Please visit us at the sales center or visit us at the website lockwoodofsouthlyon.com

KIM CHAMPE

Multi-Million Dollar Producer!!

SOLD SOLD SOLD

**Results
Are**

What Counts!



kim@kimchamp.com

Living and Working in the South Lyon & Surrounding Area for over 25 years

248-417-0737

Call for a **FREE** Market Analysis to help you with the market value of your home.



BIFANO
E Y E C A R E
OPTOMETRISTS
248 • 446 • 1146

Dr. Rhonda Bifano
Dr. Chris Bifano
Dr. Jo Ellen Dorony

**Let us help you to see the world in a better light
and receive personal care with Bifano Eyecare**

20% OFF Glasses For Seniors

Medicare Providers

Sat. & Evening Hours Available

Mon., Wed., Thurs., Fri. 9:00 am - 6:00 pm
Tues. 9:00 am - 7:00 pm • Sat. 9:00 am - 2:00 pm

317 N. Lafayette

(2 Blocks North of Ten Mile)

Varsity Lincoln Makes You

#1

FIND OUT WHY!*

VARSLITY
LINCOLN

Just a short drive to Novi!

(248)305-5300

*Based on 2017 Total New and Certified Pre-Owned Lincoln Sales Report.

Gentle FOOT CARE



"Most foot Problems can be treated easily in one office visit"
Specializing in latest most advanced techniques.

COMPLETE FOOT & ANKLE CARE INCLUDING

- *Senior & Diabetic Foot Care
- *Foot & Ankle Surgery
- *Ingrown & Fungus Nails
- *Corns & Calluses
- *Bunions & Hammertoes
- *Ankle Fractures & Injuries
- *Flat Feet
- *Heel Pain
- *Injuries
- *Warts



WE PARTICIPATE IN:

Medicare, Blue Cross, Blue Care Network, PPO, Cofinity, Aetna, CIGNA, HAP, United Healthcare, PHCS & Travelers and Most Others

Board Certified/Board Qualified Foot Surgeons. Diplomate American Board of Podiatric Surgery

COMMERCE- 8391 Commerce Rd. Ste 102.

248-363-3777

SOUTH LYON- 13650 Ten Mile Rd.

248-486-1177



FARMERS

Auto Home Life Business

Call us for a Free Quote

- 36% Safe Driver Discount
- 18% Auto/Fire Discount
- 15% New Customer Discount

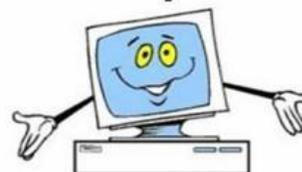


Tom Groom
Total solutions Agent
(248) 437-5309
www.farmersagent.com/tgroom

We Love Experienced Drivers

410 N. Lafayette, P.O. Box 417
South Lyon, MI 48178

Need a Computer Guy?



Hi. I'm Lou Maglione, and I live in South Lyon. I'm a Certified PC Tech with 30 years in the business, and an experienced teacher.

When you have a computer problem, I'll not only fix it, I'll make sure that you know how to make it stay fixed. And if you want, I'll also help you learn to use your computer more easily.

You can drop off your computer with me, or I'll come to your home and fix it at no extra cost. I'm reasonably priced, and if the problem can't be fixed, you don't pay a penny - Guaranteed!

So call me, and get it fixed – today!

**Lou Maglione
InfoJunkies LLC**

248-675-5198

infojunkies2@gmail.com



ATTORNEY-PHIL WEIPERT

**ELDER LAW & ESTATE PLANNING
PROBATE AVOIDANCE**

**Wills, Living Trusts, Durable Powers of Attorney for Finances & Health,
Ladybird Deeds**

Serving the Residents of Colonial Acres with the most reasonably priced Legal Services for over 25 Years!

**Located @ 400 S. Lafayette next to Wendy's
FREE INITIAL CONSULTATION-248-486-1100**



FRAZER

CREMATIONS & FUNERALS



Exceptional Service at an Exceptional Price

Direct Cremation \$795

Celebration Of Life \$1695

Traditional Funeral Service \$4195

248-667-9920 • frazerfunerals.com

Tenpenny

OUT OF THE WOODS

Furniture

www.tenpennyfurn.com

Free Delivery to Colonial Acres

Phone 248-437-1590

124 N. Lafayette
South Lyon, MI 48178

HANDYMAN&MORE, SERVICING COLONIAL ACRES

*Painting - Vinyl Plank Flooring - Ceramic Tile - Grab Bars
Lower Levels-First Floor Laundries-Walk-in Showers
Porch Makeovers-Decks-Railings- Gates-Gardens
Kitchens- Windows & Doors-Misc. Repairs-Plumbing
Electrical-Cabinetry-Insurance Work. Fast & Friendly*



*Noted Builder and Your Neighbor.
Celebrating Construction Excellence
Since 1976*

Cell 810-333-1490



Oakland County's Premier Collision Specialist for over 30 years. Servicing all of your automotive repair needs.

**150 E. McHattie St.
South Lyon, MI 48178**

248-437-6100

Norm's TOTAL Automotive Service

Complete Auto Repair & Towing

Certified Mechanics

Award Winning Auto Repair

Open 7 Days · Mon-Fri 8-8 · Sat 8-7 · Sun 12-5

115 Lake St.
Downtown South Lyon

248-437-2086

JANUARY 2023

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 8:30am Coffee hr 11:00-12:00 Yoga Practice 7 pm Euchre	3 2-5 Billiards 7:00 Texas Hold em	4 10-12 Sewing 3-5 Buckboard 7:00 Men's Social	5 Clubhouse mtg noon 7 pm Euchre	6 7:00 Texas Hold	7
8 3-5 Un-decorate the Clubhouse	9 8:30am Coffee hr 11:00-12:00 Yoga Practice 7 pm Euchre	10 2-5 Billiards 7:00 Texas Hold em	11 10-12 Sewing 1:00 Board Mtg.	12 7 pm Euchre	13 7:00 Bible Study	14
15	16 8:30am Coffee hr 11:00-12:00 Yoga Practice 7 pm Euchre	17 2-5 Billiards 11:30 Movie/lunch 7:00 Texas Hold em	18 10-12 Sewing 3-5 Buckboard	19 7 pm Euchre	20 7:00 Texas Hold	21 3-5 Fabulous 50's Show
22	23 8:30am Coffee hr 11:00-12:00 Yoga Practice 7 pm Euchre	24 2-5 Billiards 7:00 Texas Hold em	25 10-12 Sewing 6-8 Game night	26 7 pm Euchre	27 7:00 Bible Study	28
29	30 8:30am Coffee hr 11:00-12:00 Yoga Practice 7 pm Euchre	31 2-5 Billiards 7:00 Texas Hold em				