

# COLONIAL ACRES PHASE V NEWSLETTER

Volume XLIX

Issue 06

June 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	open
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.

# JUNE



## Dates to Remember ...

**Clubhouse Committee Meeting**

**June 5th at 5:45 pm**

**Friday Deck Party – June 6<sup>th</sup> at 5:30**

(see page 16 for additional information)

**Anyone Can Paint – June 8th at 2 pm**

(see page 17 for additional information)

**Board Meeting June 11<sup>th</sup> at 6 pm**

(see pages 2 & 8 for additional information)

**Fundraiser Buddy's Pizza – June 19th**

(see page 17 for additional information)

**For correspondence being submitted to**

**Clearview**, the mailing address is:

Clearview Property Management Services, LLC

P.O.Box 788

Linden, MI 48451

## **From the Board President June 1, 2025:**

Thank you, neighbors who attended our May 7, 2025, meeting. We were thrilled to have over 129 neighbors join us.

This newsletter has included the board notes from that meeting.

I do encourage attendance at our June 11, 2025, regular meeting starting at 6:00pm. Our presentation will be on our Property Tax process.

I would be remiss if I did not mention our neighbors with overdue payments as of 4/30/25. Thirty-Four of our neighbors are over 30 days delinquent totaling \$11,088.81. The remainder of delinquent payments between 0-30 days is \$6,021.00. Summary \$17,109.81 of money that is not available to pay our bills.

Enjoy these lovely summer days here in our beautiful community.

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

## **From the Member at Large:**

Please read the minutes from our May 7<sup>th</sup> meeting. We all had a chance to express our thoughts and concerns. Currently your Board and Clearview Management are working hard to address those concerns, while keeping Colonial Acres Phase V a beautiful place to live.

*Rev Jacquelyn S Ahern    Member At large    Colonial Acres Phase V*

## **Colonial Acres Phase V Special Meeting of the Members May 7, 2025** **Meeting Minutes**

Board Members Present: Janice Broniak, Board President; George Birchmeier, Vice President; Gloria Poirier, Secretary; Gary Williams, Treasurer; Jackie Ahern, Member-at-Large.

Meeting called to order by Janice Broniak at 6:05 p.m.

Members recited the Pledge of Alliance.

Janice Broniak 141-5, Board Chairperson, introduced herself; she moved here in 2020 and wanted to be involved in the community. George Birchmeier 94-1 moved here in 2018. Gloria Poirier 57-5 moved here in 2016. Gary Williams 62-2 moved here in 2012. Jackie Ahern 147-2 moved here in 2023.

Broniak welcomed the members in attendance, and mentioned she hopes people have been reading the newsletter and indicated that members requested this meeting to share ideas. She stated the

Board has worked diligently to resolve issues and prepare contracts and is trying to share information and use this opportunity to review.

Broniak stated that we have pending litigation; specifically, we brought six boxes of records today for people to review. The membership of Colonial Acres has paid \$7,037 in legal expenses to far, with a \$3,000 bill pending this month. We have \$8,400 in the budget for legal expenses; currently we are \$1,500 over budget. Members can request documents by filling out the form provided at tonight's meeting. To request documents will cost twenty-three cents per page plus an administrative fee. Document requests will be available within a 30-day period.

Questions from Members:

Lori Kowalski 75-3: Is this meeting recorded for someone to review? Will others be able to retrieve information? Broniak stated we have two people recording the meeting; we are doing our due diligence to do our best.

Marlene Snyder 81-4: Back when members requested the documents, were there any findings by the attorneys – were all these legal fees necessary? Birchmeier replied there is a process in place. Discussion: if it was not illegal, why did we have to go through all these legal fees, seems like they were unnecessary, why weren't the documents available? Why wasn't this mentioned in the first place? Birchmeier apologized for the oversight. Why weren't the financial documents just made available in the first place?

Poirier stated the process started in 2021. The person was requesting personal information about a personal issue with a member's unit. As questions continued to come up, administrative costs became involved. We never heard from her again until recently.

Amanda Callahan 87-1: Stated she is new; please review what is going on.

Broniak stated documents are available by filling out a form. You can always review the financial documents posted each month in the newsletter and on the Clubhouse Bulletin board.

David Merciers 98-2: The problem for new people is that this meeting was to go over these issues. Please tell us what and why it costs us money, \$10,000 in legal fees for financials that they deserve to get. The way it sounds, someone requested something; the impression is oops we did something wrong. Tell us what Financials or HOA payments? For what are we paying? We talked about sending money to pay legal fees.

Broniak stated as president she received litigation letter from our attorney on April 1.

Poirier stated the petition members signed and those who signed knew what it said.

Lori Kowalski 75-3: People are asking for transparency. We just want to know the process of the contracts. We all have a right and it should all be transparent. How much do contracted services cost? The problem is board meetings have been a fiasco. This is not a welcoming community.

Susie Brock 72-4: In the past, members have asked Clearview for things and Clearview never answered. She suggested we put that aside; we are spending money, and we need to move forward and forget the past. Members need to ask questions in a way they can understand. They (the Board) have an attorney. The Board members are new, give them a chance. She would like to know what

Clearview is spending money on. The newsletter was an excellent improvement. The Board must make decisions; you need our input. She would rather move forward.

Broniak: We are having another board meeting on June 11 at 6 pm. Will be going over property taxes at that meeting.

Paul Gjerpen 95-4: The purpose is to figure out why our monthly dues have gone up twice. One question is about the \$32,000 credit for water - is it reflected in the financial statement?

Williams answered the \$32,000 will be in the next billing cycle.

Paul Gjerpen 95-4: Paul asked about the cost of snow removal; how is the fee determined? Per push? Per visit?

Williams answered it is a "per push" contract; this year they cleared snow two times. Discussion of who monitors? Board members monitor. Discussion of needing to see things in writing; as a membership we need a better handle of what is going on.

Discussion of Reserve Fund - it is only \$5,000 per month. Williams responded that the budget has changed, and it is on the document.

Christine Griffin-Fox 95-3: Acknowledged that the Board serves in volunteer positions and she respects that; however, the person you keep mentioning is Kathy Crossman who initiated this for transparency; and because Kathy was shut down by the Board of Directors, she initiated a lawsuit. She asked for this meeting to be at another time; I am standing up for her. I like it here and I love my community, but I do not like this.

Birchmeier: We did not schedule this meeting because she was on vacation; discussion of meeting plans.

Linda Coy 140-6: There is something I understand – that there is a state law that governs this type of problem. When the state law says the membership has the right to request documents and members' rights are not honored, that person has no alternative but to hire an attorney. You do not have to have a lawsuit like this. The Board members are someone you elect and trust. But you are responsible to hire the management company. Everyone here needs to read the state law, to have the correct information.

Broniak reminded everyone that there will be three board positions open. Please hand in your resume for the August newsletter to apply.

Joan Cottrel 103-1: What are we doing about delinquencies? Poirier answered that delinquencies typically go up during tax time; it is a much smaller list after that. We have \$50,000 in arrears; we must follow Michigan law on collecting tax money. Cottrel asked if Mark Klabak is related to Stacy Klabak? Curious if related.

Donna Pinneli 109-6: I am new here, just moved here in November and was trying to find something affordable. She mentioned that in her previous neighborhood, in meetings there would be a discussion on needed repairs, and together they would agree on the expenses. She indicated that when she moved in, the lady at Clearview said we have a great community because our reserves are particularly good. Is that true?

Birchmeier replied that it is a cash-in cash-out business to run the community. Every month we depend on the income from the HOA fees to pay the bills budgeted for that month. If we do not get

all the monthly fees, we must go into the reserves to pay the bills. The State of Michigan recommends you have 10 percent of the annual income in the reserve fund, which is about \$250,000.

John Talbot 74-4: We just moved here in November; question on services and do we shop for a management company or does the landowner decide? Broniak answered that the previous Board hired Clearview, and the Board does shop it out.

Broniak reported that Clearview has negotiated contracts, and the Board is more involved in choosing contractors. Discussion about signing one- or two-year contracts. Birchmeier answered that there are annual, two-year, and three-year contracts. John Zelget asked how long we have had Clearview?

Poirier answered that we have had Clearview since 2015, and that last summer the Board interviewed four management companies.

Andrea Stoll 111-3: Stated, she texted Janice and George a memo with questions; Broniak indicated Stacy from Clearview will go over taxes; it is a hot issue. Discussion of the formula and the year you purchased and what you paid; there are people who live here who have taxes that are hundreds of dollars more; we have asked for a better explanation and Clearview does not answer questions. She had to go to a lawyer and get a new certificate and has been waiting on Clearview for more than one year. Stoll indicated that residents do not feel it is a problem with the Board; it is a problem with Clearview. They are rude. She has been waiting for more than one year on a certificate from Stacy.

Marie Sherry 84-4: I moved here in February and work as a finance director and am a Michigan certified public treasurer. I would love to participate in preparing for the tax meeting in June.

Jim Paquette 103-2: I moved here in November. This past winter was confusing regarding snowplowing. I walk my dog every morning; it barely snowed and there's tons of salt all over the place. Here it is March, and the tractors are making ruts. Will the company who did it will they fix them – ruts are located on Ticonderoga and Lexington. Broniak indicated they will do their Spring Cleanup, and that she, Jamie, and Lewis Brothers were out inspecting the damage. Please let us know where the ruts are.

Sharon Rieden 113-3: I have been here since 2002. Do we have a copy of this document shown on the screen and can we get a copy of the document; Birchmeier said we are more than welcome to receive a copy.

Birchmeier then reviewed the document on the screen, asking for a show of hands for who among the members wants the board removed (none raised). Who among the members are running for a board seat, please show hands? (none raised). Who among the members present have asked for documents in the last two years, please show hands? (none raised). Birchmeier asked people why don't they run for a position on the board? (no response).

Frank Mardeusz 137-6: I have been here two months; this is an interesting meeting. First, the bushes in my front court are getting overgrown. What can I do? Broniak answered if they are the original plants they will take them out but will not replace them. It used to be you could not plant anything out front. Discussion of painting fences—do we call Clearview? Broniak answered yes, please call

Clearview and start a work order. Broniak stated the importance of starting a work order, so please start a work order so we have a record.

Frank Marduesz mentioned that Clearview is terrible. Broniak stated she evaluated the Clearview website and submitted an order and did get a response.

Wanda Irvine 89-5: Mentioned she is in support of Clearview; she submitted a request at 8 a.m. via email, and Paul Trala was at her house by 9:30 a.m. Had a problem with stairs out front - she put in the request, and they gave her new stairs and a new walkway.

Gloria Stoll 83-2: Stated that in January or February the water was running off the roof forming ice and no salt was taking care of it. Gary Williams came down two days in a row and chipped the ice; he also got my mail for me, and she wanted to give him kudos.

Shari Spehar 74-5: Clearview collects taxes; the county has a department dedicated to Colonial Acres. You can call the county for information, and they are extremely helpful.

Linda Walker 110-5: Complained about Paul Trala; he had done work in her unit and came out three times; when she had an inspector out, he looked at her water heater and said the work Paul did was not up to code and it was a danger. Questioned about his quality of work as she has had repeated inspections to correct the issue. Broniak indicated they review Trala's plumbing every month and they (the Board) need to be aware. This is a safety issue.

Carolyn Basierbe 146-3: Paul Trala gave me a blank form; I signed it and should not have. I have no idea what he submitted. Have we considered or talked to the city about individual water meters? I am just one person, and I can cut back on water usage. Williams replied that individual meters would be extremely expensive, and everyone would have to allow entrance to their unit if there was a problem.

Charles Hooper 85-1: Mentioned he dealt with attorneys for the past 43 years and a recent 15-minute phone call cost \$684. The bigger the firm, the more they will charge. Sometimes you must have a lawyer; that is how it is with attorneys.

Lucy Hawkins 67-3: Asked if we will have monthly meetings again and mentioned she appreciates the board members and wants to help support. People got out of control in the past and she would like to thank the Board.

Broniak replied that between now and elections there will be monthly business meetings.

Barb Kibler 107-4: Stated that Clearview is very rude to all of us. They forget that we pay them. She indicated she will be glad to help find another company.

Birchmeier asked who among the members present want to get rid of Clearview with a show of hands (most in attendance raised their hands). We have a contract with them and would have to buy out the contract. Birchmeier indicated it would cost approximately \$250,000 to buy out the contract. We currently have the lawyer reviewing the contract to see if there is a legal avenue for Colonial Acres Phase V to opt out without any payment.

Broniak answered that the contract went into effect as of January 1, 2025, and reviewed the fees as shown on the screen – Clearview currently receives \$13.50 per unit for a monthly total of \$6,318.

Year 2 will be \$14.00 per unit, totaling \$6,552 per month. Year 3 \$14.25 per unit, or \$6,669 per month; Year 4 \$14.50 per unit, or \$6,786 per month.

Micheline Arsenault-Darin 79-2: Stated she was not aware of these costs, and was in sales, where she learned to treat the customer with respect.

Birchmeier indicated the Board members are also members of the community and must deal with Clearview; we are an active board. We just got together in October and are looking at contracts and looking at all spending; this is a “work in progress.”

Pauline Williamson 81-1: I have been on the Board; I have been at the meetings; I want to compliment Clearview and George Birchmeier.

Christiana Julian 64-3: Carol Dynda is my mother; I am active in the business world and social media; we need someone to screen who can join the social media pages. I would be happy to advise the group.

Frank Severn 76-4: Stated he has been here since 2005 and appreciates the community immensely, but there has been a change in Clearview, and he heard complaints. He thanked the Board for what they did and mentioned that George Birchmeier had come to his unit and helped with plumbing; Gary Williams also helped him. He asked how often we evaluate the management company?

Jack Murray 77-1: Thanked the Board for holding this board meeting and mentioned his work experience managing one of the top motor companies for 30 years. We lack accountability and detail. If we form small groups accountability and detail can happen. Broniak indicated the Board is looking at being more active, and said it is important to communicate with the membership. The Reserve Fund study will occur around June 25. They will access buildings, roads, etcetera. and it will take about one month to process the information. They will then speak to members to determine what money we have in the Reserve Fund.

Ron Wilamowski 58-6: Questioned the road maintenance, and why aren't we cracks sealing? Discussion of roads, stones, pebbles breaking up the roads. Broniak indicated currently crack sealing is not being done and we will go forward with suggestions, which are all good.

Andrea Stoll 111-3: What does the Board feel about committees? There are so many people who can help! Broniak replied they have not had any members volunteer to be on a committee. Birchmeier added that when the lawyer sent out a letter encouraging committees, members could not sign up for committees until a member checked with her lawyer. No one came forward.

Marlene Snyder tried to pay her taxes with a credit card last year, but Clearview told her no. We should be able to pay with a credit card; it might help others who cannot pay right away. Broniak stated that credit card companies charge a three percent fee and paid by the card holder.

Christina Julian 64-3: Asked what comes after the reserve study? Will that report lead to another assessment among all the owners? Broniak replied that previous Boards have tried to be fiscally responsible; that is the gorilla in the room. Buildings are aging all the time, and we will have more expenses. Poirier indicated the State of Michigan requires reserve fund studies. It is probable they will find more things that need attention. Discussion of projections for the future. Birchmeier added

that yes, based on the community, going forward if there is an assessment or increase in HOA it will be strictly to do whatever we have to do to comply, so be prepared.

Broniak stated that this concludes the meeting, and she is happy we had this opportunity to get together, and thanked Denise Semion for recording the minutes. She reminded everyone that the annual elections are coming up this fall, and that they are members first and Board members second.

The meeting ended at 7:42 with approximately 120 people in attendance.

*Submitted by Denise Semion 65-6*

## **Introduction From the Board's Member at Large:**

Hello Members!

You might be wondering who this new Board Member might be — thus let me tell you a bit.

My husband Steve and I moved here from NC in June of 2023 to be closer to family. We knew almost immediately that we had made the right choice. When a temporary Board position opened, I sent my resume for an opportunity to serve the members of our fine community.

I managed our restaurant for most of my life; after graduating from the University of Pittsburgh and the Lutheran Theological Seminary in Gettysburg, I served congregations in Pennsylvania and Michigan. Over the years I have worked on various Condo Association Boards.

Responsibility is what drew me in — here at Colonial Acres we have 468 home units. As a Cooperative our organization is different than a Condo Association — the idea is that we work together to keep this beautiful piece of Oakland County thriving. I certainly hope to work with you.

Thank you,

*Rev Jacquelyn S Ahern    Member At large    Colonial Acres Phase V*

## **From the Board's Member at Large:**

A bit of a correction about our Board Meeting on Wednesday, June 11 at 6 pm. Though there are many questions about how taxes are assessed to the different units. The Board is working on the best way to provide more information.

*Rev Jacquelyn S Ahern    Member At large    Colonial Acres Phase V*

# **Next board meeting**



# **at 6 pm**



## CAV - Annual Budget - Comparative

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

**As of:** Apr 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	208,560.05	840,160.00	830,487.40
5550	Late Fee	2,000.00	166.67	171.12	666.68	1,278.57
5552	NSF Check Charges	0.00	0.00	35.00	0.00	175.00
5554	Court Cost Recovery	1,000.00	83.34	0.00	333.36	0.00
5580	Transfers From Reserve Funds	40,000.00	3,333.34	0.00	13,333.36	60,000.00
<b>Total Operating Income</b>		<b>2,563,480.00</b>	<b>213,623.35</b>	<b>208,766.17</b>	<b>854,493.40</b>	<b>891,940.97</b>
<b>Expense</b>						
<b>6200</b>	<b>ADMINISTRATION EXPENSE</b>					
6201	Land Lease	925,966.08	77,163.84	77,163.84	308,655.36	308,655.36
6320	Management Fee	75,816.00	6,318.00	6,318.00	25,272.00	25,272.00
6351	Bank/Account Fees	300.00	25.00	84.50	100.00	447.25
<b>Total ADMINISTRATION EXPENSE</b>		<b>1,002,082.08</b>	<b>83,506.84</b>	<b>83,566.34</b>	<b>334,027.36</b>	<b>334,374.61</b>
<b>6300</b>	<b>OTHER ADMINISTRATIVE EXP.</b>					
6311	Office Supplies, Postage, Printing	4,500.00	375.00	1,116.81	1,500.00	2,285.64
6340	Legal Fees - Cooperative	8,400.00	700.00	6,720.00	2,800.00	7,037.49
6350	Audit Expense	5,220.00	435.00	0.00	1,740.00	0.00
6360	Telephone	1,500.00	125.00	178.50	500.00	408.53
6390	Miscellaneous Administrative Expenses	500.00	41.67	85.69	166.68	345.98
<b>Total OTHER ADMINISTRATIVE EXP.</b>		<b>20,120.00</b>	<b>1,676.67</b>	<b>8,101.00</b>	<b>6,706.68</b>	<b>10,077.64</b>
6385	Cooperative Activities	0.00	0.00	152.17	0.00	686.66
<b>6400</b>	<b>UTILITIES &amp; OPERATING EXPENSE</b>					
6420	Fuel Oil/Coal	2,400.00	200.00	532.22	800.00	831.02
6450	Electricity	4,800.00	400.00	1,825.43	1,600.00	2,898.73
6451	Water & Sewer	249,862.00	20,821.84	27,521.90	83,287.36	99,579.46
6462	Exterminating	2,796.00	233.00	0.00	932.00	0.00

## CAV - Annual Budget - Comparative

Account Number	Account Name	Annual Budget	MTD Budget	MTD Actual	YTD Budget	YTD Actual
6470	Rubbish Removal	200.00	16.67	0.00	66.68	189.50
	<b>Total UTILITIES &amp; OPERATING EXPENSE</b>	<b>260,058.00</b>	<b>21,671.51</b>	<b>29,879.55</b>	<b>86,686.04</b>	<b>103,498.71</b>
<b>6500</b>	<b>MAINTENANCE &amp; REPAIR EXP.</b>					
6510.01	Heating & A/C	1,500.00	125.00	0.00	500.00	697.10
6511	Plumbing	30,000.00	2,500.00	6,896.40	10,000.00	13,792.80
6512	Electrical	5,000.00	416.67	2,070.00	1,666.68	2,105.00
6520	Maintenance Supplies	200.00	16.67	329.31	66.68	329.31
6525	Snow Removal Contract	26,700.00	2,225.00	0.00	8,900.00	23,001.00
6526	Snow Removal Supplies	101,892.00	8,491.00	2,505.80	33,964.00	73,061.09
6527	Lawn Cutting Contract	48,000.00	4,000.00	3,604.00	16,000.00	3,604.00
6528	Fertilization Cost	10,000.00	833.34	2,216.14	3,333.36	2,216.14
6529	Tree Trimming & Removal	5,000.00	416.67	0.00	1,666.68	0.00
6531	Grounds - Trees & Shrubs	3,500.00	291.67	0.00	1,166.68	0.00
6538	Brick & Masonry Repairs	18,000.00	1,500.00	0.00	6,000.00	0.00
6539	Pond Maintenance	10,000.00	833.34	2,276.50	3,333.36	2,276.50
654001	Roof Replacements & Repairs	120,000.00	10,000.00	0.00	40,000.00	0.00
6542	Siding Repairs	5,000.00	416.67	0.00	1,666.68	262.50
654208	Contracted General Maint Repairs	47,680.00	3,973.34	7,200.00	15,893.36	12,885.50
6543	Vinyl Siding Power Washing	3,500.00	291.67	0.00	1,166.68	0.00
6544	Sidewalk & Road Repairs (minor)	40,800.00	3,400.00	2,720.00	13,600.00	2,720.00
6545	Painting Exterior	25,200.00	2,100.00	0.00	8,400.00	0.00
656109	Contracted Plumbing Repairs	142,000.00	11,833.34	16,107.90	47,333.36	56,035.33
	<b>Total MAINTENANCE &amp; REPAIR EXP.</b>	<b>643,972.00</b>	<b>53,664.38</b>	<b>45,926.05</b>	<b>214,657.52</b>	<b>192,986.27</b>
6523	LICENSING & INSPECTIONS	0.00	0.00	0.00	0.00	1,770.00
6575	Vehicle & Equipment - Gasoline	0.00	0.00	280.00	0.00	280.00
<b>6600</b>	<b>COMMUNITY FACILITY</b>					
6631	Clubhouse Maint. & Supplies	1,860.00	155.00	0.00	620.00	235.50
6640	Pool Attendants & Life Guards	4,000.00	333.34	30.00	1,333.36	30.00
6655	Pool Maint & Supplies	9,000.00	750.00	738.17	3,000.00	738.17
	<b>Total COMMUNITY FACILITY</b>	<b>14,860.00</b>	<b>1,238.34</b>	<b>768.17</b>	<b>4,953.36</b>	<b>1,003.67</b>
<b>6700</b>	<b>TAXES &amp; INSURANCE</b>					
6709	RE Taxes Charged to Members	0.00	0.00	-3,092.61	0.00	-46,070.30

## CAV - Annual Budget - Comparative

Account Number	Account Name	Annual Budget	MTD Budget	MTD Actual	YTD Budget	YTD Actual
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	66.68	0.00
6718	Licenses & Permits	100.00	8.34	0.00	33.36	0.00
6720	Property & Liability Insurance	220,000.00	18,333.34	36,198.50	73,333.36	126,689.36
6721	Worker's Compensation Insurance	1,500.00	125.00	0.00	500.00	3,663.00
<b>Total TAXES &amp; INSURANCE</b>		<b>221,800.00</b>	<b>18,483.35</b>	<b>33,105.89</b>	<b>73,933.40</b>	<b>131,330.46</b>
<b>7300</b>	<b>RESERVE FUNDING</b>					
7320	Replacement Reserves (payment)	175,000.00	14,583.34	10,000.00	58,333.36	100,000.00
7398	Vinyl Siding Annual Payment	72,000.00	6,000.00	5,996.74	24,000.00	29,983.70
<b>Total RESERVE FUNDING</b>		<b>247,000.00</b>	<b>20,583.34</b>	<b>15,996.74</b>	<b>82,333.36</b>	<b>129,983.70</b>
<b>8000</b>	<b>CAPITAL IMPROVEMENTS</b>					
8035	Capital Improvements - Paving & Cement	110,000.00	9,166.67	0.00	36,666.68	4,500.00
<b>Total CAPITAL IMPROVEMENTS</b>		<b>110,000.00</b>	<b>9,166.67</b>	<b>0.00</b>	<b>36,666.68</b>	<b>4,500.00</b>
<b>Total Operating Expense</b>		<b>2,519,892.08</b>	<b>209,991.10</b>	<b>217,775.91</b>	<b>839,964.40</b>	<b>910,491.72</b>
Total Operating Income		2,563,480.00	213,623.35	208,766.17	854,493.40	891,940.97
Total Operating Expense		2,519,892.08	209,991.10	217,775.91	839,964.40	910,491.72
<b>NOI - Net Operating Income</b>		<b>43,587.92</b>	<b>3,632.25</b>	<b>-9,009.74</b>	<b>14,529.00</b>	<b>-18,550.75</b>
Total Income		2,563,480.00	213,623.35	208,766.17	854,493.40	891,940.97
Total Expense		2,519,892.08	209,991.10	217,775.91	839,964.40	910,491.72
<b>Net Income</b>		<b>43,587.92</b>	<b>3,632.25</b>	<b>-9,009.74</b>	<b>14,529.00</b>	<b>-18,550.75</b>

# COLONIAL ACRES PHASE V, INC.

## MEMBER DOCUMENT/REPORTS REQUEST FORM

Last Name:  First Name:  Bldg & Unit

Date of Request: Month  Day  Year  Are You the Member on Record?  Contact Phone Number: (  )  -

Requesting Personal or Cooperative Documents?

Per the NONPROFIT CORPORATION ACT 162 of 1982: You have the right to request and inspect documents pertaining to your membership and unit. Corporate records requests must follow the guidelines outlined in the ACT and are subject to all reasonable cost involved.

### PLEASE COMPLETE THE FOLLOWING

**Are you aware that minutes to meetings are taken by your board of directors, published in the community newsletter (managed by the Clubhouse Committee) and posted on line at <https://www.colonialacresphasev.com> ?**

Request 1 I (member) would like to request the following information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Do you prefer a private meeting to review the material at the management office during schedule community hours for Colonial Acres Phase V, Inc?**

- ☐ Yes or if the material is your individual unit or member file do you wish to have a copy made and mailed to you (all cost of reproduction and processing are the responsibility of the member or corporation per the NON-PROFIT CORPORATION ACT 162 of 1982) ☐ Yes
- ☐ No, in an effort to reduce or eliminate any cost I would like my file scanned and emailed to me at (email address) \_\_\_\_\_ @ \_\_\_\_\_

Request 2 As a member of the corporation I would like to request one or more of the following:

- ☐ Fiscal Year End Balance Sheets for the following years \_\_\_\_\_
- ☐ Fiscal Year End Audit Reports for the following years \_\_\_\_\_  
*Both are done by independant third party CPA (Apartment Data Corp) and Auditing Firm (Gwizdella and Associates) annually. Reports are printed and supplied to Board of Directors by the 3<sup>rd</sup> party.*
- ☐ Budget(s) for the following year(s) \_\_\_\_\_ *(published each month) - posted in newsletter and in clubhouse for the past 10 years.*
- ☐ Management Contract: Which years? \_\_\_\_\_
- ☐ Vendor Contracts: Whom: \_\_\_\_\_
- ☐ Other Item: \_\_\_\_\_
- ☐ Other Item: \_\_\_\_\_
- ☐ Other Item: \_\_\_\_\_

MEMBER SIGNATURE: X \_\_\_\_\_

**ALL REQUEST MUST BE SIGNED AND SUBMITTED TO THE BOARD OF DIRECTORS FOR PROCESSING.**

Received: \_\_\_\_\_ by: \_\_\_\_\_

## **Clubhouse Committee Meeting Minutes May 2025**

Meeting called to order by Laura Gola at approximately 12:00.

Financial report given by Barb Kibler. Total money in the bank is \$19,378.70. Discussion on makeover for Bathrooms. Only one contractor has gotten back to us in regard to this project. Project tabled for further investigation and how we should proceed.

Decks Parties will begin on June 6. Hot Dogs will be available, and donations appreciated. Please bring a dish to pass. The variety of foods makes this activity interesting. The Men's club has put the tables and chairs on the deck for our use during the summer. Thank You.

June 8 a painting class will take place. The instructor will be one we have had before. The people attending previous classes tell us even if you're not known for your artwork, he can teach you. It is a fun class. Why not try it? The cost is \$23.00. All you have to bring is a bowl.

We have gotten a volunteer to keep our outdoor sign updated. Her name is Barb Begian. Thanks Barb!

The \$150.00 for the Garden Fund is going to be spent this year on potted plants. It was decided we have enough annuals for our gardens. The potted plants are to fill in where necessary.

Our Fundraiser at Texas Roadhouse raised \$75.00 and the Olga's raised \$51.70. June 19th, we have a Fundraiser at Buddy's Pizza in Novi. This Fund Raiser in the past has raised the most monies. Let's make it a great one this time.

Volunteers are always needed for the activities. We can keep our Clubhouse loaded with activities by volunteering. Most activities take just a little of your time to HOST. PLEASE DO NOT BE SCARED OFF

Ongoing activities are:

- Coffee Monday mornings 8:30am - 10:00am.
- Swimming exercises start on June 6th. This will take place if the pool is ready. Remember it is also heated.
- Walking takes place on Saturdays at Kensington. We meet at the boat launch. Cost for the Park. Information is available on their website. Carpooling is also an option to keep costs down.
- Always check the calendar for what activities you may want to participate in.

At this time, I would like to publicly Thank Laura Gola for participation in making our activities go smoothly. We will miss you. Good luck in your new home. Your presence will be great when you have time.

Submitted: Theresa Szarama

## Clubhouse Co-Chair Updates May 2025 Meeting

As most of you know, Laura & Mike Gola sold their condo and moved out at the end of May. Laura volunteered for the Clubhouse Committee Chair position in July '23. Throughout her tenure, she has brought our community together through fun activities such as the Deck Parties, FriendsGiving, Chili Cookoff, Cookie Exchange, Easter dinner and potlucks. She also coordinated various other activities and ensured that the clubhouse was maintained and operational. It was a job well done and all her efforts were truly appreciated and as Theresa said, "she will be missed."

During the May meeting, discussions included: bathroom estimates, purchasing of rugs for reducing salt tracking, recent activities, need for volunteers and future/upcoming events.

**Bathroom estimates:** One estimate was provided for upgrading of cabinets, countertops, wall painting, mirrors, toilet & stall painting. Overall price was \$4,500/bathroom. Price included new item, labor & removal/disposal of old items. Clubhouse is seeking additional estimates. Recommendations were made to tackle smaller projects at a time and get a commitment of timing.

**Salt Tracking Issue:** The decision to purchase rugs to reduce salt tracking during the winter months will be tabled until fall. Reminder any purchase over \$300 needs to be approved by the board.

### **Recent Activities:**

- Texas Roadhouse Fundraiser made \$75.00
- Pancake Breakfast was May 10 with profit to be reported during the June meeting.
- Garage Sale was May 16-17 with profit to be reported during the June meeting.
- Olga's Novi Fundraiser was May 8 and made \$51.70
- Ladies Tea Luncheon was May 22.

### **Need for Volunteers:**

- Chairperson is needed to fill Laura's vacated position. Kathy Murray had expressed an interest in the position during the May meeting. Anyone else interested can contact Laura on position requirements at 248-275-9591. Voting will occur during the July Elections meeting.

- Committee Secretary will be elected during the July meeting. Theresa will be retiring from the position. The position requires attending scheduled meetings, taking notes and submitting a report to the newsletter on a monthly basis. Anyone interested please contact Melissa at 586-344-6632.

- Volunteers needed to headup new activities like Book Club, Scavenger Hunt, Disco Party, Mystery Party or any other activity you have an interest in.

### **Upcoming Activities:**

#### Colonial Acres Phase V

Reconciliation APRIL 2025

Balance Forward: \$19,858.96

Operating Expensive: \$16,000

Ending Bal: \$19,378.70

#### Income

4/28	cash/ checks advertising and rentals	\$980.00
Total		\$980.00

#### Expenses

4/9	ch #2682 P. Keeling CH cleaning	\$280.00
4/23	db Newsletter Printing	\$490.00
4/24	ch# 2684 P. Booker supplies St pattys party	\$135.88
4/25	ch#2683 M. Godzek Feb/March editor	\$500.00
4/30	db Amazon bank deposit slips	\$54.38
Total		\$1460.26

Petty Cash \$85.26



- **June 6th, Friday Deck Party, 5:30pm-** The men's club has stepped up to continue this summertime tradition and cooking hot dogs. The Gola's were generous last year, with supplying hot dogs and buns, however, monetary donations would be appreciated so a single entity does not absorb the entire cost. A hotdog donation jar will be available, so donate if you are able to.
- **June 8th Painting Class** - Peggy Booker see page 17.
- **June 19<sup>th</sup>, Fundraiser Buddy's Pizza, Novi** – RSVP by June 16th with Melissa at 586-344-6632
- Annual Craft Show, November 8, 2025
- Christmas Party December 7, 2025

**June Clubhouse Meeting – Thursday June 5th, 5:45pm.**

---

## BITS & PIECES OF INFO



Arnold & Nori

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  
**Ticonderogagals1@gmail.com**



Per Kim Champe

### Condos for sale in Colonial Acres Phase V

4 Condos	\$144,900.00
	\$169,900.00
	\$178,500.00
	\$189,900.00

### Condos pending in Colonial Acres Phase V

3 Condos	\$144,000.00
	\$169,900.00
	\$179,900.00

### Condos sold in Colonial Acres Phase V

2 Condos	\$169,900.00
	\$194,000.00

# Things Happening in and AROUND Phase V

## **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.

---

## *Saturday Walking Club*

- **Where** □ □ Ensington 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 □ hour West and then turn around and come back.

- **Who:** Contact Gary □bler 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.



---

## *Phase V Deck Party* *June 6<sup>th</sup> at 5:30 - 7:00 pm*



*Come out and join us for the season's first DECK PARTY. Enjoy an evening on the Phase V Clubhouse deck with some friends and neighbors. The Men's Club will be hosting the Deck Party. See you all there!!!*

*Hotdogs provided, bring a dish to pass and a beverage of your choice - also bring 50/50 money - it may be your lucky night! Contact Steve Gerlach from the Men's Club with any questions.*



## 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 “. Paints, brushes and canvas are all included! Please bring a bowl to clean your brushes. A light snack and water will be provided. BYOB. Tickets are on sale.

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

---

## 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.

---

## Attention Women Golfers



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

**When:** Every Tuesday

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

\$20.00 for golf & cart - All skill levels are welcome.

---

## **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 three 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.

## 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
Euchre (\$5.00)	7:00 pm	Saturday, June 7 <sup>th</sup> & Friday, June 20 <sup>th</sup>
Movie Night	7:00 pm	Friday June 27 <sup>th</sup> , <i>The Sandlot</i>

## Happening Around Downtown South Lyon

**June 7<sup>th</sup>, 14<sup>th</sup>, 21<sup>st</sup>, 28<sup>th</sup> (Every Saturday):** Farmers Market, 9 am – 2 pm

**June 14<sup>th</sup>:** Youth Entrepreneur Market, 10am – 3pm, at South Lyon Biggby Coffee

**June 25<sup>th</sup>:** Lake Street Cruise in, 6:30 pm

 <div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>Saturdays from 9am Until 2pm - May Through October</b>              Located at 110 W. Liberty St.              Contact: <a href="mailto:manager@southlyonfarmersmarket.org">manager@southlyonfarmersmarket.org</a> </div>			
June 2025 - Farmers Market Food Trucks			
June 7	June 14	June 21	June 28
Whiskey Jack's BBQ,	Circle T Catering	Motor City Pasty Company	Whiskey Jack's BBQ,
Grand Traverse Pie Company	CC Soul Food	Blue Kuna BBQ	El Jefe Tacos & More
Hobo Coffee Co	Blue Kuna BBQ	Xav's Jamming Caribbean Fusion	More to be Announced
Snowy Owl Shaved Ice	Brava Empanada	Fuller Farms Mini Donuts	
	Fuller Farms Mini Donuts	Buoy's Coffee Company	
	Happy Camper Ice Cream		
	Key Lime Time		
	Hobo Coffee Co		
	Kona Ice of Brighton		

## CITY OF SOUTH LYON CONCERTS IN THE PARK Fridays, 7:00 – 8:30 pm

at the gazebo in Historic McHattie Park

June 20	Judy Banker Band	Old Time Country
June 27	Gemily	Family Friendly Music
July 4 -- No Concert -- July 4 -- No Concert		
July 11	Toppermost	Beatles Tribute
With Food Truck Rally at McHattie Park Ball Field - 7 – 9 pm		
July 18	Joyriders	60s – 90s Hits
July 25	Harmonized Steel	Classic Rock
August 1	Detroit Blues Social Club	Blues / Motown
August 8	Zang Band	Rock / Country / Pop
August 15	Howlin' Mercy	Blues
August 22	Randy Brock Group	Classic Rock

If concert is rained out, an announcement will be posted on [www.southlyonmi.org](http://www.southlyonmi.org) and the Downtown South Lyon Facebook Page.

# Fathers Day

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

HERO  
PARENT  
WATCH  
CUFF LINKS  
STRONG  
FATHER  
JACKET  
UNCLE  
HAT  
FISHING  
PHONE  
MAN CAVE  
FOOTBALL  
DADDY  
SPORTSCAR  
RESPECT  
BEER  
WALLET  
RAZOR  
LOVE

Remember that Participation is key to a successful thriving community!

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## For Additional Board Information

There is a encased information board located in the Phase V Clubhouse on the wall between the coat room and women's rest room.







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# JUNE 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>1</b>	<b>2</b> 8:30 am Coffee hr 11-12:30 Yoga 1 pm Men's Social 3-5 pm Happy Hr Aubrees 7 pm Euchre	<b>3</b> 2-5 pm Billiards 7 pm TX Hold em	<b>4</b> 9-10 am Pool Exercise class 10-12 Sewing 6 pm Bingo	<b>5</b> 5:45 pm – Clubhouse Meeting 7 pm Euchre	<b>6</b> 9-10 am Pool Exercise class 5:30 pm – Deck Party 7 pm TX Hold em	<b>7</b> 9:30am - Kensington Walk
<b>8</b>  2pm – Anyone Can Paint	<b>9</b> 8:30 am Coffee hr 11-12:30 Yoga 7 pm Euchre	<b>10</b> 2-5 pm Billiards 7 pm TX Hold em	<b>11</b> 9-10 am Pool Exercise class 10-12 Sewing 6 pm – Board Mtg	<b>12</b> 7 pm Euchre	<b>13</b> 9-10 am Pool Exercise class 7 pm Bible Study	<b>14</b> 9:30am - Kensington Walk <b>RENTAL</b> Flag Day
<b>15</b>  Father's Day	<b>16</b> 8:30 am Coffee hr 11-12:30 Yoga 3-5 pm Happy Hr Aubrees 7 pm Euchre	<b>17</b> 2-5 pm Billiards 7 pm TX Hold em	<b>18</b> 9-10 am Pool Exercise class 10-12 Sewing 12pm Greeting Cards with Faith 6 pm Bingo	<b>19</b> 11am-9pm – Fundraiser Buddy's Pizza Novi 7 pm Euchre	<b>20</b> 9-10 am Pool Exercise class 7 pm TX Hold em	<b>21</b> 9:30am - Kensington Walk
<b>22</b>	<b>23</b> 8:30 am Coffee hr 11-12:30 Yoga 7 pm Euchre	<b>24</b> 2-5 pm Billiards 7 pm TX Hold em	<b>25</b> 9-10 am Pool Exercise class 10-12 Sewing 12pm Greeting Cards with Faith 6 pm Game Night	<b>26</b> 7 pm Euchre	<b>27</b> 9-10 am Pool Exercise class 7 pm Bible Study	<b>28</b> 9:30am - Kensington Walk <b>RENTAL</b>
<b>29</b>	<b>30</b> 8:30 am Coffee hr 11-12:30 Yoga 7 pm Euchre					