COLONIAL ACRES PHASE V NEWSLETTER

Volume LII **Issue 10** **October**

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BOARD OF DIRECTORS

President	Janice Broniak	248-891-2350
Vice President	George Birchmeier	248-207-2774
	email: gmbgmb50@gmail.com	
Secretary	Kathie Crossman	
	email: crossmankathie@gmail.com	
Treasurer	Marie Sherry	
	Email: Marie4phasev@gmail.com	
Member at large	Gary Williams	

CLUBHOUSE COMMITTEE

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

Newsletter email: **ticonderogagals1@gmail.com**
Newsletter deadline to submit items is the 15th of each month.

October



Dates to Remember …

No Clubhouse Committee Meeting In October

Board Meeting October 14th at 6 pm
(see pages 2 & 4 for additional information)

Hamburger Luncheon on October 10th
(see page 12 for additional information)

Chili Cook Off & Football October 25th
(see page 12 for additional information)

Fundraiser Buddy's Pizza October 29th
(see pages 13 for additional information)

Medicare Plan Review October 30th
(see pages 12 for additional information)

Save the Date:

Annual Craft Show – Nov 8th
Holiday Decorating/Cookie Exchange – Nov 9th
FriendsGiving – Nov 16th
Christmas Dinner – Dec. 7th

For correspondence being submitted to PPS of Michigan, the mailing address is: PPS of Michigan, LLC., 30300 Telegraph Rd., Suite #205, Bingham Farms, MI 48025

Directors Letter to the Membership

As autumn approaches and the aroma of pumpkin spice fills the air, I am delighted to greet you with warmth and gratitude as your President. In this season of cozy gatherings and community spirit, I want to thank everyone who has worked diligently to make Colonial Acres Phase V a wonderful place to live. Just as fall brings a sense of renewal and togetherness, your ongoing support and dedication are the foundation of our success.

With the vibrant colors of fall as our backdrop, I am filled with optimism and thankfulness for our community's strength. The collective efforts of our management company, PPS, along with both new and seasoned board members, ensure we continue to build on a tradition of neighborly support and shared responsibility. Like a favorite autumn recipe, PPS provides professional guidance, while our board members contribute unique "spices" of experience and dedication.

This year presents fresh opportunities for collaboration, like sharing a slice of pumpkin pie around the table. With open communication and mutual respect, we can address challenges and celebrate successes as a united community where every voice is valued. Let's continue to foster an environment where kindness and inclusion are at the heart of everything we do.

First and foremost, I want to thank Gloria Poirer for her unwavering commitment to Colonial Acres Phase V. Gloria's long-standing service has been a steady presence, and her insight and hard work are truly valued, much like a favorite fall tradition we all cherish. I also want to recognize Jackie Ahern for her steadfast dedication and genuine care for our neighborhood, which brings warmth to our community just like a steaming mug of spiced cider.

Please join me in welcoming our new board members: Marie Sherry, stepping in as Treasurer, and Kathie Crossman, who will serve as Secretary. We're excited for the fresh energy and perspectives they bring, adding "everything nice" to our group of Directors. Alongside George Birchmeier (Vice President) and Gary Williams (Member at Large), this united team is committed to serving you with integrity and a shared vision for the future.

I wouldn't feel right if I didn't mention that as of 8/31/25, 125 members owe the cooperative $148,715.00 in dues. This is a major concern, so we urge all members to stay current with payments to help maintain our community's stability.

As your directors, our top priority is to listen to your concerns, encourage community involvement, and ensure Colonial Acres Phase V remains a place we are all proud to call home. Thank you for your trust and support. Together, let's make this season—and every season—one to remember!

Sincerely,

Janice Broniak

248-891-2350 email: janicebroniak@gmail.com

Next Board Meeting October 14th at 6 pm

Colonial Acres Phase V
Board Meeting Minutes: September 10, 2025

Board Members:
Present: Janice Broniak, George Birchmeier, Gary Williams, Gloria Poirier, Jackie Ahern

Quorum present – Yes

Others Present - Professional Property Management: Dino DeMare, Owner/President; Tonia Burhans, Regional Manager and Mike Rizzo Regional Manager; Don Barlow, Executive Vice President of Finance

Proceedings:
· Meeting called to order at 6:10PM, followed by the Pledge of Allegiance

· **Annual meeting notice**: MOTION by Jackie to accept the annual meeting notice, seconded by Gary; all approved; no dissent

· **September meeting agenda**: MOTION by George to accept the agenda; seconded by Jackie; all directors approved; no dissent

- **Meeting minutes**: MOTION to approve the minutes from the August 13, 2025 meeting by Jackie, seconded by Gary.

- **Treasurer's Report:** MOTION by Jackie to approve the treasurer's report, seconded by George; all directors approved; no dissent

- **Management Report**: Dino DeMare presented the report to the membership as follows:
  - Current cash balance operating account is: $1,197,409.60 (collection for $954,128.23 Summer Tax Bill included).
  - Current reserves and other accounts $21,076.00.
  - Total revenue for the period July 31, 2024 through August 31, 2025 is: $173,805.18.
  - Total expenses for the period from July 31, 2025 through August 31, 2025 is: $126,125.76.
  - Net surplus/deficit for August is: $47,679.42.
  - August is a transition month between changes in our management company. All transactions may not be accounted for at this time.

MOTION by Gloria to approve the management report, seconded by George; all directors approved; no dissent

Election:
- Five candidates are: Jackie Ahern, Janice Broniak, Kathie Crossman, Lori Kowalski, and Marie Sherry
- 2 positions for 2-year terms; 1 position for 1-year term.

- All residents who keep their maintenance fee and taxes current are able to vote. (see Bylaws, Article II, Section 7).
- All votes were collected by the inspectors of the election and were counted in an open tally system.

Tally Results: Jackie Ahern – 85 votes; Janice Broniak – 133 votes; Marie Sherry – 122 votes; Kathie Crossman – 96 votes; Lori Kowalski – 75 votes.

ELECTION RESULTS:
Janice Broniak (2-year term), Marie Sherry (2-year term) and Kathie Crossman (1-year term).
CONGRATULATIONS!

BIG THANK YOU! to our inspectors: Bill Aldinger, Melissa Godzik, Peggy Booker, and Steve Gerlach.

Miscellaneous News:
A drawing was held and 2 members received $100 gift card for returning their members' information sheet to Professional Property Management. **CONGRATULATIONS!**

Directors' session after meeting:

- Director positions were discussed. The consensus was that the previous positions will remain, except for duties relating to finance. Marie Sherry will be reconciling the Colonial Acres bank account(s), and Gary Williams is serving as special director (member-at-large). Gary will continue to develop a relationship with our new maintenance technician – George Koukoulis and will continue his important work with city water department, among many other issues. Kathie Crossman volunteered to handle secretarial duties which entail preparing agendas, compiling monthly meeting minutes, resolutions, and any other applicable association reporting.
- Further discussion concerning changing the day of the week for the monthly meetings. It was decided to change the day of the week to the **second Tuesday of each month**.
- The directors discussed establishing Committees. The directors agreed to follow proper protocol before committees may be established. Committee formation will appear as a line-item listed on the October agenda.
- The directors discussed scheduling a time to meet with Dino DeMare of Professional Property Management to determine outlying issues that need to be addressed concerning transitional business, finances, and the reserve study. That meeting was set for **September 29, 2025, at 6PM** at the clubhouse.

Next Directors meeting: Tuesday**, October 14, 2025, at 6PM**.

· Meeting adjourned at 7:04 p.m.

· Minutes submitted by: Kathie Crossman

From the Board – Financial Report:

9/8/2025 6:38 PM

Colonial Acres Phase V (colacres)
Budget Comparison (with PTD)
Period = Aug 2025
Book = Cash ; Tree = ysi_bf

		MTD Actual	MTD Budget	Variance	% Var
5000-0000	**REVENUE ACCOUNTS**				
5000-1000	RENTAL INCOME				
5120-0000	Carrying Charge/ Rent Income	169,621.56	210,040.00	-40,418.44	-19.24
5120-0010	Rent	45.00	0.00	45.00	N/A
5199-0000	TOTAL RENTAL INCOME	169,666.56	210,040.00	-40,373.44	-19.22
5400-0000	FINANCIAL REVENUES				
5410-0000	Interest Income	0.02	0.00	0.02	N/A
5428-0000	Application & Resale Fees	175.00	0.00	175.00	N/A
5635-0000	Transfer Fees	3,085.00	0.00	3,085.00	N/A
5800-0000	Transfer From GOR/R&R	0.00	3,333.33	-3,333.33	-100.00
5899-0000	TOTAL FINANCIAL REVENUES	3,260.02	3,333.33	-73.31	-2.20
5900-0000	OTHER REVENUE				
5931-0000	Late Charges	0.00	166.67	-166.67	-100.00
5932-0000	Legal Charge Income	0.00	83.33	-83.33	-100.00
5990-0000	Miscellaneous Income	878.60	0.00	878.60	N/A
5998-0000	TOTAL OTHER REVENUE	878.60	250.00	628.60	251.44
5999-0000	**TOTAL REVENUE**	**173,805.18**	**213,623.33**	**-39,818.15**	**-18.64**
6200-0000	PAYROLL EXPENSES				
6205-0006	Pool Monitors	455.00	333.33	-121.67	-36.50
6290-0000	TOTAL PAYROLL EXPENSES	455.00	333.33	-121.67	-36.50
6300-0000	ADMINISTRATIVE EXPENSES				
6311-0000	Office Supplies	1,024.85	375.00	-649.85	-173.29
6311-0015	Licenses & Permits	0.00	8.33	8.33	100.00
6311-0017	Bank Fees/Payroll Fees	0.00	25.00	25.00	100.00

Colonial Acres Phase V (colacres)

Budget Comparison (with PTD)

Period = Aug 2025

Book = Cash ; Tree = ysi_bf

		MTD Actual	MTD Budget	Variance	% Var
6320-0000	Management Fee	6,300.00	6,318.00	18.00	0.28
6340-0000	Legal Expense	18,864.88	700.00	-18,164.88	-2,594.98
6350-0000	Audit Expense	0.00	435.00	435.00	100.00
6360-0000	Telephone/Answering Serv.	221.29	125.00	-96.29	-77.03
6370-0000	Miscellaneous Expenses	0.00	41.67	41.67	100.00
6395-0000	TOTAL ADMINISTRATIVE EXP.	26,411.02	8,028.00	-18,383.02	-228.99
6400-0000	UTILITIES EXPENSE				
6450-0000	Electricity	755.69	400.00	-355.69	-88.92
6451-0000	Water & Sewer	0.00	20,821.83	20,821.83	100.00
6452-0000	Gas	54.78	200.00	145.22	72.61
6490-0000	TOTAL UTILITIES EXP.	810.47	21,421.83	20,611.36	96.22
6500-0000	OPERATING/MAINT. EXP.				
6514-0003	Electrical Repairs	0.00	416.67	416.67	100.00
6515-0003	Landscaping & Grounds	8,100.00	4,000.00	-4,100.00	-102.50
6515-0006	Grounds Supplies/Contracts	0.00	291.67	291.67	100.00
6515-0007	Tree Maintenance	0.00	416.67	416.67	100.00
6515-1050	Fertilization	0.00	833.33	833.33	100.00
6519-0000	Exterminating Expense	0.00	233.00	233.00	100.00
6522-0000	Painting Repairs	0.00	2,100.00	2,100.00	100.00
6525-0000	Rubbish Removal	0.00	16.67	16.67	100.00
6532-0000	Clubhouse Maintenance & Supplies	0.00	155.00	155.00	100.00
6541-0000	Maintenance Supplies	30.05	16.67	-13.38	-80.26
6541-0001	Plumbing Maintenance	0.00	2,500.00	2,500.00	100.00
6542-0000	Contract Repairs	10,281.24	18,015.00	7,733.76	42.93
6542-0008	Roof Repairs	0.00	10,000.00	10,000.00	100.00
6542-0017	Sidewalk and Concrete Repairs	0.00	3,400.00	3,400.00	100.00
6542-0100	Pond Maintenance	0.00	833.33	833.33	100.00
6546-0000	HVAC Repairs & Supplies	0.00	125.00	125.00	100.00
6547-0000	Pool Supplies	45.30	0.00	-45.30	N/A

Colonial Acres Phase V (colacres)

Budget Comparison (with PTD)

Period = Aug 2025

Book = Cash ; Tree = ysi_bf

		MTD Actual	MTD Budget	Variance	% Var
6547-1000	Pool Maintenance	0.00	750.00	750.00	100.00
6548-0000	Snow Removal	0.00	10,716.00	10,716.00	100.00
6592-0000	Replacement Reserve Exp.	2,828.84	0.00	-2,828.84	N/A
6599-0000	TOTAL OPERATING/MAINT EXP.	21,285.43	54,819.01	33,533.58	61.17
6700-0000	TAXES & INSURANCE				
6710-0000	Real Estate Taxes	-840,187.24	0.00	840,187.24	N/A
6719-0000	Miscellaneous Taxes	0.00	16.67	16.67	100.00
6720-0000	Prop & Liab. Ins (Hazard)	0.00	18,333.33	18,333.33	100.00
6722-0000	Worker's Comp	0.00	125.00	125.00	100.00
6790-0000	TOTAL TAXES & INSURANCE	-840,187.24	18,475.00	858,662.24	4,647.70
6800-0000	FINANCIAL EXPENSES				
6840-0000	Land Lease Payment	77,163.84	77,163.84	0.00	0.00
6999-0000	TOTAL FINANCIAL EXPENSES	77,163.84	77,163.84	0.00	0.00
6999-9000	**TOTAL OPERATING EXPENSES**	**-714,061.48**	**180,241.01**	**894,302.49**	**496.17**
6999-9999	**NET INCOME/(LOSS) OPERATIONS**	**887,866.66**	**33,382.32**	**854,484.34**	**2,559.69**

New Officers Information

The following section provides detailed information regarding the newly elected officers as of the election held on 09/10/2025. Included below is a comprehensive list of officers along with their pertinent contact details and term lengths.

List of New Officers and Contact Information

Position	Name	Phone Number	Email	Address	Term Length
President	Janice Broniak	248-891-2350			09/2025 – 09/2027
Vice President	George Birchmeier	248-207-2774	gmbgm50@gmail.com		09/2024 – 09/2026
Secretary	Kathie Crossman		crossmankathie@gmail.com		09/2025 – 09/2026
Treasurer	Marie Sherry		Marie4phasev@gmail.com		09/2025 – 09/2027
Member at Large	Gary Williams				09/2024 – 09/2026

Exciting PPS Autumn Update for October

We are pleased to announce that our management company, PPS, will be joining us at our board meeting, on 10/14/25 at 6:00pm, which will be held at the clubhouse. This is a great opportunity for all members to get any questions answered, set up automatic payments, or update their information.

In addition to the board meeting, Tonia from PPS will be available every Friday from 9 to 11 am at the clubhouse to assist you.

Clubhouse Committee Meeting Minutes, September 4, 2025

Meeting commenced at 5:30 pm
(3) clubhouse committee members present: K. Murray, B. Kibler, L. Kanar
(18) community members present

Treasurers report given by Barb Kibler: Income 8/25 -$878.60 (2 rentals totaling $400, Aug Deck Party & 50/50 $283.60, Burger lunch & 50/50 $185, garage sale item $10)
Outgoing 8/25- $849.05 (cleaning supplies $30.05, Clubhouse cleaning $280, Newsletter $539)

Old Business Judy Keeling & Kathy Murray to write grant for defibrillator by end of September, once obtained training will be held at the clubhouse for all interested. More details to come.

Flu/Covid/RSV shots scheduled September 16, 10am-3pm for all phases at Phase V clubhouse. Mike Flores volunteered to fill the vacant volunteer position needed for this event.

NHS Helpers has been approved by SLHS Executive Board. Contact Kathy Murray for any volunteer needs for event/activity happening in our clubhouse. Kathy Murray will create an electronic sign-up sheet for

any NHS helper needs through December. Notify Kathy Murray directly and she will add request to e-sign-up sheet. Judy Keeling suggested that we use NHS volunteers to assist with clubhouse clean up this year including washing tables and chairs prior to being placed in garage for winter. Judy Keeling volunteered to head up students to assist with the clean-up.

It was decided that (1) Lightweight 60-inch foldable Plastic Table will be trialed in clubhouse to determine if they are a viable option to replace current heavy round tables. Cost $197 with free shipping. This table can be returned within 90 days if unsuitable for our needs. This lightweight table may prevent further damage to clubhouse flooring.

New Business:

Deck Party scheduled September 5 hosted by Men's Club. Donation jar and 50/50 raffle will be available.

Men's club will be hosting another Hamburger Lunch, Friday October 10 from 11:30 am 1:30pm with a cost of $5. Members encouraged to attend as proceeds benefit our clubhouse; event is open to all phases. Additionally, Men's Club is considering doing a monthly luncheon.

Sign-up sheet for Medicare Plan Review Day was distributed to attending members and was placed on bulletin board for anyone wishing to attend but not at clubhouse meeting.

Holiday Decorating and Cookie Exchange will occur Sunday November 9, 2pm-5pm. All are welcome to participate in either or both events. If participating in cookie exchange plan on bringing 3 dozen cookies in packages of 6. Sign-up sheet to be posted on bulletin board.

Christmas Party Dinner Sunday, December 7, tickets will be available October 1! No increase in price this year!

Judy Keeling to contact local businesses for donations to be used as prizes at our upcoming holiday parties. Kim Champe has donated multiple gift cards. An official "Thank You" to Kim will be posted in our Newsletter. A community member has offered to donate her own original artwork to be placed on sale with proceeds given to clubhouse. It was discussed and decided that the artwork could be sold at the craft fair and/or garage sale. Kathy Murray has volunteered to handle selling of artwork at craft show if needed.

Upcoming Events:

In addition to our regularly scheduled activities, we have the following: Applebee's fundraiser, Think A Will Is All You Need?, Pancake breakfast, Hamburger lunch, Chili Cookoff/UofM-MI state football Saturday, Buddy's Pizza Fundraiser with 20% or proceeds donated back to our clubhouse, Medicare Plan Review Day, Annual Craft Show, Holiday Decorating/Cookie Exchange, Friendsgiving, Christmas Party. Friendsgiving will have a "white Elephant" gift exchange for anyone who wishes to participate, watch future newsletters for additional details.

Questions/Comments

Suggestion was made to add additional bulletin board in clubhouse and charge advertisers/companies for space.

Judy Keeling requested the clubhouse committee members meet with Board of Directors about plans for clubhouse flooring, repair/replace. Kathy Murray asked that we attempt to re-caulk some areas as a temporary fix until decision made on flooring.

Gary Kibler shared that the Island Queen boat ride was attended by 10-15 people from our community & dinner following at the Tavern was attended by 20-25 people & enjoyed by all! Member asked whether a New Year's Eve party was being planned. Nothing is planned.

Police & Fire Department will be thanked with food & sweets February or March 26, more details to come!

NO CLUBHOUSE COMMITTEE MEETING OCTOBER 2025, NEXT MEETING NOV 6

Submitted by *Laurie Kanar*

Message from the Clubhouse Chair:

We have had many activities going on this fall at the Phase V Clubhouse! SHOUT OUT to The Men's Club who continue to work tirelessly on fundraising and helping out in any way they can!

*Sign-up sheets for the Chili Cook-off, Medicare Review Day, Holiday Cookie Exchange, and Friendsgiving are on the Clubhouse bulletin board!

*Tickets for the Friendsgiving $7.00 (to cover the turkey cost) are available now! (contact Kathy Murray 248-240-7942 or Melissa Godzik 586-344-6632).
Tickets for the Christmas Dinner hosted by The Men's Club are on sale beginning October 1st! (contact Bill Aldinger 734-928-8050 or Steve Gerlach 734-845-0081)

*Make sure to come to the Craft Show/Bake Sale on November 8th! Baked donations packaged in sets of 2 (example cookies/brownies) can be dropped off the night before at the clubhouse. PLEASE LABEL IF IT CONTAINS NUTS!

*Come to help us raise money at Buddy's in Novi on Wednesday, October 29th from 11:00AM-9:00PM! Please RSVP to Kathy Murray or Melissa Godzik. Thank you for supporting the success of our Phase V Clubhouse!

Submitted by *Kathy Murray*

BITS & PIECES OF INFO



Mark, Laurie & Tami

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.

We would like to Thank *Kim Champe* who donated (10) twenty-five-dollar gift cards to be used toward our activities/events. Thank you for this generous donation and for the support you continue to provide for our community.



Per Kim Champe

Condos for sale in Colonial Acres Phase V

1 Condo	$179,000.00	

Condos pending in Colonial Acres Phase V

2 Condos	$139,000.00	$185,000.00

Condos sold in Colonial Acres Phase V

5 Condos	$130,000.00	$140,000.00
	$140,000.00	$144,000.00
	$160,000.00	

Halloween Is Nearly Here
Candy Donations Wanted

For the third year, a few Colonial Acres residents will participate in South Lyon's "Kids Trick or Treat" on Thursday, October 30 downtown. Last year, we estimated about 1,500 kids asked for candy at the booth we staffed, sponsored by the South Lyon Area Recreation Authority (SLARA).

If you'd like to donate a bag of candy for our Colonial Acres volunteers to hand out, please contact Denise Semion before October 23 at 734-658-8755 or dsemion@gmail.com. After October 23, please contact Michael Flores at 248-472-6730.

And if you like Halloween as much as we do, go downtown on the 30h to watch the fun! The event starts at 6 p.m. The kids and adults in costumes are fun to watch as they walk around town, stopping at the local shops for goodies. A local dance school takes to the streets to perform as well!

Thank you, and Happy Halloween!

If you are a new resident and have not yet had a visit from the NEW RESIDENT GREETER, Please contact Jane Severn at 248-444-2653. If you have a new neighbor, please contact Jane.

Things Happening in and AROUND Phase V

Saturday Walking Club



Where: Kensington Park
When: 9:30am, Saturdays
Starting: April 26 – November 1 - weather permitting
Who: Contact Gary Kibler at (734) 635-2221 with questions
Note: For admission to the park - you'll need a permit.

COME JOIN US! CHAIR EXERCISE



MONDAYS – 11:00 CHAIR YOGA BRING YOUR STRETCHY BANDS AND WATER TO DRINK. WE WILL WORK ON FEXIBILITY, MUSCLE MASS AND CORE BALANCE. ALL PHASE V IS WELCOME! CLASS TAKES 1 TO 1 ½ HOURS.

WEDNESDAYS – 9:00 WALKING AND CHAIR WEIGHTS WEAR TENNIS SHOES FOR INDOOR WALKING. WALK FOR ONE MILE AND THEN DO CHAIR WEIGHTS. BRING YOUR HAND WEIGHTS (OR USE A WATER BOTTLE OR SOUP CAN) YOGA STRETCHING FOLLOWS. CLASS WILL LAST FOR 1 HOUR.



FRIDAYS – 9:00 WALKING AND CHAIR CORE STRENGTHING WEAR TENNIS SHOES FOR INDOOR 2 MILE WALK. THEN DO CHAIR CORE TRAINING. CLASS WILL LAST FOR 1 HOUR.

Hamburger Luncheon



When: Friday, October 10, 2025, from 11:30 am -1:30 pm
Where: Phase V Clubhouse

Come on out and enjoy a Hamburger with toppings, chips and a bottle of water for $5.00**. Open to all CA Residents**

Contact Steve Gerlach from the Men's Club with any questions.

Chili Cook Off & Football



When: Saturday, October 25th, 5:30-7:30.

Signup sheets are on the Clubhouse Bulletin board.

Come on out to compete or sample the Chili and help determine this year's winner.

Stay to watch the Wolverines & Spartans Battle it out on the Football Field if it's an evening game!

Medicare Plan Review Day



When: Thursday, October 30th
Time: 9:00 am - 5:00 pm at the Clubhouse.
Sign up in advance. Signup sheets are on the Clubhouse bulletin board.

Fundraiser at Buddy's Pizza

When: Wednesday, October 29, 2025, 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).
RSVP with Kathy Murray at (248)240-7942 or Melissa at (586)344-6632 by October 26th.

WE NEED 20 RSVPs to keep this event on their calendar.

Save the Date



Annual Craft Show

When: Saturday, November 8th from 10 am – 3 pm
Where: Phase V Clubhouse
Admission is Free

Baked Goods and Lunch will be Available along with a large variety of crafts for purchase.

Rental Space is $15.00. Contact Connie Williams at 248-756-1814 for more information.

Holiday Decorating/Cookie Exchange



Sunday, November 9th, 2:00-5:00PM.

Bring 6 cookies to share while decorating. Bring 3 dozen cookies if you want to exchange (in packages of 6)



Phase V 2025 Christmas Dinner

Hosted by the Men's Club and tickets are available from the Men's Club


Christmas Dinner

When: Sunday, December 7th 5:30pm
Where: Phase V Clubhouse
Cost: $16.00 per Ticket - Tickets go on sale on October 1st
Doors Open at 5:00pm.
There will be 50/50, Prizes and Plenty of Fun!



FriendsGiving

When: Sunday, November 16th at 5:30 pm
Where: Phase V Clubhouse
Cost: $7.00 (price includes turkey/gravy/paper goods/water)

- Bring a dish to pass - signup sheets will be on bulletin board in October & November to guide selections.
- Tickets will be available starting September 26th. Seating is limited to Resident or Resident + 1.
- Only 60 tickets will be available.
- Bring a wrapped white elephant gift if you would like to participate in a fun gift exchange!
- Contact Kathy Murray at (248)240-7942 with any questions.
- Tickets available with Kathy or Melissa at (586)344-6632

Phase 1-4 Clubhouse Activities Open to Phase V members

Coffee Hour	9 am	Every Monday
Walking	11 am	Every Monday & Friday
Exercise Class	11 am	Every Tuesday
Eldercare Will & Trust Presentation	6:30 pm	Tuesday, October 7th
Garage/Bake Sale	9 am – 3 pm	Thurs/Friday October 2nd & 3rd

Happening Around Downtown South Lyon

October 4th, 11th, 18th, & 25th (Every Saturday): Farmers Market, 9 am – 2 pm
October 30th (6pm – 8pm) : Downtown South Lyon Trick or Treat
October 30th (6:30 pm): Pup Paw-rade at South Lyons Farmers Market

South Lyon FARMERS MARKET

Saturdays from 9am Until 2pm - May Through October
Located at 110 W. Liberty St.
Contact: manager@southlyonfarmersmarket.org

October 2025			
Oct 4	**Oct 11**	**Oct 18**	**Oct 25**
Circle T Catering	DW Street Eatery	Circle T Catering	Motor City Pasty
Brava Empanada	Blue Kuna BBQ	Hobo Coffee Co	Mr. Italy
Almonds R Nuts	The Fry Guy	Almonds R Nuts	Buoy's Coffee Company
Buoy's Coffee Company	Twisted Burger		
Kona Ice of Brighton	Circle T Catering		
	Xav's Jammin' Caribbean Fusion		
	CC Soul Food		
	Kona Ice of Brighton		
	Hobo Coffee Co		
	Almonds R Nuts		

Halloween

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

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BATS
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CANDY CORN
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JACKO LANTERN
FALL
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FUNNY
LEAVES
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October 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 **9-10 am** Walking & Chair Exercise class **10-12** Sewing **6 pm** Bingo	**2** **7 pm** Euchre	**3** **9-10 am** Walking & Chair Exercise class **7 pm** TX Hold em	**4** **9:30am -** Kensington Walk
5	**6** **8:30 am** Coffee hr **11-12:30** Chair Yoga **1 pm** Men's Social **3-5 pm** Happy Hr Aubrees **7 pm** Euchre	**7** **2-5 pm** Billiards **7 pm** TX Hold em	**8** **9-10 am** Walking & Chair Exercise class **10-12** Sewing **6 pm** Game Night	**9** **7 pm** Euchre	**10** **9-10 am** Walking & Chair Exercise class **11:30-1:30** ***Hamburger Luncheon*** **7pm –** Bible Study	**11** **9:30am -** Kensington Walk
12	**13** **8:30 am** Coffee hr **11-12:30** Chair Yoga **7 pm** Euchre	**14** **2-5 pm** Billiards **6 pm – Board Mtg**	**15** **9-10 am** Walking & Chair Exercise class **10-12** Sewing **12pm** Greeting Cards with Faith **6 pm** Bingo	**16** **7 pm** Euchre	**17** **9-10 am** Walking & Chair Exercise class **7 pm** TX Hold em	**18** **9:30am -** Kensington Walk
19	**20** **8:30 am** Coffee hr **11-12:30** Chair Yoga **3-5 pm** Happy Hr Aubrees **7 pm** Euchre	**21** **2-5 pm** Billiards **7 pm** TX Hold em	**22** **9-10 am** Walking & Chair Exercise class **10-12** Sewing **6 pm** Game Night	**23** **7 pm** Euchre	**24** **9-10 am** Walking & Chair Exercise class **7 pm –** Bible Study	**25** **9:30am -** Kensington Walk **5:30 pm –** ***Chili Cookoff & Football***
26	**27** **8:30 am** Coffee hr **11-12:30** Chair Yoga **7 pm** Euchre	**28** **2-5 pm** Billiards **7 pm** TX Hold em	**29** **9-10 am** Walking & Chair Exercise class **10-12** Sewing **11am-9pm** - **Fundraiser Buddy's Novi**	**30** **9am-5pm** Medicare Review **7 pm** Euchre	**31** **9-10 am** Walking & Chair Exercise class **7 pm** TX Hold em Halloween	