COLONIAL ACRES PHASE V NEWSLETTER

Volume LIX Issue 08 AUGUST 2026

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BOARD OF DIRECTORS

President	Marie Sherry email: Marie4phasev@gmail.com	
Vice President	Lori Kowalski Email: lori3phasev@gmail.com	
Secretary	Kathie Crossman email: crossmankathie@gmail.com	248-767-6723
Treasurer	Paul Gjerpen email: pgjerpen@gmail.com	
Director	Susie Brock	248-892-5183

CLUBHOUSE COMMITTEE

Chairperson	Kathy Murray	248-240-7942
Co-Chairperson	Katy Kay	248-207-7348
	LJ Bratton	248-684-5748
Secretary	Laurie Kanar	
Treasurer	Gloria Poirier	
Clubhouse Rental	Judy Edison	734-306-1907
CH Purchasing	Gary Kibler	
New Residents	Susie Brock	248-892-5183
Ad Director/Billing	Keith Foley	
News Distribution	Judi Damphousse	
News Distribution	Ed Hock	
Coffee Hour	Donna Tilley/Steve Ahern	
Light Bulb Mgr.	PPS	
Gardener	Claudia Mills	
Librarian	Shirley Estes	
Pool Manager	PPS	
Pool Maintenance	PPS/Rick	
Sunshine Corner	Faith Phee	
Custodian	PPS	

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

August



Dates to Remember …

Clubhouse Committee Meeting
on August 4th at 5:30pm
Meet the Candidates at the Committee Mtg

Special Board Mtg August 11th at 5:30pm on Responsibility Grid – Open to Members

Regular Board Mtg August 11th at 7pm

August Activities:

Kensington Walks - Saturdays – 9:30am
(see page 13 for additional information)

Ladies Golf – Tuesdays – 9:30am
(see page 13 for additional information)

Swim Exercise Class – Wed/Friday - 9am
(see page 13 for additional information)

September Activities:

Deck Party - September 4th at 5:30pm
(see page 14 for additional information)

Pancake Breakfast - Sept. 12th at 9-10:30am
(see page 14 for additional information)

Vaccine Clinic - Sept. 16th at 10am-1pm
(at the Phase 1-4 Clubhouse, see page 14)

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

2025-2026 COLONIAL ACRES PHASE V STATE OF THE CO-OP

A year ago, the previous Board of Directors made a bold decision to terminate the contract of our previous management company and bring a new company on board. As we approach the anniversary of this decision, the current Board of Directors wants to take the chance to present the state of the co-op to our members.

Let's start with the management team. Neither the Board of Directors nor the members had a reliable way to communicate with the property manager. There were no on-property presence and no reliable way to access them. PPS made it a priority from the start to create a space for on-site staff to service our community. The small office was constructed without disturbing clubhouse activities and is now staffed with a full-time property manager who is available to our members on a regular basis.

PPS immediately updated the membership sales process to ensure that people buying into the cooperative were financially stable. The process now includes a credit and criminal background check, as well as a home inspection requirement. The prior management company did not issue membership certificates as required by our governing documents, instead opting to use only an occupancy agreement. Now, new members immediately receive their membership certificate, and PPS is in the long process of researching and issuing replacement membership certificates for existing members.

Shortly after the 2025 election, three of the five Board of Director members resigned, creating our own sort of constitutional crisis. With only two members remaining, the cooperative basically had no way to conduct official business. The community pulled together – from our newsletter captains hand delivering letters asking for people to fill the vacancies to the six individuals who stepped up and applied for one of the open positions. By November, a full board was back in place, and we were able to get down to the business at hand.

From this experience, we realized that communication with our members was inefficient. The website had been controlled through the personal account of a member of the former management company, and it took some time for Phase V to get access. The website was updated by PPS staff and also reviewed by Board members to make sure that inaccurate and outdated information was removed. Additionally, an email communication system was implemented in an attempt to provide timely updates on important happenings to our members.

One of the first items the newly formed board dealt with was the 2026 operating budget. Usually, this process would have been done over several months, but due to the timing of the Board-related events, it was condensed down to one month. Although not an ideal situation, the budget that was adopted was balanced and the $25 per month increase was dedicated to the reserve fund for infrastructure improvements with the goal of increasing it to $300,000. Earlier this year the 2025 financial statement was successfully reviewed by an outside auditor, which was not done for the 2024 budget.

Other positive financial news includes the fact that the delinquency rate has been reduced, and no members have a delinquency of more than 30 days. This is due to the efforts of the property

manager, who has worked with members when circumstances warranted, but has also taken steps up to going to court when the member did not cooperate.

Contracts were reviewed for cost-savings opportunities. This has been realized in the plumbing contract, lawn services, property insurance, and attorneys. Upcoming opportunities include roof replacements and snow removal.

PPS and the Board reviewed immediate infrastructure needs, prioritizing concrete replacement due to the trip hazards. Approximately $90,000 was allocated towards this project. Temporary repairs have been made to our asphalt in the form of cold patching potholes, and our buildings have been power washed. Improvements to the pool include tile replacement, leak repairs, and a new access system. Our pond maintenance program has been reviewed, and a goose management company hired. Finally, a utility vehicle has been purchased to provide a reliable way for maintenance persons and materials to be moved around the premises. Upcoming improvements for this year include roof replacement and drainage repairs.

The Board has been hard at work trying to stabilize the policy side of the equation. Goals and objectives were created as well as a board calendar. The courtyard salt policy was amended, and new policies were created for board procedures and the annual election. Street Captains were created to assist people with snow events. All of the forms have been updated and standardized, and the Board is currently in the process of updating the responsibility grid. Property taxes have been reviewed for a possible appeal to the Michigan Tax Tribunal, and discussions have commenced with the land lease holder in an attempt to build a working relationship with them.

Future infrastructure projects include brick repairs, pond aerators, more roof replacements and concrete repair, and the development of a plan to address our asphalt needs and a general maintenance plan. From a policy perspective, the by-laws and articles of incorporation need to be reviewed and updated, and policies created for vacant units. The board has discussed having a visioning session with members when we turn to updating the rules and regulations.

Sometimes it is easy to focus on what is wrong while losing sight of what has gone right. We know we have many challenges ahead, and with patience and community cooperation we can achieve our goals and ensure Phase V continues to be fabulous.

Marie, on behalf of the Board of Directors

The Board of Directors will be holding a special meeting on August 11th at 5:30 pm prior to the regular open meeting at 7:00 pm. The purpose of this meeting is to discuss draft Responsibility Grid updates with the membership. This meeting will be participatory in nature, with member input encouraged. The draft Grid is available under the "Important Information" section of the website or contact Pat at the office for a copy.

Meet the Candidates for the Board of Directors

During the Clubhouse Committee meeting, on August 4th at 5:30pm, there will be an opportunity to meet those candidates who are running for the Board of Directors in the September 2026 Election. Please attend, so you know who wants to be a representative for our community.

STREET CAPTAINS … STILL NEEDED.

Please consider helping your neighbors out! Be another form of communication with the Board. We need volunteers for the following streets:
Arlington Circle (need 2 volunteers) Bldgs. 113 – 120 & 105 – 112**;**
Jefferson Ct (need 2 volunteers) Bldgs. 62 – 68 & 141 – 144**;**
Ticonderoga Dr.; Valley Forge; and Yorktown.
Please contact Susie Brock, at 248-892-5183, with any questions or to volunteer.

MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE BOARD AT A MEETING

Colonial Acres Phase V - Board of Directors
Meeting Minutes for July 14, 2026

A. Meeting was called to order at 7:10 pm.
B. Board members present: Paul Gjerpen, Lori Kowalski and Marie Sherry. Absent: Kathie Crossman (excused), Susie Brock. Also present: Tonia Burhans and Patricia Buckley.
C. State of the co-op address presented by President Marie Sherry.
D. Member Comments on items on the agenda:

***Comments have been removed due to newsletter space constraints. Contact PPS for a copy with comments. ***

E. Approval of the Agenda: Move L. Kowalski and Support P. Gjerpan to approve agenda. Ayes Gjerpen, Kowolski, Sherry. Nays none. Absent Brock, Crossman
F. Approval of Minutes: Move L. Kowalski support P. Gjerpen to approve the minutes of May 26, 2026, June 8, 2026, and June 23, 2026. Ayes Gjerpen, Kowolski, Sherry. Nays none. Absent Brock, Crossman.
G. Communications: E-mail received suggesting that people share recommendations of concern so that these topics may be addressed at board meetings. Specifically requested was a form in the newsletter and a box in the clubhouse where the form may be placed so that these topics may be reviewed and discussed.
H. Reports

President's Report: Cement work for this budget year is due to commence no later than the end of July, however, they are currently on site, working on identified issues. They are currently working on high traffic areas in Arlington, Jefferson and Heritage.

Please provide PPS with your email address to sign up for the email list notifications. If you are signed up and did not receive an email last Friday about the cement work resuming, please check your spam folders and mark it as not spam, or contact PPS if it was not in your spam folder.
We have removed a lot of old and inaccurate information from the website. If you are looking for something and can't find it, contact the office or the president.

Fobs for electronic entry to the pool are still available. These may be obtained at the office. The Land lease has increased $15.20 per unit per month on July 1st. It does impact carrying charges

at this time. M. Sherry has been in contact with the designated leasing representative with the intent of building a good ongoing working partnership.

The current maintenance staff person was injured on her personal time. She will be unable to fulfill her duties as prescribed and has been removed from the schedule. A new maintenance staff person will be sought to continue with ongoing repairs within the community.

After several pivots, a Polaris Ranger was bought by Colonial Acres for the sole purpose of in-community transportation. A vehicle was needed for our maintenance and management staff to utilize for the projects that have been identified. Options including golf carts and used vehicles were explored. The one-time cost to reach residents' home is approximately $23.70. This decision was made by a vote of board members, K. Crossman, L. Kowalski and M. Sherry. The vehicle has amenities that would allow use throughout the entire year as well as carting of necessary tools and materials. To reiterate, this action was taken after a majority agreement had been made by all the board members who were present to vote and the cost is within the 2026 budget.

The President addressed the harm that rumors and incomplete information that has recently been shared on the Facebook groups and elsewhere is toxic and can harm the very fabric of our community. If you need information, go to the source by contacting PPS or a board member.

Treasurer's Report: PPS continues to minimize the delinquent accounts in our community. What began with an $18,000 balance in March 2026 has now seen a decrease of past due shortage to $3,700. We currently have $512,219 in our General Operations fund. There have been multiple savings realized during the past budget year which is creating stronger and healthier savings than what was originally noted at the onset of PPS's management onboarding.

Director's Report: The Vice President also addressed the harm that rumors and incomplete information can cause and asked that everyone be treated with courtesy and respect.

I. Consent Agenda: Moved Kowalski Support Gjerpen to approve the two consent agenda items: 1. Ratify executive session motion (move Kowalski, support Crossman), to approve the purchase of a utility vehicle at a cost not to exceed $7,788 pending review of the budget to determine where this expenditure would come from. Ayes Crossman, Kowalski, Sherry. Nays: Brock. Absent: Gjerpen; 2. Ratify email motion (move Crossman, support Kowalski) to amend the executive motion for the purchase of a utility vehicle to not exceed $11,000, including tax, title and delivery. Ayes Crossman, Kowalski, Sherry. Nays: Brock. Absent: Gjerpen. Ayes Gjerpen, Kowalski, Sherry. Nays none. Absent Brock, Crossman.

J. Old Business

It was proposed that there may need to be another meeting to clarify the responsibility grid, so it aligns with the community's ongoing needs as well as aligning with our current rules and regulations. M. Sherry stated that she would like to have the responsibility grid and qualifiers identified before the candidate forum. It was decided that the next open board meeting will be held starting at 5:30 to identify and record the agreed upon grid for future reference.

A two-year contract has been presented for PPS's ongoing management services. Proposed increase is 3% per year on a two-year contract, and changes have been proposed for dollar amounts that trigger board approval and three bids. Move Gjerpen, Support Kowalski to table this item to the executive session in order to have a vote of the full board. Ayes Gjerpen, Kowalski, Sherry. Nays none. Absent Brock, Crossman

Pond health was discussed with the consensus that we will not pursue any further actions for aerators and will include them in the 2027 budget discussions. To be placed back on the agenda in late winter for spring implementation.

Three members have filed letters of intent to run for the Board. They are Paul Gjerpen, Jack Murray, and Ronald Chapiewski. The Clubhouse Committee will hold a candidates' forum.

Move Gjerpen, Support Kowalski to approve the bid from All-Pro to replace three building and bus stop roofs, including skylights and gutters, for the price of $40,500 per building. The member cost for voluntary roof replacement of a screen room is $500. Ayes Gjerpen, Kowalski, Sherry. Nays none. Absent Brock, Crossman

K. New Business

Move Kowalski, Support Gjerpen to table the Building 72 French Drain item to the executive session in order to allow the board member who requested this item to be present and additional bids secured. Ayes Gjerpen, Kowalski, Sherry. Nays none. Absent Brock, Crossman

A quote for asphalt repairs that was prepared for budgetary purposes was presented. The total cost to repair all roads and parking spaces is $1,943,360. The quote did break up the cost for different options for different roads, and will be used in the budgeting process.

An email from Board Member Brock was read to the members regarding pool etiquette. People should not bring towels to the pool early to "save" chairs for later.

A draft utility vehicle use policy was presented by the president. PPS is requested to review this policy and bring something back to the Board for approval.

President Sherry presented appealing taxes to the Michigan Tax Tribunal. The maximum amount for filing is $600.00. Two issues to be reviewed and discussed are: over assessment of individual units and the misapplication of ground lease laws. Consensus from the membership present and the Board was to go ahead and file the case.

A meeting with State Representative Morgan will be held on July 16th to discuss tax issues confronting residents. Suggested that a petition be circulated regarding property tax relief and affordable housing support for future presentation to the representatives.

L. Member Comments

***Comments have been removed due to newsletter space constraints. Contact PPS for a copy with comments. ***

M. Move Gjerpen, support Kowalski to adjourn at 9:50 pm. Ayes Gjerpen, Kowalski, Sherry. Nays none. Absent Brock, Crossman

Colonial Acres Phase V (colacres)

Budget Comparison

Period = May 2026

Book = Cash ; Tree = ysi_bf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5000-1000	RENTAL INCOME									
5120-0000	Carrying Charge/ Rent Income	224,022.41	222,300.00	1,722.41	0.77	1,106,897.19	1,111,500.00	-4,602.81	-0.41	2,667,600.00
5191-1000	Community Building Income	7,359.30	1,666.67	5,692.63	341.56	13,388.39	8,333.35	5,055.04	60.66	20,000.00
5193-0000	Tax Bill Assessment	842.74	88,854.50	-88,011.76	-99.05	51,271.68	444,272.50	-393,000.82	-88.46	1,066,254.00
5199-0000	TOTAL RENTAL INCOME	232,224.45	312,821.17	-80,596.72	-25.76	1,171,557.26	1,564,105.85	-392,548.59	-25.10	3,753,854.00
5299-9999	**NET RENTAL INCOME**	**232,224.45**	**312,821.17**	**-80,596.72**	**-25.76**	**1,171,557.26**	**1,564,105.85**	**-392,548.59**	**-25.10**	**3,753,854.00**
5400-0000	FINANCIAL REVENUES									
5410-0000	Interest Income	159.32	116.67	42.65	36.56	687.49	583.35	104.14	17.85	1,400.00
5428-0000	Application & Resale Fees	0.00	0.00	0.00	N/A	1,175.00	0.00	1,175.00	N/A	0.00
5635-0000	Transfer Fees	650.00	0.00	650.00	N/A	4,900.00	0.00	4,900.00	N/A	0.00
5899-0000	TOTAL FINANCIAL REVENUES	809.32	116.67	692.65	593.68	6,762.49	583.35	6,179.14	1,059.25	1,400.00
5900-0000	OTHER REVENUE									
5901-0003	Key Fob Fee	0.00	0.00	0.00	N/A	150.00	0.00	150.00	N/A	0.00
5931-0000	Late Charges	400.00	0.00	400.00	N/A	1,497.45	0.00	1,497.45	N/A	0.00
5931-0001	NSF Fee	50.00	0.00	50.00	N/A	50.00	0.00	50.00	N/A	0.00
5990-0000	Miscellaneous Income	0.00	833.33	-833.33	-100.00	0.00	4,166.65	-4,166.65	-100.00	10,000.00
5998-0000	TOTAL OTHER REVENUE	450.00	833.33	-383.33	-46.00	1,697.45	4,166.65	-2,469.20	-59.26	10,000.00
5999-0000	**TOTAL REVENUE**	**233,483.77**	**313,771.17**	**-80,287.40**	**-25.59**	**1,180,017.20**	**1,568,855.85**	**-388,838.65**	**-24.78**	**3,765,254.00**
6200-0000	PAYROLL EXPENSES									
6201-0000	Office Salaries	4,230.76	2,513.33	-1,717.43	-68.33	14,740.38	12,566.65	-2,173.73	-17.30	30,160.00
6202-0000	Manager Salary	2,115.38	0.00	-2,115.38	N/A	2,115.38	0.00	-2,115.38	N/A	0.00
6205-0000	Maintenance Payroll	5,489.50	5,000.00	-489.50	-9.79	18,964.50	25,000.00	6,035.50	24.14	60,000.00
6290-0000	TOTAL PAYROLL EXPENSES	11,835.64	7,513.33	-4,322.31	-57.53	35,820.26	37,566.65	1,746.39	4.65	90,160.00
6300-0000	ADMINISTRATIVE EXPENSES									
6311-0000	Office Supplies	758.45	1,250.00	491.55	39.32	11,034.48	6,250.00	-4,784.48	-76.55	15,000.00
6311-0004	Postage	28.75	0.00	-28.75	N/A	28.75	0.00	-28.75	N/A	0.00
6320-0000	Management Fee	6,300.00	6,378.75	78.75	1.23	31,500.00	31,893.75	393.75	1.23	76,545.00
6340-0000	Legal Expense	0.00	1,000.00	1,000.00	100.00	7,364.61	5,000.00	-2,364.61	-47.29	12,000.00
6350-0000	Audit Expense	0.00	458.33	458.33	100.00	0.00	2,291.65	2,291.65	100.00	5,500.00
6360-0000	Telephone/Answering Serv.	140.44	0.00	-140.44	N/A	515.79	0.00	-515.79	N/A	0.00
6390-0000	Miscellaneous Administrative	792.34	3,666.67	2,874.33	78.39	9,064.39	18,333.35	9,268.96	50.56	44,000.00
6395-0000	TOTAL ADMINISTRATIVE EXP.	8,019.98	12,753.75	4,733.77	37.12	59,508.02	63,768.75	4,260.73	6.68	153,045.00
6400-0000	UTILITIES EXPENSE									
6450-0000	Electricity	578.98	583.33	4.35	0.75	2,125.27	2,916.65	791.38	27.13	7,000.00
6451-0000	Water & Sewer	0.00	23,666.67	23,666.67	100.00	110,520.30	118,333.35	7,813.05	6.60	284,000.00
6452-0000	Gas	417.14	166.67	-250.47	-150.28	1,281.23	833.35	-447.88	-53.74	2,000.00

Colonial Acres Phase V (colacres)

Budget Comparison

Period = May 2026

Book = Cash ; Tree = ysi_bf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6490-0000	TOTAL UTILITIES EXP.	996.12	24,416.67	23,420.55	95.92	113,926.80	122,083.35	8,156.55	6.68	293,000.00
6500-0000	OPERATING/MAINT. EXP.									
6514-0003	Electrical Repairs	0.00	250.00	250.00	100.00	907.48	1,250.00	342.52	27.40	3,000.00
6514-0009	Basement Repairs	0.00	416.67	416.67	100.00	0.00	2,083.35	2,083.35	100.00	5,000.00
6515-0003	Landscaping & Grounds	16,554.28	0.00	-16,554.28	N/A	24,831.42	0.00	-24,831.42	N/A	0.00
6515-0007	Tree Maintenance	0.00	666.67	666.67	100.00	0.00	3,333.35	3,333.35	100.00	8,000.00
6515-1050	Fertilization	0.00	1,391.67	1,391.67	100.00	0.00	6,958.35	6,958.35	100.00	16,700.00
6515-1060	Irrigation Supplies & Repairs	1,318.60	0.00	-1,318.60	N/A	1,318.60	0.00	-1,318.60	N/A	0.00
6519-0000	Exterminating Expense	177.00	416.67	239.67	57.52	1,627.00	2,083.35	456.35	21.90	5,000.00
6522-0000	Painting Repairs	0.00	416.67	416.67	100.00	0.00	2,083.35	2,083.35	100.00	5,000.00
6536-0000	Grounds Supplies	0.00	416.67	416.67	100.00	182.82	2,083.35	1,900.53	91.22	5,000.00
6537-0000	Grounds Contract	0.00	4,933.33	4,933.33	100.00	2,140.00	24,666.65	22,526.65	91.32	59,200.00
6537-0001	road/Parking Repairs	0.00	3,333.33	3,333.33	100.00	3,525.00	16,666.65	13,141.65	78.85	40,000.00
6541-0000	Maintenance Supplies	148.36	166.67	18.31	10.99	1,907.97	833.35	-1,074.62	-128.95	2,000.00
6541-0001	Plumbing Maintenance	6,978.40	10,583.33	3,604.93	34.06	72,241.89	52,916.65	-19,325.24	-36.52	127,000.00
6542-0000	Contract Repairs	0.00	0.00	0.00	N/A	1,390.00	0.00	-1,390.00	N/A	0.00
6542-0008	Roof Repairs	0.00	9,166.67	9,166.67	100.00	4,190.00	45,833.35	41,643.35	90.86	110,000.00
6542-0017	Sidewalk and Concrete Repairs	31,215.00	5,000.00	-26,215.00	-524.30	31,215.00	25,000.00	-6,215.00	-24.86	60,000.00
6542-0100	Pond Maintenance	2,200.00	416.67	-1,783.33	-428.00	4,486.70	2,083.35	-2,403.35	-115.36	5,000.00
6543-0001	Sprinkler Repair	0.00	666.67	666.67	100.00	0.00	3,333.35	3,333.35	100.00	8,000.00
6546-0000	HVAC Repairs & Supplies	2,703.00	0.00	-2,703.00	N/A	2,703.00	0.00	-2,703.00	N/A	0.00
6547-0000	Pool Supplies	1,421.53	416.67	-1,004.86	-241.16	1,421.53	2,083.35	661.82	31.77	5,000.00
6547-0001	Pool Repairs	0.00	0.00	0.00	N/A	1,925.00	0.00	-1,925.00	N/A	0.00
6547-1000	Pool Maintenance	3,450.00	416.67	-3,033.33	-727.99	3,450.00	2,083.35	-1,366.65	-65.60	5,000.00
6548-0000	Snow Removal	0.00	7,916.67	7,916.67	100.00	122,609.25	39,583.35	-83,025.90	-209.75	95,000.00
6558-0070	Gutters/Downspouts	0.00	666.67	666.67	100.00	0.00	3,333.35	3,333.35	100.00	8,000.00
6558-0080	Supplies - Tools & Machinery	37.08	0.00	-37.08	N/A	37.08	0.00	-37.08	N/A	0.00
6590-0000	Miscellaneous Operating Expense	775.00	2,500.00	1,725.00	69.00	7,798.00	12,500.00	4,702.00	37.62	30,000.00
6599-0000	TOTAL OPERATING/MAINT EXP.	66,978.25	50,158.37	-16,819.88	-33.53	289,907.74	250,791.85	-39,115.89	-15.60	601,900.00
6700-0000	TAXES & INSURANCE									
6710-0000	Real Estate Taxes	-420.43	88,854.50	89,274.93	100.47	44,748.50	444,272.50	399,524.00	89.93	1,066,254.00
6711-0000	Payroll Taxes	2,092.74	1,231.50	-861.24	-69.93	6,335.88	6,157.50	-178.38	-2.90	14,778.00
6720-0000	Prop & Liab. Ins (Hazard)	0.00	16,833.33	16,833.33	100.00	93,788.00	84,166.65	-9,621.35	-11.43	202,000.00
6722-0000	Worker's Comp	686.46	461.17	-225.29	-48.85	2,652.57	2,305.85	-346.72	-15.04	5,534.00
6723-0000	Health Ins.	1,516.21	500.00	-1,016.21	-203.24	2,577.51	2,500.00	-77.51	-3.10	6,000.00
6790-0000	TOTAL TAXES & INSURANCE	3,874.98	107,880.50	104,005.52	96.41	150,102.46	539,402.50	389,300.04	72.17	1,294,566.00
6800-0000	FINANCIAL EXPENSES									
6821-0000	Interest on Notes Payable	5,996.74	5,996.83	0.09	0.00	29,983.70	29,984.15	0.45	0.00	71,962.00
6840-0000	Land Lease Payment	77,163.84	78,329.67	1,165.83	1.49	385,819.20	391,648.35	5,829.15	1.49	939,956.00

Colonial Acres Phase V (colacres)

Budget Comparison

Period = May 2026

Book = Cash ; Tree = ysi_bf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6999-0000	TOTAL FINANCIAL EXPENSES	83,160.58	84,326.50	1,165.92	1.38	415,802.90	421,632.50	5,829.60	1.38	1,011,918.00
6999-9000	**TOTAL OPERATING EXPENSES**	**174,865.55**	**287,049.12**	**112,183.57**	**39.08**	**1,065,068.18**	**1,435,245.60**	**370,177.42**	**25.79**	**3,444,589.00**
6999-9999	**NET INCOME/(LOSS) OPERATIONS**	**58,618.22**	**26,722.05**	**31,896.17**	**119.36**	**114,949.02**	**133,610.25**	**-18,661.23**	**-13.97**	**320,665.00**
7000-0000	**CAPITAL/RESERVE ACTIVITY**									
7320-0000	Replacement Reserve Funding	26,667.00	26,666.67	-0.33	0.00	133,335.00	133,333.35	-1.65	0.00	320,000.00
7400-0600	Parking Lots/Sealing/Landscaping	0.00	0.00	0.00	N/A	28,460.00	0.00	-28,460.00	N/A	0.00
7500-0000	TOTAL CAPITAL/RESERVE ACTIVITY	26,667.00	26,666.67	-0.33	0.00	161,795.00	133,333.35	-28,461.65	-21.35	320,000.00
7900-0000	**TOTAL NET INCOME/(LOSS)**	**31,951.22**	**55.38**	**31,895.84**	**57,594.51**	**-46,845.98**	**276.90**	**-47,122.88**	**-17,018.01**	**665.00**

CA Phase 5 Board Election - Candidate Information

Paul Gjerpen

Dear Fellow Colonial Acres Phase V residents, I am writing to announce my intention to seek re-election to the Colonial Acres Phase V Board of Directors in the September 2026 election. It has been a privilege to serve our community as board treasurer since November 2025, and I appreciate the trust and confidence that so many of you have placed in me and my fellow board members.

During my time on the Board, I have worked with other board members to make thoughtful and important decisions that support the long-term interests of our association while listening to the concerns and ideas of our homeowners.

Colonial Acres is more than a neighborhood—it's been my home for thirteen years and a community we all value. I remain committed to protecting our property values, maintaining and enhancing our common areas, managing our finances responsibly, and ensuring that Board decisions are made with fairness, transparency, and accountability.

While we have made good progress and some tough decisions there is still much more work to be done.

Jack Murray

Hello Phase V friends. My name is Jack Murray. I am writing this note to inform members of the intent to run for one of the open board positions in the 2026 election.

I feel that my life experiences present an opportunity to assist the board with a sustainable approach to managing the resources that allow our community to thrive. My educational background includes a BS in Environmental Science from University of Michigan along with an MBA from Baker College. I have spent over 30 years handling many facets of facilities management at Ford Motor as an Environmental Engineer.

Although this would be a first as a residential board member, I offer a vast range of practical knowledge and experience for maintaining large industrial sites which can translate into success for Phase V.

Ronald Chapiewski

Hello, my name is Ronald Chapiewski. my wife and I have lived here in Colonial Acres for approximately nine years. In that time frame I have taken on a few protects in order to help improve our areas. The two corners of Lexington Dr. and Yorktown and Ticonderoga are a couple examples of my involvement. Hosting the Saturday night bonfires is another example of attempting to bring our neighbors together

A little history: I spent 19 years on an HOA in the subdivision where I came from and 18 or those as president. (Basically because no one else wanted it) It had it's moments when you want to say the heck with this but then someone comes up and says Thank You. Makes it all worth while.

I try my best to work with individuals and offer assistance when possible. Being friendly and kind doesn't cost anything. Following ours rules as a community is very important to me. Keeping our areas clean and organized is just as important.

If elected I will do my best to work with the other members of the board and support the decisions that are made. Keeping in mind at all times we are here to assist our neighbors with their concerns.

Clubhouse Committee Meeting Minutes July 2nd, 2026

Meeting Commenced: 5:30 pm
Committee members present: Kathy Murray, Melissa Godzik, Laurie Kanar
Members present: 16 community members present

Treasurers' report not given at this meeting. Detailed report will be listed in August newsletter.

Ongoing activities: Bible study will not meet during summer months but will resume in September. All other activities remain unchanged.

Old Business: Kathy Murray investigated potential savings in having an electronic newsletter. After researching cost, including projected price increases, she found that we need greater than 40 residents to opt into an electronic newsletter to see any savings. The electronic paper would be emailed monthly to any resident wishing to receive this. More information on who is interested in email newsletters will be collected in the near future.

John McGraw is completing an updated Resident Directory with an anticipated distribution in September.

Kathy Murray will set up a meeting with the Board of Directors to discuss obtaining a new floor for the clubhouse. Because of multiple fundraisers for our clubhouse, she anticipates that if needed the clubhouse could offer $10,000 towards removal/replacement floor. She would like to see this issue resolved in the next 6 months and have the work done in the slower rental months after the holidays. More info on this after meeting with Board of Directors.

New Business: Two rentals for the month of July. Our current rental agreement needs to be changed to reflect the changes we have made to our clubhouse; no large table toppers, and we do not provide a paid cleaner for people who wish to rent and not clean up after their event. There is a new layout for the tables in the clubhouse, this reduces need for members to set up for coffee on Sunday night for Monday

morning. The tables can be moved, but after all events they need to be moved back to their places on the chart. Renters will be given the diagram for table placement as well.
Claudia Mills is asking for residents to assist with the gardens in our Phase V community. Any help for any amount of time is needed and appreciated. A new welcome sign was donated to our clubhouse. Susie and Doug Brock donated a table and two umbrellas to the clubhouse. Thank you! The corn-hole game was removed from the garage, cleaned up and placed in our clubhouse with new bean bags. The corn-hole game will be stored under the pool table and can be used by members outside or inside. There is a Bocci game in the garage as well if anyone is interested in playing. A new table was purchased for the deck following glass breaking on the old table. It was cheaper to buy a new table than replace the broken glass. Eight new chairs were purchased for the deck as well at a substantial savings, we now have 50 chairs for the deck parties.
Clubhouse committee elections were held with a show of hands for clubhouse co-chair and treasurer positions. Two people were interested in the co-chair position: Katy Kay and LJ Bratton, Kathy Murray felt two co-chairs would work better, especially with people traveling and such. Both Katy and LJ were voted in by members. Gloria Poirier volunteered for the Treasurer position and was voted in as well. Thank you for volunteering.

A big THANK YOU to Jane Severn for serving as the "New Residents Greeter" for 19+ years! We appreciate your dedication to Colonial Acres Phase V!

Thank you to Melissa Godzik and Barb Kibler for their 2 years of service on the Clubhouse Board as co-chair and treasurer!

Upcoming events: Deck Party, Friday, July 24th and Friday, September 4th- Bring a dish to pass, Pancake Breakfast, Saturday, September 12th. 9:00-10:30AM. The next two deck parties will be sponsored by Kim Champe, a realtor who works in our community. She has also donated additional money to be used for gift cards to be raffled after the 50/50 drawing. Shelly Gagnon is bringing a flower arrangement to the next two deck parties to be raffled as well. Thank you!

Comments: Steve Gerlach asked for an advertisement to be placed in the newsletter, recruiting for Men's Club.

Meeting adjourned at 6:17 pm

Submitted by *Laurie Kanar*

Message from the Clubhouse Chair:

● I hope you are all enjoying the pool and staying cool this summer!

● The Men's Club will be hosting another Deck Party on Friday, July 24th! This deck party will be sponsored by Kim Champe. Then the last Deck Party is on September 4th, also sponsored by Kim Champe. Hotdogs, buns and water will be provided…please bring a dish to pass. We will have a 50/50 Raffle and other door prizes!

● Clubhouse Co-chair and Treasurer elections took place on July 2nd! Congratulations to LJ Bratton nd Katy Kay, who were both elected to office as Clubhouse Co-chairs! Congratulations to Gloria Poirier, who was elected to office as Clubhouse Treasurer!

● Did you know that Yard Waste is picked up curbside weekly on trash and recycle day! Just place yard waste in a biodegradable paper yard waste bag. Branches and twigs must be bundled with twine, be under 4 feet in length, and less than 2 inches in diameter.

● The Men's Club is planning a Pancake Breakfast for Saturday, September 12th from 9:00-10:30AM. $8.00 includes pancakes, eggs, sausage, biscuits and gravy, and orange juice.

● Flu/ Covid/RSV Shots will be available at the Colonial Acres Phases 1-4 Clubhouse on September 16th from 10am to 1pm. More information will be available in the September Newsletter. No appointments necessary. You will need to bring your insurance card and identification.

● The cornhole boards and bags are being stored under the pool table in the clubhouse. They are available for any community member to use. If you use it, please put it back under the pool table.

Submitted by *Kathy Murray*

Colonial Acres Phase V
Reconciliation June 2026
Balance Forward: $29,463.21
Operating Expensive: $16,000.00
Ending Bal: $29,203.40

Income

6/1	Reversal	$ 5.89
6/8	Advertising/Deck Party/50-50/Misc.	$ 610.00
6/8	Fundraiser/Advertising	$ 255.14
6/8	Deck Party Sponsor	$ 75.00
6/30	Rentals	$ 275.00
Total		$ 1,221.03

Expenses

6/8	Check #1024 C. Mills Garden Supplies	$ 225.85
6/15	Check #1025 Paul's Plumbing Ad Refund	$ 150.00
6/22	DB Sam's Club paper products/cleaning sup	$ 90.14
6/25	DB UPS newsletter printing	$ 514.50
6/29	Check #1026 M. Godzik May/June Newsletter	$ 500.00
Total		$ 1,480.49

Petty Cash $85.26

Men's Club is looking to increase its membership. If you're new to the community or have been a resident for a while, this is a great opportunity to meet, network and create fellowship. Make friends, create a lasting bond and build a great support system. The Men's Club holds its' monthly meeting on the first Monday of the month, at 1 pm, at the Phase V Clubhouse. Contact Steve Gerlach at 734-845-0081 with any questions.



Kim Champe

Condos for sale in Colonial Acres Phase V

9 Condos $140,000.00 $144,900.00 $146,999.00
$149,900.00 $155,000.00 $159,900.00
$160,000.00 $168,500.00 $169,000.00

Condos pending in Colonial Acres Phase V

2 Condos $125,000.00 $144,900.00

Condos sold in Colonial Acres Phase V

3 Condos $148,500.00 $150,000.00
$172,000.00

Bits & Pieces of Information



William & Kelly, James, Rachel, Elizabeth & Donald, Brenda, Ellen & Debbie

Things Happening in and AROUND Phase V

Saturday Walking Club



Where: **Kensington Park, Use Kensington Road Exit**
Near Paddle Boat Rentals
When: **9:30am, Saturdays**
Starting: May 2nd – 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 ½ hour and then turn around and come back.
Who: Contact Gary Kibler at (734) 635-2221 with questions
Note: For admission to the park - you'll need a daily permit or to purchase the annual pass – senior rate is $29.00.



Attention Women Golfers

Where: Riverbank Golf Club, 24095 Currie Rd, South Lyon
When: Every Tuesday Starting on May 5th
Tee time: 9:30am
Cost: $20 including cart for 9 holes
All skill levels are welcome. Fun & fellowship every week.
If you have any questions, contact Peggy Booker, 248-231-7372,
or Janice Broniak, 248-891-2350.

Swim Exercise Class



Starting on June 3rd, at 9:00 am, we will have Swim Exercise Classes every Wednesday and Friday, for an hour, during the months of June, July & August. Bring water weights, if you have them. It's very low impact and it won't even feel like you're exercising. Call Susie Brock, at 248-892-5183, if you have any questions.

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 & Thursday
Potluck/Euchre (bring a dish)($5.00)	6/6:30 pm	Saturday, Aug 1st & 15th
Trivia Night ($5.00 at door)	5:30 pm	Tuesday, August 4th

Save the Date

Phase V Deck Party - September 4th from 5:30 - 7:00 pm



Come out and join us for the season's **Final** 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. Hope to See you all there!!!

Hotdogs are 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.

September's Deck Party is sponsored by Kim Champe, Realtor

Pancake Breakfast hosted by Men's Club



When: *Saturday, September 12th, 9am- 10:30am*
Where: *Phase V Clubhouse*
Cost: *$8.00*

The Men's Club will be serving Pancakes, Sausage, Biscuits with Gravy and Scrambled Eggs. Beverages available will be Coffee and Tea. Everyone is welcome to attend.





Colonial Acres 2026 Vaccine Clinic

Who: Open to All Colonial Acres Residents
Where: At the Phase 1-4 (Potomac) Clubhouse
When: September 16, 2026, from 10am – 1pm
Vaccinations offered: The Flu, Covid and RSV Vaccines
You will need to bring your medical insurance card and identification.
First come, First served!

Happening Around Downtown South Lyon

August 1st (Every Saturday): Farmers Market, 9 am – 2 pm
August 8th: Youth Entrepreneur Market, 10am-3pm, at Biggby Coffee
August 26th: Lake Street Cruise in, 6:30 pm
Concerts in the Park
British Pop**: August 7th, 7-9 pm ** will be held in McHattie Park on ballfields
Pop Covers: August 14th, 7-9 pm Classic Rock: August 21st, 7-9 pm
Movies at the Park – McHattie Park
Movie *Cars:* August 14th, pre movie entertainment 6:30pm-8:30pm
Movie starts at dusk

The Last Olympian

G	O	S	R	E	T	N	U	H	T	I	L	M	N
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August 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 **9:30am – Kensington Walk**
2 **RENTAL**	**3** **8:30 am** Coffee hr **11-12:30** Chair Yoga **1 pm** Men's Social **3-5 pm** Happy Hour Aubrees **7 pm** Euchre	**4** **2-5 pm** Billiards **5:30pm – Clubhouse Mtg** **7 pm** TX Hold'em	**5** **9-10 am** Swim Exercise Class **10-12** Sewing **6 pm** Bingo	**6** **7 pm** Euchre	**7** **9-10 am** Swim Exercise Class	**8** **9:30am – Kensington Walk**
9 **RENTAL**	**10** **8:30 am** Coffee hr **11-12:30** Chair Yoga **7 pm** Euchre	**11** **2-5 pm** Billiards **5:30pm –Special Board Mtg on Grid Resp** **7:00pm – Board Mtg**	**12** **9-10 am** Swim Exercise Class **10-12** Sewing **6 pm** Game Night	**13** **7 pm** Euchre	**14** **9-10 am** Swim Exercise Class	**15** **9:30am – Kensington Walk**
16	**17** **8:30 am** Coffee hr **11-12:30** Chair Yoga **3-5 pm** Happy Hour Aubrees **7 pm** Euchre	**18** **2-5 pm** Billiards **7 pm** TX Hold'em	**19** **9-10 am** Swim Exercise Class **10-12** Sewing **6 pm** Bingo	**20** **7 pm** Euchre	**21** **9-10 am** Swim Exercise Class	**22** **9:30am – Kensington Walk**
23/30	**24/31** **8:30 am** Coffee hr **11-12:30** Chair Yoga **7 pm** Euchre	**25** **2-5 pm** Billiards **7 pm** TX Hold'em	**26** **9-10 am** Swim Exercise Class **10-12** Sewing **6 pm** Game Night	**27** **7 pm** Euchre	**28** **9-10 am** Swim Exercise Class	**29** **9:30am – Kensington Walk**