COLONIAL ACRES PHASE V NEWSLETTER

Volume L **Issue 08** **August 2025**

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

BOARD OF DIRECTORS

President	Janice Broniak
Vice President	George Birchmeier
Secretary	Gloria Poirier
Treasurer	Gary Williams
Member at large	Jackie Ahern

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	Keith Foley
Ad Billing	Keith Foley
News Distribution	Judi Damphousse
News Distribution	Ed Hock
Coffee Hour	Donna Tilley
Coffee Hour	Steve Ahern
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**
Newsletter deadline to submit items is the 15th of each month.

August



Dates to Remember …

Clubhouse Committee Meeting
August 7th at 5:30 pm

Friday Deck Party August 8th at 5:30 pm
(see page 15 for additional information)

Board Meeting August 13th at 6 pm
(see pages 2 & 7 for additional information)

Save the Date …

Board Meeting September 10th at 6 pm

Presentation on "Think a Will is all you Need?" by the Law Office of Julie Paquette
(see pages 16 for additional information)

Pancake Breakfast September 13th
(see page 16 for additional information)

Fundraiser Applebee's September 29th
(see pages 16 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

The Presidents Report

Fostering Trust and Confidentiality in Our Community

A Call for Mutual Respect and Collaboration

Membership meetings are a cornerstone of our community, designed to provide a safe and open space for members to share ideas, concerns, and aspirations. These gatherings are exclusive to members for a reason: the information shared is often sensitive and intended to remain within our trusted circle. The sanctity of this environment relies on the mutual respect and confidentiality upheld by each member.

Recently, a breach of this trust occurred when information from our last meeting was posted on a public Facebook site. While it may not have been ill-intentioned, such actions undermine the safety and openness we strive to maintain. This event serves as a reminder of the importance of discretion and the impact that breaking our collective trust can have on the fabric of our community.

As members, we must summon our willpower and reaffirm our commitment to one another. The vibrancy and wellbeing of our community depend on our ability to trust each other, to speak candidly in meetings, and to respect the boundaries we have set together. When information is prematurely or improperly shared outside our circle, it hampers honest dialogue and can create an environment of caution and fear, rather than one of collaboration and support.

We encourage all members to:

- Discuss concerns and ideas openly during meetings, fostering an atmosphere of understanding and progress.
- Approach Board members with questions or suggestions, knowing that your voice matters and will be respected.
- Work together to ensure our community remains a safe, thriving, and valuable place for all members.
- Respect the confidentiality of our meetings and the privacy of fellow members, both in person and online.

Together, let us renew our dedication to these principles. Our collective strength is rooted in honesty, respect, and collaboration. By upholding these values, we empower each other and secure the future of our community, making it a place we are all proud to call home.

Sincerely,

Janice Broniak, President. Colonial Acres Phase V

Next Board Meeting



August 13th at 6 pm

Colonial Acres Phase V Cooperative Board of Directors Meeting
July 9, 2025, Meeting Minutes

Board Members Present: Janice Broniak, President; George Birchmeier, Vice President; Gloria Poirier, Secretary; Gary Williams, Treasurer; Jackie Ahern, Member-at-Large.
Absent: None

1. **President Call to Order** - Meeting called to order by Janice Broniak at 6:01 p.m. Members recited the Pledge of Allegiance. Broniak introduced herself and board members George Birchmeier, Gary Williams, Gloria Poirer and Jackie Ahern. Denise Semion is acting as recording secretary.

2. **Agenda Corrections** – no corrections.

3. **Approval of Agenda** – Motion by Gloria Poirer, seconded by Jackie Ahern to approve the agenda as presented. Gary Williams voted yes, George Birchmeier voted yes.

4. Public Comment

83-? Gordon M asked about the status of painting the bus stops. Broniak indicated it is a $25,000 budget line item. Williams added that the painting will be done in the fall, so the painters do not disturb the members' plants, gardens, etcetera. They have a rating system from the walk-throughs to determine priorities. Williams added that he has received three quotes from painters; the worst will be painted first.

108-1 Peggy Booker - sent in a work request to the management company regarding wall damage to her bus stop. Also sent an email for bus stop lightbulbs. It is common courtesy to acknowledge receipt, which was not done.

103-2. Kathleen Dowd asked who to contact concerning concrete within the bus stop needing repair. Broniak replied to always call or email the management company; always get a record.

139-3 Arlene Callaghan stated she loves the new financial statement; it gives an innovative idea of where our money is going.

137-4 John Katrich commented on the President's Report. People who have an issue with the management company should table it. Discussion of vetting new companies, getting professional help from CPA, Lawyers, etcetera. Birchmeier mentioned anyone who has something to offer is very much appreciated.

72-4 Susie Brock – Suggested members take a picture of their online work order for their own record. Thanked the board for resolving the water issue. Would like a French drain installed.

79-5 Laurie Kanar – The roofers did an excellent job; they knocked on everyone's door in her building and reminded people to put a something down on floor to catch debris under their skylight.

5. **Reports**

Broniak announced that as of June 13, 2025, Phase V legal counsel advised the current management company that their contract is being terminated. The Board is dedicated to maintaining clear communication and minimizing any disruption of services. Any questions should be directed to the

Board members. Broniak thanked the audience for their understanding as they move forward with these changes.

72-1 Kathie Crossman asked when the contract was signed, and who signed it? Birchmeier indicated he would have to go back and look at it.

103-2 Beverly Shuldt asked when the taxes would be due. They are due Sept 1.

111-1 Lynda Whitcher asked questions on paying monthly fees through direct deposit during this transition. Broniak answered that the money goes to Phase V, not the management company. There will be a transition when the new management company starts; this is a concern, and they (the Board) will make sure it works. Discussion about changing the management company and that two-thirds of the members at the May meeting raised their hands when asked if anyone was not happy with the current company. Members are asked to be patient and help the Board through this transition. Broniak indicated a letter was sent from the Board in January to the management company asking to be more involved and to see all transactions, accounts, service issues and contracts. Birchmeier stated he and Broniak interviewed two CPAs, and went to the banker, CPA, and insurance company to see what fiction versus fact was.

Broniak announced that John Gwizdala could not attend the meeting today as he did not receive the necessary documentation from the management company to complete his audit and review process. This lack of documentation means the Board is unable to proceed with the planned audit/review activities as scheduled. They will work on a new date to host Gwizdala as soon as it can be arranged.

84-2 Marie Sherry recommended considering a forensic audit.

Management Report – Williams and John Linderman started the irrigation system on July 1. Williams and Marc Klabak have been installing Vulkem to fill cracks in the sidewalks, and concrete patches in needed areas. Williams and Joe Buno have been working on wood step repairs. Williams and Jamie Gilbert removed the large dead tree by the clubhouse. Williams and John Vargo are working on a solution for Building 72 issues. Williams is collaborating with contractors to access a broken exterior water valve and replace it.

Motion by Jackie Ahern, seconded by George Birchmeier to accept management report; Gary Williams voted yes, and Gloria Poirier voted yes.

The Financial Report Williams presented the financial statements for the period ending June 30, 2025, including the balance sheet, income statement, and cash flow statement. Highlights included:

- Current cash balance: $325,448.31
- Total revenue for the period: $253.465.00 May 31, 2025, through June 30,2025
- Total expenses for the period: $290,563.94 May 31, 2025, through June 30, 2025
- Net surplus/**deficit: - $37,032.34**
- Reserve fund: $200,489.92

Williams has been working with Aquaman to monitor the sprinkler system; watering has been decreased which has saved money. Broniak thanked Williams. Sprinklers will be turned off August 31.

Motion by Jackie Ahern, seconded by George Birchmeier to accept the financial report and minutes as submitted; Gloria Poirier voted yes, Gary Williams voted yes.

6. New Business

Broniak stated that Katy Kay is working on gunite application and tile replacement quotes on the pool. Birchmeier indicated they will work on the budget after we get quotes to see if it fits into this fall.

Broniak stated that things will be done differently going forward; we must have records in our possession. In the interim, Birchmeier is keeping records. Discussion of the future need for an office at the clubhouse where the records can be kept and have a person on site; this will make us more equal with the company in terms of involvement.

147-4 Steve Gerlach asked if it would be run similar with the way Phases 1-4 is run. Birchmeier indicated the Board should be able to get information on closings and trusts; these are the things to discuss with the new company.

77-1 Jack Murray asked if we have blueprints. Birchmeier answered no and added Jamie Tompkins; the Pelky family representative might have them.

72-4 Susie Brock suggested the second garage, if winterized, could be the new office.

62-1 Cathy Cresci asked if the existing management company will be making their reports available; we should be able to recover them.

Broniak asked Steve Gerlach to talk about the deck party. Gerlach said it starts at 5:30 on Friday; bring a dish to pass. Will have hot dogs. July 23 hamburger luncheon 11-1 $5 for hamburger or cheeseburger.

Elections: there will be three open board positions (Poirer, Ahern and Broniak). All candidates should submit their resumes. Once the elections are over, according to the by-laws the board members decide who holds each position.

7. Old Business

Reserve fund: The reserve fund study information meeting took place on June 25, 2025, and the onsite inspection was completed on June 26, 2025. Results will be available in 30 days.

American Leak Detection Company investigated the current leak in the swimming pool piping on Wednesday, July 9. The estimated cost is at least $675, depending on their findings. There is a red X on the deck where the leak is; it will be addressed in the fall.

In June, Paul Trala had to replace one member's heat exchanger; fortunately, he had one in stock. Broniak indicated we need to have one in stock in the garage along with the extra hot water heaters, as once an exchanger cracks a person could be exposed to gas and it needs to be replaced immediately. One heat exchanger will cost about $2,600.

108-1 Peggy Booker: asked why Trala is not present at the meeting. It said in the newsletter that his contract was renewed. Broniak replied because he does not live here. The board asked if anyone wanted his presence at the meeting. No one said they wanted him there.

Gloria Poirer made a motion, seconded by Gary Williams, to purchase a heat exchanger for $2,600 to have on promises, Jackie Ahern voted yes, George Birchmeier voted yes.

107-4 Barb Kibler suggested amending the motion so that one exchanger is always on hand.

Gloria Poirer amended her motion, that a heat exchanger be bought and that always have one on site, seconded by Gary Williams, Jackie Ahern voted yes, George Birchmeier voted yes.

139-5 Bill Aldinger asked about the Reserve Fund Study format – once it is submitted will it be discussed? It will be completed at the end of the month, and they will go over it with us so we can ask questions.

77-1 Jack Murray asked about blueprints – if anyone is going back to the development company to get blueprints; other businesses in town might also have blueprints. George Birchmeier will email Jamie Tompkins to see if the family has blueprints.

137-4 Gerlich suggested board members attend board meetings of places the companies already manage to see how they are doing. Broniak replied this is a vetted process that we are going through with professionals.

107-4 Barb Kibler thanked the board for addressing the issues with the management company.

72-4 Susie Brock mentioned additional notes from MI law compliance.

??-? Darlene Brune asked about painting bus stops and fences and if members can do this themselves. Broniak answered no, do not do this work and offered to review the priority list with her after the meeting.

8. **Announcements**

Broniak announced the next meeting will be held on Wednesday, August 13, at 6 p.m. Members will get to meet the candidates for the Board.

9. **Closed Session** - none.

10. **Adjournment:** Motion by Jackie Ahern to adjourn at 6:55, seconded by Gloria Poirer, Gary Williams voted yes, George Birchmeier voted yes.

Additional Board News:

Delinquencies:

There are twenty-four members that are over 30 days delinquent totaling $9,542.83. The remainder of delinquencies between 0-30 days is $8,199.00. The summary is $17,747.83 as of June 30, 2025.

Bank Account:

The Board of Directors has been collaborating with our banker to establish bank accounts in Colonial Acres Phase V Name. We have transferred minimal amounts to get the accounts set up. We have access to the current accounts as well and monitor them on an ongoing basis.

Elections:

Do not forget the opportunity to run for the Board of Directors. If you did not get your information in the August newsletter, that's all right, you can announce your candidacy at the August meeting and speak to the members.

Next Meeting:

The August Board Meeting is scheduled for 8/13/25 at 6:00pm at the clubhouse. Your attendance is highly appreciated. This is an excellent opportunity to learn more about the candidates and their vision for the board during "Meet the Candidate night". We look forward to seeing you there. Please mark your calendars and join us!

CA Phase 5 Board Election
Candidate Information

KATHIE CROSSMAN

Many of you know Kathie through her involvement with the concerns about transparency. She has persevered by communicating with the former board, (current one) and with her neighbors immediately after moving into the community. She utilizes her 40-year legal career to guide her actions. Kathie is passionate about maintaining open dialogue with her friends and neighbors in Phase V.

Kathie has served as an assistant manager in Highland Lakes Condominium Association for 5 years and was the treasurer and secretary of the South Manistique Shores Condominium Association for 3 years.

Kathie is driven to forming viable solutions while bringing the community together. She is humble and cares deeply about her neighbors. She is not concerned about titles but would rather be remembered for her strong faith and commitment to helping others in the community.

LORI KOWALSKI

Lori has been a resident of Colonial Acres Phase V, Lexington Drive, since May 30, 2019. Lori was excited about moving to this community and her enthusiasm would be an understatement. Since her residency over the past 6 years, she maintained a household that afforded her great safety and pleasure. Lori feels that she possesses skills that allow her to be a good team player; committed to integrity with a willingness to be fair. Lori has been a social worker for the past 40 years working with people from many walks of life with different expectations.

Lori is interested in joining the Board to support a future that includes diversity and open-mindedness. Lori feels that the provisions are present to maintain our community in a viable

manner that goes beyond a “business as usual” philosophy. Lori is a critical thinker and believes that working with people who are like-minded and who are equally driven to the achieve active participation of our community members is essential. She believes the community requires preservation while ensuring accessibility for others. She believes that everyone is facing changes in the economic climate in the community as inflation continues to grow. Lori feels that fiduciary controls are the primary responsibility of the board. Keeping expenses in check while still maintaining a thriving community is effectuated by finding common ground with the community. She also believes that the board’s attention to relevant and essential maintenance for our community will continue to grow as the infrastructure ages.

Lori has a “can do” spirit and believes everyone can play a critical role of building a strong community by working together, rather than complain and be unwilling to step up to form groups that support growth and progress. Lori is community minded and is open to having discussions that require creative resolutions.

MARIE SHERRY

Although Marie has only been a resident of Phase V since February, she has already become involved in the community by presenting a session on property taxes at the June association meeting. She is looking forward to retirement next year after having served for 24 years as a city treasurer/finance director. She has a master’s degree in public administration, is a Michigan Certified Public Treasurer, and a Michigan Advanced Assessing Officer. She is also a veteran of the United States Navy.

Marie has served in leadership roles throughout her life, including president of Salem Community Events in the mid-1990s, member of the Local Organizing Committee for the U.S. Figure Skating Adult National Championships in Ann Arbor, and treasurer of the senior all-night party for South Lyon East's Class of 2013. She is currently on the Board of Directors of White Birch Lakes Recreational Association, a residential community that allows RV camping on privately owned lots. She loves her three acres of paradise in the woods.

You may have seen Marie walking her young black lab mix, Onyx. She has enjoyed meeting her neighbors while out walking. She has also enjoyed meeting neighbors virtually as an administrator for the Members of Colonial Acres Phase V Facebook page. Marie feels very much at home here, and she hopes that she can use her experience to help the Phase V Board of Directors to improve the here and now, and to protect our future.

Remember, if you did not get your information in the August newsletter, you can announce your candidacy at the August meeting and speak to the members.

From the Board – Financial Report:

Annual Budget - CAV Comparative

Properties: Colonial Acres Phase V, Inc. - P O Box 788 Linden, MI 48451
As of: Jun 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
	Income					
5200	Association Fees	2,520,480.00	210,040.00	207,459.73	1,260,240.00	1,244,532.75
5550	Late Fee	2,000.00	166.67	125.00	1,000.02	1,470.00
5552	NSF Check Charges	0.00	0.00	35.00	0.00	350.00
5554	Court Cost Recovery	1,000.00	83.33	0.00	500.02	0.00
5580	Transfers From Reserve Funds	40,000.00	3,333.33	0.00	20,000.02	60,000.00
	Total Operating Income	**2,563,480.00**	**213,623.33**	**207,619.73**	**1,281,740.06**	**1,306,352.75**
	Expense					
6200	**ADMINISTRATION EXPENSE**					
6201	Land Lease	925,966.08	77,163.84	77,163.84	462,983.04	540,146.88
6320	Management Fee	75,816.00	6,318.00	6,318.00	37,908.00	37,908.00
6351	Bank/Account Fees	300.00	25.00	0.00	150.00	447.25
	Total ADMINISTRATION EXPENSE	**1,002,082.08**	**83,506.84**	**83,481.84**	**501,041.04**	**578,502.13**
6300	**OTHER ADMINISTRATIVE EXP.**					
6311	Office Supplies, Postage, Printing	4,500.00	375.00	0.00	2,250.00	2,473.93
6340	Legal Fees - Cooperative	8,400.00	700.00	4,116.00	4,200.00	11,153.49
6350	Audit Expense	5,220.00	435.00	0.00	2,610.00	0.00
6360	Telephone	1,500.00	125.00	142.00	750.00	692.53
6390	Miscellaneous Administrative Expenses	500.00	41.67	1,269.31	250.02	1,625.29
	Total OTHER ADMINISTRATIVE EXP.	**20,120.00**	**1,676.67**	**5,527.31**	**10,060.02**	**15,945.24**
6385	Cooperative Activities	0.00	0.00	0.00	0.00	5,525.91
6400	**UTILITIES & OPERATING EXPENSE**					
6420	Fuel Oil/Coal	2,400.00	200.00	355.00	1,200.00	1,186.02
6450	Electricity	4,800.00	400.00	855.51	2,400.00	3,754.24
6451	Water & Sewer	249,862.00	20,821.83	0.00	124,931.02	99,579.46
6462	Exterminating	2,796.00	233.00	0.00	1,398.00	0.00

$1,000 CASH withdraw by BOD - no explanation or backup.

Budget amount - currently over budget for the year

Six month mark and exceeding average - possible overage by year end

Annual Budget - CAV Comparative

Account Number	Account Name	Annual Budget	MTD Budget	MTD Actual	YTD Budget	YTD Actual
6470	Rubbish Removal	200.00	16.67	0.00	100.02	189.50
	Total UTILITIES & OPERATING EXPENSE	**260,058.00**	**21,671.50**	**1,210.51**	**130,029.04**	**104,709.22**
6500	**MAINTENANCE & REPAIR EXP.**					
6510.01	Heating & A/C	1,500.00	125.00	0.00	750.00	3,338.55
6511	Plumbing	30,000.00	2,500.00	6,858.20	15,000.00	27,547.40
6512	Electrical	5,000.00	416.67	0.00	2,500.02	2,105.00
6520	Maintenance Supplies	200.00	16.67	150.49	100.02	479.80
6525	Snow Removal Contract	26,700.00	2,225.00	0.00	13,350.00	23,001.00
6526	Snow Removal Supplies	101,892.00	8,491.00	0.00	50,946.00	73,061.09
6527	Lawn Cutting Contract	48,000.00	4,000.00	4,000.00	24,000.00	13,704.00
6528	Fertilization Cost	10,000.00	833.33	0.00	5,000.02	2,216.14
6529	Tree Trimming & Removal	5,000.00	416.67	0.00	2,500.02	0.00
6531	Grounds - Trees & Shrubs	3,500.00	291.67	2,211.25	1,750.02	2,211.25
6538	Brick & Masonry Repairs	18,000.00	1,500.00	52.96	9,000.00	52.96
6539	Pond Maintenance	10,000.00	833.33	0.00	5,000.02	2,276.50
654001	Roof Replacements & Repairs	120,000.00	10,000.00	0.00	60,000.00	52,290.00
6542	Siding Repairs	5,000.00	416.67	99.62	2,500.02	752.12
654208	Contracted General Maint Repairs	47,680.00	3,973.33	13,940.00	23,840.02	33,525.50
6543	Vinyl Siding Power Washing	3,500.00	291.67	0.00	1,750.02	0.00
6544	Sidewalk & Road Repairs (minor)	40,800.00	3,400.00	1,682.00	20,400.00	4,402.00
6545	Painting Exterior	25,200.00	2,100.00	0.00	12,600.00	0.00
656109	Contracted Plumbing Repairs	142,000.00	11,833.33	15,671.44	71,000.02	85,131.57
	Total MAINTENANCE & REPAIR EXP.	**643,972.00**	**53,664.34**	**44,665.96**	**321,986.20**	**326,094.88**
6523	LICENSING & INSPECTIONS	0.00	0.00	0.00	0.00	1,770.00
6536	Grounds Supplies	0.00	0.00	720.00	0.00	720.00
6547	Swimming Pool Expense	0.00	0.00	57.19	0.00	57.19
6575	Vehicle & Equipment - Gasoline	0.00	0.00	140.00	0.00	560.00
6600	**COMMUNITY FACILITY**					
6631	Clubhouse Maint. & Supplies	1,860.00	155.00	66.51	930.00	602.01
6640	Pool Attendants & Life Guards	4,000.00	333.33	420.00	2,000.02	720.00
6655	Pool Maint & Supplies	9,000.00	750.00	944.87	4,500.00	2,093.74
	Total COMMUNITY FACILITY	**14,860.00**	**1,238.33**	**1,431.38**	**7,430.02**	**3,415.75**

Annual Budget - CAV Comparative

Account Number	Account Name	Annual Budget	MTD Budget	MTD Actual	YTD Budget	YTD Actual
6700	**TAXES & INSURANCE**					
6709	RE Taxes Charged to Members	0.00	0.00	113.80	0.00	-46,021.14
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	100.02	10.26
6718	Licenses & Permits	100.00	8.33	0.00	50.02	0.00
6720	Property & Liability Insurance	220,000.00	18,333.33	93,777.72	110,000.02	220,467.08
6721	Worker's Compensation Insurance	1,500.00	125.00	0.00	750.00	3,663.00
	Total TAXES & INSURANCE	**221,800.00**	**18,483.33**	**93,891.52**	**110,900.06**	**225,167.60**
7300	**RESERVE FUNDING**					
7320	Replacement Reserves (payment)	175,000.00	14,583.33	14,583.34	87,500.02	129,166.68
7398	Vinyl Siding Annual Payment	72,000.00	6,000.00	5,996.74	36,000.00	41,977.18
	Total RESERVE FUNDING	**247,000.00**	**20,583.33**	**20,580.08**	**123,500.02**	**171,143.86**
8000	**CAPITAL IMPROVEMENTS**					
8035	Capital Improvements - Paving & Cement	110,000.00	9,166.67	0.00	55,000.02	4,500.00
	Total CAPITAL IMPROVEMENTS	**110,000.00**	**9,166.67**	**0.00**	**55,000.02**	**4,500.00**
	Total Operating Expense	**2,519,892.08**	**209,991.01**	**251,705.79**	**1,259,946.42**	**1,438,111.78**
	Total Operating Income	2,563,480.00	213,623.33	207,619.73	1,281,740.06	1,306,352.75
	Total Operating Expense	2,519,892.08	209,991.01	251,705.79	1,259,946.42	1,438,111.78
	NOI - Net Operating Income	**43,587.92**	**3,632.32**	**-44,086.06**	**21,793.64**	**-131,759.03**
	Total Income	2,563,480.00	213,623.33	207,619.73	1,281,740.06	1,306,352.75
	Total Expense	2,519,892.08	209,991.01	251,705.79	1,259,946.42	1,438,111.78
	Net Income	**43,587.92**	**3,632.32**	**-44,086.06**	**21,793.64**	**-131,759.03**

Clubhouse Committee Meeting Minutes July 2025

Board Members Present: Melissa G., Co-chair, Barb K., Treasurer

The meeting was called to order at 12:04 by Co-chair Melissa.

Financial Update: Barb reported that ads and rentals brought in the most revenue for the month of June. A new credit card has been received. Current balance in the checking account is $21,692.67 Discussion about revenue from Monday coffee hours: those funds do not go to the clubhouse as the donations pay for refreshments, coffeemaker, etc. and are used not just for Monday coffee hour. Donna will be asked to provide a current balance.

Recent and On-going Activities: Items on the agenda were reviewed.

Elections for Clubhouse Chairperson and Secretary: Kathy Murray expressed interest in filling the clubhouse chair position. A vote was taken, and Kathy was unanimously elected. Laurie Kanar expressed interest in filling the clubhouse secretary position. A vote was taken, and Laurie was unanimously elected. Congratulations and THANK YOU to Kathy and Laurie for stepping in the fill these positions! After discussion there was agreement to change the time of the clubhouse meetings to evening hours. Therese, who has stepped down as Secretary, will be given a card and gift card and plant as appreciation for her time on the board.

Upcoming Events (discussion):
- Fundraiser at Famous Dave's, July 17 – only 4 people are signed up but a minimum of 20 are needed in order to take advantage of the fundraiser.
- Hamburger Luncheon, July 23 – Sewing ladies will be using a corner of the clubhouse during the lunch for their ongoing activities.
- Pancake Breakfast – Pre-sale tickets will be available from any Men's Club member. This is open to ALL phases and walk-ins will still be welcome to attend.
- Presentation, "Think a Will is all you Need?" – by Julie Paquette law firm, sandwiches/beverages provided (no euchre that night).

Questions/Comments:
- $100 has been removed from the clubhouse account. New accounts have been issued in the name of 4 CAV members (Barb, Janice, George, Gary). A new debit card has arrived, pending new checks and transfer of funds to the new account. There will be no account access by the current property management company.
- Board President's Report. Janice shared information from the previous evening's board meeting – "As of June 13, 2025, our legal counsel advised our current management company that we are terminating their contract. During this transition, we are dedicated to maintaining clear communication and minimizing any disruption of services." Professionally vetted interviews for a new management company are being conducted. If there is a problem or maintenance concern, these should still be made via online request, and residents are urged to take a photo of the email for their records. The management company is contractually obligated to respond. Mark, the maintenance person, will be at the CAV garage on Thursdays from noon to 2pm to respond to

maintenance items.
- Kent Lake Boat Trip. A trip on the Island Queen is being considered for late September to enjoy autumn colors. Info on date, cost and time will be determined.
- The clubhouse flooring is not holding up and there are issues with the caulking.

Next Meeting: The next meeting scheduled is August 7, 2025, at 5:30 p.m. at the clubhouse

Closing: The meeting was adjourned by Melissa G. at 12:28p.m

Respectfully submitted, Joanie Cottrell

Clubhouse Co-Chair Updates July 2025 Meeting

During the July meeting, discussions included: financial update, recent activities and upcoming events, and elections for Chairperson and Secretary.

Elections: Congradulations to Kathy Murray, who was unamiously voted in as Chairperson and Laurie Kanar, who was unamiously votes in as Secretary. Welcome and we all look forward to working with the both of you. Also, a Big Thank you to Theresa Szarama for her service as Secretary for the past couple of years.

Colonial Acres Phase V
Reconciliation JUNE 2025
Balance Forward: $21,814.55
Operating Expensive: $16,000
Ending Bal: $21,692,67

Income

6/04/2025	advertising/ garage sale/ donation	$490.00
6/18/2025	advertising/olgas/rentals	$767.70
6/25/2025	advertising	$125.00
6/26/2025	advertising	$510.00
Total		$1892.70

Expenses

6/06/2025	#2691 P.Keeling CH Cleaning	$280.00
606/2025	#2692 G. Birchmeier reimbursed newsletter	$451.00
6/302025	#2693 S. Gagnon garden supplies/flowers	$144.58
6/17/2025	#2694 M. Godzik editor /extra page June	$299.00
6/17/2025	#2695 M Godzik editor May	$250.00
6/27/2025	#2696 UPS newsletter July	$490.00
6/30/2025	Withdrawal Main Board	$100.00
Total		$2,014.58

Petty Cash $85.26

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

Men's Club Activities:
- Men's club will be hosting a Hamburger Luncheon on July 23rd from 11 am- 1 pm. They will be offerering a burger, chips and a bottle of water for $5.00
- The next Pancake Breakfast will be September 13th and pre-sale tickets will be sold for the event as well as day of sales.

Recent Activities:
- Buddy's Pizza Fundraiser on June 19th raised $141.00 toward clubhouse funds.
- Deck Party on June 6th raised $53.00 from 50/50.
- Deck Party on July 11th had a great turnout of about 43 attending! The Men's Club did a great job setting up and cleaning up, plus cooking the dogs. We had 50/50 and made $82.00. Donations from the hot dog fund made $88.00. Thanks to all who attended and the sides/desserts were as delicious.
- Famous Dave's Fundraiser is July 17th and the amount raised will be reported during the August meeting.
- The Hamburger Luncheon is July 23rd and from all the inquires it will have a great turnout. A Hamburger/Cheeseburger with chips and bottle of water for $5.00 is a great price.

Upcoming Event - Mark your calendars:

- **Deck Party, Friday, August 8th, 5:30 – 7:00 pm -** Hosted by the Men's Club. Bring a Dish to Pass and your favorite beverage. **50/50 tickets will be sold.**
- **Presentation on "Think a Will is All you Need? Think Again!", Thursday September 11th at 6:00 pm** – Presented by the Law Office of Julie Paquette
- **Pancake Breakfast – September 13th** – Pre-sales tickets available August 7th. Tickets will be available at the door day of the breakfast.
- **Fundraiser: Monday, September 29th, Applebee's in Novi, 4 – 9pm**
- **Chili Cookoff/UofM-MI State Football – October 25th**
- **Annual Craft Show – November 8th**
- **FriendsGiving – November 16th**
- **Christmas Party – December 7th**

August Clubhouse Meeting – Thursday August 7th, 5:30 pm

BITS & PIECES OF INFO



Sherry Gjerpen passed June 10, 2025
RIP

A Tribute … from a friend

Sherry Gjerpen passed unexpectly on June 10th, she was a long time member of our community and will be greatly missed.

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

6 Condos	$145,000.00	$149,900.00
	$159,900.00	$169,900.00
	$174,900.00	$179,900.00

Condos pending in Colonial Acres Phase V

1 Condo	$177,000.00

Condos sold in Colonial Acres Phase V

4 Condos	$165,000.00	$174,500.00
	$174,600.00	$175,000.00

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

Pool Exercise on Wednesdays & Fridays



At 9:00 am, on Wednesdays and Fridays, in August in the pool 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: Kensington 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 ½ hour West 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 - $8 or to purchase the annual pass – senior rate is $29.00.

Phase V Deck Party
August 8th 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 bring 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.

SAVE THE DATE

Fundraiser at Applebee's

When: Monday, September 29, 4pm - 9pm
Where: 47900 Grand River Road, Novi, MI 48374
(248) 449-1592
Dine in – Order Online – Take Out
Just mention ***Colonial Acres Phase V Clubhouse***
and the Clubhouse will receive 20% of th e proceeds (minus taxes).
RSVP with Kathy Murray at (248)240-7942 or Melissa at (586)344-6632.
We Will Need 20 RSVPs to keep this event on their calendar.



Presentation by the Law Office of Julie Paquette

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▶ Phase 5 Clubhouse: *Thursday. 9/11 at 6:00 PM*

Sandwiches and refreshments provided.



Pancake Breakfast hosted by Men's Club

When: *Saturday, September 13th, 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. Pre-sale tickets will be available starting August 7th. Tickets will also be available at the door on the day of the breakfast.

Making Greeting Cards with Faith on the **3rd 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	11:00 am	Every Monday
Exercise Class	12:00 pm	Every Tuesday and Thursday
Ladies Golf	9:30 am	Every Tuesday
Euchre ($5.00)	7:00 pm	Saturday, August 2nd & 16th
Brunch (tickets $10.00)	10am – 1 pm	Saturday, August 30th

Happening Around Downtown South Lyon

August 2nd, 9th, 16th, 23rd & 30th (Every Saturday): Farmers Market, 9 am – 2 pm
August 15th: Movies in the Park '*The Goonies'*, movie starts at Dusk, pre-movie entertainment from 7-9pm
August 27th: Lake Street Cruise in Motorfest, 6:30 pm Rain or Shine

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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 and the Downtown South Lyon Facebook Page.







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August 2025				
Buy Michigan Now Event				
Aug 2	**Aug 9**	**Aug 16**	**Aug 23**	**Aug 30**
Whiskey Jack's BBQ,	Brava Empanada	Whiskey Jack's BBQ,	Grand Traverse Pie Company	El Jefe Tacos & More
Circle T Catering	Circle T Catering	Motor City Pasty	Circle T Catering	Fuller Farms Mini Donuts
DW Street Eatery	El Jefe Tacos & More	Fuller Farms Mini Donuts	Fuller Farms Mini Donuts	Hobo Coffee Co
Happy Camper Ice Cream	Xav's Jammin' Caribbean Fusion	Hobo Coffee Co	Snowy Owl Shaved Ice	Kona Ice of Brighton
Hobo Coffee Co	CC Soul Food			
	Fuller Farms Mini Donuts			
	Kona Ice of Brighton			
	Buoy's Coffee Company			
	Almonds R Nuts			

Figures of Speech

I	Y	A	S	I	Y	X	H	M	Y	N	P	A	A
I	R	A	R	I	E	R	E	N	M	E	E	T	A
A	X	O	N	C	M	Y	C	T	Y	X	R	S	P
E	L	O	N	T	H	I	A	O	N	C	I	H	O
U	R	L	D	Y	I	A	L	Y	O	L	P	Y	S
P	O	E	I	A	Y	T	I	E	T	A	H	P	T
H	H	L	O	T	R	G	H	S	E	M	R	A	R
E	P	O	X	S	E	A	L	E	M	A	A	L	O
M	A	B	Y	H	O	R	P	P	S	T	S	L	P
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M	M	P	R	N	G	X	I	R	I	N	Y	O	Y
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ARCHAISM
ANTITHESIS
EUPHEMISM
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Please remember to **lock your vehicles and don't leave your keys inside your vehicle**. … Try not to leave any valuables in plain sight as this is when someone may break a window or otherwise force entry. If you see any suspicious activity at night don't hesitate to call us to check things out.
The number for the South Lyon Police Dept is 248-4371773

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August 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 **9-10 am** Pool Exercise class **7 pm** TX Hold em	**2** **9:30am -** Kensington Walk
3	**4** **8:30 am** Coffee hr **11-12:30** Yoga **1 pm** Men's Social **3-5 pm** Happy Hr Aubrees **7 pm** Euchre	**5** **2-5 pm** Billiards **7 pm** TX Hold em	**6** **9-10 am** Pool Exercise class **10-12** Sewing **6 pm** Bingo	**7** **5:30 pm– Clubhouse Meeting** **7 pm** Euchre	**8** **9-10 am** Pool Exercise class **5:30 pm –** Deck Party	**9** **9:30am -** Kensington Walk **RENTAL**
10	**11** **8:30 am** Coffee hr **11-12:30** Yoga **7 pm** Euchre	**12** **2-5 pm** Billiards **7 pm** TX Hold em	**13** **9-10 am** Pool Exercise class **10-12** Sewing **6 pm – Board Mtg**	**14** **7 pm** Euchre	**15** **9-10 am** Pool Exercise class **7 pm** TX Hold em	**16** **9:30am -** Kensington Walk **RENTAL**
17	**18** **8:30 am** Coffee hr **11-12:30** Yoga **3-5 pm** Happy Hr Aubrees **7 pm** Euchre	**19** **2-5 pm** Billiards **7 pm** TX Hold em	**20** **9-10 am** Pool Exercise class **10-12** Sewing **12pm** Greeting Cards with Faith **6 pm** Bingo	**21** **7 pm** Euchre	**22** **9-10 am** Pool Exercise class	**23** **9:30am -** Kensington Walk **RENTAL**
24/31	**25** **8:30 am** Coffee hr **11-12:30** Yoga **7 pm** Euchre	**26** **2-5 pm** Billiards **7 pm** TX Hold em	**27** **9-10 am** Pool Exercise class **10-12** Sewing **6 pm** Game Night	**28** **7 pm** Euchre	**29** **9-10 am** Pool Exercise class	**30** **9:30am -** Kensington Walk