COLONIAL ACRES PHASE V NEWSLETTER

Volume LXII **Issue 11** **November 2026**

PPS website: www.ppscoop.com
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BOARD OF DIRECTORS

President	Marie Sherry	email: Marie4phasev@gmail.com
Vice President	Ron Chapiewski	email: rchapiewski1@gmail.com
Secretary	Lizzie Hadley	email: Lizziehadleyphasev@gmail.com
Treasurer	Paul Gjerpen	email: pgjerpen@gmail.com
Director	Jack Murray	email: jackphasev@gmail.com

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 Mgr/Maint.	PPS/Rick	
Sunshine Corner	Faith Phee	
Custodian	PPS	

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

November



Dates to Remember …

Clubhouse Committee Meeting on November 12th at 5:30pm

Board Meeting – November 10th at 7pm

November Activities:

Daylight Savings Time Ends Nov. 1st
(see page 11 for additional information)

New Member Orientation – Nov. 6th at 6pm

Craft Show – Nov. 14th at 10am – 3pm
(see page 12 for additional information)

Holiday Decorating– Nov. 17th at 11am-2pm
(see page 12 for additional information)

Friendsgiving – Nov. 21st at 5:30
(see page 13 for additional information)

Save the Date

Christmas Dinner – Dec. 6th at 5:30pm
Murder Mystery – Dec. 13th at 5:30pm

PPS mailing address is:
PPS of Michigan, LLC., 30300 Telegraph Rd., Suite #205, Bingham Farms, MI 48025

Directors' Letter to the Membership

There is a lot going on at CAV as we head into the winter. Fall clean-up will commence soon, and we have a new snow removal company on board for when the snowflakes start to fly. Procedures for snow removal will remain unchanged, with one exception. We will no longer be providing salt barrels throughout the community. Instead, ice-melt will be available at the clubhouse for people to refill their shakers. Ice-melt is much better for the health of our cement, but it is also more expensive, and the Board has concerns about theft from outside of our community.

The 2027 budget was introduced to members at the last open Board meeting, with adoption anticipated at the November open Board meeting. It was recommended that the monthly carrying charge be increased by $25. Capital improvements include continuing the replacement of crumbled sidewalk that was started this year, three more roof replacements, $100,000 worth of boiler/furnace replacements (a plan to triage the units is in the works), pond aerators, brick repairs, with additional funds going to the reserve. The total for capital and reserve funding is $450,800. The largest three non-capital items in the budget (not including property taxes) are the land lease at $1,022,600, water bills at $235,000, and property and liability insurance at $192,000.

The official Facebook Group is up and running. Search for "Colonial Acres Phase V Official Community Group". This is intended to be another way for management and the Board to communicate information to our members. Commenting will not be available. As always, if you have a question or need clarification, please contact PPS or a Board member.

As a reminder, feeding wildlife is prohibited by our rules and regulations. We know that members have been feeding geese, which needs to stop immediately. If you see or know someone who is feeding them, please drop an anonymous tip into the suggestion box or contact a Board member who will keep your information in confidence. We want to educate them on why feeding is not good for either the geese or our community. This is directly from the Michigan Department of Natural Resources website (https://www.michigan.gov/dnr/managing-resources/wildlife/nuisance-wildlife/canada-geese).

- Do not feed Canada geese. Feeding encourages geese to remain in an area and can lead to overpopulation, aggression, and accumulation of feces. Bread products are not beneficial to geese and can harm their digestive system or cause wing deformities.

Thank you for your cooperation. We hope that everyone has a safe and Happy Thanksgiving!

Marie, on behalf of the Board of Directors

****MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE BOARD AT A MEETING****

Colonial Acres Phase V - Board of Directors Meeting
Meeting Minutes for October 13, 2026

Meeting called to order at 7:00 pm.

Roll Call Marie Sherry, Ron Chapiewski, Paul Gjerpen, Jack Murray, Elizabeth Hadley
Also, in attendance Pat from PPS

No Member comments on Agenda.

Approval of the Agenda adding New Business #6: Insurance Renewal: Motion Gjerpen, support Hadley. Motion carried 5-0.

Approval of minutes of August 11, 2026 Special Meeting, August 11, 2026 Regular Meeting and August 28, 2026 Executive Session: Motion Murray, support Gjerpen. Motion carried 5-0.

Communications: There were two communications. One was to request that water shut-off locations be added to the agenda, and the other was a recap from the goose contractor. The President shared with members that there were approximately four instances where members were aggressive towards the contractor's employees, including one where the contractor was concerned for the safety of their dog.

Reports:

1. Marie~ President:
    a. Members are feeding geese, which is against the rules and regulations (with the exception of standard bird feeders in courtyards). The DNR advises that geese not be fed as it is harmful to the geese and can lead to aggressive geese. If a member is aware of another member feeding, please contact a board member or make an anonymous report in the suggestion box, The current goal is to educate the members who are feeding.
    b. This winter, there will not be barrels of rock salt placed on the streets for member use. Instead, ice melt will be available at the clubhouse for members to fill their shakers. This is due to concerns about theft due to increasing costs.
    c. There is now an official Facebook Group, and the new website has been developed and is close to being published.
    d. Thank you to Susie Brock, Paul Gjerpen and Lori Kowolski for stepping up last year when we needed them, and to Kathie Crossman for helping guide the Board through our growing pains.
2. Paul~ Treasurer, reported on Budget within depth explanation of rate increase, due to operating cost going up. The amounts past-due were not available at this meeting, but will be reported next month.
3. Pat~ Asked for a bit of Kindness towards our fellow contractors on parking, possible lock boxes being placed on units with main water shut offs, reminded us all of business hours and to call her during them, emergency number only after hours,

Approval of Consent Agenda (seven items): Motion Murray, support Chapiewski. Motion carries 5-0.

Old Business: None

New Business:

Budget: The 2027 budget was introduced. It includes a $25 per month increase to the carrying charges. Capital and large maintenance items include sidewalks, three roofs, boiler replacements (estimated 20), porches, brickwork, and pond aerators. Funds are also budgeted to be added to the reserves. The land lease is over a million dollars now, and it is 25% of the budget, or $125 per unit per month. We will be discussing road improvements and dedicated funding later. The final budget will be voted on at the November 10th meeting.

Boilers and furnaces: The Board is planning to have an inventory and inspection performed on all boilers and furnaces. Bids are being gathered.

Approval of update to Board Policies and Procedures to add official Facebook Group: Move Gjerpen, support Chapiewski. Motion carries 5-0.

Board member Hadley volunteered to take over the Street Captains.

The importance of knowing where building and unit utility shut-offs are located was discussed. The Board will work on gathering that information. Water detection alarms were recommended by a member.

Cooperative insurance was discussed. Motion Gjerpen, support Chapiewski to renew with the current company as opposed to bidding again. Motion carries 5-0.

Member comments:

- 103-1: Asked about insurance for all members.
- 65-6: Furnace replacement, should she use her contractor. Reply was no.
- 115-3: Questioned why there was no notice on interior fence painting.
- 116-6: Questioned the location of building main water shut of might be.
- 139-5: questioned if shoveling inside courtyard would be done, reply, up to first step.
- 65-6: mentioned she was in unit 6 and main shut off was in her unit, usually 1 or 6.
- 118-6: Why will their fence not be painted? Review of property showed it was not needed.
- 138-1: Was concerned with the harshness of a posted state eviction notice, after 1 missed payment while hospitalized, questioned late fee, reply- will look into a kinder way of notifying.
- 139-3: Do we know where water shut offs are?
- 139-3: Is anything being done about the 2 vacant units, yes being worked on.
- 146-2: Requesting form from Pat for the color colonial black to be added to the colonial color list for screen doors. board will discuss at next EBM.
- 64-1 Who is responsible for water line from unit to street. (Not Member)

Motion to Adjourn Meeting at 8:00 pm: Motion Chapiewski, support Murray.
Motion carried 5-0.

Respectfully Submitted by *Elizabeth Hadley*, Board Secretary.

From The Board – Financial Report:

Budget Comparison

Period = Aug 2026

Book = Cash ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5000-1000	RENTAL INCOME									
5120-0000	Carrying Charge/ Rent Income	218,552.71	222,300.00	-3,747.29	-1.69	1,773,562.05	1,778,400.00	-4,837.95	-0.27	2,667,600.00
5191-1000	Community Building Income	463.22	1,666.67	-1,203.45	-72.21	16,011.64	13,333.36	2,678.28	20.09	20,000.00
5193-0000	Tax Bill Assessment	694,889.04	88,854.50	606,034.54	682.05	816,237.69	710,836.00	105,401.69	14.83	1,066,254.00
5199-0000	TOTAL RENTAL INCOME	913,904.97	312,821.17	601,083.80	192.15	2,605,811.38	2,502,569.36	103,242.02	4.13	3,753,854.00
5299-9999	**NET RENTAL INCOME**	**913,904.97**	**312,821.17**	**601,083.80**	**192.15**	**2,605,811.38**	**2,502,569.36**	**103,242.02**	**4.13**	**3,753,854.00**
5400-0000	FINANCIAL REVENUES									
5410-0000	Interest Income	187.55	116.67	70.88	60.75	1,211.61	933.36	278.25	29.81	1,400.00
5428-0000	Application & Resale Fees	0.00	0.00	0.00	N/A	2,000.00	0.00	2,000.00	N/A	0.00
5635-0000	Transfer Fees	1,300.00	0.00	1,300.00	N/A	12,700.00	0.00	12,700.00	N/A	0.00
5899-0000	TOTAL FINANCIAL REVENUES	1,487.55	116.67	1,370.88	1,175.01	15,911.61	933.36	14,978.25	1,604.77	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
5930-0000	Damages & Cleaning Fees	0.00	0.00	0.00	N/A	900.00	0.00	900.00	N/A	0.00
5931-0000	Late Charges	50.00	0.00	50.00	N/A	2,147.45	0.00	2,147.45	N/A	0.00
5931-0001	NSF Fee	25.00	0.00	25.00	N/A	125.00	0.00	125.00	N/A	0.00
5990-0000	Miscellaneous Income	16,281.17	833.33	15,447.84	1,853.75	16,281.17	6,666.64	9,614.53	144.22	10,000.00
5998-0000	TOTAL OTHER REVENUE	16,356.17	833.33	15,522.84	1,862.75	19,603.62	6,666.64	12,936.98	194.06	10,000.00
5999-0000	**TOTAL REVENUE**	**931,748.69**	**313,771.17**	**617,977.52**	**196.95**	**2,641,326.61**	**2,510,169.36**	**131,157.25**	**5.22**	**3,765,254.00**
6200-0000	PAYROLL EXPENSES									
6201-0000	Office Salaries	2,115.38	2,513.33	397.95	15.83	23,201.90	20,106.64	-3,095.26	-15.39	30,160.00
6202-0000	Manager Salary	2,115.38	0.00	-2,115.38	N/A	6,346.14	0.00	-6,346.14	N/A	0.00
6205-0000	Maintenance Payroll	483.75	5,000.00	4,516.25	90.32	26,513.88	40,000.00	13,486.12	33.72	60,000.00
6290-0000	TOTAL PAYROLL EXPENSES	4,714.51	7,513.33	2,798.82	37.25	56,061.92	60,106.64	4,044.72	6.73	90,160.00
6300-0000	ADMINISTRATIVE EXPENSES									
6301-0000	Advertising	0.00	0.00	0.00	N/A	26.00	0.00	-26.00	N/A	0.00
6306-1000	Employee Training	25.00	0.00	-25.00	N/A	25.00	0.00	-25.00	N/A	0.00
6311-0000	Office Supplies	3,077.70	1,250.00	-1,827.70	-146.22	15,868.72	10,000.00	-5,868.72	-58.69	15,000.00
6311-0004	Postage	0.00	0.00	0.00	N/A	660.55	0.00	-660.55	N/A	0.00
6320-0000	Management Fee	6,300.00	6,378.75	78.75	1.23	50,400.00	51,030.00	630.00	1.23	76,545.00
6340-0000	Legal Expense	11,435.35	1,000.00	-10,435.35	-1,043.54	18,799.96	8,000.00	-10,799.96	-135.00	12,000.00
6350-0000	Audit Expense	0.00	458.33	458.33	100.00	0.00	3,666.64	3,666.64	100.00	5,500.00

Budget Comparison

Period = Aug 2026

Book = Cash ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6360-0000	Telephone/Answering Serv.	113.18	0.00	-113.18	N/A	1,152.13	0.00	-1,152.13	N/A	0.00
6390-0000	Miscellaneous Administrative	9,145.12	3,666.67	-5,478.45	-149.41	21,690.96	29,333.36	7,642.40	26.05	44,000.00
6390-1000	Entertainment & Meals	8.67	0.00	-8.67	N/A	64.12	0.00	-64.12	N/A	0.00
6395-0000	TOTAL ADMINISTRATIVE EXP.	30,105.02	12,753.75	-17,351.27	-136.05	108,687.44	102,030.00	-6,657.44	-6.52	153,045.00
6400-0000	UTILITIES EXPENSE									
6450-0000	Electricity	0.00	583.33	583.33	100.00	3,480.83	4,666.64	1,185.81	25.41	7,000.00
6451-0000	Water & Sewer	0.00	23,666.67	23,666.67	100.00	166,815.13	189,333.36	22,518.23	11.89	284,000.00
6452-0000	Gas	915.36	166.67	-748.69	-449.20	2,711.48	1,333.36	-1,378.12	-103.36	2,000.00
6490-0000	TOTAL UTILITIES EXP.	915.36	24,416.67	23,501.31	96.25	173,007.44	195,333.36	22,325.92	11.43	293,000.00
6500-0000	OPERATING/MAINT. EXP.									
6514-0002	Plumbing Repairs - Interior	0.00	0.00	0.00	N/A	2,278.00	0.00	-2,278.00	N/A	0.00
6514-0003	Electrical Repairs	720.80	250.00	-470.80	-188.32	3,167.67	2,000.00	-1,167.67	-58.38	3,000.00
6514-0009	Basement Repairs	0.00	416.67	416.67	100.00	0.00	3,333.36	3,333.36	100.00	5,000.00
6515-0003	Landscaping & Grounds	0.00	0.00	0.00	N/A	33,473.00	0.00	-33,473.00	N/A	0.00
6515-0007	Tree Maintenance	5,295.00	666.67	-4,628.33	-694.25	5,295.00	5,333.36	38.36	0.72	8,000.00
6515-1050	Fertilization	0.00	1,391.67	1,391.67	100.00	0.00	11,133.36	11,133.36	100.00	16,700.00
6515-1060	Irrigation Supplies & Repairs	0.00	0.00	0.00	N/A	1,733.03	0.00	-1,733.03	N/A	0.00
6519-0000	Exterminating Expense	177.00	416.67	239.67	57.52	1,981.00	3,333.36	1,352.36	40.57	5,000.00
6522-0000	Painting Repairs	0.00	416.67	416.67	100.00	0.00	3,333.36	3,333.36	100.00	5,000.00
6536-0000	Grounds Supplies	0.00	416.67	416.67	100.00	614.20	3,333.36	2,719.16	81.57	5,000.00
6537-0000	Grounds Contract	17,763.75	4,933.33	-12,830.42	-260.08	28,180.89	39,466.64	11,285.75	28.60	59,200.00
6537-0001	road/Parking Repairs	2,350.00	3,333.33	983.33	29.50	7,187.54	26,666.64	19,479.10	73.05	40,000.00
6541-0000	Maintenance Supplies	0.00	166.67	166.67	100.00	2,831.03	1,333.36	-1,497.67	-112.32	2,000.00
6541-0001	Plumbing Maintenance	10,952.87	10,583.33	-369.54	-3.49	94,037.64	84,666.64	-9,371.00	-11.07	127,000.00
6542-0000	Contract Repairs	3,932.00	0.00	-3,932.00	N/A	7,243.00	0.00	-7,243.00	N/A	0.00
6542-0008	Roof Repairs	5,575.00	9,166.67	3,591.67	39.18	39,765.00	73,333.36	33,568.36	45.78	110,000.00
6542-0017	Sidewalk and Concrete Repairs	0.00	5,000.00	5,000.00	100.00	77,415.00	40,000.00	-37,415.00	-93.54	60,000.00
6542-0100	Pond Maintenance	0.00	416.67	416.67	100.00	4,486.70	3,333.36	-1,153.34	-34.60	5,000.00
6543-0001	Sprinkler Repair	0.00	666.67	666.67	100.00	0.00	5,333.36	5,333.36	100.00	8,000.00
6546-0000	HVAC Repairs & Supplies	1,038.40	0.00	-1,038.40	N/A	15,176.40	0.00	-15,176.40	N/A	0.00
6547-0000	Pool Supplies	759.43	416.67	-342.76	-82.26	5,067.22	3,333.36	-1,733.86	-52.02	5,000.00
6547-0001	Pool Repairs	0.00	0.00	0.00	N/A	5,610.84	0.00	-5,610.84	N/A	0.00
6547-1000	Pool Maintenance	1,120.00	416.67	-703.33	-168.80	7,090.00	3,333.36	-3,756.64	-112.70	5,000.00
6548-0000	Snow Removal	0.00	7,916.67	7,916.67	100.00	122,609.25	63,333.36	-59,275.89	-93.59	95,000.00
6558-0070	Gutters/Downspouts	0.00	666.67	666.67	100.00	0.00	5,333.36	5,333.36	100.00	8,000.00
6558-0080	Supplies - Tools & Machinery	0.00	0.00	0.00	N/A	37.08	0.00	-37.08	N/A	0.00

Budget Comparison

Period = Aug 2026

Book = Cash ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6560-0000	Unit Reconditioning Expense	3,600.00	0.00	-3,600.00	N/A	3,600.00	0.00	-3,600.00	N/A	0.00
6590-0000	Miscellaneous Operating Expense	232.50	2,500.00	2,267.50	90.70	12,718.02	20,000.00	7,281.98	36.41	30,000.00
6599-0000	TOTAL OPERATING/MAINT EXP.	53,516.75	50,158.37	-3,358.38	-6.70	481,597.51	401,266.96	-80,330.55	-20.02	601,900.00
6700-0000	TAXES & INSURANCE									
6710-0000	Real Estate Taxes	0.00	88,854.50	88,854.50	100.00	43,480.50	710,836.00	667,355.50	93.88	1,066,254.00
6711-0000	Payroll Taxes	838.01	1,231.50	393.49	31.95	9,926.70	9,852.00	-74.70	-0.76	14,778.00
6720-0000	Prop & Liab. Ins (Hazard)	0.00	16,833.33	16,833.33	100.00	140,278.75	134,666.64	-5,612.11	-4.17	202,000.00
6720-0100	Property - GL - Umbrella	0.00	0.00	0.00	N/A	403.25	0.00	-403.25	N/A	0.00
6722-0000	Worker's Comp	273.44	461.17	187.73	40.71	3,826.58	3,689.36	-137.22	-3.72	5,534.00
6723-0000	Health Ins.	1,652.66	500.00	-1,152.66	-230.53	7,182.56	4,000.00	-3,182.56	-79.56	6,000.00
6790-0000	TOTAL TAXES & INSURANCE	2,764.11	107,880.50	105,116.39	97.44	205,098.34	863,044.00	657,945.66	76.24	1,294,566.00
6800-0000	FINANCIAL EXPENSES									
6821-0000	Interest on Notes Payable	5,996.74	5,996.83	0.09	0.00	47,973.92	47,974.64	0.72	0.00	71,962.00
6840-0000	Land Lease Payment	84,300.84	78,329.67	-5,971.17	-7.62	631,584.72	626,637.36	-4,947.36	-0.79	939,956.00
6951-0000	401k Plan-Employer Contribution	24.19	0.00	-24.19	N/A	24.19	0.00	-24.19	N/A	0.00
6999-0000	TOTAL FINANCIAL EXPENSES	90,321.77	84,326.50	-5,995.27	-7.11	679,582.83	674,612.00	-4,970.83	-0.74	1,011,918.00
6999-9000	**TOTAL OPERATING EXPENSES**	**182,337.52**	**287,049.12**	**104,711.60**	**36.48**	**1,704,035.48**	**2,296,392.96**	**592,357.48**	**25.80**	**3,444,589.00**
6999-9999	**NET INCOME/(LOSS) OPERATIONS**	**749,411.17**	**26,722.05**	**722,689.12**	**2,704.47**	**937,291.13**	**213,776.40**	**723,514.73**	**338.44**	**320,665.00**
7000-0000	**CAPITAL/RESERVE ACTIVITY**									
7320-0000	Replacement Reserve Funding	26,667.00	26,666.67	-0.33	0.00	213,336.00	213,333.36	-2.64	0.00	320,000.00
7400-0000	Capital Expenditure	62,600.00	0.00	-62,600.00	N/A	73,473.88	0.00	-73,473.88	N/A	0.00
7400-0115	Asphalt/Parking Lot	0.00	0.00	0.00	N/A	145.06	0.00	-145.06	N/A	0.00
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	89,267.00	26,666.67	-62,600.33	-234.75	315,414.94	213,333.36	-102,081.58	-47.85	320,000.00
7900-0000	**TOTAL NET INCOME/(LOSS)**	**660,144.17**	**55.38**	**660,088.79**	**1,191,926.31**	**621,876.19**	**443.04**	**621,433.15**	**140,265.70**	**665.00**

Clubhouse Committee Meeting Minutes October 8, 2026:

Meeting commenced: 5:30 pm

Committee Members present: Kathy Murray, LJ Bratton, Katy Kay, Gloria Poirier, Laurie Kanar

Members present: (14) Community members present

Financial report by Gloria Poirer: Income $2370.00 Expenses $1698.72 (See detailed breakdown in newsletter)

Ongoing activities: Gary Kibler is considering extending the Kensington walks on Saturdays into mid-November. Watch the calendar for updates

Old Business: Chili Cook-Off/Halloween Costume Party/Music Bingo on Saturday 0ct. 31, at 5:30 pm. All phases are welcome! Anyone preparing chili is asked to sign up on the bulletin board in the clubhouse. Contestants are asked to bring their chili to the clubhouse at 5:15 pm

Craft Show & Bake Sale will be November 14th, 10 am-3 pm. Bakers are needed to provide baked goods for the sale. Please sign up on the bulletin board in the clubhouse stating what you will be donating for the bake sale. Please drop off any donated baked goods Friday night (11/13) at the clubhouse. Volunteers are needed to set up Friday night at 5 pm and take down tables Saturday at 3:30 pm following the event.

Friendsgiving Dinner November 21st at 5:30 pm, tickets $8. Turkey and paper products provided. Bring a dish to pass; please indicate dish you will bring on sign-up sheet on bulletin board in clubhouse. A **White Elephant Gift** Exchange will be held following this event for anyone interested in participating. These tickets go fast and there are only 60 available so be sure to see Kathy Murray, LJ Bratton, or Katy Kay for tickets!

Christmas Dinner Sunday December 6th at 5:30 pm. Tickets are $17.00 and will be on sale soon. This dinner is a sell out so be sure to get your tickets early. Kathy Murray is accepting donations for raffles to be held at this event. If you would like to donate an item to be raffled, please contact Kathy Murray.

Murder Mystery party is planned for December if we can get 20 volunteer actors, contact Kathy Murray if you are interested in acting. This event may be postponed if volunteers are unavailable.

We are looking for a **Newsletter Editor** for our monthly newsletter; this is a paid position. Anyone interested can contact Kathy Murray. Melissa Godzik will assist with questions/training the new editor.

New Business: Two new **umbrellas & four umbrella stands** were purchased for the deck; 2 additional umbrellas will be purchased in Spring 27. There was a safety issue with an umbrella being blown over and striking a resident. New **slipcovers** were donated for the deck couch!

Claudia Mills is asking members to donate any **large pots** you no longer have use for. Please contact Claudia if you have a large pot, you are willing to donate, they will be used throughout our community.

Laurie Kanar will investigate cost & variety of water dispensers.

Clubhouse holiday decorating to be held Tuesday, November 17th at 11 am. Anyone interested in helping to decorate the clubhouse is welcome!

Quilting Guild to start in January 2027. There will be an informational meeting in the clubhouse on November 12th at 12 pm. If you are interested in joining the quilting guild but unable to attend the November 12 meeting, contact Diane Smith who will be chairing this event at 248-667-1705.

Comments or Questions: Gary Kibler will research a boat ride through the chain of lakes next year. Steve Gerlach asked about plans for the clubhouse flooring. The flooring replacement is being discussed by our Board. Gloria Poirier informed the group that it is **Fire Awareness** month and reminded everyone not to charge phones/gadgets/electronics on soft furnishings or paper. We had a fire in our community that was started from charging a device on a couch per the fire department.

Meeting Adjourned at 6:11 pm

Submitted by *Laurie Kanar*

September 2026 Treasury Report	**Reconciliation**	
Income	**Column1**	**Column2**
Date	**Event**	**Amount**
9/11/2026	Rentals	$1,000.00
9/8/2026	Deck Party	$261.00
9/12/2026	Pancake Breakfast	$444.00
9/28/2026	Ads	$665.00
Total Income		**$2,370.00**

Expenses	**Column1**	**Column2**
9/21/2026	**Event**	**Amount**
9/5/2026	Clubhouse Deck Sun Protection-2 umbrellas	$105.98
9/9/2026	Newsletter Editor check #1028(July, Aug., Sept.)	$750.00
9/9/2026	Pancake Breakfast (Kroger, Gordon, Costco)	$172.72
9/7/2026	Walmart- 4 Umbrella Stands	$80.52
9/22/2026	UPS-Newsletter	$514.50
9/8/2026	garden supplies - check 1027	$75.00
Total Expenses		**$1,698.72**
Beginning Balance		**$28,435.27**
Ending Balance		**$29,106.55**
Operating Costs		**$16,000.00**

Message from the Clubhouse Chair:

● **A BIG SHOUT OUT to the Men's Club for clearing the deck for winter!** They will be putting up Christmas lights on November 17th when we decorate the clubhouse for the holidays!

● **A BIG SHOUT OUT to all the neighbors who came together to update the landscaping on 11 Mile! Residents donated perennials, expertise, and labor to help improve our community!**

● **New Member Orientation- Friday, November 6th at 6:00PM. If you moved in in 2026, you are invited! Meet other new members and get all your questions answered! RSVP to Susie Brock 248-892-5183.**

● **Craft Show/Bake Sale- Saturday, November 14th! See additional information**

● **Clubhouse Holiday Decorating- Tuesday, November 17th at 11:00AM.**

● **Friendsgiving Dinner/White Elephant Gift Exchange- Saturday, November 21st!** Tickets on sale NOW for $8.00!

● **Murder Mystery Party- Sunday, December 13th!** "Murder at the Ugly Sweater Office Holiday Party". Wear your best ugly sweater or make one! We still have 8 acting spots available (no memorization required). **Please contact Kathy Murray 248-240-7942** (text or call) if you are interested in being an actor. Tickets will go on sale in November.

● Our Clubhouse Gardener is looking for large decorative pots to be donated. If you have any, please contact **Claudia Mills at 248-561-1840**.

● **Please do not remove objects from the clubhouse that don't belong to you! We have had a few items that have gone missing.**

● Please remember to **bring your own** drinks to weekly events. Any drinks in the fridge are reserved for breakfast, lunch or dinner events.

Submitted by *Kathy Murray*

Bits & Pieces of Information



William H., Robert Z., Kathleen S., Kathleen V., Margaret S., Patricia M., Anthony B., and Karen D.



Kim Champe

Condos for sale in Colonial Acres Phase V

10 Condos	$125,000.00	$129,900.00	$131,000.00
	$134,000.00	$137,900.00	$139,900.00
	$140,000.00	$150,000.00	$155,000.00
	$160,000.00		

Condos pending in Colonial Acres Phase V

1 Condo	$144,900.00

Condos sold in Colonial Acres Phase V

5 Condos	$125,000.00	$137,000.00	$150,000.00
	$167,000.00	$187,000.00	

Daylight Savings Time ends on November 1, 2026, at 2 am. Clocks are **set back ONE Hour** giving us more daylight in the mornings during the winter.





To everyone who has served …
Thank You!!!





Our members … the Volunteers … are what keeps this community going. They keep our gardens beautiful, the community informed, the grounds safer, the clubhouse filled with activities and events, they welcome newcomers and deliver our newsletter. To all of our volunteers, **Thank You** and we appreciate all your contributions to our community.

Make Sure Your Outdoor Area is Winterized

Any spigot exposed to winter weather will need to be winterized to avoid freezing the line and create property damage. This is each individual unit's responsibility. **Hoses must be removed, drained and left off the spigot to winterize.**

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, November 7th & 21st
Bible Study	7 pm	Thursday, November 12th
Bunco	7 pm	Tuesday, November 17th
Veteran's Dinner ($15, Vet's Free)	5 pm	Tuesday, November 10th

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 on November 7th & 14th weather permitting**
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.



Annual Craft Show

When: Saturday, November 14h from 10am – 3 pm
Where: Phase V Clubhouse
Admission is Free

Baked Goods will be Available along with a large variety of crafts, artwork, seasonal décor and unique homemade items for purchase.

Contact Connie Williams at 248-756-1814 for more information.



Bakers Needed for the Craft Show

Donate to the bake sale for the Craft Show on 11/14/26.
Bring individual packages to sell on 11/13/26 at the clubhouse.



Clubhouse Holiday Decorating

Come to the Phase V Clubhouse
on Tuesday, November 17th
from 11:00AM-2:00PM

and help Decorate for the Holidays!



FriendsGiving followed by White Elephant Exchange



When: Sunday, November 21st at 5:30 pm
Where: Phase V Clubhouse
Cost: $8.00 (price includes turkey/gravy/paper goods/water)

- Bring a dish to pass - **signup sheets are on clubhouse bulletin board** to help guide selections.
- 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.
- **For Tickets Contact Kathy at (248)240-7942, Katy Kay at (248)207-7348 or LJ Bratton (248)684-5748 before they are sold out!!!**

SAVE THE DATE



Christmas Dinner

Phase V 2026 Christmas Dinner
Hosted by the Men's Club

When: Sunday, December 6th 5:30pm
Where: Phase V Clubhouse
Cost: $17.00 - Tickets are now available from the Men's Club
Contact Bill Aldinger (734-928-8050) or Steve Gerlach (734-845-0081)
Doors Open at 5:00pm. There will be 50/50, Prizes and Plenty of Fun!

Dinner served will consist of chicken, vegetable lasagna, green beans, roasted red potatoes, salad, rolls with butter and dessert. Water and coffee will be available.

Colonial Acres Phase V Presents
Murder at the Ugly Sweater Office Holiday Party





When: Sunday, December 13th at 5:30PM
Cost: $5.00 Tickets on sale in November

Bring an appetizer or dessert to share
BYODrinks & Wear your Ugliest Sweater

Pizza and Water provided

Contact Kathy at (248)240-7942, Katy Kay at (248)207-7348 or LJ Bratton (248)684-5748 for tickets!

What's Happening Around Downtown South Lyon in November

South Lyon Night Out - December 5, 2026, from 5pm-9pm. It will be a combination of Ladies' Night Out and a celebration of the end of the road construction on Pontiac Trail with a ribbon cutting ceremony.

2026 South Lyon Holiday Spectacular Parade – December 5, 2026, starts at 6pm. Line up at 5 pm Barlett Elementary School, 350 School Street, South Lyon.



Reminder to ALL Residents when it Snows, updated Dec 2025 & Oct 2026

Snow Removal Procedures (**updates in bold**):

The snow removal crew will respond without notification from Phase V when there is a snow accumulation of two (2) inches or more. At approximately 6:00 AM plowing will begin **on the main streets.**

Street Clearing Schedule: At approximately 8:00 AM the truck drivers will begin plowing parking areas. You will be notified by the sound of their horn to move your vehicle so that they can complete their job. Parking Spaces Where Vehicles are not Moved will Require Hand Shoveling Which Will be at the Vehicle Owner's Expense. Violation of any of these rules will result in a fine. See Assessment of Fines regulations located on page 7 **of the Phase V Rules**. Everyone must do their part for snow removal to be successful. If you cannot move your vehicle yourself arrange for someone else to move it. **(Contact your street captain, if available.)**

Snow falls during the latter part of the day, after 3:00 PM, will only be plowed down the center of the main streets. Parking areas will be cleared the following morning which means moving your vehicle(s) as noted above.

The snow removal crew will shovel snow on sidewalks and on original concrete sidewalks in courtyards – they will not apply deicer inside individual courtyards. **Each unit has been provided with a "saltshaker" that will enable the member/occupant to apply deicer within their courtyard. Ice-melt will be supplied in barrels, only at the Phase V Clubhouse, for your use on sidewalks and steps to melt ice.** Ice-melt should be used sparingly, although better for our cement, it is more expensive.

The Fair Housing Act requires owners of housing facilities to provide reasonable accommodation to people with disabilities. Reasonable accommodations are changes, exceptions, or adjustments to a program, service, or procedure that allow a person with a disability to have equal enjoyment of the housing program. There must be an identifiable relationship between the requested accommodation and the person's disability. Please contact the PPS if you believe you would qualify for a reasonable accommodation from this policy.

Should the Member/Occupant have any complaints with regard to snow removal, do not call your Board Members. Report any problems to the Property Management Office. They will contact the snow removal crew on snow plowing days.

Thanksgiving II

T	U	R	K	E	Y	N	O	V	E	M	B	E	R
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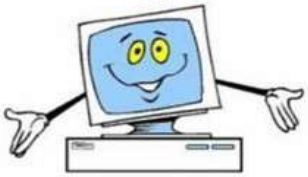
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November 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 **Daylight Savings Time**	**2** **8:30 am** Coffee hr **11-12:30** Chair Yoga **1 pm** Men's Club **3-5 pm** Happy Hour - Aubrees **7 pm** Euchre	**3** **2-5 pm** Billiards **7 pm** TX Hold'em **Election Day**	**4** **9-10 am** Exercise Class weights/walk **10-12** Sewing **6 pm** Bingo	**5** **7 pm** Euchre	**6** **9-10 am** Exercise Class core/walking **6 pm** New Member Orientation	**7** **9:30am –** Kensington Walk **RENTAL**
8	**9** **8:30 am** Coffee hr **11-12:30** Chair Yoga **7 pm** Euchre	**10** **2-5 pm** Billiards **7:00pm – Board Meeting**	**11** **9-10 am** Exercise Class weights/walk **10-12** Sewing **6 pm** Game Night **Veterans Day**	**12** **12 Noon – Quilting Guild Mtg** **5:30pm – Clubhouse Mtg** **7 pm** Euchre	**13** **9-10 am** Exercise Class core/walking **7pm –** Bible Study	**14** **9:30am –** Kensington Walk **10am-3pm – Craft Show**
15	**16** **8:30 am** Coffee hr **11-12:30** Chair Yoga **3-5 pm** Happy Hour - Aubrees **7 pm** Euchre	**17** **11am-2pm – Holiday Decorating** **2-5 pm** Billiards **7 pm** TX Hold'em	**18** **9-10 am** Exercise Class weights/walk **10-12** Sewing **6 pm** Bingo	**19** **7 pm** Euchre	**20** **9-10 am** Exercise Class core/walking **2-4 pm –** Game Night	**21** **5:30pm – FriendsGiving**
22 **RENTAL**	**23** **8:30 am** Coffee hr **11-12:30** Chair Yoga **7 pm** Euchre	**24** **2-5 pm** Billiards **7 pm** TX Hold'em	**25** **9-10 am** Exercise Class weights/walk **10-12** Sewing	**26** **RENTAL** **Happy Thanksgiving!**	**27** **9-10 am** Exercise Class core/walking **7pm – NO** Bible Study	**28**
29	**30** **8:30 am** Coffee hr **11-12:30** Chair Yoga **7 pm** Euchre					