

COLONIAL ACRES PHASE V NEWSLETTER

Volume LI

Issue 09

September

PPS website: www.ppscoop.cpm

PPS of Michigan, LLC. 248-644-4650

Office hrs: Monday thru Friday 8:30am to 4:30pm

Emergency Maintenance 248-347-1310
(after hours)

Email: tburhans@ppscoop.com

BOARD OF DIRECTORS

President	Janice Broniak	248-891-2350
Vice President	George Birchmeier	248-207-2774
	email: gmbgmb50@gmail.com	
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/Billing	Keith Foley
News Distribution	Judi Damphousse
News Distribution	Ed Hock
Coffee Hour	Donna Tilley/Steve Ahern
Light Bulb Mgr.	Peggy Booker
Gardener	Adams Court/ Shelly Gagnon
Librarian	Shirley Estes
Pool Manager	Katy Kay
Pool Maintenance	Mike Shelton/ Janice Broniak
Sunshine Corner	Faith Phee
Custodian	Paul Keeling

Newsletter email: ticonderogagals1@gmail.com

Newsletter deadline to submit items is the 15th of each month.

September



Dates to Remember ...

Clubhouse Committee Meeting
September 4th at 5:30 pm

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

Board Meeting September 10th at 6 pm
(see pages 2,6 & 8 for additional information)

Presentation on "Think a Will is all you Need?" September 11th at 6 pm by the
Law Office of Julie Paquette
(see pages 14 for additional information)

Pancake Breakfast September 13th
(see page 14 for additional information)

Vaccine Clinic September 16th
Online Registration Required
(see page 15 for additional information)

Fundraiser Applebee's Sept. 29th 4-9 pm
(see pages 15 for additional information)

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

President's Letter to Colonial Acres Phase V

Dear Members,

The beautiful month of September is upon us. The community is enjoying the end of summer and beginning of fall. Fall is a wonderful time of year filled with seasonal activities both in the community and in our great state of Michigan. It is also a new beginning for our membership and our community. We have a positive change ascending upon us with a new property management team in place.

As the crisp autumn breeze begins to sweep through our neighborhoods and the colorful tapestry of leaves starts to unfold, we are reminded of the promise and potential that comes with each new season. September is not just the close of summer; it is a doorway to opportunity, a time to nurture connections and embrace the spirit of renewal.

Our community has always thrived on the bonds we share through Monday morning coffee, deck parties, seasonal festivals, or simply the neighborly smile that brightens your day. This fall, we encourage all members to participate in the upcoming events and activities. Whether you enjoy apple picking, farmers markets, craft fairs, or a stroll through the changing woods, there is something for everyone to savor. Let us take this time to celebrate the beauty of Michigan and the strength of our community spirit.

With the transition to a new property management team, we are optimistic and excited about the future. The new team brings with them fresh perspectives, innovative ideas, and a commitment to serving the needs of every resident. Their focus will be on communication, responsiveness, and enhancing the quality of life for all. We invite you to reach out, introduce yourselves, and share your hopes and suggestions. Your input is invaluable as we work together to maintain and improve our shared spaces.

In the coming weeks, please look for updates from the property management team regarding community maintenance schedules, upcoming events, and opportunities to get involved. We also welcome your feedback on ways to make our neighborhood even more vibrant and inclusive.

As we embark on this new chapter, let us do so with gratitude for all that we have accomplished and the excitement for what lies ahead. May this autumn bring you warmth, connection, and a renewed sense of community.

With best wishes for a joyful and inspiring fall season,

Janice Broniak,

President. Colonial Acres Phase V

248-891-2350

janicebroniak@gmail.com

Next Board Meeting September 10th at 6 pm

Colonial Acres Phase V. Inc Minutes of the Regular Board of Directors Meeting

Nonprofit Cooperative – Conducted in Accordance with Michigan Law

Call to Order

The regular meeting of the Board of Directors of Colonial Acres Phase V. Inc, a Michigan nonprofit cooperative corporation, was held on August 13, 2025, at 6:00 p.m., at 25865 Jamestown Ct, South Lyon, MI 48178 in accordance with the Michigan Nonprofit Corporation Act (Public Act 162 of 1982) and the Michigan Cooperative Law.

- a. President Janice Broniak called the meeting to order at 6:00 p.m.
- b. Members recited the Pledge of Allegiance
- c. President Janice Broniak asked members to silence their phones

Roll Call / Establishment of Quorum

- | | | |
|----|--|---------|
| 1. | Janice Broniak, President | Present |
| 2. | George Birchmeier, Vice President | Present |
| 3. | Gloria Poirer, Secretary | Present |
| 4. | Gary Williams, Treasurer | Present |
| 5. | Jackie Ahern, Director | Present |
| 6. | Property Management | Present |
| 7. | Total Number of Members' One Hundred Twenty-Nine (129) Members Present | |

The Secretary, Gloria Poirer, conducted a roll call. A quorum was declared present in accordance with the cooperative's bylaws.

Approval of Agenda

- Motion to approve the agenda with corrected phone number by Jackie Ahern, seconded by Gloria Poirier, unanimous approval by George Birchmeier, Gary Williams, Jackie Ahern, and Gloria Poirier.

Approval of Previous Meeting Minutes

- Motion by Gloria Poirier seconded by Gary Williams to approve the July 2025 meeting minutes, unanimous approval by George Birchmeier, Gary Williams, Jackie Ahern, and Gloria Poirier.

President's Report

At the opening of this session, President Janice Broniak warmly welcomed participants and set a collaborative tone for the proceedings. In her opening remarks, she expressed enthusiasm for the

opportunities ahead and emphasized the organization's commitment to serving its members with excellence.

- Janice Broniak introduced Board Members George Birchmeier, Gloria Poirier, Gary Williams, and Jackie Ahern. Denise Semion will be taking minutes.
- Recognizing the importance of strong leadership and expertise, President Broniak proceeded to introduce the Professional Property Services management team to the membership. Dino DeMare, President; Tonia Burhans, Regional Director – CAV; Lori Fronimos, Brittney Merrell, Don Barlow, and Mike Rizzo.
- Broniak stated there was an error in one phone number listed on the agenda; maintenance request line should be 248-644-4650.
- After Hours Emergency call 248-347-1310 Very Important.
- Summer taxes due Aug 15
- The lock on the black collection box has been changed and secured. Members can make their monthly check out to Colonial Acres Phase V, Inc. and deposit their payments in the box.

President Broniak encouraged members to connect with them, ask questions, and share feedback throughout the session. Sharing their unique skills and contributions supports and improves our processes.

This introduction not only fostered a spirit of transparency and engagement but also reinforced the organization's focus on professionalism and member services. President Broniak concluded her remarks by inviting everyone to again participate actively in the session and to collaborate with the management team to achieve shared success.

Financial Report

Treasurer Gary Williams presented the financial statements for the period ending July 31, 2025, including the balance sheet, income statement, and cash flow statement. Highlights included:

- Current cash balance: \$245,766.00

Motion by Jackie Ahern, seconded by George Birchmeier to approve the financial report as submitted. Unanimously approved by George Birchmeier, Gary Williams, Jackie Ahern, and Gloria Poirier.

Old Business

- Reserve Fund Study: The Board of Directors has completed its review of the reserve fund study information and has decided to hold the findings in abeyance until there is an opportunity to present and discuss them with both the Property Manager and the membership.
- Our swimming pool has recently been evaluated by a certified leak specialist to address concerns regarding potential water loss. The comprehensive investigation involved a detailed inspection of the pool's structure, plumbing, and mechanical systems to accurately determine the source and extent of any leaks. The findings from this assessment have highlighted specific

areas requiring attention to restore the pool's integrity and functionality. Professional Property Services will evaluate.

New Business

Five candidates will speak today.

Jackie Ahern - stated she had been on board since May; the board members suggested she run; we all get along so well. I was disappointed that only five people were running. Get out there and vote! My mother taught me that if you start something then finish it. Let us have an election. Thank you.

Birchmeier added that the candidates are speaking in alphabetical order.

Janice Broniak - stated the decision to run again was hard; I want to make a difference in our community. Written statement provided at meeting.

Kathie Crossman - stated some of you know me, some do not. I have worked for boards of directors and on boards of directors. I have a deep understanding of changes we are going through. There has been lots of contentiousness and I was one of those. We are in a different place, and I want to encourage everyone to be part of the community. Committees can really help save money. If you encourage your neighbors and friends to be involved, I believe it will become something you enjoy doing. You will also meet new people. We are a co-op, and we should wrap our arms around each other. One thought – implore realtors to have a package with contact information. I know this works. If you have questions, see me afterword. Thank you.

Lori Kowalski - I live on Lexington; I have been a social worker for the state and the county; I am a nana, and a resident of this place. Cried the day I moved in. Not a lot of experience being a board member, but I do have a lot of experience working with a variety of people. Helen Keller said, “alone we can do little, but together we can do much.” I want to be a part of this community. I know I was a rebel rouser in the past and questioned the company but that is in the past. Please feel free to approach me, I am very approachable. I would like to be part of planning for the future. We need to be more responsible and more aware.

Marie Sherry – I have been here since February. I am a Navy veteran; I have a master’s degree in public administration; I am currently the Finance Director for City of Dexter; agreed to stay on to help with transition. I did a tax presentation here a few months ago. I currently serve on another Board at White Birch Lakes Recreational Association and was their policy chair; did a comprehensive rewrite. I am a policy wonk; that is my strength and love to think outside of the box and look at alternative ways to finance things. I am happy to be here. Broniak added that Marie was part of the process to select the management company.

Birchmeier asked at this time, is there anyone else who would like to run for the board? As we go forward, members will receive ballots in mail. If you have any questions or concerns, reach out to a board member and they will walk you through it. All members are encouraged to attend the September meeting to help ensure a fair election process.

- 72-9 Who counts ballots? The Bylaws spells it out. President selects people.
- DeMare stated that an open election can be held, and members can watch the ballots be counted. Birchmeier indicated they will need to make a motion to that effect.

- 85-3 Asked if candidates are running for a position on the board or in general. Birchmeier said the bylaws explain how positions are selected. The Board meets and decides who holds each office.
- George Birchmeier made a motion to have an open count in front of membership with counters, seconded by Gary Williams, unanimous approval by George Birchmeier, Gary Williams, Jackie Ahern, and Gloria Poirier.
- Date of election is Sept. 10, 2025, at 6 p.m.

Member Comments

The President opened the floor for member comments.

- 85-3 Member requested the board make a change to the rules and allow bottled water at the pool.
- 86-2 – Agreed, it is extremely hot at pool, would be nice
- 65-6 - Asked to define a bottle of water
- Broniak asked for a motion – Motion by George Birchmeier, seconded by Gloria Poitier to allow a non-glass container of water to be allowed at the pool, unanimous vote by George Birchmeier, Gary Williams, Jackie Ahern, and Gloria Poirier.
- 86-1 - Asked about tree trimming
- 142-6 - Asked question on not contacting service providers? Broniak emphasized we must contact the management company for all services. If you want to contract for personal services, you are free to contact them. It is important to remember that if you hire a contractor for a covered maintenance item and do not go through management company, you are responsible for the cost and all future repairs.
- 87-1 – Requested to see the meeting minutes written verbatim, not paraphrased. Semion replied that she does the best she can, any additional help is welcome.
- Member asked about how we are collecting on delinquent accounts.
- Broniak indicated we cannot change the past; before they switched management companies there was a lot of unfinished business. There has been lots of contact with members regarding things not wrapped up properly. There are procedures in place for delinquent payments. Professional Property Services will execute the procedures in place to make sure people pay their monthly maintenance fee and property taxes.
- 95-2 – Stated we were told at a previous meeting told it would cost \$250,000 to get rid of the previous company. Birchmeier stated he tried to explain but the membership determined it was not necessary to hear. Broniak stated the litigation is just starting. Today is the first day we are no longer tied to Clearview. Discussion of the interview and vetting process; four companies were reviewed. The board and a couple of members reviewed the companies. Two

companies were invited to a second interview and after this process was completed. Professional Property Services was selected.

- 75-3 - Applauded the board's efforts and asked if any kind of professional audit be performed? People alluded to the fact that there was a mishandling of funds and lack of transparency. Birchmeier indicated it is exceedingly difficult for us as we did a deep dive into all the financial reports. There were some suspect charges, and we never got answers; we must weigh the value of what we would get out of a forensic audit verses the cost.
- 74-5 – Stated she likes using the black box and asked if we can we still use it. DeMare replied yes continue to use; they will have someone here once a week to collect money from box.
- 74-4 – Asked about legal issues if it comes that we owe money will it come out of our money? DeMare replied it is part of the insurance coverage; any litigation will encourage officers to turn over to insurance. Typically, the directors have a liability policy and will cover it.
- 115-2 – Asked if Mark Klabak is still employed here? Broniak replied he has not been employed here since July 28, 2025. That is why we emphasize do not be calling him.
- 140-1 – Tree in courtyard needs removal or trimming. Member responsibility.
- 93-4 - Curious about the website, this is very confusing. If we are not supposed to contact any of the previous help we have had, who are we supposed to call? You should call PPS. Will our co-op website be updated? DeMare stated they are trying to work with Clearview; once we get access we will look at making changes. Right now, we do not have access. The website should have a public and a private forum.
- 81-1 – Stated to read the Rules and Regs; trees in a courtyard should not exceed height of gutters and it is your responsibility to trim.
- 65-5 – Stated the trees cover the signs coming in off 11 Mile Road. Birchmeier said to call PPS. Broniak emphasized we all must do our part and if we see something we have to say something.
- 74-4 – Asked about check writing authority to write checks – is a second signature required? DeMare indicated they will make sure bills are paid in a timely manner and will be done electronically. PPS will give Board members access to their accounting system; the board will not be physically signing checks but will electronically approve.
- 112-5 - Wants to make sure we cover our contractors' ads; they need to be removed if we are not to use them. Birchmeier indicated you can use any contractor you want, but if it is something that's covered and you do not call PPS it is all on you. You will be responsible for costs incurred and lose maintenance coverage for that item.
- 88-3 Emphasized the meeting agenda paperwork; maintenance request phone number is 248-644-4650.

- 140-4 – Asked to confirm about the weeds and rocks in front of courtyards; some neighbors leave for the summer and are we supposed to take care of them? Broniak replied that people will be sent a notice to take care of weeds.
- 113-1 – Stated that people pull weeds and throw them on the grass. Ahern asked for a show of hands how many people have weeds in their yards.
- 72-4 – Stated that in the past they (management) would spray areas by cars and in front of courtyards; they no longer do. That is why weeds are your responsibility.
- 84-2 - Respectfully request that we move on. People are leaving and I would like to speak as a candidate.
- 118-5 – Asked to clarify when Williams reported \$245,766.05 does it or does not it include the reserve fund? Williams answered yes, it does.

Executive Session (if applicable)

- Executive Session – George Birchmeier motioned to not have executive session, seconded by Jackie Ahern, unanimous vote of approval by George Birchmeier, Jackie Ahern, Gloria Poirier, and Gary Williams.

Announcements

- Annual meeting will be held Wednesday Sept. 10, 6 p.m. at clubhouse; when you receive ballots, please review and vote.
- Board of Directors' Election Results will be announced.

Adjournment

- Gary Williams made a motion to adjourn at 7:13 p.m., seconded by Gloria Poirier, motion unanimously approved by George Birchmeier, Jackie Ahern, Gloria Poirier, and Gary Williams.

Certification

I, Gloria Poirer, Secretary of Colonial Acres Phase V. Inc, certify that the foregoing constitutes a true and correct record of the proceedings of the Board of Directors meeting held on August 13, 2025.

Signature: _____

Gloria Poirer, Secretary

Date: August 13, 2025

Submitted by *Denise Semion*

Colonial Acres Phase V, Inc. Property Management

Professional Property Services

Dino DeMare, President

Tonia Burhans - Regional Director - CAV

30300 Telegraph Road, Suite # 205

Bingham Farms, MI 48025

Phone - 248.644.4650

After Hours Emergency – 248-347-1310

Website – www.ppscoop.com

Email: tburhans@ppscoop.com

CA Phase 5 Board Election

Additional Candidate Information

In addition to the three candidates whose information appeared in the August newsletter (on pages 7 & 8), we have two additional candidates for the board:

Jackie Ahern

In addition to being a current board member, I am also a wife, mother, grandmother, retired Restaurant Owner, and Pastor.

At our August 13 Open Board meeting and introduction of PPS, our new Management Co, I placed my name to be added to the other 4 to be considered for one of the 3 Board positions that will be filled.

For a while now, I assumed that I would leave the Board after the September 10 Open Board Meeting and Election of new Board members.

But my fellow Board members have been encouraging me to run for one of those open positions. Back in April, in sending my resume to fill the vacant position, interviewing, and considering, I did accept that short term position. You can read that resume in our June newsletter.

Keeping it short and simple, we as a Board have worked so hard to navigate very rough waters in finding and calling a new Management Company, it would be a joy to continue working with the Board and PPS to keep our community such a beautiful place to call home.

We work well together, thus with experience on various Condo and Church related Boards, I feel a responsibility to at least put my name out there. And I strongly feel that we are too large to simply find enough members to sit on a Board thus there have been few “elections” — this year we all have to do some research and vote for 3 out of the 5.

Janice Broniak Bio

It has been an honor to serve the members of our great community during this past year—a year marked by resilience, discovery, and a genuine commitment to transparency and growth. As I reflect on the journey we have shared, I am filled with gratitude for the trust you placed in me and for the privilege to guide our Board through challenges and triumphs alike. Integrity was the guiding

principle behind every action taken during my presidency. I recognized early on that leadership is not about authority - it is about service. It is about listening to the needs and aspirations of those you represent and making decisions that honor their trust. Serving as your president has been a privilege unlike any other. I am grateful for the opportunity to lead, to learn, and to grow alongside you. The journey has not always been easy, but it has always been worthwhile. As we look ahead to another year of possibilities, I ask for your continued trust and support. Let us carry forward the spirit of inquiry, accountability, and unity that has defined our progress so far.

Thank you for allowing me the honor of serving you and thank you for your commitment to making our community the best it can be. I would appreciate your vote in this election.

Our 5 Candidates for the Board of Directors, in alphabetical order, are:

Jackie Ahern, Janice Broniak, Kathie Crossman, Lori Kowalski and Marie Sherry.

Clubhouse Committee Meeting Minutes, August 7, 2025

Meeting opened by Kathy Murray at 5:31 PM.

(4) Clubhouse committee members and (23) residents attending.

Kathy Murray introduced herself to the group as the new clubhouse committee chairperson, stating that she is a retired teacher.

Recent Fundraising:

7/11 Deck party 50/50 raised \$82, Deck party donations raised \$88

7/17 Famous Dave's fundraiser raised \$111.91

7/23 Hamburger Luncheon 50/50 raised \$70, hamburger sales \$212.60

New Business

Kathy Murray reviewed the list of all ongoing activities in the clubhouse.

One new resident was in attendance and was referred to the calendar in the newsletter for specific dates and times of activities.

Attendees were encouraged to enjoy the Monday Coffee at 8:30, which often includes South Lyon Mayor, Chief of Police, and Fire chief.

Old Business

Possible bathroom updates discussed, currently our bathrooms are not ADA compliant. ADA compliancy is 60-inch stall, ours are 44 inches and 34 inches. Currently we are grandfathered in and are not required to bring up to current codes if we do not change the floor plan. George Birchmeier recommended that we investigate what updates can be made without jeopardizing our grandfathered clause status.

Kathy Murray asked for volunteers to assist with attempting to obtain funding through a grant for a defibrillator for the clubhouse. This was met with mixed responses, a lengthy discussion followed. Some concerns mentioned included difficulty with using device, and potential liability when using device. Judy Keeling volunteered to assist Kathy with writing the grant.

Judy Keeling suggested that the clubhouse floor be repaired or replaced prior to any remodeling/updating of bathrooms. A lengthy discussion ensued as to why the current flooring has failed, and potential replacement flooring suggestions were made by several residents. Susie Brock stated Board of Directors would have to approve any decision regarding flooring in the futures as cost expenditure will be greater than \$300. Kathy Murray stated floor warranty is no longer in effect.

New Business

Henson Homes Real Estate Group donated hot dogs, buns, water, and cookies for the August Deck Party. A "Thank You" note will be placed in the newsletter expressing gratitude for the donations. A resident questioned why they were donating food; it was stated they are a new company and wanted to make their presence known. Henson Homes literature would be placed on tables in clubhouse for anyone interested. Other realtors have made contributions in the form of gift cards at our Christmas & Easter parties.

Flu, Covid, & RSV shots will be available for phases I-V in the Phase V clubhouse September 16, 10 AM-3PM. Anyone interested can sign up online. Unfortunately, everyone interested must sign up online this year. Several residents voiced concerns about online sign up for this event, stating not all residents have internet/phones or capabilities to sign up online.

A scannable code was available during the meeting and Melissa Godzik (co-chair) has offered to assist those having difficulty signing up. Melissa will also check if CVS staff will be able to give shots to those physically incapable of coming to clubhouse in their residence.

National Honor Society helpers will be available through the South Lyon School system for assistance with set up, clean up, and other assistance at Phase V events. Notify Kathy Murray if interested in obtaining help for any events.

Upcoming Events

Kathy Murray listed all the upcoming events for remainder of summer season through the fall season. These include Deck parties 8/8, Think a Will Is All You Need? Think again! 9/11 with sandwiches & refreshments provided, Pancake Breakfast 9/13, Applebee's fundraiser 9/29, Chili cookoff/UofM-Mi State Football Saturday 10/25, Buddy's Pizza fundraiser 10/29, Annual craft Show 11/8, Friends-Giving 11/16, Christmas Party 12/7. See future newsletters for information regarding these future events.

Questions/Comments:

Men's club representative Steve Gerlach stated they are considering another hamburger luncheon since so well received, and possible additional luncheons.

George Birchmeier informed attendees that new management company would be available at 5PM prior to Board Meeting 8/13.

Connie Williams requested Christmas Decorating occur after 11/8 Craft show related to space concerns for vendors and shoppers

Meeting adjourned at 6:17 PM

Submitted by *Laurie Kanar*

From the Clubhouse Chair August 7, 2025 Meeting

Hello! My name is Kathy Murray and I am the new Clubhouse Chairperson. As a retired elementary teacher, I am excited to be involved in the “FUN” at Colonial Acres Phase V! Clubhouse meetings are open to “ALL” Colonial Acres Phase V Residents. I would like to welcome all ideas of how you envision activities for our clubhouse! I am very fortunate to work with Melissa Godzik (Co-Chair), Laurie Kanar (Secretary), and Barb Kibler (Treasurer)! They have been very welcoming and supportive with my new position! I look forward to meeting more residents and working together to make Colonial Acres Phase V the “BEST PLACE TO BE!” Let’s have some fun!

Upcoming Event - Mark your calendars:

- Presentation on “Think a Will Is All You Need? Think Again! Thursday, September 11th, 6:00pm. Presented by the Law Office of Julie Paquette. Sandwiches and Refreshments Provided.
- Pancake Breakfast, Saturday, September 13th, 9:00-10:30am, Hosted by the Men’s Club. Presale tickets available for \$8.00
- Flu/COVID/RSV Shots, Tuesday, September 16th, at Phase V Clubhouse. Sign up online.
- Fundraiser, Monday, September 29th, Applebee’s in Novi, 4:00-9:00pm. 20% goes to Phase V- PLEASE RSVP if going, applies to online and carry-out orders also. WE NEED 20 RSVP’S to keep it on the calendar.
- Chili Cookoff/UofM-MI State Football-Saturday, October 25th, 5:30-7:30. Stay to watch the game if it is an evening game!
- Fundraiser, Wednesday, October 29th, Buddy’s Pizza in Novi, 11:00am-9:00pm. 20% goes to Phase V- PLEASE RSVP if going, applies to online and carry-out orders also. WE NEED 20 RSVP’S to keep it on the calendar.
- Medicare Plan Review Day- Thursday, October 30th, 9:00 AM-5:00 PM at the Clubhouse. Sign up in advance on the bulletin board.
- Annual Craft Show- Saturday, November 8th.
- Holiday Decorating/Cookie Exchange- Sunday, November 9th, 2:00-5:00PM. Bring 6 cookies to share while decorating. Bring 6 dozen cookies if you want to exchange (in packages of 6)
- FriendsGiving- Sunday, November 16th.
- Christmas Party- Sunday, December 7th.

Submitted by *Kathy Murray*

September Clubhouse Meeting – Thursday September 4th, 5:30 pm

BITS & PIECES OF INFO



Beth, Lynne, Shelby
& Terri

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.



Per Kim Champe

Condos for sale in Colonial Acres Phase V

5 Condos	\$139,000.00	\$145,000.00
	\$149,900.00	\$155,000.00
	\$169,000.00	

Condos pending in Colonial Acres Phase V

1 Condo	\$149,900.00
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Condos sold in Colonial Acres Phase V

2 Condos	\$177,000.00	\$180,550.00
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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.

We would like to Thank *Maria Parvu* of Henson Homes Real Estate Group, who donated the hot dogs, buns, water, and cookies for our August Deck Party. Your thoughtful donation was greatly appreciated. Thank you so much!

Bible Study classes resume, in September, on the 2nd & 4th Friday of the month at 7pm.

There will be no Euchre on September 11th. Instead, there is a presentation by the Law Office of Julie Paquette. Please see page 14 for more information.

The Pool will be Closing on September 13th The Last day to Swim is September 12th!

There will be no exercise classes on September 12th, 17th & 19th.

Things Happening in and AROUND Phase V

Saturday Walking Club

Where: Kensington Park

When: 9:30am, Saturdays

Starting: April 26 – November 1 - weather permitting

Who: Contact Gary Kibler at (734) 635-2221 with questions

Note: For admission to the park - you'll need a permit .



Phase V Deck Party - Final One for the Season *September 5th at 5:30 - 7:00 pm*



Come out and join us for the season's last 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.



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 are available as well as tickets at the door on the day of the breakfast.



Presentation by the Law Office of Julie Paquette

Think a Will Is All You Need? Think Again!

Join us for a free, eye-opening presentation: ***How Getting a Will Puts You at Risk***. Learn how wills go wrong, and what you can do instead to truly protect your home, money, and loved ones!

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

Sandwiches and refreshments provided.

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.

Colonial Acres 2025 Vaccine Clinic



Who: Open to All Colonial Acres Residents

Where: At the Phase V Clubhouse

When: September 16, 2025, from 10am – 3pm

Vaccinations offered: The Flu, Covid and RSV Vaccines

You Must Register Online by September 13th

Scan this code to sign up

... Or sign up through the link below ...



<https://www.cvs.com/scheduling/clinicdetails?lob=rximz&flow=clinicinfo&clinicID=C3D1718BA22701FC9E034D4524281E88>

If you need assistance signing up, you can contact:

Alice Schmitter 734-929-7082 (avail. August 24th – Sept. 4th)

Kathy Murray 248-240-7942 (avail. August 21st – Sept. 7th)

Melissa Godzik 586-344-6632 (avail. Sept. 2nd – Sept. 13th)

Bring your medical insurance card, identification and a waiver will need to be signed at the time of the vaccine.

ANYONE who signed up for the Vaccine Clinic using the QR code or web link that was in the Clubhouse Meeting Agenda will need to sign up again. The link, provided by CVS, was incorrect. Sorry for the inconvenience.

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 the proceeds (minus taxes).

RSVP with Kathy Murray at (248)240-7942 or Melissa at (586)344-6632.

We Need 20 RSVPs to keep this event on their calendar.

SAVE THE DATE

Hamburger Luncheon



When: Friday, October 10, 2025, from 11:30 am -1:30 pm

Where: Phase V Clubhouse

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

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

Chili Cook Off & Football



When: Saturday, October 25th, 5:30-7:30. Stay to watch the game if it is an evening game! More information in next month's newsletter and postings on the Clubhouse bulletin board.

Fundraiser at Buddy's Pizza



When: Wednesday, October 29, 2025, 11am to 9pm

Where: 44225 W 12 Mile, Ste C-103, Novi, MI 48375

(248) 675-0881

Dine in – Order Online – Take Out

Just mention **Colonial Acres Phase V Clubhouse**

and the Clubhouse will receive 20% of the proceeds (minus taxes).

RSVP with Kathy Murray at (248)240-7942 or Melissa at (586)344-6632 by October 26th.

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

Medicare Plan Review Day

When: Thursday, October 30th

Time: 9:00 am - 5:00 pm at the Clubhouse.

Sign up in advance on the bulletin board.



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 & BYOB)	7:00 pm	Saturday, September 6th & 13 th

Happening Around Downtown South Lyon

September 6th, 13th, 20th, & 27th (Every Saturday): Farmers Market, 9 am – 2 pm

September 27th (10am-7pm) & 28th (10am – 5pm): Pumpkinfest

September 24th: Lake Street Cruise in Motorfest, 4:30 pm Rain or Shine

**44th Annual Depot Day Event
at the
South Lyon Historic Village**
300 Dorothy Street
Saturday, September 6, 2025



Family Friendly Activities – 10am until 4pm

Thomas the Train Rides, Pedal Car Contests, Kids Games & Activities, The Bubble Man, Silent Auctions, Touch-a-Truck Event, The Toy Maker, Musical Entertainment, Model Train Display, Kiwanis Food Tent, and so much more!



Festival Hours

Saturday, September 27th
10am to 7pm

Sunday, September 28th
10am to 5pm



Pumpkinfest Parade
Saturday, September 27th
10am

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Entire Family**

Games, Activities,
Pumpkinfest Run,
Entertainment,
Scarecrow Contest,
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Contests,
Petting Farm,
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September 2025				
Sep 6	Sep 13	Sep 20	Pumpkinfest	
			Sep 27	Sep 28
Mr. Italy	Circle T Catering	Circle T Catering	Fat Axe Grill	Fat Axe Grill
Brava Empanada	Motor City Pasty	Kona Ice of Brighton	Mr. Italy	Mr. Italy
El Jefe Tacos & More	Twisted Burger		The Fry Guy	DW Street Eatery
Buoy's Coffee Company	The Fry Guy		Reno's Hotdog Stand & Cateri	Fuller Farms Mini Donuts
	Reno's Hotdog Stand & Catering		Kona Ice of Brighton	The Fry Guy
	Blue Kuna BBQ		Hobo Coffee Co	Almonds R Nuts
	Grand Traverse Pie Company		Fuller Farms Mini Donuts	Buoy's Coffee Company
	Happy Camper Ice Cream		Almonds R Nuts	
	Hobo Coffee Co			
	Snowy Owl Shaved Ice			
	Almonds R Nuts			

Labor Day Word Search

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

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September 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 8:30 am Coffee hr 11-12:30 Yoga 7 pm Euchre No Garbage Pickup Labor Day	2 1 pm Men's Social 2-5 pm Billiards 7 pm TX Hold em Garbage Pickup	3 9-10 am Pool Exercise class 10-12 Sewing 6 pm Bingo	4 5:30 pm– Clubhouse Meeting 7 pm Euchre	5 9-10 am Pool Exercise class 5:30 pm – Deck Party 7 pm TX Hold em	6 9:30am - Kensington Walk
7	8 8:30 am Coffee hr 11-12:30 Yoga 7 pm Euchre	9 2-5 pm Billiards 7 pm TX Hold em	10 9-10 am Pool Exercise class 10-12 Sewing 6 pm – Board Mtg	11 6 pm: Presentation on “Think A Will is All you Need”	12 7pm – Bible Study Last Swim Day	13 9-10:30am Pancake Breakfast 9:30am - Kensington Walk
14	15 8:30 am Coffee hr 11-12:30 Yoga 3-5 pm Happy Hr Aubrees 7 pm Euchre	16 10am - 3 pm Vaccination Clinic 7 pm TX Hold em	17 10-12 Sewing 12pm Greeting Cards with Faith 6 pm Bingo	18 7 pm Euchre	19 7 pm TX Hold em	20 9:30am - Kensington Walk
21	22 8:30 am Coffee hr 11-12:30 Yoga 7 pm Euchre	23 2-5 pm Billiards 7 pm TX Hold em	24 9-10 am Walking Exercise class 10-12 Sewing 6 pm Game Night	25 7 pm Euchre	26 9-10 am Walking Exercise class 7 pm – Bible Study	27 9:30am - Kensington Walk
28	29 8:30 am Coffee hr 11-12:30 Yoga 7 pm Euchre 4-9pm - Fundraiser Applebee's Novi	30 2-5 pm Billiards 7 pm TX Hold em				