

PPS website: www.ppscoop.com

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	Marie Sherry
	Email: Marie4phasev@gmail.com
Vice President	Lori Kowalski
Secretary	Kathie Crossman
	email: crossmankathie@gmail.com
Treasurer	Paul Gjerpen
Director	Susie Brock

CLUBHOUSE COMMITTEE

Chairperson	Kathy Murray	248-240-7942
Co-Chairperson	Melissa Godzik	586-344-6632
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	open	
Pool Maintenance	open	
Sunshine Corner	Faith Phee	
Custodian	open	

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

December



Dates to Remember ...

Christmas Dinner – Dec. 7th

Last date of ticket sales is December 1st
(see page 11 for additional information)

Kiwanis Holiday Dinner – Dec 8th

(see page 13 for additional information)

Clubhouse Committee Meeting

December 11 at 5:30 pm

Board Meeting December 16th at 7pm

Save the Date:

Pancake Breakfast – January 17th

(see page 11 for additional information)

Italian PotLuck – January 18th

(see page 12 for additional information)

Mexican PotLuck – February 15th

(see page 12 for additional information)

Sloppy Joe Luncheon – February 21st

(see page 12 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

Directors' Letter to the Membership

Wow. All I can say is wow. What great members we have here in Phase V. The November Board of Directors meeting far exceeded my expectations. From the warm reception given to our new board members, Susie Brock, Paul Gjerpen and Lori Kowalski to the applause for our previous board members Janice Broniak, George Birchmeier and Gary Williams, your support of your board members is very much appreciated. Our thanks to the six members who stepped up to fill the open positions – it was not an easy choice and we very much appreciate you!

November Board Meeting Highlights

- The Board set new meeting dates for the third Tuesday of the month. We will have an executive meeting with PPS where confidential information can be discussed at 6:00 pm. Followed by the open board meeting at 7:00 pm. This schedule will be in place through the 2026 annual meeting. I want to let you know that this change to the third week (based on a request from PPS due to providing financials) puts a big strain on our newsletter timeline. They will do their best to have it to you by the first of the month, but sometimes it may be a few days late.
- The budget was a big concern. The Board will be holding an executive (closed) meeting with PPS on the budget on December 4th at 6:00 pm. We will present the budget to you at our December meeting on 12/16/2025.
- Moving cars for snow removal was a big discussion. Susie Brock volunteered to spearhead creation of street captains to assist with the requirement of moving vehicles. Please call her at 248-892-5183 to volunteer. Based on input from you, we hope to create a list of people who can help members who are out of town or who are unable to move their vehicles for any reason. A great suggestion from the members was to grab a donut and head to the Library for a good read while the plowing is going on. 😊
- As in the past, Lewis Brothers will clear and salt courtyard sidewalks. If you do not want salt, please contact Tonia at PPS (tburhans@ppscoop.com) for a waiver and put your sign out on your fence or bus stop.
- We talked about communication. Everyone agrees that we don't have a great way to give timely information to our members. Ideas included establishing an official Facebook Page, creating an email list, and a text message system. PPS can do both an email and a text message system, but we need your consent to use your email/phone for it. Stay tuned for further information!
- On the communication subject, a big, huge shout out to our newsletter captains for hand delivering the letter asking for volunteers for the open board positions, and for the news about who was selected. You rock!

Marie, on behalf of the Board of Directors

Colonial Acres Phase V (continues)

Budget Comparison

Period = Oct 2025

Book = Cash ; Tree = YTD

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5000-0000 REVENUE ACCOUNTS									
5000-1000 RENTAL INCOME									
5120-0000 Carrying Charge/ Rent Income	202,730.76	210,040.00	-7,309.24	-3.48	2,094,578.25	2,100,400.00	-5,821.75	-0.28	2,520,480.00
5199-0000 TOTAL RENTAL INCOME	202,730.76	210,040.00	-7,309.24	-3.48	2,094,578.25	2,100,400.00	-5,821.75	-0.28	2,520,480.00
5200-0000 VACANCIES									
5220-0000 Vacancy Loss	-145.17	0.00	-145.17	N/A	-145.17	0.00	-145.17	N/A	0.00
5299-0000 TOTAL VACANCIES	-145.17	0.00	-145.17	N/A	-145.17	0.00	-145.17	N/A	0.00
5400-0000 FINANCIAL REVENUES									
5410-0000 Interest Income	119.00	0.00	119.00	N/A	196.77	0.00	196.77	N/A	0.00
5603-0000 Transfer Fees	1,180.02	0.00	1,180.02	N/A	5,570.02	0.00	5,570.02	N/A	0.00
5800-0000 Transfer From GOR/RRR	0.00	3,333.33	-3,333.33	-100.00	0.00	33,333.30	-33,333.30	-100.00	40,000.00
5899-0000 TOTAL FINANCIAL REVENUES	1,299.02	3,333.33	-2,034.31	-61.03	5,766.79	33,333.30	-27,566.51	-82.70	40,000.00
5900-0000 OTHER REVENUE									
5901-0003 Key Fob Fee	80.00	0.00	80.00	N/A	150.00	0.00	150.00	N/A	0.00
5912-0030 Miscellaneous Income	0.00	0.00	0.00	N/A	875.23	0.00	875.23	N/A	0.00
5920-0000 Administrative Fees	0.00	0.00	0.00	N/A	1,590.02	0.00	1,590.02	N/A	0.00
5931-0000 Late Charges	495.63	166.67	328.96	197.37	2,029.64	1,666.70	362.94	21.78	2,000.00
5931-0001 NSF Fee	0.00	0.00	0.00	N/A	350.00	0.00	350.00	N/A	0.00
5932-0000 Legal Change Income	0.00	83.33	-83.33	-100.00	0.00	833.30	-833.30	-100.00	1,000.00
5999-0000 Miscellaneous Income	696.05	0.00	696.05	N/A	3,574.65	0.00	3,574.65	N/A	0.00
5998-0000 TOTAL OTHER REVENUE	1,271.68	250.00	1,021.68	408.67	8,569.54	2,500.00	6,069.54	242.78	3,000.00
5999-0000 TOTAL REVENUE	205,156.29	213,623.33	-8,467.04	-3.96	2,108,768.41	2,136,233.30	-27,464.89	-1.29	2,563,480.00
6200-0000 PAYROLL EXPENSES									
6205-0000 Maintenance Payroll	216.75	0.00	-216.75	N/A	1,236.75	0.00	-1,236.75	N/A	0.00
6205-0006 Pool Monitors	0.00	333.33	333.33	100.00	3,035.00	3,333.30	-298.30	8.95	4,000.00
6290-0000 TOTAL PAYROLL EXPENSES	216.75	333.33	116.58	34.97	4,271.75	3,333.30	-938.45	-28.15	4,000.00
6300-0000 ADMINISTRATIVE EXPENSES									
6311-0000 Office Supplies	1,093.95	375.00	-718.95	-191.77	9,653.14	3,750.00	-5,903.14	-157.42	4,500.00
6311-0002 Bank Fees	9.95	0.00	-9.95	N/A	556.45	0.00	-556.45	N/A	0.00
6311-0015 Licenses & Permits	0.00	8.33	8.33	100.00	0.00	83.30	83.30	100.00	100.00
6311-0017 Bank Fees/Payroll Fees	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
6311-2000 Credit Reports	353.84	0.00	-353.84	N/A	353.84	0.00	-353.84	N/A	0.00
6320-0000 Management Fee	6,300.00	6,318.00	18.00	0.28	69,444.00	63,180.00	-6,264.00	-9.91	75,816.00
6322-0000 IT Support	1,245.00	0.00	-1,245.00	N/A	1,245.00	0.00	-1,245.00	N/A	0.00
6331-1000 Yard Subscription Fees	200.00	0.00	-200.00	N/A	200.00	0.00	-200.00	N/A	0.00
6340-0000 Legal Expense	7,622.00	700.00	-6,922.00	-988.86	58,979.17	7,000.00	-51,979.17	-742.56	8,400.00
6350-0000 Audit Expense	0.00	435.00	435.00	100.00	4,990.00	4,350.00	-640.00	-14.71	5,200.00

Coburn Acres Phase V (colleges)

Budget Comparison

Period = Oct 2025

Book = Cash ; Tree = yrs.18

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6360-0000 Telephone/Answering Serv.	559.12	125.00	-434.12	-347.30	1,831.87	1,250.00	-581.87	-46.55	1,500.00
6370-0000 Miscellaneous Expenses	770.00	41.67	-728.33	-1,747.85	1,433.79	416.70	-1,017.09	-244.08	500.00
6390-0000 Miscellaneous Administrative	478.33	0.00	-478.33	N/A	6,004.24	0.00	-6,004.24	N/A	0.00
6399-0000 TOTAL ADMINISTRATIVE EXP.	18,632.19	8,028.00	-10,604.19	-132.09	154,691.50	80,280.00	-74,411.50	-92.69	96,306.00
6400-0000 UTILITIES EXPENSE									
6450-0000 Electricity	1,346.71	400.00	-946.71	-236.68	6,607.70	4,000.00	-2,607.70	-65.19	4,800.00
6451-0000 Water & Sewer	65,121.49	20,821.83	-44,299.66	-212.76	213,604.66	208,218.30	-5,386.36	-2.59	249,862.00
6452-0000 Gas	346.27	200.00	-146.27	-73.14	1,760.43	2,000.00	239.57	11.98	2,400.00
6490-0000 TOTAL UTILITIES EXP.	66,814.47	21,421.83	-45,392.64	-211.90	221,972.79	214,218.30	-7,754.49	-3.62	257,062.00
6500-0000 OPERATING/MAINT. EXP.									
6514-0003 Electrical Repairs	0.00	416.67	416.67	100.00	2,117.69	4,166.70	2,049.01	49.18	5,000.00
6515-0000 Janitorial Supplies	0.00	0.00	0.00	N/A	43.45	0.00	-43.45	N/A	0.00
6515-0003 Landscaping & Grounds	16,000.00	4,000.00	-12,000.00	-300.00	24,100.00	40,000.00	15,900.00	39.75	48,000.00
6515-0006 Grounds Supplies/Contracts	0.00	291.67	291.67	100.00	0.00	2,916.70	2,916.70	100.00	3,500.00
6515-0007 Tree Maintenance	0.00	416.67	416.67	100.00	2,502.82	4,166.70	1,663.88	39.93	5,000.00
6515-1050 Fertilization	0.00	833.33	833.33	100.00	2,216.14	8,333.30	6,117.16	73.41	10,000.00
6519-0000 Extravagating Expense	0.00	233.00	233.00	100.00	0.00	2,330.00	2,330.00	100.00	2,796.00
6522-0000 Painting Repairs	0.00	2,100.00	2,100.00	100.00	0.00	21,000.00	21,000.00	100.00	25,200.00
6525-0000 Rubbish Removal	0.00	16.67	16.67	100.00	21,190.50	166.70	-21,023.80	-13,811.52	200.00
6530-0000 Security - Contract	15.09	0.00	-15.09	N/A	86.55	0.00	-86.55	N/A	0.00
6532-0000 Outhouse Maintenance & Supplies	0.00	155.00	155.00	100.00	0.00	1,550.00	1,550.00	100.00	1,860.00
6536-0000 Grounds Supplies	0.00	0.00	0.00	N/A	720.00	0.00	-720.00	N/A	0.00
6537-0000 Grounds Contract	0.00	0.00	0.00	N/A	25,904.00	0.00	-25,904.00	N/A	0.00
6537-0003 road/Parking Repairs	0.00	0.00	0.00	N/A	52.96	0.00	-52.96	N/A	0.00
6541-0000 Maintenance Supplies	448.26	16.67	-431.59	-2,599.02	1,069.78	166.70	-903.08	-541.74	200.00
6541-0001 Plumbing Maintenance	0.00	2,500.00	2,500.00	100.00	40,900.10	25,000.00	-15,900.10	-63.60	30,000.00
6542-0000 Contract Repairs	60,154.36	18,015.00	-42,139.36	-233.91	93,994.14	180,150.00	86,155.86	47.82	216,180.00
6542-0008 Roof Repairs	0.00	10,000.00	10,000.00	100.00	102,480.00	100,000.00	-2,480.00	-2.48	120,000.00
6542-0100 Sidewalk and Concrete Repairs	0.00	3,400.00	3,400.00	100.00	97,911.57	34,000.00	-63,911.57	-187.98	40,800.00
6542-0100 Pond Maintenance	0.00	833.33	833.33	100.00	4,501.50	6,333.30	3,831.80	45.98	10,000.00
6546-0000 HVAC Repairs & Supplies	0.00	125.00	125.00	100.00	0.00	1,250.00	1,250.00	100.00	1,500.00
6547-0000 Pool Supplies	0.00	0.00	0.00	N/A	675.95	0.00	-675.95	N/A	0.00
6547-1000 Pool Maintenance	0.00	750.00	750.00	100.00	8,732.83	7,500.00	-1,232.83	-16.44	9,000.00
6548-0000 Snow Removal	0.00	10,716.00	10,716.00	100.00	73,061.09	107,160.00	34,098.91	31.82	128,592.00
6558-0070 Gating/Downspouts	0.00	0.00	0.00	N/A	5,678.79	0.00	-5,678.79	N/A	0.00
6570-0000 Vehicle & Equip. Rep/Maint	0.00	0.00	0.00	N/A	652.29	0.00	-652.29	N/A	0.00
6590-0000 Miscellaneous Operating Expense	0.00	0.00	0.00	N/A	34,127.51	0.00	-34,127.51	N/A	0.00
6592-0000 Replacement Reserve Exp.	0.00	0.00	0.00	N/A	2,828.84	0.00	-2,828.84	N/A	0.00
6599-0000 TOTAL OPERATING/MAINT EXP.	76,617.71	54,819.01	-21,798.70	-39.76	547,548.50	548,190.10	641.60	0.12	657,828.00
6700-0000 TAXES & INSURANCE									
6710-0000 Real Estate Taxes	-15,157.04	0.00	15,157.04	N/A	32,264.55	0.00	-32,264.55	N/A	0.00
6711-0000 Payroll Taxes	38.06	0.00	-38.06	N/A	217.17	0.00	-217.17	N/A	0.00

Colonial Acres Phase V (colacres)

Budget Comparison

Period = Oct 2025

Book = Cash ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6719-0000	Miscellaneous Taxes	20.00	16.67	-3.33	-19.98	30.26	166.70	136.44	81.85	200.00
6720-0000	Prop & Liab. Ins (Hazard)	0.00	18,333.33	18,333.33	100.00	220,467.08	183,333.30	-37,133.78	-20.25	220,000.00
6722-0000	Worker's Comp	12.57	125.00	112.43	89.94	3,734.73	1,250.00	-2,484.73	-198.78	1,500.00
6723-0000	Health Ins.	20.00	0.00	-20.00	N/A	40.00	0.00	-40.00	N/A	0.00
6790-0000	TOTAL TAXES & INSURANCE	-15,066.41	18,475.00	33,541.41	181.55	256,753.79	184,750.00	-72,003.79	-38.97	221,700.00
6800-0000	FINANCIAL EXPENSES									
6821-0000	Interest on Notes Payable	0.00	0.00	0.00	N/A	53,970.66	0.00	-53,970.66	N/A	0.00
6840-0000	Land Lease Payment	77,163.84	77,163.84	0.00	0.00	771,638.40	771,638.40	0.00	0.00	925,966.08
6999-0000	TOTAL FINANCIAL EXPENSES	77,163.84	77,163.84	0.00	0.00	825,609.06	771,638.40	-53,970.66	-6.99	925,966.08
6999-9000	TOTAL OPERATING EXPENSES	224,378.55	180,241.01	-44,137.54	-24.49	2,010,847.39	1,802,410.10	-208,437.29	-11.56	2,162,892.08
6999-9999	NET INCOME/(LOSS) OPERATIONS	-19,222.26	33,382.32	-52,604.58	-157.58	97,921.02	333,823.20	-235,902.18	-70.67	400,587.92
7000-0000	CAPITAL/RESERVE ACTIVITY									
7400-0001	Transfer to Replacement Reserve	0.00	14,583.33	14,583.33	100.00	0.00	145,833.30	145,833.30	100.00	175,000.00
7400-0600	Parking Lots/Sealing/Landscaping	0.00	9,166.67	9,166.67	100.00	0.00	91,666.70	91,666.70	100.00	110,000.00
7400-0700	Capital - Plumbing	6,858.20	0.00	-6,858.20	N/A	13,716.40	0.00	-13,716.40	N/A	0.00
7400-3000	Building & Components	0.00	6,000.00	6,000.00	100.00	0.00	60,000.00	60,000.00	100.00	72,000.00
7500-0000	TOTAL CAPITAL/RESERVE ACTIVITY	6,858.20	29,750.00	22,891.80	76.95	13,716.40	297,500.00	283,783.60	95.39	357,000.00
7900-0000	TOTAL NET INCOME/(LOSS)	-26,080.46	3,632.32	-29,712.78	-818.01	84,204.62	36,323.20	47,881.42	131.82	43,587.92

Colonial Acres Phase V

Board Meeting Minutes: November 20, 2025

The meeting was called to order at 7:01 pm;

ROLL CALL

Present:

Marie Sherry, President

Lori Kowalski, Vice President

Paul Gjerpen, Treasurer

Susie Brock, Director

Kathie Crossman, Secretary

There was a brief introduction by the new board members (WELCOME!!)

Marie Sherry thanked board members, Janice Broniak, George Birchmeier, and Gary Williams for their service to the community.

MEMBER COMMENTS

Opening brief member comments were voiced by George Birchmeier who expressed his support of the board and sends his best wishes and success.

APPROVAL OF AGENDA

Motion to approve the agenda by Gjerpen, seconded by Crossman – all in favor. Passed.

APPROVAL OF MINUTES

Motion to approve the October 14, 2025 minutes by Kowalski; seconded by Gjerpen; all in favor. Passed.

COMMUNICATIONS

The board received information from PPS about Fair Housing classes that will be offered at various times for no charge. This class is recommended for any board member serving on a Housing Association.

REPORTS

President Sherry read her letter to the members broadly thanking everyone for their support and patience during this time of transition with a new board.

Treasurer Paul Gjerpen said he would provide a report starting with the December meeting.

CONSENT AGENDA

Motion by Brock, support by Gjerpen to approve the consent agenda containing the following items:

- a. Ratify appointment of Susie Brock, Paul Gjerpen, and Lori Kowalski to the Board of Directors. (Ayes: Crossman, Sherry; Nays: none)
- b. Ratify email approval of power washing bid from Pink Pro in the amount of \$6,400. (Ayes: Birchmeier, Broniak, Crossman, Sherry, Williams; Nays: none)
- c. Ratify email approval of cement work bid from Lamkin Construction in the amount of \$56,920. (Ayes: Crossman, Sherry; Nays: none)
- d. Ratify email approval of property insurance bid from Auto-Owners Insurance in the amount of \$184,397. (Ayes: Crossman, Sherry; Nays: none)
- e. Approve contract with Negative Softworks LLC to maintain and update the website at a rate of \$26 per hour.

OLD BUSINESS

- A. The board agreed to set the board meeting schedule for December 2025-December 2026 to the third Tuesday of each month at 7PM.

NEW BUSINESS

- A. The Board will have an executive meeting on December 4th to discuss the budget with PPS and will present it to the membership at the December regular meeting.
- B. Each board member has signed a confidentiality agreement. Marie Sherry indicated the reason for this agreement is that the board is bound to keep member's personal financial information confidential.
- C. Communication was discussed by Marie Sherry about the methods and to improve community communication between the members and with the board. Tonia Burhans indicated that there are two ways to implement a better system of communication, but we need to get community support to obtain contact information, i.e., email, phone numbers. They can begin the process of entering member information as soon as they have current up-to-date information on all members. Contact PPS to provide your current information. Marie Sherry offered the possibility of putting together a Facebook Page for information only, not for member comments.
- D. Kathie Crossman discussed limiting salt applications to only when it snows. Members who do not want salt applied in their courtyard may place signage at the entrance to the courtyard. i.e., "Do not salt the courtyard". There was further discussion regarding continuing with the current procedure of shoveling inside the courtyard done by Lewis Brothers. Susie Brock asked if there would be any interested members to become a block captain for the purpose of notifying neighbors when there is snow. Contact her at 248-892-5183 or via

email at suebrock17@gmail.com. Several members signed up for this purpose of developing building/street captains.

Committee development was discussed with overwhelming interest. There will be more information about the proposed committees in the very near future.

E. Motion by Gjerpen support by Brock to set the date for “NEW MEMBER ORIENTATION” for January 22, 2025. All in favor. Passed.

F. Motion by Kowalski support by Gjerpen to designate Crossman and Sherry as a committee to discuss billing with the cooperative law firm. All in favor. Passed.

MEMBER COMMENTS:

- Snow SOS Call List (contact Susie Brock)
- Reserve funds (Joe Wocjik volunteered to assist the board to bolster the reserve fund}
- Furnace and Hot Water Tank Inspection (see Clubhouse bulletin board for schedule)
- Moving cars during snowstorm – too dangerous on Heritage
- Parking on grass on Heritage or not leaving enough space for cars to pass
- Meet at the library for coffee and a donut while the plows are clearing our streets and parking lots
- Arlington Circle parking parallel to the curb vs. perpendicular to the curb
- Suggestion for imposing a water surcharge for having more than two people living in a unit
- Vacant/abandoned units - Are they insured? Proof of insurance; ordinance violation? (Tonia Burhans, with our help, will make a list of vacant properties)
- Suggestion for developing a list of volunteers
- The need for Committee development, specifically a tax committee (Andrea Stoll would like to be included in this process)
- Maintenance of brick courtyard wall (please contact PPS)
- Please be part of the solution to help our neighbors and friends! Join us and make a difference in our community!

ADJOURNMENT

Meeting adjourned at approximately 8:50 pm.

Respectfully submitted by: Kathie Crossman, Secretary

PPS Winter Update

Tonia, from PPS, will be available **BY APPOINTMENT ONLY** Friday mornings at the clubhouse to assist you.

If you have an open/outstanding work order or service request with the previous management company, PLEASE resubmit that request to PPS at (248) 664-4650 or tburhans@ppscoop.com .

“Members shall pick up any feces left by their dog or cat while in the construction and/or common area including around all ponds *without exception*”. This is a **RULE not a suggestion in our Rules & Regulations, Section III, Miscellaneous, Pets on page21.**

Clubhouse Committee Meeting Minutes, November 7, 2025

Meeting Commenced at 5:30 pm

(4) Committee Members present: K. Murray, M. Godzik, B. Kibler, L. Kanar

(15) Community Members present

Treasurer's report given by Barb Kibler: Income \$696.05 (Fundraising \$205, Advertisements \$445 & Chili Cook off \$46.05) Expenses \$770.00 (9/25 clubhouse cleaning \$280 & UPS 11/25 Newsletter \$490.

Recent Fundraising: 9/25 Deck party 50/50 & Deck Party donations \$113, Pancake breakfast \$349, Hamburger Lunch \$205, Applebee's Fundraiser \$69.20, Chili Cook off 50/50 & donations \$81, Buddy's fundraiser \$145.34

Ongoing Activities were not reviewed as no new members present. Kensington Saturday Morning Walks have stopped and will resume in April 2026

Old Business: The 60" table we have trialed has gotten positive reviews from members/clubs, they are easy to move and to lift and are currently on sale for \$133.86. It was suggested that we purchase 4 additional tables for a total of 567.57. A vote with a show of hands was taken, it was decided via vote to purchase the (4) 60" tables at this time due to the decreased price. Kathy Murray will discuss with board members as any purchase greater than \$300 needs board approval. Additional discussion was held regarding possibly purchasing 6 additional tables (48 inch). Brief discussion ensued with questions about what to do with old tables, where will new tables be held if old tables remain in clubhouse. To be discussed at future meeting due to the difficulty moving the tables in the winter months, and rentals under contract expecting the current clubhouse set up.

Men's Club members will assist with set up for the craft show Nov 7 at 4 pm. Reminder to group to drop off any donated bake goods Friday November 7 and label if product contains nuts.

Holiday decorating/cookie exchange will take place November 9, 2-5 pm, Kathy Murray will provide cookies for members who are decorating. High school students will assist with this event!

Friendsgiving dinner sign-up sheet on bulletin board, tickets still available at this time Christmas Party December 7 tickets on sale now, seeking donations for door prizes, contact Kathy Murray if you have a donation (bottle of wine perhaps) for this event.

New Business: Euchre Thursday November 20th cancelled as a Board Meeting has been scheduled for that evening. Additional rental has been contracted for November 27 (Thanksgiving Day). Kathy Murray suggested we purchase two large mats to be placed in entrance of clubhouse to protect the floors from additional damage from salt and water; a vote was taken via show of hands and purchase approved by members. Board approval will be sought by Kathy Murray to purchase (2) ULINE Water Hog Carpet Mats (3' X 16', & 6' X 10') total cost \$908.93.

Men's Club hosting Pancake Breakfast January 17th 9-10:30 am, cost \$8

Two Potlucks planned: January 18th Italian themed followed by Music Bingo for anyone wishing to participate.

February 15th Mexican themed followed by Senior Trivia and/or Music Bingo for anyone wishing to participate.

Super Bowl Party 2/8/26 (informal-bring a snack/appetizer/desert to share and BYOD

Movie Nights will return during winter months on weekends, possibly starting end of December, see Newsletter for more info.

In January the "Card Making" moves to 4th Wednesday along with "Game Night" to accommodate people still working.

Adams Court Gals (volunteer gardeners) requesting additional funds for flowers for 2026. They are hoping to purchase additional perennials, discussion ensued with some members offering to share plants with group. A suggestion was made to place an ad in the newsletter asking for monetary or plant donations for our community. The large garden outside the clubhouse will need to be reduced as is overcrowded; plants will be moved to other locations in Phase V.

Questions/Comments:

Member suggested that we have a handout detailing all activities occurring in the clubhouse for new members, currently all activities are listed on the calendar in the monthly newsletter. Kathy Murray has made a power-point presentation for new member orientation. Member was encouraged to pursue this task independently.

A member asked whether the pool would remain open and viable in the coming year. Kathy Murray explained that the clubhouse committee had no responsibility for pool upkeep or maintenance. Gloria Poirier stated that the pool requires some repair and that Katy Kay would be resigning from her pool position but would facilitate with training a new pool person to assume the duties she held.

Meeting Adjourned 6:15 pm.

Submitted by Laurie Kanar

Next Clubhouse Committee Meeting to be held Thursday, 12/11/25 at 5:30 pm

Message from the Clubhouse Chair:

To scan the QR codes, just open your camera on your smart phone. Hover over the square and tap the link that pops up!

- The Chili Cook Off was a success! Judy Keeling took first place winning a \$50 gift card to Lucas and an engraved wooden spoon! Melissa Godzik took 2nd place and Christen Anttila took 3rd place winning \$25 Visa gift cards and engraved wooden spoons! **Gift cards were donated by Realtor Kim Champe.** Check out these photos...



- The Craft Show/Bake Sale was well attended! Thank you to all the volunteers and the bakers who donated items! **A BIG THANK YOU to Connie Williams who spearheaded this successful event!**
- The clubhouse is beautifully decorated for the Holidays! Thank you to everyone who made this possible!

- Friendsgiving was enjoyable with lots of delicious food! The “White Elephant” gift exchange was fun! Check out these photos...



- Christmas Dinner will take place on Sunday, December 7th. Doors open at 5:00PM. 50/50 Raffle and Door Prizes!

- We will have an Italian Night/Music Bingo and a Mexican Night/Trivia Potlucks in January and February! Signup sheets for food are posted on the Clubhouse Bulletin Board. 50/50 Raffle and prizes!

★ We need to work together to keep the clubhouse clean! If you are attending an event (coffee hour, cards, game night, etc...) and the floor needs to be swept after your event, please pitch in and help. Also, if there is food in the trash, please take it outside to the garbage cans.

★ Clubhouse events would not be possible without our volunteers donating time and food! THANK YOU!

Submitted by *Kathy Murray*

Colonial Acres Phase V

Reconciliation OCTOBER 2025

Balance Forward: \$19,769.38

Operating Expense: \$16,000

Ending Bal: \$19695.43 (\$3,695.43)

Income

10/17	Hamb lunch 205.00	
	Advertisement Handyman \$150.00	\$355.00
10/31	Advertisement K. Champe \$295.00	
	Chili cookoff \$ 46.05	\$341.05
Total		\$696.05

Expenses

10/7	1008 P. Keeling Sept cleaning	\$280.00
10/24	1009 UPS Nov newsletter	\$490.00
Total		770.00

Petty Cash \$85.28



Donna T. & Donna V.

BITS & PIECES OF INFO

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.

Condos for sale in Colonial Acres Phase V

7 Condos	\$145,000.00	\$149,900.00
	\$149,900.00	\$154,900.00
	\$174,900.00	\$179,900.00
	\$179,900.00	

Condos pending in Colonial Acres Phase V

None

Condos sold in Colonial Acres Phase V

3 Condos	\$154,000.00	\$175,000.00
	\$186,200.00	



Kim Champe

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

Phase V 2025 Christmas Dinner

Hosted by the Men's Club and tickets are available until December 1st



Christmas Dinner

When: Sunday, December 7th 5:30pm

Where: Phase V Clubhouse

Cost: \$16.00 per Ticket - Tickets are available until December 1st.

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, lasagna, green beans, roasted red potatoes, salad, rolls with butter and dessert. Water and coffee will be available.

COME JOIN US! CHAIR EXERCISE



MONDAYS – 11:00 CHAIR YOGA Bring your stretchy bands and water to drink. We will work on flexibility, muscle mass and core balance. All Phase V is welcome! Class takes 1 to 1 ½ hours.

WEDNESDAYS – 9:00 WALKING AND CHAIR WEIGHTS

Wear tennis shoes for indoor walking. Walk for one mile and then do chair weights. Bring your hand weights (or use a water bottle or soup can) yoga stretching follows. Class will last for 1 hour.

FRIDAYS – 9:00 WALKING AND CHAIR CORE STRENGTHING

Wear tennis shoes for indoor 2 mile walk. Then do chair core training. Class will last for 1 hour.

There are RENTALS on the following dates: December 13th, 24th, 25th & 28th. Any activities normally scheduled on those days are cancelled. Also, there will be NO exercise class Friday, December 26th.

Save the Date

Pancake Breakfast hosted by Men's Club



When: Saturday, January 17th from 9am-10:30am

Where: Phase V Clubhouse

Cost: \$8.00

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



Italian Themed Potluck & Music Bingo



When: Sunday, January 18th at 5pm

Where: Phase V Clubhouse

Cost: Free



Bring your best Italian Dish to share and BYOB. Play Music Bingo after dinner if you'd like. There will be 50/50 and Fun! Sign-up sheets are on the bulletin board.

Mexican Themed Potluck & Trivia



When: Sunday, February 15th at 5pm

Where: Phase V Clubhouse

Cost: Free



Bring your best Mexican Dish to share and BYOB. After dinner, Play some Trivia if you want. There will be 50/50, and Lots and Lots of Fun! There will be sign-up sheets on the bulletin board.

Sloppy Joe Luncheon



When: Saturday, February 21st from 11:30 am -1:30 pm

Where: Phase V Clubhouse

Come on out and enjoy a Sloppy Joe with some chips and a bottle of water for \$6.00. Open to all CA Residents
Contact Steve Gerlach from the Men's Club with any questions.

Phase 1-4 Clubhouse Activities Open to Phase V members

Coffee Hour	9 am	Every Monday
Walking	11 am	Every Monday & Friday
Exercise Class	11 am	Every Tuesday & Thursday
Bible Study	7 pm	Thursday December 11 th
Christmas Dinner (Tickets \$15)	5 pm	Tuesday December 2 nd



There is a collection box in the Phase V Clubhouse where you can drop off any working or non-working holiday lights you have.

Furry Friends Rescue is collecting them to be recycled to raise funds for their vet bills, food and more as they work to find forever homes for their cats and kittens. Thank you for your support!

Why Is It Important to Clean Your Dryer Vent?

Since the vent is at the back of the dryer, most people only clean the lint trap, neglecting the dryer vent and exposing their homes to potential safety hazards such as dryer vent fires. Dryer vent cleaning is not an option but a necessity. Here are 5 reasons why dryer vent cleaning is necessary: Safety, Efficiency, Extending the Life Span of the Dryer, Less Exposure to Carbon Monoxide and Minimizing damage to clothing.

Happening Around Downtown South Lyon

Kiwanis Holiday Senior Dinner – Monday, December 8th, 5:30-730pm

Holiday Spectacular - Saturday, December 6 - 10 am to 11 pm

Christmas at the Village - December 6 - 4-8 pm

South Lyon Eve - Wednesday, December 31 7:30 pm - 1 am



"CHRISTMAS at the VILLAGE"
THE WITCH'S HAT DEPOT & HISTORIC VILLAGE

Saturday, December 6, 2025



5:30 pm: Lighted Parade with Santa, downtown

4:00 – 8:00 pm: Village opened for tours, all buildings decorated for Christmas.
 Freight House: Bake sale & hot cocoa provided by the Historical Society and Girl Scout Troop 77179

6:30 pm: Santa arrives at the Witch's Depot, Visitors welcomed to the Village
 Santa is presented Key to the City by Mayor Steve Kennedy
 Santa lights the Village Tree
 Sing-a-long

6:45 pm: Santa & Mrs. Clause will be in the Washburn School to greet children and listen to each child's wishes and receive a small gift.

7:00–7:30: Christmas performance in the Chapel by "The Holiday Singers" from The Center for Active Adults.

DON'T MISS THESE OTHER EVENTS

'Cool Yule' at the Methodist Church

3-5 pm
 Crafts, games, baked goods, hot cocoa & more

Kiwanis Christmas Tree Sale

Historical Village
 300 Dorothy St.
 Many to choose from

Downtown Tree Lighting Ceremony

7:30 pm
 On Heinanen's porch
 Corner of Lafayette & McHattie

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 Early Bird Entry - \$8 (9AM entry)
 Over 200 vendors and crafters
 Music, free parking & raffle prizes every 15 minutes !!!

The 2025 South Lyon

Holiday Spectacular Parade

Saturday, December 6th 2025
 Parade starts at 6pm

Line up at 5pm
 Bartlett Elementary School
 350 School St. South Lyon

Santa Claus

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

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COOKIES
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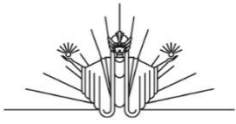
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Quote for the month:

*"Every single day is a good
day no matter how bright or
dark it is because it always
brings an opportunity to
start a positive beginning in
your life." ~*

Edmond Mbiaka



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December 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 8:30 am Coffee hr 11-12:30 Chair Yoga 1 pm Men's Social 3-5 pm Happy Hr Aubrees 7 pm Euchre	2 2-5 pm Billiards 7 pm TX Hold'em	3 9-10 am Walking & Chair Exercise class 10-12 Sewing	4 7 pm Euchre	5 9-10 am Walking & Chair Exercise class 7pm – TX Hold'em	6
7 Christmas Dinner – at 5:30 pm Doors open at 5pm	8 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchre	9 2-5 pm Billiards 7 pm TX Hold'em	10 9-10 am Walking & Chair Exercise class 10-12 Sewing 6 pm Game Night	11 5:30pm - Clubhouse Mtg 7 pm Euchre	12 9-10 am Walking & Chair Exercise class 7 pm - Bible Study	13 RENTAL
14 Hanukkah Begins	15 8:30 am Coffee hr 11-12:30 Chair Yoga 3-5 pm Happy Hr Aubrees 7 pm Euchre	16 2-5 pm Billiards 7:00pm - Board Mtg	17 9-10 am Walking & Chair Exercise class 10-12 Sewing 6 pm Game Night	18 7 pm Euchre	19 9-10 am Walking & Chair Exercise class 7 pm - TX Hold'em	20
21 First Day of Winter	22 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchre	23 2-5 pm Billiards 7 pm TX Hold'em	24 RENTAL Christmas Eve	25 RENTAL Christmas Day	26 9-10 am NO CLASS 7 pm – Bible Study	27
28 RENTAL	29 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchre	30 2-5 pm Billiards 7 pm TX Hold'em	31 9-10 am Walking & Chair Exercise class 10-12 Sewing New Year's Eve			