

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: mbollinger@ppscoop.com

BOARD OF DIRECTORS

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

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	734-306-1907
CH Purchasing	Gary Kibler	
New Residents	Jane Severn	248-444-2653
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	PPS	
Pool Maintenance	open	
Sunshine Corner	Faith Phee	
Custodian	PPS	

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

January



Dates to Remember ...

Clubhouse Committee Meeting
NO Meeting in January

Board Meeting January 20th at 7pm

January Activities:

Undeck the Halls – January 15th at 2pm
(see page 12 for additional information)

Pancake Breakfast – January 17th at 9-10:30am
(see page 13 for additional information)

Italian PotLuck – January 18th at 5:30pm
(see page 13 for additional information)

IMPORTANT INFORMATION

The Monthly Maintenance Fee will increase by \$25 effective February 1st.
(see pages 2, 3 & 4 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

I would love to be able to tell you that your Board and Management Company will never make a mistake, but the reality is that sometimes we will. When it happens, the only thing to do is to own it, and apologize. As your president, I apologize to you, our members, for how the policy change on courtyard salt was rolled out. We pledge to do better in the future.

The 2026 budget was adopted at the December meeting. The monthly assessment will increase from \$450 to \$475. The budgeting process was delayed due to the board resignations, so the increase will not start until the February payment. This is due to the 30-day notification requirement for increases that is contained in our by-laws.

To assist our members who may incur late fees due to a mid-month Social Security payment, the Board voted to waive the late fee as long as payment is received by the 15th of each month.

Budget highlights:

- Budget includes a part-time on-site property manager (already on board) and a full-time on-site maintenance person (position yet to be filled). It is felt that these two positions will increase service levels while reducing costs for contractors.
- PPS was able to significantly reduce insurance costs without reducing coverage.
- The budget contains \$110,000 for roof replacements and \$100,000 for concrete and asphalt repairs.
- 100% of the monthly increase is budgeted to be deposited into the replacement reserve fund for planned future improvements, increasing it to over \$300,000.

The Board discussed a new policy for official communication with members, with an anticipated adoption at our January meeting. PPS will be implementing a text/email notification system for important or urgent information. At this time, fewer than half of members have provided PPS with their contact information. Please email our new property manager, Monique Bollinger, at mbollenger@ppscoop.com for the form.

In the new year, we will be working on ways that our members can assist our community by volunteering for committees. We have already established a policy on street captains (see elsewhere in this newsletter) and we are excited to move forward!

We wish all of our members a very safe and happy holiday season! Your Board is looking forward to working with you and each other to create the best Phase V possible in 2026. As always, we thank you for your support.

Marie, on behalf of the Board of Directors

Colonial Acres Board of Directors Regular Meeting Synopsis December 16, 2025

**Official Minutes will be available after Board approval.
Please contact PPS if you would like a copy.**

Member Comments – Limited to Agenda Items

The President indicated that the Board would entertain member comments and questions on the budget and snow removal items after they are discussed by the Board. No member comments at this time.

Reports

President: Land lease amounts will be released in January. Tax amounts are upcoming. The transition away from Clearview is substantially complete. There are no active lawsuits against Phase V (this was in answer to a member question). South Lyon Fire Department has provided new File of Life packets. Available at clubhouse until supply is gone.

Property Manager Introduction: Monique Bollinger was introduced as our new property manager. mbollinger@ppscoop.com. Monique will be available at the Clubhouse from Monday – Friday 10am - 2pm to address community concerns and to handle payment portal questions or payments through Zego, once new office space has been created. Hopefully this will be completed by the end of December, and no later than next month. Waiting for permits from the City. Maintenance person (full-time) is anticipated to start in January. Both positions are included in the 2026 budget. All member work orders should be submitted to PPS.

Treasurer: There are decreasing delinquencies after collection efforts by PPS. The grounds cleanup costs increased slightly. The additional plumbing costs (above contract) will be scrutinized as a fiduciary responsibility of the board. 43% of our carrying charge (maintenance fee) is going to the land lease. We have a 99-year lease term ending in 2083.

Consent Agenda

Ratified executive committee motion to approve the cost for Clubhouse office build out;
Ratified email motion to accept the new Snow Removal Policy.

Old Business

The 2026 Budget was introduced to the members. Budget is balanced, with 100% of the proposed increase to be dedicated to the capital reserve fund. Discussion included timing of Social Security payments as it relates to late fees and the fact that some members incur a \$25 late fee each month. Comments and questions from the floor on this topic were addressed.

Roll call vote to approve 2026 Budget. Approved 5-0.

Roll call vote to approve \$25 per month increase to carrying charge. Approved 3-2 (Ayes Gjerpen, Kowolski, Sherry; Nays Brock, Crossman)

Roll call vote to amend rules to provide a grace period before assessment of fees through the 15th of each month. Approved 5-0

The Street Captain notice/procedures to prospective captains was adopted. We currently have parts of Lexington, Raleigh Court, Heritage Court, Williamsburg and Adams Court covered. At the request of a member, the entire document was read aloud. Voice vote – ayes all.

Official communication methods were discussed. There is a need for current member contact information – forms are available on table at back of room. Street Captains may also ask for just phone/email information if a member wishes to provide for official notices. Desire is to create an email/text message system for important news. Facebook member group is not an official source, but Board members can post links to the Phase V website. Board members should clearly indicate when responding to official business-related posts that they are speaking on behalf of themselves and not the Board or Cooperative. Board will post policy changes/meeting information in the glass bulletin board in the Clubhouse. Website now has an “Important Information” button for communicating with members. Policy to come back to Board for adoption at the January meeting.

The updated policy for salt application within courtyards was discussed. Comments and questions from the floor on this topic were addressed.

New business

The existing management plan with PPS was formally adopted by the Board. This was a housekeeping item.

A proposal for member committees was introduced. Committees being considered as follows: Grounds, Elections, Rules and Policy, Clubhouse Committee Events and Welcome Committee, Safety and Security. This item will come back to the Board at the January meeting.

Comments and questions from the floor were addressed.

Respectfully submitted by: Kathie Crossman, Secretary

Next Board Meeting is January 20th at 7 pm

**** If you have set up automatic payments for your monthly maintenance fees, you need to update the fee amount to include the increase starting February 1, 2026.**

Contact PPS if you need assistance. **

Budget Comparison

Period = Nov 2025

Book = Cash ; Tree = Yr. Tot

	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	208,181.24	210,040.00	-1,858.76	-0.88	2,302,759.49	2,310,440.00	-7,680.51	-0.33	2,520,480.00
5199-0000 TOTAL RENTAL INCOME	208,181.24	210,040.00	-1,858.76	-0.88	2,302,759.49	2,310,440.00	-7,680.51	-0.33	2,520,480.00
5200-0000 VACANCIES									
5220-0000 Vacancy Loss	0.00	0.00	0.00	N/A	-145.17	0.00	-145.17	N/A	0.00
5299-0000 TOTAL VACANCIES	0.00	0.00	0.00	N/A	-145.17	0.00	-145.17	N/A	0.00
5400-0000 FINANCIAL REVENUES									
5410-0000 Interest Income	0.00	0.00	0.00	N/A	195.77	0.00	195.77	N/A	0.00
5426-0000 Application & Resale Fees	1,300.00	0.00	1,300.00	N/A	1,300.00	0.00	1,300.00	N/A	0.00
5635-0000 Transfer Fees	650.00	0.00	650.00	N/A	6,220.02	0.00	6,220.02	N/A	0.00
5800-0000 Transfer from GOR/MSA	0.00	3,333.33	-3,333.33	-100.00	0.00	36,666.63	-36,666.63	-100.00	40,000.00
5899-0000 TOTAL FINANCIAL REVENUES	1,950.00	3,333.33	-1,383.33	-41.50	7,715.79	36,666.63	-28,950.84	-78.96	40,000.00
5900-0000 OTHER REVENUE									
5901-0003 Key Fed Fee	0.00	0.00	0.00	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	683.66	166.67	516.99	310.19	2,713.30	1,833.37	879.93	-48.00	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
5933-0000 Legal Charge Income	0.00	83.33	-83.33	-100.00	0.00	916.63	-916.63	-100.00	1,000.00
5990-0000 Miscellaneous Income	0.00	0.00	0.00	N/A	3,574.65	0.00	3,574.65	N/A	0.00
5998-0000 TOTAL OTHER REVENUE	683.66	250.00	433.66	173.46	9,253.20	2,750.00	6,503.20	236.48	3,000.00
5999-0000 TOTAL REVENUE	210,814.90	213,623.33	-2,808.43	-1.31	2,319,583.11	2,349,856.63	-30,273.32	-1.29	2,563,480.00
6200-0000 PAYROLL EXPENSES									
6205-0000 Maintenance Payroll	0.00	0.00	0.00	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	3,666.63	-631.63	17.23	4,000.00
6290-0000 TOTAL PAYROLL EXPENSES	0.00	333.33	333.33	100.00	4,271.75	3,666.63	-605.12	-16.50	4,000.00
6300-0000 ADMINISTRATIVE EXPENSES									
6311-0000 Office Supplies	1,043.04	375.00	-668.04	-178.14	10,696.18	4,125.00	-6,571.18	-159.30	4,500.00
6311-0002 Bank Fees	45.00	0.00	-45.00	N/A	601.45	0.00	-601.45	N/A	0.00
6311-0015 Licenses & Permits	0.00	8.33	8.33	100.00	0.00	91.63	91.63	100.00	100.00
6311-0017 Bank Fees/Payroll Fees	0.00	25.00	25.00	100.00	0.00	275.00	275.00	100.00	300.00
6311-2000 Credit Reports	0.00	0.00	0.00	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	75,744.00	69,498.00	-6,246.00	-8.99	75,816.00
6322-0000 IT Support	0.00	0.00	0.00	N/A	1,245.00	0.00	-1,245.00	N/A	0.00
6331-1000 Vendor Subscription Fees	0.00	0.00	0.00	N/A	200.00	0.00	-200.00	N/A	0.00

Budget Comparison

Period = Nov 2025

Book = Cash ; Tree = Yr Lf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6340-0000 Legal Expense	2,158.69	700.00	-1,458.69	-208.38	61,137.86	7,700.00	-53,437.86	-694.00	8,400.00
6350-0000 Audit Expense	0.00	-435.00	435.00	100.00	4,990.00	4,785.00	-205.00	-4.28	5,220.00
6360-0000 Telephone/Answering Serv.	0.00	125.00	125.00	100.00	1,831.87	1,375.00	-456.87	-33.23	1,500.00
6370-0000 Miscellaneous Expenses	0.00	-41.67	41.67	100.00	1,433.79	458.37	-975.42	-212.80	500.00
6390-0000 Miscellaneous Administrative	0.00	0.00	0.00	N/A	6,004.24	0.00	-6,004.24	N/A	0.00
6395-0000 TOTAL ADMINISTRATIVE EXP.	9,546.73	8,028.00	-1,518.73	-18.92	164,230.23	88,308.00	-75,930.23	-85.98	96,336.00
6400-0000 UTILITIES EXPENSE									
6450-0000 Electricity	337.26	400.00	62.74	15.68	6,944.96	4,400.00	-2,544.96	-57.84	4,800.00
6451-0000 Water & Sewer	0.00	20,821.83	20,821.83	100.00	213,604.66	229,090.13	15,485.47	6.74	249,862.00
6452-0000 Gas	46.80	200.00	153.20	76.60	1,807.23	2,200.00	392.77	17.85	2,400.00
6490-0000 TOTAL UTILITIES EXP.	384.06	21,421.83	21,037.77	98.21	222,356.85	235,690.13	13,333.28	5.64	257,062.00
6500-0000 OPERATING/MAINT. EXP.									
6514-0003 Electrical Repairs	0.00	416.67	416.67	100.00	2,117.69	4,583.37	2,465.68	53.80	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	13,090.50	4,000.00	-9,090.50	-226.26	37,150.50	44,000.00	6,849.50	15.57	48,000.00
6515-0006 Grounds Supplies/Contracts	0.00	291.67	291.67	100.00	0.00	3,208.37	3,208.37	100.00	3,500.00
6515-0007 Tree Maintenance	0.00	416.67	416.67	100.00	2,502.82	4,583.37	2,080.55	45.39	5,000.00
6515-1050 Fertilization	0.00	833.33	833.33	100.00	2,216.14	9,166.63	6,950.49	75.82	10,000.00
6519-0000 Extending Expense	0.00	233.00	233.00	100.00	0.00	2,563.00	2,563.00	100.00	2,996.00
6522-0000 Painting Repairs	0.00	2,100.00	2,100.00	100.00	0.00	23,100.00	23,100.00	100.00	25,200.00
6525-0000 Rubbish Removal	0.00	16.67	16.67	100.00	23,190.50	183.37	-23,007.13	-12,546.83	200.00
6530-0000 Security - Contract	0.00	0.00	0.00	N/A	86.55	0.00	-86.55	N/A	0.00
6530-0000 Caterhouse Maintenance & Supplies	0.00	155.00	155.00	100.00	0.00	1,705.00	1,705.00	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
6537-0001 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	1,011.16	16.67	-994.49	-5,965.75	2,080.94	183.37	-1,897.57	-1,034.83	200.00
6541-0001 Plumbing Maintenance	0.00	2,500.00	2,500.00	100.00	40,900.10	27,500.00	-13,400.10	-48.73	30,000.00
6542-0000 Contract Repairs	35,627.32	18,015.00	-17,612.32	-97.76	129,621.46	198,165.00	68,543.54	34.59	216,180.00
6542-0008 Roof Repairs	0.00	10,000.00	10,000.00	100.00	107,480.00	110,000.00	2,520.00	6.94	120,000.00
6542-0017 Sidewalk and Concrete Repairs	0.00	3,400.00	3,400.00	100.00	97,911.57	37,400.00	-60,511.57	-161.80	40,800.00
6546-0000 Paved Maintenance	0.00	833.33	833.33	100.00	4,501.50	9,166.63	4,665.13	50.89	10,000.00
6546-0000 HVAC Repairs & Supplies	0.00	125.00	125.00	100.00	0.00	1,375.00	1,375.00	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 Snow Maintenance	0.00	750.00	750.00	100.00	8,732.83	8,350.00	-482.83	-5.85	9,000.00
6548-0000 Snow Removal	0.00	10,716.00	10,716.00	100.00	73,061.09	117,676.00	44,614.91	38.02	128,592.00
6558-0070 Gutter/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.	49,688.98	54,819.01	5,130.03	9.36	597,237.48	603,009.11	5,771.63	0.96	657,828.00

Budget Comparison
 Period = Nov 2025
 Book = Cash ; Tree = ysl_bf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6700-0000	TAXES & INSURANCE									
6710-0000	Real Estate Taxes	-12,953.80	0.00	12,953.80	N/A	19,310.75	0.00	-19,310.75	N/A	0.00
6711-0000	Payroll Taxes	0.00	0.00	0.00	N/A	217.17	0.00	-217.17	N/A	0.00
6719-0000	Miscellaneous Taxes	0.00	16.67	16.67	100.00	30.26	183.37	153.11	83.50	200.00
6720-0000	Prop & Liab. Ins (Hazard)	0.00	18,333.33	18,333.33	100.00	220,467.08	201,666.63	-18,800.45	-9.32	220,000.00
6722-0000	Worker's Comp	0.00	125.00	125.00	100.00	3,734.73	1,375.00	-2,359.73	-171.62	1,500.00
6723-0000	Health Ins.	0.00	0.00	0.00	N/A	40.00	0.00	-40.00	N/A	0.00
6790-0000	TOTAL TAXES & INSURANCE	-12,953.80	18,475.00	31,428.80	170.12	243,799.99	203,225.00	-40,574.99	-19.97	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	848,802.24	848,802.24	0.00	0.00	925,966.08
6999-0000	TOTAL FINANCIAL EXPENSES	77,163.84	77,163.84	0.00	0.00	902,772.90	848,802.24	-53,970.66	-6.36	925,966.08
6999-9000	TOTAL OPERATING EXPENSES	123,829.81	180,241.01	56,411.20	31.30	2,134,677.20	1,982,651.11	-152,026.09	-7.67	2,162,892.08
6999-9999	NET INCOME/(LOSS) OPERATIONS	86,985.09	33,382.32	53,602.77	160.57	184,906.11	367,205.52	-182,299.41	-49.65	400,587.92

STREET CAPTAINS NEEDED!

Please consider volunteering for this position. Street Captains will serve as a point of contact between the Board and the membership. We are hoping this will improve communication.

RESPONSIBILITIES

- Introduce yourself to your neighbors.
- Ask them for their cell phone number that is to be used for emergencies only. Of course you will keep their phone number confidential!

Remind neighbors to move their cars on snowy days. Just give your neighbor a call or knock on their door.

Contact PPS if you see any of the following:

- 1) An abandoned car or car with expired plates.
- 2) An illegally parked car.
- 3) A common area that was not shoveled.
- 4) Any hazards such as downed power lines or trees.
- 5) Any common area lights that are out.

We appreciate you stepping up to be a bigger part of the Phase V community! Contact Susie Brock if you are interested, 248-892-5183.

Thanks again,
 Colonial Acres Phase V Board

CA Phase V 2026 Budget

Budget Worksheet

Income and Expenses Projections

1/1/2026-12/31/2026

Final Draft

12.11.2025

Colonial Acres Phase V

Description of Account		Acct.	2023 Audit	2024 Audit	Budget for 2026
Carrying Charge Income 5100	Carrying Charges - Gross Potential	5120	2,054,232	2,232,273	2,667,600
	Resident Assistance Payments	5121			
	Rent Revenue - Stores and Commercial	5140			
	Garage and Parking Spaces	5170			
	Flexible Subsidy Revenue	5180			
	Miscellaneous Revenue	5190			
	Clubhouse Committee Income	5191-1000	19,666	20,373	20,000
	Insurance Claim Income	5192		21,223	
	Real Estate Assessment	5193	837,221	939,317	1,066,254
	Retained Excess Income	5194			
	Total Assessment	5100T	2,911,119	3,213,186	3,753,854
Financial Revenue 5400	Financial Revenue - Project Operations	5410	7	11	1,400
	Revenue from Investments Residual Receipts	5430			
	Revenue from investments Replacement Reserve	5440			
	Revenue from investments - miscellaneous	5490			
	Total Financial Revenue	5400T	7	11	1,400
Other Revenue 5900	Laundry and Vending Revenue	5910			
	Late Charges	5920	5,270	8,369	
	Maintenace Charges	5930			
	Legal Fee Income	5940	8,082	459	
	Miscellaneous Revenue	5900	75	450	10,000
	Total Other Revenue	5900T	13,427	9,278	10,000
	Total Revenue	5000T	2,924,553	3,222,475	3,765,254
Admin. Expense 6200/ 6300	Conventions and Meetings	6203			0
	Management Consultants	6204			
	Advertising and Marketing	6210			
	Other Renting Expenses	6250			
	Office Salaries	6201			30,160
	Maintenance Technician	6205			60,000
	Pool Monitors	6205-0006			0
	Office Expenses	6311	5,182	4,015	15,000
	Office or Model Apartment Rent	6312			
	Management Fee	6320	72,000	72,000	76,545
	Legal Expense - Project	6340	2,230	7,903	12,000
	Audit Expense	6350	4,610	4,980	5,500
	Miscellaneous Administrative Expenses	6390	17,068	30,043	44,000
	Total Administrative Expenses	6263T	101,090	118,941	243,205
Utilities 6400	Electricity	6450	4,863	6,209	7,000
	Water	6451	205,438	307,618	284,000
	Gas	6452	1,600	1,511	2,000
	Total Utilities Expense	6400T	211,901	315,338	293,000

Budget Worksheet

Income and Expenses Projections

1/1/2026-12/31/2026

Final Draft

12.11.2025

Colonial Acres Phase V

Description of Account	Acct.	2023 Audit	2024 Audit	Budget for 2026
Description of Account	Acct.	2023 Audit	2024 Audit	Budget for 2026
Operating & Mainten. Expenses 6500				
Electrical Repairs & Maintenance	6514-0003	4,125	1,582	3,000
Basement Repairs	6514-0009	5,300	4,400	5,000
Janitorial Supplies	6515			
Landscape & Grounds	6536	8,932	12,393	5,000
Grounds Supplies/Contract	6537	52,433	64,780	59,200
Tree Maintenance	6515-0007	6,739	8,770	8,000
Fertilization	6515-0050	12,696	13,204	16,700
Extermination	6519			5,000
Painting Repairs	6522	31,893		5,000
Rubbish Removal	6525			
Roads & Parking Lots	6537-0001	85,495		40,000
Maintenance Supplies	6541	2,121	80	2,000
Plumbing Maintenance & Replacements	6541-0001	35,811	180,337	127,000
Contracted Repairs	6542			
Roof Repairs	6542-0008	1,175	102,240	110,000
Sidewalk & Concrete	6542-0017	35,665	53,600	60,000
Pond Maintenance	6542-0100	4,477	4,326	5,000
Sprinkler Repairs & Start-up	6543-0001			8,000
Pool Supplies	6547-0000			5,000
Pool Maintenance	6547-1000			5,000
Snow Removal	6548-0000	85,296	113,269	95,000
Gutter, Downspouts & Siding	6558-0070	29,088	1,725	8,000
Vehicle and Maint. Equip. Oper. And Repair	6570			
Misc. Operating & Maintenance Expense	6590	178,967	76,442	30,000
Replacement Reserve Expense	6592			
Total Operating & Maintenance Expenses	6500T	580,213	637,148	601,900
Taxes and Insurance 6700				
Real Estate Taxes	6710	837,221	939,317	1,066,254
Payroll Taxes (Project share)	6711			14,778
Property and Liability Insurance (Hazard)	6720	62,508	39,232	202,000
Fidelity Bond Insurance	6721			
Workmen's Compensation	6722	960	9,188	5,534
Health Insurance & Other Employee Benefits	6723			6,000
Misc. Taxes, licen. Permits, & Insurance	6790			
Total Taxes and Insurance	6700T	900,689	987,737	1,294,566
Financial Expenses 6800				
Payments on Siding Contract	6821	25,079	22,925	71,962
Interest on Notes Payable (Long-term)	6830			
Land Lease Payments	6840	916,345	923,948	939,956
Mortgage Insurance Premium/Service Charge	6850			
SEP Plan - Employer Match	6951			
Total Financial Expense	6800T	941,424	946,873	1,011,918
Expenses 6900				
Nursing Homes/ Assisted Living/Board and Care	6900			
Other Elderly Care/Coop/Other Revenue				
Total Cost of Operations	6900T	2,735,317	3,006,037	3,444,589
Replacement Reserve Funding	7320			320,000
General Operating Reserves (Coops)				
Total Cash Requirements		2,735,317	3,006,037	3,764,589
Less Total Revenue		2,924,553	3,222,475	3,765,254
Net Surplus (Deficiency)		189,236	216,438	665

PPS Property Manager Update

Monique Bollinger, from PPS, is our new property manager. Her email address is: mbollinger@ppscoop.com. She will be available at the Clubhouse from Monday – Friday 10am - 2pm once new office space has been created. Tonia is the regional manager.

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 mbollinger@ppscoop.com.

Clubhouse Committee Meeting Minutes December 11, 2025

Meeting Commenced at 5:34 PM

(3) Committee Members present: Kathy Murray, Melissa Godzik, Laurie Kanar

(7) Resident members present

Treasurer's Report given by Melissa Godzik: **Income** \$1291.20 (craft & bake sale, Applebee's, Friendsgiving, Ad, Rental)

Expenses: \$1428.99 (supplies, Oct. Cleaning fee, Editor newsletter, 1 round table, UPS printing newsletter)

Ongoing Activities: No Bingo in December & January. Greeting cards will move to the 4th Wednesday of the month at 6 PM beginning January 2026.

Old Business: Christmas dinner sold 84 tickets, extra expenses for cake, carry out containers, and caterer tip. Carry out containers were a hit with dinner guest who took home leftovers. Access to clubhouse cameras has been restored. Board has approved request to purchase 4 additional 60" tables, the tables are not on sale at this time, Kathy Murray will wait to purchase when tables are offered at sale price. After Board approval, Uline floor mats were ordered 11/29, mats were delivered 12/2 and have been placed in clubhouse and are working out well. Debit card for clubhouse purchases has been obtained and is in the mail.

New Business: Two additional rentals need to be added to calendar: **December 14**, and **December 31**. Discussion was held on trying to secure additional rentals in our clubhouse, Kathy Murray asked for thoughts regarding lowering rental price from \$200 to \$150 during slow months; no decision was made at this time. Kathy Murray reported that the clubhouse cleaners will start 12/12, also that the individual groups have improved on cleaning up the clubhouse after use, reminder again that if trash is full after club meets to please remove the full bag to the trash receptacles as the cleaner is only here once weekly. New Member Orientation is scheduled for January 22, 2026, at 7PM. Invitations will be hand delivered by the end of December. Kathy Murray suggested that we purchase another Uline Rubberized Entry mat 3' by 6' to be used outside the clubhouse doors. Cost \$140 + \$48 shipping + tax \$8.40, members voted to purchase mat. Still looking for volunteer to lead a St. Patrick Day event in clubhouse, could be dinner or just informal get together, anyone interested needs to contact Kathy Murray. The Easter Dinner will be held March 28th, tickets will go on sale in February or March. Looking for community members to act in a production in the clubhouse "80's Murder at the Roller Rink", 20 volunteer actors will be needed for this production, notify Kathy Murray if

interested. Famous Dave’s fundraiser April 29 12 PM-8 PM with 20% of sales from us donated back to clubhouse. Plans for Senior Expo to be held in our clubhouse possibly in April. Claudia Mills will head up this event with multiple vendors and open to communities within South Lyon and surrounding areas. Steve Kennedy will be notified and asked to advertise this event on his website. Anyone interested in assisting with the event can notify Kathy Murray, they will meet in January to begin planning this event. Kathy Murray informed group of blue tooth speaker now owned by clubhouse which can be used by rentals for music during their event.

Upcoming Events: Pancake Breakfast 1/17- 9 AM-10:30 AM, there will be a rental this day following breakfast. January 18th Potluck (Italian), “Music Bingo” will be offered at this event at no charge. February 15 Potluck (Mexican), “Trivia for Seniors” will be held at this event at no charge. Sign-up sheets for both these events in clubhouse. Super Bowl party February 8th at 6 PM, this is an informal event, BYOB, bring snack or dessert to share, no sign-up sheet for this event. Sloppy Joes Lunch February 21st-11:30 AM-1:30 PM, cost \$6, lunch includes Sloppy Joe, Doritos, water. Easter Dinner Saturday March 28th at 5:30 PM. Tickets will be sold to cover cost of ham, paper products and water, sign-up sheet on bulletin board for dish to pass. Famous Dave’s (Novi) Fundraiser April 29th from 12 PM- 8 PM, 20% of our sales will be donated back to clubhouse. No date has been set for removal of Christmas decor in the clubhouse at this time, outdoor holiday lights will be removed when outside temperature is over 50 degrees.

Questions/Concerns: Suggestion was made by a member to decrease pages in Newsletter to offset cost or send out every other month. It was explained that ads in paper currently cover cost of paper. Member asked why most events were held on Sunday, it was explained that we have less rentals on Sunday than Saturday. Susie Brock will be placing article in Newsletter requesting volunteers for “block captains” and outline responsibilities of this role.

Meeting adjourned 6:17 PM - Submitted by *Laurie Kanar*

Message from the Clubhouse Chair:

The Christmas Dinner was a big success! We had delicious food, lots of door prizes and the 50/50 winner won \$208.00! Check out this video! Just open your camera on your device and hover over the QR code, then tap the YouTube link.



Check out the themed potluck’s coming in January and February! Sign up at the clubhouse.

Happy New Year to everyone!

Submitted by *Kathy Murray*

Colonial Acres Phase V			
Reconciliation NOV 2025			
Balance Forward: \$19,696.43			
Operating Expense: \$16,000			
Ending Bal: \$19,557.64 (\$3,557.64)			
Income			
11/13	Craft show:	Bake sale \$164	\$536.00
		Lunch Sales \$ 57.00	
		Vendor fees \$315.00	
11/28	Applebees, Friendsgiving, Ad, Rental		\$755.20
Total			\$1,291.20
Expenses			
11/6	1011 P. Keeling cleaning supplies		\$12.71
11/8	1012 P. Keeling Oct Cleaning		\$280.00
11/10	1010 M. Godzik nl editor		\$250.00
11/14	1014 K. Murray 1 white round table		\$146.28
11/18	1013 M Godzik nl editor		\$250.00
11/28	1015 UPS nl printing		\$490.00
Total			\$1428.99

* Petty Cash \$85.26

BITS & PIECES OF INFO



Sue S. & Sandy T.

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.



Iris Sears passed December 14, 2025

RIP

Darlene Pruneau passed December 14, 2025

RIP



Kim Champe

Condos for sale in Colonial Acres Phase V

8 Condos	\$139,900.00	\$139,900.00
	\$149,900.00	\$149,900.00
	\$149,900.00	\$154,900.00
	\$164,000.00	\$179,900.00

Condos pending in Colonial Acres Phase V

1 Condo	\$165,000.00
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Condos sold in Colonial Acres Phase V

1 Condo	\$130,000.00
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Things Happening in and AROUND Phase V

Undeck the Halls

When: Thursday, January 15th at 2:00 pm
Where: Phase V Clubhouse

--
Come on down and help take down the Holiday Decorations inside the Clubhouse and pack them up for Christmas of 2026. Snacks and water, for any helpful elves, will be provided.



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 5:30 pm
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. Open to all Residents

Save the Date

Mexican Themed Potluck & Trivia



When: Sunday, February 15th at 5:30 pm
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 are sign-up sheets on the bulletin board. Open to all Residents.

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
Trivia Night	6:30 pm	Tuesday, January 14 th
\$5.00 at door BYOB		



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!

Chinese New Year

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

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FOR IMMEDIATE RELEASE

Charter Township of Lyon PROJECT FLEX

New Hudson, MI (December 11, 2025) – Lyon Charter Township has heard questions about a recently proposed data center project, known as Project Flex, and offers the following information to provide clarity on the process to date and the steps for the project to move forward.

- The project site includes several parcels of land between Milford Road and South Hill Road, known as a portion of the South Hill Business Park West. The 172-acre size is zoned I-1 Light Industrial and I-2 General Industrial. The proposed data center will include six (6) buildings totaling approximately 1.8 million square feet of floor area, and a utility substation.
- As described in the Township's Zoning Ordinance, Data Processing and Computer Centers are Permitted Uses in the I-1 and I-2 Districts. A Permitted Use means that a proposal is required to go through the Township's Site Plan Approval process, with the final approval resting with the Planning Commission. There is no formal public hearing required for a Permitted Use, so the Township followed its standard practice of posting the meeting packet on the Township website, where all available application documents were and are available for review. The proposal information can be found [here](#).
- At the September 8, 2025, Planning Commission meeting, the site plan was approved with conditions by the Planning Commission. The discussion and specific conditions of approval can be found in the meeting minutes for September 8, found [here](#). For example, one condition of approval was the submission of a sound study so the Township can ensure that the project will comply with noise limits in the Township ordinance.
- To complete the Site Plan Review process, the applicant is required to submit hard copies of updated plans and supporting information required by conditions of approval. As of December 11, 2025, these copies have not yet been received by the Township.
- Once the Township receives the information and reviews it for completeness according to the conditions of approval, the plans will be stamped approved and will be valid for two (2) years, until September 8, 2027.
- Once the final site plans have been submitted for review, the applicant must apply for a detailed engineering review and the applicant will have to receive approvals from all applicable agencies (Drain Commission, EGLE, etc.) prior to commencing construction.
- After all reviewing agencies have approved the plans, and all preconstruction requirements have been met, the development team can schedule a pre-construction meeting and, thereafter, commence construction."

###

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January 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 7 pm Euchre New Year's Day	2 9-10 am Walking & Chair Exercise class 7pm – TX Hold'em	3 RENTAL
4 RENTAL	5 8:30 am Coffee hr 11-12:30 Chair Yoga 1 pm Men's Social 3-5 pm Happy Hr Aubrees 7 pm Euchre	6 2-5 pm Billiards 7 pm TX Hold'em	7 9-10 am Walking & Chair Exercise class 10-12 Sewing 6 pm Game Night	8 7 pm Euchre	9 9-10 am Walking & Chair Exercise class 7 pm - Bible Study	10 RENTAL
11 RENTAL	12 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchre	13 2-5 pm Billiards 7 pm TX Hold'em	14 9-10 am Walking & Chair Exercise class 10-12 Sewing 6 pm Game Night	15 2 pm Undeck the Halls 7 pm Euchre	16 9-10 am Walking & Chair Exercise class 7 pm - TX Hold'em	17 9-10:30 – Pancake Breakfast RENTAL
18 5:30-7:30 – Italian Potluck & Music Bingo	19 8:30 am Coffee hr 11-12:30 Chair Yoga 3-5 pm Happy Hr Aubrees 7 pm Euchre	20 2-5 pm Billiards 7:00pm - Board Mtg	21 9-10 am Walking & Chair Exercise class 10-12 Sewing 6 pm Game Night	22 7 pm - New Member Orientation	23 9-10 am Walking & Chair Exercise class 7 pm – Bible Study	24 RENTAL
25	26 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchre	27 2-5 pm Billiards 7 pm TX Hold'em	28 9-10 am Walking & Chair Exercise class 10-12 Sewing 6 pm Game Night & Card Making	29 7 pm Euchre	30 9-10 am Walking & Chair Exercise class 7 pm - TX Hold'em	31