

PPS website: [www.ppscoop.com](http://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](mailto: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	PPS/	
Sunshine Corner	Faith Phee	
Custodian	PPS	

Newsletter email: [ticonderogagals1@gmail.com](mailto:ticonderogagals1@gmail.com)  
Newsletter deadline to submit items is the 15<sup>th</sup> of each month.

# February



## Dates to Remember ...

**Clubhouse Committee Meeting**  
**February 12<sup>th</sup> at 5:30pm**

**Board Meeting February 17<sup>th</sup> at 7pm**

## February Activities:

**Superbowl Gathering – Feb 8<sup>th</sup> at 6pm**  
(see page 11 for additional information)

**Sloppy Joe Luncheon – Feb 21<sup>st</sup> at 11:30-1:30**  
(see page 11 for additional information)

**Mexican Potluck – Feb 15<sup>th</sup> at 5:30pm**  
(see page 10 for additional information)

## \*IMPORTANT INFORMATION\*

**Land Lease Tax Reporting Information**  
**for 2025 is on page 5**

**Winter Taxes Must be Received by No**  
**Later than February 15<sup>th</sup>**

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

"If you choose not to find joy in the snow, you will have less joy in your life but still the same amount of snow." - Anonymous.

Sometimes that is easier said than done, and we are having a doozy of a Michigan winter this season. For the most part, our community has handled the weather very well. Just a few reminders:

- Plowing/shoveling in courtyards will only occur if there is 2" or more of snow.
- Plowing in parking spaces will only occur in the morning.
- If you have a disability and are unable to salt your own courtyard, please contact PPS for accommodations.

Street Captains are still needed for Alexandria Ct, Arlington Circle buildings 113-120 and 105-112, Hamilton Ct, Jefferson Ct buildings 62-68 and 141-144, Ticonderoga Dr, Valley Forge and Yorktown. Contact Susie Brock to volunteer!

We are excited that the office is opening and that we will have PPS representatives here on a regular basis. We appreciate your patience while the management company worked to make this happen. The full-time maintenance position and part-time manager position were both included in the budget that was passed by the Board in December.

The Board is working on some big-picture items involving how, with your help, we can better serve this community. Introduced at the January meeting were proposals for:

- Board goals and objectives.
- Board procedures.
- Review of forms and the responsibility grid.
- Creation of a committee to administer elections
- Creation of a committee to review the website and other communication methods.

As a reminder, February 1, 2026, is the first month for the increased carrying charge amount of \$465 (sump pump) or \$475 (non-sump pump). If you have autopay set up, you will need to go into your account and change the amount. Please contact PPS if you need assistance.

Also due in February is your winter tax bill. One-time electronic payments can be made through Zego. Once again, if you need assistance, contact PPS.

On a happy note, the days are getting longer, and baseball spring training starts in just a few weeks!

Marie, on behalf of the Board of Directors

# Colonial Acres Phase V Board of Directors Meeting January 20, 2026

## Meeting Overview

- **Called to Order:** 7:00 PM
  - **Board Members Present:** Susie Brock, Kathie Crossman, Paul Gjerpen, Lori Kowalski, Marie Sherry
  - **Also Present:** Tonia Burhans, Monique Bollinger, Che (maintenance)
  - **Adjourned:** 8:01 PM
- 

## Key Actions

- **Agenda & Minutes:** Approved unanimously (including corrections for attorney name in January 3 session).
  - **Consent Items Approved:**
    - Salt application ratified.
    - \$100 reimbursement to Clubhouse for prior supplies approved.
- 

## Reports

### President's Report (Marie Sherry):

- Board retreat was held Jan. 3 to define long/short-term goals drafted by Lori Kowalski.
- Revised board procedures and committee structures (website, elections) underway.
- Focus on oversight of expenditures and updates to bylaws/rules.
- New communication systems (mass mail/email) in place.
- Two additional closed retreats set for Feb. 28 and Mar. 29, 2026.
- Reminder: check thermostat batteries before calling maintenance.
- New office space located in the Clubhouse; hours to be posted.
- Winter tax and land lease data mailed; contact ***mbollinger@ppscoop.com*** if not received.

### Property Manager (Monique Bollinger):

- Some tax letters returned; will be resent.

## **Treasurer (Paul Gjerpen):**

- Implementing checks/balances for vendor verification and time tracking.
  - Vendor vetting system under development for quotes/bids.
- 

## **Old Business**

### **1. Mail Communications:**

- New “Constant Contact (Letter Stream)” system used for mailings, address verification in progress.

### **2. Committees:**

- **Election/Nomination Committee:** Recruiting 5 volunteers; contact Kathie Crossman.
  - **Website Committee:** Reviewing internal/external communications; contact Kathie Crossman.
  - **Street Captains:** Volunteers needed for several streets including Alexandria Ct., Arlington Cir., Jefferson Ct., etc.
  - Captains confirmed for Adams, Heritage, Lexington, Raleigh, and Williamsburg.
- 

## **New Business**

### **1. Tax Attorney Consultation:**

- Motion to consult attorney Joanne Faycurry (Dickinson Wright) regarding condo taxation; approved unanimously.

### **2. Board Procedures:**

- Policies under review; communication protocols to be added and finalized.

### **3. Forms & Responsibility Grid:**

- All forms under review by Lori Kowalski; updates forthcoming.

### **4. Board Goals:**

- Initial goals from the Jan. 3 retreat drafted; discussions to continue.
- 

## **Member Comments**

- **Rumor clarification:** Pool *will* open in spring.
- **Maintenance:** Che to take pool chemical training; snow removal for >2” accumulation only.

- **Forms:** No Social Security number required on accommodation form; update pending.
- **Noise concern:** Lewis Brothers' horn too quiet — request for alternative signal.
- **Board retreat clarification:** No cost to community.
- **Financial inquiry:** Addressed briefly.

**Meeting Adjourned: 8:01 PM**

**Minutes summary:** *Kathie Crossman, CAV Secretary*

### Land Lease Tax Reporting 2025

The annual member portion for 2025 based on the Land Lease cost is \$1,978.56 per unit.

This amount reflects the portion per membership household of \$164.88 per month.

This figure is calculated using the actual cost of the monthly Land Lease obligation.

Please provide this information along with copies of your tax billings to your tax professional.

Sincerely,  
 Colonial Acres Phase V, Inc.  
 Professional Property Services, Managing Agent

### Colonial Acres Phase V. Land Lease Deductinos

*Tonia Burhans*  
 Tonia Burhans  
 Regional Director PPS of Michigan, LLC

YEAR	AMOUNT
2014	\$1,523.34
2015	\$1,557.50
2016	\$1,564.20
2017	\$1,586.28
2018	\$1,586.28
2019	\$1,586.28
2020	\$1,605.96
2021	\$1,625.64
2022	\$1,625.64
2023	\$1,802.10
2024	\$1,802.10
2025	\$1,978.56

Colonial Acres Phase V (colores)  
**Budget Comparison**  
 Period = Dec 2025  
 Book = Cash ; Tree = Yr. Bt

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>5000-0000 REVENUE ACCOUNTS</b>									
5000-1000 RENTAL INCOME	218,930.20	210,040.00	8,890.20	4.23	2,520,764.69	2,520,480.00	284.69	0.01	2,520,480.00
5120-0000 Carrying Charge/ Rent Income									
5199-0000 TOTAL RENTAL INCOME	218,930.20	210,040.00	8,890.20	4.23	2,520,764.69	2,520,480.00	284.69	0.01	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	84.50	0.00	84.50	N/A	372.44	0.00	372.44	N/A	0.00
5428-0000 Application & Retain Fees	-925.00	0.00	-925.00	N/A	375.00	0.00	375.00	N/A	0.00
5635-0000 Transfer Fees	650.00	0.00	650.00	N/A	6,870.02	0.00	6,870.02	N/A	0.00
5800-0000 Transfer from GOR/RAR	0.00	3,333.37	-3,333.37	-100.00	0.00	40,000.00	-40,000.00	-100.00	40,000.00
5899-0000 TOTAL FINANCIAL REVENUES	-190.50	3,333.37	-3,523.87	-105.71	7,617.46	40,000.00	-32,382.54	-80.96	40,000.00
5900-0000 OTHER REVENUE									
5901-0003 Key Fab 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	675.00	166.63	508.37	305.09	3,413.30	2,000.00	1,413.30	70.67	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 Charge Income	546.34	83.37	462.97	555.32	546.34	1,000.00	-453.66	-45.37	1,000.00
5990-0000 Miscellaneous Income	650.00	0.00	650.00	N/A	4,224.65	0.00	4,224.65	N/A	0.00
5998-0000 TOTAL OTHER REVENUE	1,871.34	250.00	1,621.34	648.54	11,149.54	3,000.00	8,149.54	271.65	3,000.00
<b>5999-0000 TOTAL REVENUE</b>	<b>220,611.04</b>	<b>213,623.37</b>	<b>6,987.67</b>	<b>3.27</b>	<b>2,539,386.52</b>	<b>2,563,480.00</b>	<b>-24,093.48</b>	<b>-0.94</b>	<b>2,563,480.00</b>
6200-0000 PAYROLL EXPENSES									
6201-0000 Office Salaries	1,486.25	0.00	-1,486.25	N/A	1,486.25	0.00	-1,486.25	N/A	0.00
6205-0000 Maintenance Payrol	0.00	0.00	0.00	N/A	1,236.75	0.00	-1,236.75	N/A	0.00
6205-0006 Food Members	0.00	333.37	333.37	100.00	3,035.00	4,000.00	965.00	24.12	4,000.00
6296-0000 TOTAL PAYROLL EXPENSES	1,486.25	333.37	-1,152.88	-345.83	5,758.00	4,000.00	-1,758.00	-43.95	4,000.00
6300-0000 ADMINISTRATIVE EXPENSES									
6306-0000 Office Supplies	2,172.87	375.00	-1,797.87	-479.43	12,869.05	4,500.00	-8,369.05	-185.98	4,500.00
6311-0002 Bank Fees	0.00	0.00	0.00	N/A	601.45	0.00	-601.45	N/A	0.00
6311-0015 Licenses & Permits	0.00	8.37	8.37	100.00	0.00	100.00	100.00	100.00	100.00
6311-0017 Bank Fees/Payroll Fees	310.00	25.00	-285.00	-1,140.00	310.00	300.00	-10.00	-3.33	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	62,044.00	75,816.00	-13,772.00	-18.21	75,816.00
6322-0000 IT Support	994.22	0.00	-994.22	N/A	2,239.22	0.00	-2,239.22	N/A	0.00

Colonial Acres Phase V (colares)  
**Budget Comparison**  
 Period = Dec 2025  
 Book = Cash ; Tree = ysl\_Lf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6331-1000	0.00	0.00	0.00	N/A	200.00	0.00	-200.00	N/A	0.00
6340-0000	0.00	700.00	700.00	100.00	61,137.86	8,400.00	-52,737.86	-627.83	8,400.00
6350-0000	0.00	435.00	435.00	100.00	4,990.00	5,220.00	230.00	4.41	5,220.00
6360-0000	0.00	125.00	125.00	100.00	1,831.87	1,500.00	-331.87	-22.12	1,500.00
6370-0000	0.00	41.63	41.63	100.00	1,433.79	500.00	-933.79	-186.76	500.00
6390-0000	0.00	0.00	-182.00	N/A	6,186.24	0.00	-6,186.24	N/A	0.00
6395-0000	9,959.09	8,028.00	-1,931.09	-24.05	174,197.32	96,336.00	-77,861.32	-80.82	96,336.00
6400-0000	UTILITIES EXPENSE								
6450-0000	Electricity	400.00	23.50	5.88	7,321.46	4,800.00	-2,521.46	-52.53	4,800.00
6451-0000	Water & Sewer	20,821.87	20,821.87	100.00	213,604.66	249,862.00	36,257.34	14.51	249,862.00
6452-0000	Gas	200.00	200.00	100.00	1,807.23	2,400.00	592.77	24.70	2,400.00
6490-0000	TOTAL UTILITIES EXP.	376.50	21,421.87	21,045.37	222,733.35	257,062.00	34,328.65	13.35	257,062.00
6500-0000	OPERATING/MAINT. EXP.								
6514-0003	Electrical Repairs	0.00	416.63	416.63	2,117.69	5,000.00	2,882.31	57.65	5,000.00
6515-0000	Lanternol Supplies	0.00	0.00	N/A	43.45	0.00	-43.45	N/A	0.00
6515-0003	Landscapeing & Grounds	0.00	4,000.00	4,000.00	37,150.50	48,000.00	10,849.50	22.60	48,000.00
6515-0006	Grounds Supplies/Contracts	5,481.50	291.63	-5,189.87	5,881.50	3,500.00	-1,981.50	-56.61	3,500.00
6515-0007	Tree Maintenance	0.00	416.63	416.63	2,502.82	5,000.00	2,497.18	49.94	5,000.00
6515-1050	Fertilization	0.00	833.37	833.37	2,216.14	10,000.00	7,783.86	77.84	10,000.00
6519-0000	Exterminating Expense	0.00	233.00	233.00	0.00	2,796.00	2,796.00	100.00	2,796.00
6522-0000	Painting Repairs	0.00	2,100.00	2,100.00	0.00	25,200.00	25,200.00	100.00	25,200.00
6525-0000	Rubbish Removal	0.00	16.63	16.63	23,190.50	200.00	-22,990.50	-11,495.25	200.00
6530-0000	Security - Contract	0.00	0.00	N/A	86.55	0.00	-86.55	N/A	0.00
6532-0000	Clubhouse Maintenance & Supplies	0.00	155.00	155.00	0.00	1,860.00	1,860.00	100.00	1,860.00
6536-0000	Grounds Supplies	0.00	0.00	N/A	720.00	0.00	-720.00	N/A	0.00
6537-0000	Grounds Contract	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	N/A	52.96	0.00	-52.96	N/A	0.00
6541-0000	Maintenance Supplies	222.40	16.63	-205.77	2,303.34	200.00	-2,103.34	-1,051.67	200.00
6541-0001	Plumbing Maintenance	0.00	2,500.00	2,500.00	40,900.10	30,000.00	-10,900.10	-36.33	30,000.00
6542-0000	Contract Repairs	20,681.74	18,015.00	-2,666.74	150,303.20	216,180.00	65,876.80	30.47	216,180.00
6542-0008	Roof Repairs	0.00	10,000.00	10,000.00	102,480.00	120,000.00	17,520.00	14.60	120,000.00
6542-0017	Stewalk and Concrete Repairs	0.00	3,400.00	3,400.00	97,911.57	40,800.00	-57,111.57	-139.98	40,800.00
6542-0100	Pond Maintenance	0.00	833.37	833.37	4,501.50	10,000.00	5,498.50	54.98	10,000.00
6544-0000	Contracted Service	2,617.75	0.00	-2,617.75	2,617.75	0.00	-2,617.75	N/A	0.00
6546-0000	HVAC Repairs & Supplies	0.00	125.00	125.00	0.00	1,500.00	1,500.00	100.00	1,500.00
6547-0000	Pool Supplies	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	8,732.83	9,000.00	267.17	2.97	9,000.00
6548-0000	Snow Removal	6,536.00	10,716.00	4,180.00	79,597.09	128,592.00	48,994.91	38.10	128,592.00
6558-0070	Gutters/Downspouts	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	N/A	652.29	0.00	-652.29	N/A	0.00
6590-0000	Miscellaneous Operating Expense	0.00	0.00	N/A	34,127.51	0.00	-34,127.51	N/A	0.00
6592-0000	Replacement Reserve Exp.	150,000.00	0.00	-150,000.00	152,828.84	0.00	-152,828.84	N/A	0.00

Colonial Acres Phase V (colacres)  
**Budget Comparison**  
 Period = Dec 2025  
 Book = Cash ; Tree = ysl\_bf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6599-0000 TOTAL OPERATING/MAINT EXP.	185,539.39	54,818.89	-130,720.50	-238.46	782,776.87	657,828.00	-124,948.87	-18.99	657,828.00
6700-0000 TAXES & INSURANCE									
6710-0000 Real Estate Taxes	-7,554.54	0.00	7,554.54	N/A	11,756.21	0.00	-11,756.21	N/A	0.00
6711-0000 Payroll Taxes	260.99	0.00	-260.99	N/A	478.16	0.00	-478.16	N/A	0.00
6719-0000 Miscellaneous Taxes	0.00	16.63	16.63	100.00	30.26	200.00	169.74	84.87	200.00
6720-0000 Prop & Liab. Ins (Hazard)	55,210.00	18,333.37	-36,876.63	-201.14	275,677.08	220,000.00	-55,677.08	-25.31	220,000.00
6722-0000 Worker's Comp	86.20	125.00	38.80	31.04	3,820.93	1,500.00	-2,320.93	-154.73	1,500.00
6723-0000 Health Ins.	20.00	0.00	-20.00	N/A	60.00	0.00	-60.00	N/A	0.00
6790-0000 TOTAL TAXES & INSURANCE	48,022.65	18,475.00	-29,547.65	-159.93	291,822.64	221,700.00	-70,122.64	-31.63	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	925,966.08	925,966.08	0.00	0.00	925,966.08
6999-0000 TOTAL FINANCIAL EXPENSES	77,163.84	77,163.84	0.00	0.00	979,936.74	925,966.08	-53,970.66	-5.83	925,966.08
<b>6999-9000 TOTAL OPERATING EXPENSES</b>	<b>322,547.72</b>	<b>180,240.97</b>	<b>-142,306.75</b>	<b>-78.95</b>	<b>2,457,224.92</b>	<b>2,162,892.08</b>	<b>-294,332.84</b>	<b>-13.61</b>	<b>2,162,892.08</b>
<b>6999-9999 NET INCOME/(LOSS) OPERATIONS</b>	<b>-101,936.68</b>	<b>33,382.40</b>	<b>-135,319.08</b>	<b>-405.36</b>	<b>82,161.60</b>	<b>400,587.92</b>	<b>-318,426.32</b>	<b>-79.49</b>	<b>400,587.92</b>

## PPS On-site Update

The Cooperative Office is now open! Entry is from the outside of the Clubhouse, on the same side as the sheds.

- Our on-site manager is Monique Bollinger: [mbollinger@ppscoop.com](mailto:mbollinger@ppscoop.com)
- Our regional manager is Tonia Burhans: [tburhans@ppscoop.com](mailto:tburhans@ppscoop.com)
- Our maintenance employee is Che Morgan-Bethay
- Office telephone: (248) 644-4650
- Office Hours: Monday-Friday from 10:00 am – 2:00 pm
- Maintenance Hours: Monday-Friday from 9:00am-5:00pm
- Emergency telephone: (248) 347-1310

## New email system

The Phase V Board and management company have a new way to communicate with you, our members. PPS has implemented an email and text service through a company called Constant Contact. To sign up for this service, PPS has a form that you can use to provide your contact information, if you have not already done so. All emails and telephone numbers will be kept confidential. A test email will be sent to those who have provided an email address on Monday, February 9<sup>th</sup>.

## Message from the Clubhouse Chair:

● **Lost and Found** - We are getting a collection of coats at the clubhouse that people have accidentally left in the coat closet. If you are missing a coat, please check out the clubhouse or this slideshow to see if any of them are yours. We will donate any unclaimed coats in March.



● **St. Patrick's Day Open Position** - If you would like to head up a St. Patrick's Day event in March please let Kathy Murray or Melissa Godzik know. (This can be dinner, a get together, a scavenger hunt...)

● **Super Bowl** - Join us for an informal get-together on February 8th at 6:00PM at the clubhouse! We will have football squares for 50 cents each. Kickoff is around 6:30PM. Bring an appetizer, snack, or dessert to share! BYOB

● **Murder Mystery** - We are looking for 20 residents who would like to be actors for a Murder Mystery Event at the Clubhouse in April. There is no memorization required, just reading from a script. The Theme is Murder at The Roller Rink in the 1980's! If you are willing to be an actor for this event, please let Kathy Murray know ASAP.

● **Easter Dinner** - Saturday, March 28th, 5:30-7:30PM. \$7.00 tickets will be on sale beginning February 12th at the Clubhouse Meeting. (cost covers Honey Baked Ham, paper products, water)

● **Clubhouse Rental Discount** - We are offering a \$50 discount on rentals for the months of April and May 2026. Consider booking a rental for only \$150.00!

I wanted to share this video of all the wonderful activities that our clubhouse has to offer. We hope to see you at some of these events!



**Thank you to everyone that has been helping to keep our clubhouse clean after weekly events! Please DO NOT drag the tables across the floor! We have had many rentals the past few months and pitching in has been appreciated!**

Submitted by *Kathy Murray*

# 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

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



Kim Champe

## Condos pending in Colonial Acres Phase V

1 Condo	\$139,900.00
---------	--------------

## Condos sold in Colonial Acres Phase V

1 Condo	\$160,000.00
---------	--------------

---

## *Things Happening in and AROUND Phase V*



### **Mexican Themed Potluck & Music Bingo**

**When:** Sunday, February 15<sup>th</sup> at 5:30 pm

**Where:** Phase V Clubhouse

**Cost:** Free



Bring your best Mexican Dish to share and BYOB. After dinner, Play some Music Bingo, 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 21<sup>st</sup> from 11:30 am -1:30 pm**

**Where:** Phase V Clubhouse

**Cost:** \$6.00

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

---

## Superbowl Gathering



**When: Sunday, February 8<sup>th</sup> at 6pm**

**Where:** Phase V Clubhouse

**Cost:** Free

Come on out and enjoy the game with friends and neighbors. Bring a snack to share and bring your own beverage! It's an informal gathering and we'll have 50 cent squares for anyone who wants them.



---

## Bingo is BACK Starting February 4th!



**When:** The 1<sup>st</sup> & 3<sup>rd</sup> Wednesday of each month

**Where:** Phase V Clubhouse

**Doors Open at 5:30pm - Starts at 6:00pm**

*\*25 cents a card with a 6-card max per person*

*\*Bring your own Bingo chips or there are cards with sliding windows.*

*\*Open to all CA residents*

---

## Making Greeting Cards with Faith on the 4<sup>th</sup> Wednesday of Each Month

at **6pm**. The **cost is \$7.00 for materials to make 3 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.

## Save the Date

### *Easter Dinner*



**When:** Saturday, March 28th, 5:30-7:30PM.  
**Where:** Phase V Clubhouse  
**Cost:** \$7.00



Tickets will be on sale beginning February 12th at the Clubhouse Meeting. The cost covers Honey Baked Ham, paper products and water. Bring an Easter dinner side to share and BYOB. Signup sheets will be at Clubhouse Bulletin Board in February.

---

### *Famous Dave's Bar-B-Que Fundraiser*



*When: Wednesday, April 29<sup>th</sup> from 11am to 8pm*  
*Where: 43350 Crescent Blvd, Novi, MI*  
*(248) 735-1111*

Dine in – Order Online – Take Out  
Just mention **Colonial Acres Phase V Clubhouse** and the Clubhouse will receive 20% of the proceeds (minus taxes). **Please RSVP to Kathy (248)240-7942 or Melissa (586) 344-6632. We need 20 RSVPs to keep this event on their calendar.**

---

### *LADIES TEA LUNCHEON*



**WHEN:** THURSDAY, MAY 7th  
**TIME:** 1:00 PM  
**WHERE:** PHASE V CLUBHOUSE



*Tea sandwiches, mini quiches, fruit, petite desserts, & flavored tea served (bring your favorite teacup if you want) Bring a friend, wear a hat, and have fun!*  
*Tickets will be on sale in April - more information in next month's newsletter.*

---

### **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 (upstairs)	7 pm	Thursday, Feb 12 <sup>th</sup> & 26 <sup>th</sup>
Euchre (\$5.00)	7 pm	Saturday, Feb 7 <sup>th</sup> & 21 <sup>st</sup>
Soup & Salad Dinner (\$10.00)	5 pm	Thursday, February 19 <sup>th</sup>

## What's Happening in South Lyon

Round 2 of the Food Fight on Main is coming to a neighborhood near you! This year, the downtown districts of South Lyon, Lyon Twp., Highland, and Wixom will battle it out in the Pour Wars. You get to decide which business has the best cocktail, mocktail, coffee drink, etc. We invite you to support local businesses while enjoying another round of the Food Fight on Main - Pour Wars!



### Garbage and Recycling Collection in South Lyon:

[https://www.southlyonmi.org/departments/dpw-department\\_of\\_public\\_works/index.php](https://www.southlyonmi.org/departments/dpw-department_of_public_works/index.php)

Priority Waste is the garbage collection and recycling service provider for the City of South Lyon.

**Garbage collection** for residents north of Ten Mile Road is on **Monday**.

If a holiday falls on or before the pick-up day during the work week, your pick-up will be delayed by one day. There is no garbage pickup on the following holidays (when they fall on a weekday):

- New Years Day
- **Memorial Day – May 25<sup>th</sup> Garbage Pickup will be Tuesday May 26<sup>th</sup>**
- Fourth of July
- **Labor Day – September 7<sup>th</sup> Garbage Pickup will be Tuesday September 8<sup>th</sup>**
- Christmas

All garbage, including recycling and compost materials, should be at the curb on garbage day before 6:00 a.m.

If your trash is not picked up on your assigned day, please call City Hall at 248-437-1735.

# Reliability & Honesty

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

- ORGANIZATION
- TRUTH
- FIX
- RELIABLE
- FAILING
- APOLOGIZE
- PROMISES
- RESPECT
- APPRECIATING
- POLICY
- EXPECTATIONS
- SELF-ESTEEM
- JUDGE
- HONESTY
- ADMIT
- FEEL
- DELIVER

Play this puzzle online at : <https://thewordsearch.com/puzzle/10657/>

<h2>2026 Winter Olympics</h2>  <p><a href="https://olympics.com">olympics.com</a></p> <p>The 2026 Winter Olympics, officially the XXV Olympic Winter Games and also known as Milano Cortina 2026, is scheduled to take place from 6 to 22 February 2026 in the Italian cities of Milan and Cortina d'Ampezzo. <a href="#">Wikipedia</a></p> <p>Date: February 6, 2026 - February 22, 2026</p> <p>Host: <a href="#">Milan, Cortina d'Ampezzo (Italy)</a></p> <p>Events: 116 in 8 sports (16 disciplines)</p> <p>New event in 2026: <a href="#">Ski mountaineering</a></p> <p>Mascots: <a href="#">Tina and Milo</a></p>	<h2>February Holidays</h2> <table border="1"> <tr><td>Feb 1 - Sun</td><td><a href="#">National Freedom Day 2026</a></td></tr> <tr><td>Feb 2 - Mon</td><td><a href="#">Tu B'Shevat 2026</a></td></tr> <tr><td>Feb 2 - Mon</td><td><a href="#">Groundhog Day 2026</a></td></tr> <tr><td>Feb 3 - Tues</td><td><a href="#">Laylat al Bara'at 2026</a></td></tr> <tr><td>Feb 6 - Fri</td><td><a href="#">National Wear Red Day 2026</a></td></tr> <tr><td>Feb 12 - Thurs</td><td><a href="#">Lincoln's Birthday 2026</a></td></tr> <tr><td><b>Feb 14 - Sat</b></td><td><b><a href="#">Valentine's Day 2026</a></b></td></tr> <tr><td>Feb 15 - Sun</td><td><a href="#">Maha Shivaratri 2026</a></td></tr> <tr><td><b>Feb 16 - Mon</b></td><td><b><a href="#">Presidents' Day 2026</a></b></td></tr> <tr><td>Feb 17 - Tues</td><td><a href="#">Chinese New Year 2026</a></td></tr> <tr><td>Feb 17 - Tues</td><td><a href="#">Mardi Gras 2026</a></td></tr> <tr><td>Feb 18 - Wed</td><td><a href="#">Ash Wednesday 2026</a></td></tr> <tr><td>Feb 18 - Wed</td><td><a href="#">Lent 2026</a></td></tr> <tr><td>Feb 18 - Wed</td><td><a href="#">Ramadan starts 2026</a></td></tr> </table>	Feb 1 - Sun	<a href="#">National Freedom Day 2026</a>	Feb 2 - Mon	<a href="#">Tu B'Shevat 2026</a>	Feb 2 - Mon	<a href="#">Groundhog Day 2026</a>	Feb 3 - Tues	<a href="#">Laylat al Bara'at 2026</a>	Feb 6 - Fri	<a href="#">National Wear Red Day 2026</a>	Feb 12 - Thurs	<a href="#">Lincoln's Birthday 2026</a>	<b>Feb 14 - Sat</b>	<b><a href="#">Valentine's Day 2026</a></b>	Feb 15 - Sun	<a href="#">Maha Shivaratri 2026</a>	<b>Feb 16 - Mon</b>	<b><a href="#">Presidents' Day 2026</a></b>	Feb 17 - Tues	<a href="#">Chinese New Year 2026</a>	Feb 17 - Tues	<a href="#">Mardi Gras 2026</a>	Feb 18 - Wed	<a href="#">Ash Wednesday 2026</a>	Feb 18 - Wed	<a href="#">Lent 2026</a>	Feb 18 - Wed	<a href="#">Ramadan starts 2026</a>
Feb 1 - Sun	<a href="#">National Freedom Day 2026</a>																												
Feb 2 - Mon	<a href="#">Tu B'Shevat 2026</a>																												
Feb 2 - Mon	<a href="#">Groundhog Day 2026</a>																												
Feb 3 - Tues	<a href="#">Laylat al Bara'at 2026</a>																												
Feb 6 - Fri	<a href="#">National Wear Red Day 2026</a>																												
Feb 12 - Thurs	<a href="#">Lincoln's Birthday 2026</a>																												
<b>Feb 14 - Sat</b>	<b><a href="#">Valentine's Day 2026</a></b>																												
Feb 15 - Sun	<a href="#">Maha Shivaratri 2026</a>																												
<b>Feb 16 - Mon</b>	<b><a href="#">Presidents' Day 2026</a></b>																												
Feb 17 - Tues	<a href="#">Chinese New Year 2026</a>																												
Feb 17 - Tues	<a href="#">Mardi Gras 2026</a>																												
Feb 18 - Wed	<a href="#">Ash Wednesday 2026</a>																												
Feb 18 - Wed	<a href="#">Lent 2026</a>																												
Feb 18 - Wed	<a href="#">Ramadan starts 2026</a>																												

**Various Facts about the month of February** by *Catherine Boeckmann* from:  
<https://www.almanac.com/content/month-february-holidays-fun-facts-folklore>

February comes from the Latin word *februa*, which means “to cleanse.”

It was named after Februalia, the Roman festival of purification, which was a month-long festival of purification and atonement that took place this time of year.

February is the only month to have a length of fewer than 30 days! It’s usually 28 days, though February is 29 days long in [leap years](#) such as 2028.

February’s Full Moon reaches peak illumination on **Sunday, February 1, 2026**. Look skyward on that night to catch the best view of this full Moon! It’s known as the **Snow Moon** due to the typically heavy snowfall that occurs in February.

Zodiac Signs for February: Aquarius (January 20–February 19) and Pisces (February 20–March 20)

**Remember that Participation is key to a successful thriving community!**



**Professional Caregiver**  
**Barbara McIntyre**  
**734-945-1813**

***Where quality care is  
my first priority***

***Light Housekeeping***

***Laundry***

***Meal Prep***

***Personal Care***

***Medication Management***

***Grocery Shopping***

***Companionship & More***

**The Phase V Clubhouse** is a place where our residents can socialize, play pool, watch TV, borrow games, puzzles, books and movies and participate in a variety of the activities that are scheduled and on our calendar.

It’s important to remember it’s a community space that needs to be maintained so that every resident can enjoy it. **Please pickup after yourself!**

Also, specifically when borrowing any of the games, **please return them in a reasonable amount of time** after use. There are games that have been borrowed for over six months now!

**Suburban Jewelry & Appraisal**

**Betty Trybuski**

*By appointment 248-719-2982*

*Btsjewelry@aol.com*

**FULL SERVICE JEWELER AND  
JEWELRY APPRAISER**

**ACCREDITED ISA APPRAISER  
GIA GEMOLOGIST**

**40 Years Experience**

**Appraisals provided for Insurance/  
Estate/General purposes**

*Items valued in your presence.  
Most valued as you wait*

*All jewelry has value, whether  
precious, semi precious,  
silver or costume*



No Cost Senior Placement

I help seniors and their families find appropriate senior living focused on: care, location, amenities, and price. All communities are licensed with thorough background checks through the State of Michigan LARA Licensing, onsite tours, and previous placement feedback. Don't wait for the discharge date from the hospital or rehab. Call now to be educated and prepared with the best options for your loved one's needs.

Independent Living  
Assisted Living  
Licensed AFC Homes

Independent Living w/care  
Memory Care



**Claudia Mills**  
**(248) 561-1840**

Claudia@NextSteps4Seniors.com  
Resident of Colonial Acres



**KIM CHAMPE**  
**Realtor with Results**  
**Multi Million Dollar Producer**  
**Call Me Today!!!!**

**Living and Working in South Lyon and Surrounding  
Area for over 29 Years**

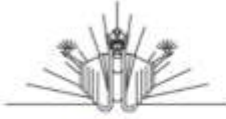
**SELLING IN COLONIAL ACRES FOR OVER 29 YEARS**

**KIM@KIMCHAMP.COM**

**DIRECT: 248-417-0737**



**Real Estate One. Making Real Estate Real Easy**



LAW OFFICE OF  
**JULIE A. PAQUETTE**



# **SOUTH LYON'S TRUSTED TEAM**

**FOR WILLS, TRUSTS  
AND PROBATE**

We help families with wills, trusts and probate - with compassion and clarity. We have proudly served several of your Colonial Acres neighbors - just ask around!



SCAN



**CALL 248-955-2123**

to schedule your FREE consultation

Located in  
Downtown South Lyon  
across from Wendy's

### **True or False?**

**"You Can Give Money Away To Your Kids To  
Protect It From The Government or the  
Nursing Home"**



**It's What You DON'T Know That Hurts You**

It is **legally possible** to protect your money - but you have to do it *right!*

At the Family & Aging Law Center, we have an **extensive, successful** track record in protecting our client's hard-earned savings.

*We can help you protect money even if you need nursing home care RIGHT NOW. Call Us Today!*

## **FAMILY & AGING Law Center**

WILLS - TRUSTS - POWERS OF ATTORNEY  
**NURSING HOME MEDICAID**  
VETERANS IMPROVED PENSION  
PROBATE - GUARDIANSHIPS - CONSERVATORSHIPS

**YOU'VE WORKED HARD YOUR ENTIRE LIFE.  
YOU DON'T WANT TO LOSE IT ALL...**

**to the nursing home ... the  
government ... or to anyone, really!**

*The good news?*

*We can help.*

**CALL US TODAY  
(248) 278-1511**

[MIESTATELAWYER.COM](http://MIESTATELAWYER.COM)



*Nicole Wipp, South Lyon Native  
Veterans Administration  
Accredited Elder Law Attorney*

# Precision Painting

(734) 444-8084

precisionpainting13@gmail.com



**Interior-Exterior  
Deck Restorations  
Faux Finishes  
Power Washing  
Residential-Commercial-  
Production**



## ATTORNEY-PHIL WEIPERT

**ELDER LAW & ESTATE PLANNING  
PROBATE AVOIDANCE**

Wills, Living Trusts, Durable Powers of Attorney for Finances & Health, Ladybird Deeds

Serving the Residents of Colonial Acres with the most reasonably priced Legal Services for over 25 Years!

Located @ 400 S. Lafayette next to Wendy's  
FREE INITIAL CONSULTATION-248-486-1100

## Live Here, for the Best of Your Life®

AT HALF THE COST OF ASSISTED LIVING



**First Come, First Served.** Limited number of apartments available. Act now to avoid the wait list!

Nine floor plans to choose from, all including services and style to rival a fine hotel.

- Delicious Lunch or Dinner Included
- Luxurious Dining Room
- Daily Continental Breakfast
- 24-Hour Staffing
- State-of-the-art Alarm System
- Fitness Center
- Scheduled Chauffeured Transportation
- Weekly Live Entertainment
- Hair Salon
- Country Store
- Theater
- Weekly Church Service
- Planned Activities, Weekly Shopping and Field Trips
- Beautiful Décor Inside and Out
- Lush Landscaped Grounds
- Friendly, Compassionate Staff

### Our Extras Make the Difference

For more information, please call (248) 437-6550

28413 Abbey Lane, New Hudson 48165 | [www.abbeypark.com](http://www.abbeypark.com)

Lyon Township (Off Milford Rd. across from Coyote Golf Club)

**Abbey Park**  
AT MILL RIVER  
INDEPENDENT SENIOR LIVING  
248-437-6550

*The Best in Independent Senior Living!*



# Buying or Selling a Home?

call (734) 812-6745

## ROSE & TOM TIBBLES

"The entire Tibbles Team is great. Rose & her team coached us thru both buying & selling our home(s). Looking for a home to buy was a process that took us over a year, once we finally found the house that met our expectations, Rose & her team where able to sell our house very quickly. I would highly recommend Rose & her team to anybody."

-james spring4 6356 Chaparral Dr. Brighton, MI 48116

**"We offer a competitive listing fee that we know would excite any seller"**



Adams Ct. • Colonial Acres



Alexandria • Colonial Acres



Arlington Circle • Colonial Acres



Jefferson Ct. • Colonial Acres

**KW ADVANTAGE**  
KELLERWILLIAMS. REALTY



roselibbles@gmail.com • 200 N. Center Northville, MI 48167



# MULTICARE HOME REPAIR LLC

Quality Workmanship @ Affordable Rates

*"Reputation is Everything"*

### Services:

- Drywall Repair
- Electrical
- Plumbing
- Lock Installation
- Power Washing
- Dryer Vent Cleaning
- Garbage Disposals
- Dish Washer Installation
- And More!



**Resident Of Colonial Acres**

**Call 248-345-3876**

**Ask for David Young**

**Pauls  
Plumbing Services, LLC**



All Types of Plumbing Repairs  
Master Plumber since 1985  
24 Hour Emergency Service Available

**Paul Trala**

**Bus: (248) 437-0501**

License #8110100

**Cell: (810) 560-3686**



**Comprehensive  
Vision  
Center**

**Christopher Papp, MD**  
Ophthalmologist

Phone: (248) 782-8120

Fax: (248) 278-6096

contact@comprehensivevisioncenter.com

www.comprehensive visioncenter.com

321 Pettibone St.

Ste. 103

South Lyon, MI 48178

**Village Glass Company**

10177 Colonial Industrial Dr • South Lyon MI 48178

**248-437-2727**

*Rescreening Special*

*Free Pick-up & Delivery • Call for Details*

STORMS - SCREENS - NEW - REPAIRED  
MIRRORS - SHOWER DOORS - STORM DOORS  
FREE ESTIMATES

Senior Citizen Discount on Most Items



**MINER'S BARBER SHOP**

(At The Light in New Hudson)

**The Miner Boys - Tim & Dennis**  
(Your Licensed Master Barber's)

**248-486-3270**

P.O. BOX 347

56875 Grande River Ave.

New Hudson, MI 48165

**Hours:**

T, W, Thurs 9-7

Fri 9-6, Sat 8-3

Closed Mondays



**SOUTH LYON  
DERMATOLOGY**

**Our Services**

From rashes to melanoma,  
South Lyon Dermatology  
is equipped to handle all  
your dermatological needs.

- Acne
- Cysts
- Eczema
- Hair
- Hyperhidrosis
- Infections
- Infestations
- Moles (Nevi)
- Nails
- Pigmented spots
- Psoriasis
- Rashes
- Rosacea
- Scars
- Skin Cancers
- Skin Growths
- Sun Damage
- Surgery
- Warts
- Wrinkles



Angela M. Clay, D.O.  
is a board certified  
dermatologist serving  
aesthetic, medical and  
surgical skin conditions.

26036 Pontiac Trail, South Lyon, MI 48178

Phone: (248) 479-2200 • Fax: (248) 479-2682

<http://www.southlyndermatology.com>



**MARK W. ADAMS & CO.**

**OVER 30 YEARS EXPERIENCE**

*Quality Painting*

*Mark Adams 248.935.8990*

**Top Quality Labor & Materials.**

**Color Consultation Services.**

**All Your Painting Needs,  
Including Cabinets.**

**Three Full Time Painters.**

**Can Paint Your Place Top to  
Bottom Within 3 Days.**

# K B SERVICES, LLC

"Repairs done around your house"

**248-446-9966**

**Ken Burger**



License # 2102181351 Colonial Acres Resident

# Phillips

FUNERAL HOME AND CREMATION SERVICES

*Five Generations of Caring, Since 1889*

- Funeral Pre-Planning
- Free Grief Support
- Veteran, Medicaid, and Social Security Benefits
- Military Funerals
- Affordable Cremation

122 West Lake St. • South Lyon, MI  
(248) 437-1616

Keep our Community Safe  
Stop where Posted & Drive the Posted  
Speed Limit



## Personalized Hearing Care, Inc.

Audiology and Hearing Aids

Specializing in the treatment of hearing loss

We offer superior service, state-of-the-art technology and competitive prices in a non-threatening environment.



**SOUTH LYON OFFICE**

321 Pettibone St., Suite 105, South Lyon, MI 48178  
(248) 437-5505



# BIFANO

EYECARE  
**OPTOMETRISTS**  
248 • 446 • 1146

*Dr. Rhonda Bifano*

*Dr. Chris Bifano*

*Dr. Jo Ellen Dorony*

**Let us help you to see the world in a better light  
and receive personal care with Bifano Eyecare**

**20% OFF Glasses For Seniors**

**Medicare Providers**

**Sat. & Evening Hours Available**

Mon., Wed., Thurs., Fri. 9:00 am - 6:00 pm  
Tues. 9:00 am - 7:00 pm • Sat. 9:00 am - 2:00 pm

**317 N. Lafayette**

**(2 Blocks North of Ten Mile)**

# Gentle FOOT CARE



"Most foot Problems can be treated easily in one office visit"  
Specializing in latest most advanced techniques.

## COMPLETE FOOT & ANKLE CARE INCLUDING

- \*Senior & Diabetic Foot Care
- \*Foot & Ankle Surgery
- \*Ingrown & Fungus Nails
- \*Corns & Calluses
- \*Bunions & Hammertoes
- \*Ankle Fractures & Injuries
- \*Flat Feet
- \*Heel Pain
- \*Injuries
- \*Warts



### WE PARTICIPATE IN:

Medicare, Blue Cross, Blue Care Network, PPO, Cofinity, Aetna, CIGNA, HAP, United Healthcare, PHCS & Travelers and Most Others

Board Certified/Board Qualified Foot Surgeons. Diplomate American Board of Podiatric Surgery

COMMERCE- 8391 Commerce Rd. Ste 102.

248-363-3777

SOUTH LYON- 13650 Ten Mile Rd.

248-486-1177



# FARMERS

Auto Home Life Business

Call us for a Free Quote

- 36% Safe Driver Discount
- 18% Auto/Fire Discount
- 15% New Customer Discount



Tom Groom  
Total solutions Agent  
(248) 437-5309  
[www.farmersagent.com/tgroom](http://www.farmersagent.com/tgroom)

We Love Experienced Drivers

410 N. Lafayette, P.O. Box 417  
South Lyon, MI 48178

## Need a Computer Guy?



Hi. I'm Lou Maglione, and I live in South Lyon. I'm a Certified PC Tech with 30 years in the business, and an experienced teacher.

When you have a computer problem, I'll not only fix it, I'll make sure that you know how to make it stay fixed. And if you want, I'll also help you learn to use your computer more easily.

You can drop off your computer with me, or I'll come to your home and fix it at no extra cost. I'm reasonably priced, and if the problem can't be fixed, you don't pay a penny - Guaranteed!

So call me, and get it fixed – today!

**Lou Maglione**  
**InfoJunkies LLC**  
**248-675-5198**  
**[infojunkies2@gmail.com](mailto:infojunkies2@gmail.com)**

**HANDYMAN&MORE, SERVICING COLONIAL ACRES**

*Painting - Vinyl Plank Flooring - Ceramic Tile - Grab Bars  
Lower Levels-First Floor Laundries-Walk-in Showers  
Porch Makeovers-Decks-Railings- Gates-Gardens  
Kitchens- Windows & Doors-Misc. Repairs-Plumbing  
Electrical-Cabinetry-Insurance Work. Fast & Friendly*

*Noted Builder and Your Neighbor.  
Celebrating Construction Excellence  
Since 1976*

**Cell 810-333-1490**

**WALKER SERVICE, INC.**  
**Auto Repair Service**

Front Ends, Brakes, Tune Up,  
Engine Diagnostics, Alignments,  
Complete & Custom Exhaust, Towing  
Family Owned, Over 50 Years Experience  
**402 Donovan St. 248-437-6233**  
Mon-Fri 8:00 AM - 7:00 PM and Sat 8:00 AM - 4:00 PM



**Perfect Floors**  
*Customers for Life*

Carpet Hardwood Luxury Vinyl

21946 Pontiac Trail, South Lyon, MI

**248-437-2838**

**Tenpenny**  
*OUT OF THE WOODS*  
**Furniture**  
[www.tenpennyfurn.com](http://www.tenpennyfurn.com)

**Free Delivery to Colonial Acres**

Phone 248-437-1590

124 N. Lafayette  
South Lyon, MI 48178

*Norm's TOTAL  
Automotive Service*

Complete Auto Repair & Towing  
Certified Mechanics

*Award Winning Auto Repair*

Open 7 Days · Mon-Fri 8-8 · Sat 8-7 · Sun 12-5

115 Lake St.  
Downtown South Lyon

**248-437-2086**



*Oakland County's Premier Collision Specialist for over  
30 years. Servicing all of your automotive repair needs.*

**150 E. McHattie St.**  
South Lyon, MI 48178

**248-437-6100**



**FRAZER**

CREMATIONS & FUNERALS



**Exceptional Service at an Exceptional Price**

Direct Cremation \$795

Celebration Of Life \$1695

Traditional Funeral Service \$4195

248-667-9920 • [frazerfunerals.com](http://frazerfunerals.com)

## February 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>1</b>	<b>2</b> 8:30 am Coffee hr 11-12:30 Chair Yoga 1 pm Men's Social 3-5 pm Happy Hour Aubrees 7 pm Euchre	<b>3</b> 2-5 pm Billiards 7 pm TX Hold'em	<b>4</b> 9-10 am Walking & Chair Exercise class 10-12 Sewing 6 pm Bingo	<b>5</b> 7 pm Euchre	<b>6</b> 9-10 am Walking & Chair Exercise class 7pm – TX Hold'em	<b>7</b>
<b>8</b> 6:00 pm – Superbowl Gathering	<b>9</b> 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchre	<b>10</b> 2-5 pm Billiards 7 pm TX Hold'em	<b>11</b> 9-10 am Walking & Chair Exercise class 10-12 Sewing 6 pm Game Night	<b>12</b> 5:30 pm – Clubhouse Comm Mtg 7 pm Euchre	<b>13</b> 9-10 am Walking & Chair Exercise class 7 pm - Bible Study	<b>14</b> Valentine's Day
<b>15</b> 5:30-7:30 – Mexican Potluck & Music Bingo Winter Taxes Due	<b>16</b> 8:30 am Coffee hr 11-12:30 Chair Yoga 3-5 pm Happy Hour Aubrees 7 pm Euchre	<b>17</b> 2-5 pm Billiards 7:00pm – Board Mtg	<b>18</b> 9-10 am Walking & Chair Exercise class 10-12 Sewing 6 pm Bingo	<b>19</b> 7 pm Euchre	<b>20</b> 9-10 am Walking & Chair Exercise class 7 pm - TX Hold'em	<b>21</b> 11:30-1:30 – Sloppy Joe Luncheon
<b>22</b> RENTAL	<b>23</b> 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchre	<b>24</b> 2-5 pm Billiards 7 pm TX Hold'em	<b>25</b> 9-10 am Walking & Chair Exercise class 10-12 Sewing 6 pm Game Night & Card Making	<b>26</b> 7 pm Euchre	<b>27</b> 9-10 am Walking & Chair Exercise class 7 pm – Bible Study	<b>28</b>