

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

March



Dates to Remember ...

Clubhouse Committee Meeting
March 5th at 5:30pm

Board Meeting March 10th at 7pm

March Activities:

Pancake Breakfast – Mar 14th 9-10:30am
(see page 11 for additional information)

Chili Luncheon – Mar 21st at 11:30am-1:00pm
(see page 12 for additional information)

Easter Dinner – March 28th at 5:30pm
(see page 12 for additional information)

IMPORTANT INFORMATION

March 8th is Daylight Saving Time
Remember to move your clocks
Ahead one hour

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

This Board has been together for four months now, and I couldn't be prouder of my fellow members. We've had some bumps along the way as we learn how to work together, but there is no doubt that each one of us cares about this community and will do our best for you.

I'm also proud of you, our members. I have lived here for a year now, and it was a year of turmoil and uncertainty. Yet you have come to our meetings with open minds and a willingness to share constructive feedback. I am learning from you as I hope that this board is earning your respect.

Finally, I am proud of PPS. I think that the transition from the previous management company was like nothing they had ever experienced before, yet they have persevered. I've said before that it might take a year or more for everything to fall into place, but I think you will be very pleased with the end result.

If you did not attend the February open meeting, here's the things you need to know:

- The open board meeting has been changed from the third Tuesday of the month back to the second Tuesday of the month. The reason for the change is that there is not enough time to provide newsletter input – it's been a strain on both the board members responsible for articles and the newsletter author. Our next open meeting is March 10th.
- Our executive meetings (not open to the members) will be the fourth Tuesday of each month to be held in the clubhouse office.
- Monique has resigned as the property manager. Hopefully by the time you receive this newsletter we will have a new property manager in place. Based on a recommendation from PPS, the Board approved changing the manager position to full-time. Phase V is a large community, and PPS believes that we would benefit from full-time management. This change will still be within our adopted budget.
- The new email for the property manager is colonialacres@ppscoop.com. While there is not a property manager in place at the time of this writing, this email address will be monitored by PPS.
- PPS collected over \$30,000 in back carrying charges/taxes since November!

Based on member questions: The \$25 per month increase is all going towards our capital reserve for future improvements. Also, zero funds have been paid to the previous management company for severing their contract, and we believe that there will not be any in the future.

Marie, on behalf of the Board of Directors

**Colonial Acres Phase V
Board of Directors Meeting
February 17, 2026, at 7:00PM**

Meeting Overview:

Called to Order: 7:00 PM

Board Members Present: Susie Brock, Kathie Crossman, Lori Kowalski, Marie Sherry

Absent: Paul Gjerpen

Adjourned: 7:43PM

Member Comment Limited to Agenda: no comments

Approval of Agenda

Approval of Minutes: Executive Session and Regular Open Meeting January 20, 2026;
Motion to approve the agenda and minutes by Kathie Crossman; Second by Lori Kowalski;
all ayes.

Communications: none

Reports

President's Report by Marie Sherry

- Monique Bollinger resigned her position without notice. PPS is interviewing and should have someone in place soon. A background check will be done on the new candidate.
- The test email was sent by PPS on February 9, 2026 to all members who have registered their information with PPS. Please check your email spam folder. If nothing was received contact PPS to verify your information.
- Winter taxes were due today, February 17, 2026.

Treasurer's Report by Lori Kowalski (Paul Gjerpen absent)

- PPS has worked on reducing the past due carrying charges from \$49,047.00 to \$18,370.24 as of January 31, 2026. Tonia and her team have collected \$30,676.76 in the past 2 months for a reduction of 63%.
- The general operating reserve has increased by \$176,870.00 since November 2025, with a balance of \$378,158 as of January 31, 2026.
- January expenditures were impacted by snow removal of \$103,377.00. Of that amount, \$56,184.00 was for December invoice paid in January. January 1st through January 26, the invoice totaled \$52,684.00. Additional snowfall for December 2025 – January 2026 year has been 27.2", almost double our average snowfall for this time of year.

- 10 hot water tanks were purchased for \$6,859.00 and \$6,760.00 in additional expense for installation by Paul Trala in December.
- Farm Bureau insurance premium was paid \$46,894.00

Consent Agenda

- Ratification of changing the property manager position from part-time to full-time voted on by the board. All in favor.

Motion to accept the consent agenda by Kathie Crossman; Second by Susie Brock; all ayes

Old Business

1. Discussion of Board Procedures – some items were tabled for further discussion for communication, annual meeting, contracted professionals.
2. Discussion regarding official forms found on website. Lori Kowalski has been revising and updating each form. Some forms will require a notary acknowledgement for the protection of our members based on increased reporting of elder abuse occurring nationwide. Lori reported that the website needs further revamping with categories to make it easier to access information.
3. Discussion about Street Captains and Committee Volunteers (In place by May 2026)
 - **Election/Nomination Committee:** Recruiting 5 volunteers; contact Kathie Crossman for more information.
 - **Website Committee:** Reviewing internal/external communications, website formatting; contact Kathie Crossman for more information.
 - **Street Captains:** Volunteers needed for several streets including Arlington Cir., Jefferson Ct., Valley Forge; Contact Susie Brock for more information.

New Business

1. Consideration of changing open meeting dates to 2nd Tuesday of each month; and executive meetings to the 4th Tuesday in the Clubhouse office with the Board.

Motion by Kathie Crossman to accept the new schedules for open and closed meetings; Second by Lori Kowalski; all in favor.

2. Consideration of Auditor Bids between 2 firms: Polk & Associates - \$5,100; Schriber & Associates - \$7,000.

Motion to accept the Polk & Associates bid of \$5,100 for a full audit; roll call – Lori Kowalski, aye; Susie Brock, aye; Kathie Crossman, aye; Marie Sherry, aye. All in favor.

Member Comments

- Member mentioned the deep potholes in Lexington Drive and about the repaving plan. Cement work will resume on certain areas within the complex in the spring.
- A member mentioned that Yorktown has a large pothole that Che worked on recently, but it still needs additional filling.
- Member concern regarding a large hole in the cement on Jefferson Court.
- Member concern about soot found around the baseboard heat that shouldn't be there.
- Question about how much the former management company charged to break their contact (\$0.00 was charged or paid).

ALL RESIDENT CONCERNS SHOULD BE REPORTED TO PPS TO FILE A WORK ORDER.

Meeting Adjourned: 7:43 PM; Motion by Susie Brock; Second by Kathie Crossman
Minutes summary: *Kathie Crossman, CAV Secretary*

STREET CAPTAINS STILL NEEDED.

We need volunteers for the following streets: Alexandria Ct, Arlington Circle (need 2 volunteers) Bldgs 113 – 120 & 105 – 112, Jefferson Ct (need 2 volunteers) Bldgs 62 – 68 & 141 – 144, Ticonderoga Dr, Valley Forge and Yorktown.

Please consider helping your neighbors out! Be another form of communication with the Board.

Contact Susie Brock if you are interested, 248-892-5183.

Thanks again, Colonial Acres Phase V Board

Clubhouse Committee and **Board of Directors Elections** are just around the corner.

The Clubhouse Committee will be looking for a Co-Chairperson and Treasurer for the July election. If you have an interest, in either position, please contact Kathy Murray at 248-240-7942.

The Board of Directors will be looking to fill four positions in the September election. If you have an interest in being on the Board, please contact Marie Sherry using the email address Marie4phasev@gmail.com. Also, please submit resumes to the newsletter, at ticonderogagals1@gmail.com, for the July/August edition.

Colonial Acres Phase V (Collects)

Budget Comparison

Period = Jan 2026

Book = Cash ; Tree = ytd, bf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5000-1000 RENTAL INCOME									
5120-0000 Carrying Charge/ Rent Income	206,408.59	222,300.00	-15,891.41	-7.15	206,408.59	222,300.00	-15,891.41	-7.15	2,667,600.00
5191-1000 Community Building Income	0.00	1,666.67	-1,666.67	-100.00	0.00	1,666.67	-1,666.67	-100.00	20,000.00
5193-0000 Tax Bill Assessment	28,652.78	88,854.50	-60,201.72	-67.75	28,652.78	88,854.50	-60,201.72	-67.75	1,066,254.00
5199-0000 TOTAL RENTAL INCOME	235,061.37	312,821.17	-77,759.80	-24.86	235,061.37	312,821.17	-77,759.80	-24.86	3,753,854.00
5299-9999 NET RENTAL INCOME	235,061.37	312,821.17	-77,759.80	-24.86	235,061.37	312,821.17	-77,759.80	-24.86	3,753,854.00
5400-0000 FINANCIAL REVENUES									
5410-0000 Interest Income	122.02	116.67	5.35	4.59	122.02	116.67	5.35	4.59	1,400.00
5428-0000 Application & Resale Fees	175.00	0.00	175.00	N/A	175.00	0.00	175.00	N/A	0.00
5899-0000 TOTAL FINANCIAL REVENUES	297.02	116.67	180.35	154.58	297.02	116.67	180.35	154.58	1,400.00
5900-0000 OTHER REVENUE									
5931-0000 Late Charges	281.00	0.00	281.00	N/A	281.00	0.00	281.00	N/A	0.00
5990-0000 Miscellaneous Income	0.00	833.33	-833.33	-100.00	0.00	833.33	-833.33	-100.00	10,000.00
5998-0000 TOTAL OTHER REVENUE	281.00	833.33	-552.33	-66.28	281.00	833.33	-552.33	-66.28	10,000.00
5999-0000 TOTAL REVENUE	235,639.39	313,771.17	-78,131.78	-24.90	235,639.39	313,771.17	-78,131.78	-24.90	3,765,254.00
6000-0000 PAYROLL EXPENSES									
6201-0000 Office Salaries	1,573.25	2,513.33	-940.08	37.40	1,573.25	2,513.33	-940.08	37.40	30,160.00
6202-0000 Manager Salary	887.75	0.00	887.75	N/A	887.75	0.00	887.75	N/A	0.00
6205-0000 Maintenance Payroll	1,925.00	5,000.00	-3,075.00	61.50	1,925.00	5,000.00	-3,075.00	61.50	60,000.00
6290-0000 TOTAL PAYROLL EXPENSES	4,386.00	7,513.33	-3,127.33	41.62	4,386.00	7,513.33	-3,127.33	41.62	90,160.00
6300-0000 ADMINISTRATIVE EXPENSES									
6311-0000 Office Supplies	4,112.22	1,250.00	-2,862.22	-228.98	4,112.22	1,250.00	-2,862.22	-228.98	15,000.00
6320-0000 Management Fee	6,300.00	6,378.75	-78.75	1.23	6,300.00	6,378.75	-78.75	1.23	76,545.00
6322-0000 IT Support	174.00	0.00	174.00	N/A	174.00	0.00	174.00	N/A	0.00
6331-1000 Yard Subscription Fees	96.00	0.00	-96.00	N/A	96.00	0.00	-96.00	N/A	0.00
6340-0000 Legal Expense	1,000.00	1,000.00	0.00	100.00	1,000.00	1,000.00	0.00	100.00	12,000.00
6350-0000 Audit Expense	0.00	458.33	-458.33	100.00	0.00	458.33	-458.33	100.00	5,500.00
6360-0000 Telephone/Answering Serv.	317.98	0.00	-317.98	N/A	317.98	0.00	-317.98	N/A	0.00
6380-0000 Miscellaneous Administrative	0.00	3,666.67	-3,666.67	100.00	0.00	3,666.67	-3,666.67	100.00	44,000.00
6391-0000 Board Education & Training	936.00	0.00	-936.00	N/A	936.00	0.00	-936.00	N/A	0.00
6395-0000 TOTAL ADMINISTRATIVE EXP.	11,936.20	12,753.75	-817.55	6.41	11,936.20	12,753.75	-817.55	6.41	153,045.00
6400-0000 UTILITIES EXPENSE									
6450-0000 Electricity	0.00	583.33	-583.33	100.00	0.00	583.33	-583.33	100.00	7,000.00
6451-0000 Water & Sewer	56,691.98	23,666.67	-33,025.31	-139.54	56,691.98	23,666.67	-33,025.31	-139.54	284,000.00
6452-0000 Gas	0.00	166.67	-166.67	100.00	0.00	166.67	-166.67	100.00	2,000.00
6490-0000 TOTAL UTILITIES EXP.	56,691.98	24,416.67	-32,275.31	-132.19	56,691.98	24,416.67	-32,275.31	-132.19	293,000.00

Colonial Acres Phase V (colares)
 Budget Comparison
 Period = Jan 2026
 Book = Cash ; Tree = ytd_Lf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6500-0000 OPERATING/MAINT. EXP.									
6514-0003 Electrical Repairs	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
6514-0009 Basement Repairs	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00	5,000.00
6515-0000 Janitorial Supplies	45.57	0.00	-45.57	N/A	45.57	0.00	-45.57	N/A	0.00
6515-0007 Tree Maintenance	0.00	666.67	666.67	100.00	0.00	666.67	666.67	100.00	8,000.00
6515-1050 Fertilizer	0.00	1,391.67	1,391.67	100.00	0.00	1,391.67	1,391.67	100.00	16,700.00
6519-0000 Estimating Expense	177.00	416.67	239.67	57.52	177.00	416.67	239.67	57.52	5,000.00
6522-0000 Paving Repairs	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00	5,000.00
6536-0000 Grounds Supplies	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00	5,000.00
6537-0000 Grounds Contract	0.00	4,933.33	4,933.33	100.00	0.00	4,933.33	4,933.33	100.00	59,200.00
6537-0001 road/Paving Repairs	0.00	3,333.33	3,333.33	100.00	0.00	3,333.33	3,333.33	100.00	40,000.00
6541-0000 Maintenance Supplies	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00	2,000.00
6541-0001 Plumbing Maintenance	0.00	10,583.33	10,583.33	100.00	0.00	10,583.33	10,583.33	100.00	127,000.00
6542-0000 Contract Repairs	9,624.74	0.00	-9,624.74	N/A	9,624.74	0.00	-9,624.74	N/A	0.00
6542-0008 Roof Repairs	0.00	9,166.67	9,166.67	100.00	0.00	9,166.67	9,166.67	100.00	110,000.00
6542-0017 Sidewalk and Concrete Repairs	0.00	5,000.00	5,000.00	100.00	0.00	5,000.00	5,000.00	100.00	60,000.00
6542-0100 Pond Maintenance	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00	5,000.00
6543-0001 Sprinkler Repair	0.00	666.67	666.67	100.00	0.00	666.67	666.67	100.00	8,000.00
6544-0000 Contracted Service	14,950.19	0.00	-14,950.19	N/A	14,950.19	0.00	-14,950.19	N/A	0.00
6547-0000 Pool Supplies	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00	5,000.00
6547-1000 Snow Removal	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00	5,000.00
6548-0000 Gutters/Downspouts	103,377.16	7,916.67	-95,460.49	-1,205.82	103,377.16	7,916.67	-95,460.49	-1,205.82	95,000.00
6558-0070 Miscellaneous Operating Expense	0.00	666.67	666.67	100.00	0.00	666.67	666.67	100.00	8,000.00
6599-0000 TOTAL OPERATING/MAINT EXP.	128,174.66	50,158.37	-78,016.29	-155.54	128,174.66	50,158.37	-78,016.29	-155.54	601,900.00
6700-0000 TAXES & INSURANCE									
6710-0000 Real Estate Taxes	0.00	88,854.50	88,854.50	100.00	0.00	88,854.50	88,854.50	100.00	1,066,254.00
6711-0000 Payroll Taxes	770.18	1,231.50	-461.32	37.46	770.18	1,231.50	-461.32	37.46	14,778.00
6720-0000 Prop & Liab. Ins (Hazard)	46,894.00	16,833.33	-30,060.67	-178.58	46,894.00	16,833.33	-30,060.67	-178.58	202,000.00
6722-0000 Worker's Comp	829.39	461.17	-368.22	-79.84	829.39	461.17	-368.22	-79.84	5,534.00
6723-0000 Health Ins.	60.00	500.00	440.00	88.00	60.00	500.00	440.00	88.00	6,000.00
6790-0000 TOTAL TAXES & INSURANCE	48,553.57	107,880.50	59,326.93	54.99	48,553.57	107,880.50	59,326.93	54.99	1,294,566.00
6800-0000 FINANCIAL EXPENSES									
6801-0000 Interest on Notes Payable	0.00	5,996.83	5,996.83	100.00	0.00	5,996.83	5,996.83	100.00	71,962.00
6840-0000 Land Lease Payment	77,163.84	78,329.67	1,165.83	1.49	77,163.84	78,329.67	1,165.83	1.49	939,956.00
6999-0000 TOTAL FINANCIAL EXPENSES	77,163.84	84,326.50	7,162.66	8.49	77,163.84	84,326.50	7,162.66	8.49	1,011,918.00
6999-9000 TOTAL OPERATING EXPENSES	326,906.25	287,049.12	-39,857.13	-13.89	326,906.25	287,049.12	-39,857.13	-13.89	3,444,589.00
6999-9999 NET INCOME/(LOSS) OPERATIONS	-91,266.86	26,722.05	-117,988.91	-441.54	-91,266.86	26,722.05	-117,988.91	-441.54	320,665.00
7000-0000 CAPITAL/RESERVE ACTIVITY									
7320-0000 Replacement Reserve Funding	26,667.00	26,666.67	-0.33	0.00	26,667.00	26,666.67	-0.33	0.00	320,000.00

Colonial Acres Phase V (colacres)

Budget Comparison

Period = Jan 2026

Book = Cash ; Tree = ysl_bf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7400-0700	Capital - Plumbing	6,858.20	0.00	-6,858.20	N/A	6,858.20	0.00	-6,858.20	N/A	0.00
7500-0000	TOTAL CAPITAL/RESERVE ACTIVITY	33,525.20	26,666.67	-6,858.53	-25.72	33,525.20	26,666.67	-6,858.53	-25.72	320,000.00
7900-0000	TOTAL NET INCOME/(LOSS)	-124,792.06	55.38	-124,847.44	-225,437.78	-124,792.06	55.38	-124,847.44	-225,437.78	665.00

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 TBD
- Our regional manager is Tonia Burhans: 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

The new email system was tested on February 9th!

On Monday, February 9th, a test email was sent to those who have provided email addresses to PPS. If you **did not receive an email**, please **contact PPS** with your email and a telephone number that can receive texts.

This service named *Constant Contact* is being implemented to assist the Phase V Board, PPS and our members with a more effective means of communication. Remember that all emails and telephone numbers will be kept confidential.

Clubhouse Committee Meeting Minutes February 12, 2026

Committee Members present: Kathy Murray, Melissa Godzik, Barb Kibler, Laurie Kanar

Members present: eleven (11) community members attended

Meeting commenced: 5:30 PM

Treasurers report given by Barb Kibler: Intake \$1827.00 Output \$740.13 (see detailed breakdown in newsletter)

Ongoing Activities: Anyone wishing to attend Greeting Card making event hosted by Faith needs to contact Faith prior to event so that supplies are available.

Old Business: 14 community members attended the Superbowl get together in the clubhouse. A good time was had by all!

Kathy Murray is waiting for the sale price to purchase 4 additional 60" tables. She may contact Walmart directly to see if they will honor the previous price we paid for initial table in September 2025. Original price \$197 sale price \$132.

Kathy Murray reviewed clubhouse rental history for 2025; May, Sep, Oct had (0) rentals. Feb, March, April, July, Nov. had (1) rental, Aug had (2) rentals, January had (3) rentals, June had (4) rentals, Dec had (8) rentals. In an attempt to recruit more rentals in the "slower months" the rental fee has been reduced by \$50 for April & May 2026. Rental fee has been reduced to \$150 for these months. Rentals for Jan. & Feb. 2026 have increased; Jan (6) rentals, Feb (3) rentals.

Still seeking community member to host a St Patrick's Day event in the clubhouse; perhaps dinner or informal get together. Anyone interested in leading this event can contact Kathy Murray. Easter Dinner will be held March 28th at 5:30 pm in the Phase V clubhouse. Tickets on sale now for \$7.

Still need additional community members to volunteer to act in an 80's "**Murder at the Roller Rink**" murder mystery to be held in the Phase V clubhouse. No need to rehearse for this event as actors/participants will read their lines from a script during production. Contact Kathy Murray if interested.

Senior Expo Friday April 24, 11 am-2 pm. Claudia Mills is working with Kathy Murray and Joanie Cottrell organizing this event and securing a variety of vendors who provide services for seniors. Gloria Poirier and Katy Kay will be hosting a **bake sale** during this event. **Raffles** will be held with prizes donated by the vendors. **Lunch** will be provided at no cost while supplies last. More information will be detailed in the newsletter closer to the event.

New Business: 2 additional rentals for February 2/7 & 2/28.

A new **Rental Cleaning Checklist** was created by Kathy Murray outlining cleaning responsibilities for all clubhouse renters. This should help with outlining the cleaning expectations for renters. New game "**sign out**" sheet for games borrowed from clubhouse library was created and is located on the side of the bookshelf holding the games. Please sign out when you borrow a game.

Men's Club will host another **Pancake Breakfast** March 14th, 9 am-10:30 am.

Men's Club will be hosting a **FREE Chili Luncheon** March 21, 11:30 am-1:00 pm (\$ Donations accepted). All community members are welcome!

Gloria Poirier will be hosting her annual **Ladies Tea Luncheon** on May 7th at 1 pm. Tickets \$8, hats are optional. Attendees are encouraged to bring sisters, aunts, daughters, girlfriends, mothers to celebrate Mother's Day at this event!

Garage sale will be held Friday May 15th 9 am-5 pm & Saturday May 16th 9 am -3 pm. Barb and Gary

Kibler will be organizing this event. Donations will begin Monday May 11th. Please consider donating items to this event.

Upcoming Events Phase V Clubhouse: Mexican Potluck 2/15 followed by Music Bingo Sloppy Joes lunch 2/21 11:30 am-1:30 pm. **Pancake breakfast** 3/14 9 am-10:30 am. **FREE Chili lunch** 3/21 11:30 am-1:00 pm (\$ donations accepted). **Easter Dinner** 3/28 5:30 pm, tickets \$7 on sale now, contact Kathy Murray. Ham, paper products & water will be provided. Potluck signup sheets on bulletin board in clubhouse. **FREE Senior Expo** Friday 4/24 11 am-2 PM with a Free Soup Lunch while supplies last, **Gift card prizes and gifts baskets** available to win.

Famous Dave's Fundraiser 4/29 12-8 pm, Dine in or carry out with 20% of proceeds donated back to clubhouse.

Questions/comments: Jane Giordano reached out to the Police & Fire Departments for ideas on what we can donate as a community to "Thank" both agencies for their assistance during 2025. Previously we donated food gifts to both police & fire departments in December. It was decided to postpone our gifts as they receive many treats in December and may appreciate gifts spread out over the year. Jane is waiting on a reply from both.

Men's club requested 2 high school volunteers for all of their breakfast and luncheon events. Kathy Murray will facilitate this.

Meeting Adjourned 6:12 pm

Submitted by *Laurie Kanar*

Message from the Clubhouse Chair:

- We had some delicious food at both our Italian and Mexican Potlucks! Music BINGO was really fun, and everyone enjoyed themselves!

- Easter Dinner tickets are on sale now for \$7.00. We will have Honey Baked Ham and a potluck sign up for side dishes!

- I am happy to announce that we now have enough actors for our 80's Murder Mystery at the Roller Rink! This will take place on Saturday, April 18th and tickets will be sold for \$5.00. This will cover a concession of hotdogs (beef or veggie), popcorn, chips, and water and entry to the Roller Rink (Phase V Clubhouse). We hope to see you there!

- There is a new sign out for borrowing games from the clubhouse. It is hanging on the side of the game shelf. Please add your name, building and unit number, name of game, and date you borrowed. Remember to return borrowed games in a timely manner 2-3 weeks.

Colonial Acres Phase V

Reconciliation JAN 26

Balance Forward \$22,143.43

Operating Expense \$16,000

Ending Bal \$23,230.30/\$7230.30

Income

1/21	Italian Night 50/50	\$70.00
1/27	Pancake Bri Christmas D/ Rentals Ads: SL seniors, Village Glass, Frazier cremation/info Junkie	\$1,757.00
Total		\$1827.00

Expenses

1/16	DB Sam's Club CH supplies	\$62.53
1/21	DB Sam's Club CH Supplies	\$39.87
1/26	CKM 1020 K. Murray CH supplies	\$44.10
1/27	DB Checks in the Mail	\$46.13
1/29	DB UPS Newsletter	\$514.50
Total		\$740.13

\$85.26 Party cash

- We will be hosting a Senior Expo at our clubhouse on April 24th from 11:00Am-2:00PM! This will be a free event with a free soup lunch and a free raffle entry for many gift cards and gift baskets of a \$25 value or more! We will also have a bake sale. Many vendors that are helpful for seniors will be participating in this event! We hope you will attend and take advantage of this opportunity.

- Thank you to all of our volunteers who help make these events possible! Volunteers make this a great place to live!

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	\$129,000.00	\$129,900.00
	\$149,000.00	\$149,900.00
	\$152,500.00	\$164,000.00
	\$169,000.00	\$179,900.00



Kim Champe

Condos pending in Colonial Acres Phase V

1 Condo	\$169,000.00
---------	--------------

Condos sold in Colonial Acres Phase V

1 Condo	\$129,900.00
---------	--------------

Things Happening in and AROUND Phase V

Pancake Breakfast hosted by Men's Club



When: Saturday, March 14th 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.



Chili Luncheon



When: Saturday, March 21st from 11:30 am - 1:00 pm

Where: Phase V Clubhouse

Cost: Free (\$ Donations Accepted)

Come on out and enjoy Chili, chips, cornbread and a bottle of water. There will be Four types of chili available.

Open to all CA Residents

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

Easter Dinner



When: Saturday, March 28th, 5:30-7:30PM.

Where: Phase V Clubhouse

Cost: \$7.00



Tickets are now on sale. Contact Kathy Murry at 248-240-7942 or Melissa at 586-344-6632. The cost covers

Honey Baked Ham, paper products and water. Bring an Easter dinner side to share and BYOB. Signup sheets are on the Clubhouse Bulletin Board!

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, March 12 th & 26 th
Euchre (\$5.00)	7 pm	Saturday, March 7 th & 21 st
Spaghetti Dinner (\$10.00)	5 pm	Thursday, March 19 th

Save the Date

Famous Dave's Bar-B-Que Fundraiser

When: Wednesday, April 29th 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.**



80's Murder at the Roller Rink

A Murder Mystery To Die For

WHEN: Saturday, April 18th

TIME: 5:30 PM

WHERE: Phase V Clubhouse

Cost: \$5.00



Play detectives to discover "whodunnit" while munching on some traditional roller rink concession stand food. Have an enjoyable night watching your neighbors' cast as 80's teenagers gathered in a roller rink for the evening. Someone is a Murderer Can you figure out who?

Open to all Residents

Tickets are on sale now! Contact Kathy at 248-240-7942 or Melissa at 586-344-6632

Senior Expo 2026

Vendors with Helpful Information and Resources for Seniors

WHEN: Friday, April 24th

TIME: 11 am – 2 pm

WHERE: Phase V Clubhouse

Free for All to Attend

Free Raffle Entries for Gift Cards and Baskets

Free Soup Lunch (while supplies last)

Bake Sale (Cash Only)

Contact Kathy Murray at 248-240-7942 with any questions.



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 starting April 2nd for \$8.00 - call Gloria at 734-453-5739

Making Greeting Cards with Faith on the 4th 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.

What's Happening in South Lyon



ROAD COMMISSION
for OAKLAND COUNTY

City of South Lyon - Pontiac Trail Project Informational Meeting

An informational meeting is tentatively scheduled for Wednesday, March 11, 2026 from 4pm until 7pm at the South Lyon City Hall to discuss the upcoming Pontiac Trail Project in the City of South Lyon.

Representatives from the Road Commission for Oakland County, and others, will be present to answer your questions, explain what will take place during the project and discuss potential alternate routes during construction.

These will be one-on-one discussions and not a formal presentation. So, write your questions down and come to City Hall to discuss them with the folks managing the project.

Check the City's website for any last-minute changes to the scheduled time/date for this meeting at: <https://www.southlyonmi.org/>

Everything You Should Know About March

Written By: [Catherine Boeckmann](#) Executive Digital Editor and Master Gardener February 12, 2026

March is named for Mars, the Roman god of war, because this was the time of year to resume military campaigns that had been interrupted by winter.

In the early Roman calendar, March (or *Martius*) was the **first** month of the calendar year. As March brought the first day of spring with the vernal equinox, it was the start of new beginnings.

March 8 is the start of **Daylight Saving Time**,

March 15 is the **Ides of March**

March 17 is **St. Patrick's Day**

March 20 brings about the **March equinox**—also called the **vernal** or **spring equinox** in the Northern Hemisphere—marking the beginning of spring.

The Full Worm Moon

March's full Moon, the Worm Moon, reaches peak illumination on the morning of **Tuesday, March 3, 2026**. There is going to be a Full Lunar Eclipse, also known as a Blood Moon.

St. Patrick's Day

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

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 DUBLIN
 SNAKES
 IRELAND
 MARCH
 LUCKY
 FESTIVAL
 HARP
 RAINBOW
 SHAMROCK
 MUSIC
 LEPRECHAUN
 GOLD
 PARADE
 WHISKEY
 CATHEDRAL
 GREEN

Play this puzzle online at : <https://thewordsearch.com/puzzle/5005/>

Remember that Participation is key to a successful thriving community!



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Daylight saving time begins at 2 a.m.
 on Sunday, March 8 at which time
 clocks "spring forward" and reset to
 3 a.m.

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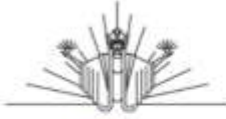
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March 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 8:30 am Coffee hr 11-12:30 Chair Yoga 1 pm Men's Social 3-5 pm Happy Hour Aubrees 7 pm Euchre	3 2-5 pm Billiards 7 pm TX Hold'em	4 9-10 am Walking & Chair Exercise class 10-12 Sewing 6 pm Bingo	5 5:30 pm – Clubhouse Comm Mtg 7 pm Euchre	6 9-10 am Walking & Chair Exercise class 7pm – TX Hold'em	7
8 Daylight Savings Time	9 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchre	10 2-5 pm Billiards 7:00pm – Board Mtg	11 9-10 am Walking & Chair Exercise class 10-12 Sewing 6 pm Game Night	12 7 pm Euchre	13 9-10 am Walking & Chair Exercise class 7 pm - Bible Study	14 9-10:30 – Pancake Breakfast
15	16 8:30 am Coffee hr 11-12:30 Chair Yoga 3-5 pm Happy Hour Aubrees 7 pm Euchre	17 2-5 pm Billiards 7 pm TX Hold'em St Patrick's Day	18 9-10 am Walking & Chair Exercise class 10-12 Sewing 6 pm Bingo	19 7 pm Euchre	20 9-10 am Walking & Chair Exercise class 7 pm - TX Hold'em	21 11:30-1:00 – Chili Luncheon
22	23 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchre	24 2-5 pm Billiards 7 pm TX Hold'em	25 9-10 am Walking & Chair Exercise class 10-12 Sewing 6 pm Game Night & Card Making	26 7 pm Euchre	27 9-10 am Walking & Chair Exercise class 7 pm – Bible Study	28 5:30pm – Easter Dinner
29 RENTAL	30 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchr	31 2-5 pm Billiards 7 pm TX Hold'em				