

PPS website: www.ppscoop.com

PPS of Michigan, LLC. 248-644-4650

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(after hours)

PPS On-Site Office: 248-617-3169

Office Hrs: 8am-4pm

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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.

May



Dates to Remember ...

Clubhouse Committee Meeting
May 7th at 5:30pm

Board Meeting May 12th at 7pm

May Activities:

Kensington Walks - May 2nd – 9:30am
(see page 12 for additional information)

Ladie Tea Luncheon - May 7th - 1:00 pm
(see page 12 for additional information)

Pancake Breakfast – May 9th - 9am-10:30am
(see page 12 for additional information)

**Garage & Bake Sale – May 15 - 9am-5pm &
May 16 - 9am – 3pm**
(see page 13 for additional information)

Pool Opening - May 15th 9am
(see page 05 for additional information)

Deck Party - May 29th at 5:30pm
(see page 13 for additional information)

IMPORTANT INFORMATION

*Garbage will be picked up
On Tuesday May 26th
NOT Monday May 25th*

Directors' Letter to the Membership

This letter is going to be more from me than the Board, although I will (as usual) ask them for their input and blessing. I want to share my journey as a rookie coop president (and also as a member, because I now know that there was a lot I didn't understand when I purchased last year).

When I became president here at Phase V, PPS had told me about the National Association of Housing Cooperatives (and their Michigan chapter) and I filed that information in my brain because we had so many other things to do. Now I am starting to have a chance to review some of the educational materials, including several pamphlets that our law firm's principal had written for the national organization.

From the pamphlet: "In order to understand the nature of the cooperative, it is vital to realize that each "owner" is actually a member – or shareholder – in the cooperative corporation. Each member, in turn, is also a "tenant". There is no landlord in the usual sense – rather, the landlord is the cooperative, owned by all members. (Editorial comment – this is why PPS emphasizes the Fair Housing Act.)

Translation – we are all equal, we are in this together, and we need to be aware about what is going on. Individually, we don't own real estate, we own a membership. The main way to participate is to attend the monthly board meetings, where we welcome your input, to run for a board position (or clubhouse committee position), and to vote. Later this year we will have our annual elections, and I am the only board member who is not up for election. Four of our five positions are open. We elect the Board to act for us - please don't check out from this vote.

Also from the pamphlet, regarding the Board and our powers. I kind of struggle with this as I believe all members should be able to have an advocate on the board, but I think this goes more to board members promising things on behalf of the cooperative or approaching members independently on cooperative matters.

"Board members only have power when assembled as a board. While it is common for officers such as president to make decisions and give direction outside the board room, the rule for other directors is that they are ordinary members of the cooperative when they are not in the board meeting. Do not tolerate directors to exceed their authority."

Thank you for reading. As a board at our last executive meeting, we discussed how the letter was basically a rehash of the minutes and therefore not valuable. Trying to change things up. Happy spring!

Marie, on behalf of the Board of Directors

**Colonial Acres Phase V
Board of Directors Meeting
April 14, 2026, at 7:00PM**

Called to Order: 7:07 PM

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

Also present: Pat Buckley, property manager

A. Call to Order/Pledge of Allegiance

B. Roll Call

Susie Brock – present; Kathie Crossman – present; Paul Gjerpen – present; Lori Kowalski – present; Marie Sherry – present

C. Member Comment – limited to agenda items: no comments

D. Approval of the Agenda: Motion by Lori Kowalski; Second by Kathie Crossman to approve the agenda, Voice vote, motion carried.

E. Approval of the Minutes

1. March 10, 2026, Regular Minutes

2. March 24, 2026, Executive Minutes

Motion by Kathie Crossman to accept the March 10, 2024 and March 24, 2026 minutes, Second by Susie Brock. Voice vote, motion carried.

F. Communications

1. Letter from “Residents of Colonial Acres” regarding taxes (letter read by Marie Sherry).

2. Email from a Member Regarding Taxes (email read by Marie Sherry).

3. DNR Goose Nest Destruction Letter (Passed in executive session by the board).

G. Reports

1. President –

Marie Sherry presented information on the Goodbye Geese contract, including that the company is operating under a DNR permit. Currently in the egg-removal/nest destruction stage. The next step will be using the dogs to harass the geese. In answer to a member question, reassured that the dogs will not be used on baby geese, if there are any. She presented information on pond maintenance, including that we realize that the ponds got into bad shape last year. We can call the company back for extra weed treatments at no charge, and there are other treatments available at pre-set prices. In response to a member question, she addressed the newsletter item from April in regard to taxes. She believes that taxes are a conversation that we need to have as a community, but that nothing will happen right now as it is not a decision the board can just make by themselves. The reserve study that was performed last year (infrastructure improvements) will be discussed at the next executive meeting.

2. Treasurer

Paul Gjerpen stated the capital fund increased by over \$20,000, delinquencies are up slightly; collections are up overall for the year. The walk through of the complex will occur in May. Dino DeMare, Tonia Burhans and Paul Gjerpen will review the areas needed for concrete repair this week and will potentially add additional areas to the plan the board approved in the fall.

3. Board Members: none

H. Consent Agenda; Motion by Paul Gjerpen, Second by Lori Kowalski to accept the consent agenda. Voice vote, motion carried.

1. Ratify email motion (move Gjerpen, support Kowalski, ayes Gjerpen, Kowalski, Sherry to approve goose management agreement contract with Goodbye Geese in the amount of \$3,875 for April through August 2026; nays Brock, Crossman).

2. Ratify executive session motion (move Gjerpen, support Kowalski, ayes all) to approve a pond management contract with Aqua Weed Control, Inc in the amount of \$4,400 plus an EGLE permit fee of \$86.70 for the 2026 season.

3. Ratify executive session motion (move Gjerpen, support Kowalski, ayes all) to approve the Board Policies and Procedures as amended.

4. Ratify executive session motion (move Brock, support Gjerpen, ayes all) to remove the February 17, 2026, regular meeting minutes from the table.

5. Ratify executive session motion (move Brock, support Gjerpen, ayes all) to approve the February 17, 2026, regular meeting minutes.

I. Old Business

1. Election Committee/Policy – Marie Sherry presented a bullet list with items that the Board needs to address in the process of creating an election policy and committee. A decision was made to have the board go through the document in depth at the executive meeting. Kathie Crossman asked if this was a good time to call for volunteers but was informed that this is premature and we should create the policy first.

J. New Business

1. Annual Board Calendar – Marie Sherry discussed the need to have a board calendar; Lori Kowalski volunteered to prepare it.

2. Membership Certificates – Marie Sherry informed the members about the fact that the Articles of Incorporation require certificates of membership but members who closed under the previous management company were issued certificates of occupancy instead. She indicated that she consulted with the association attorney and while they are not ideal, they are legal proof of ownership at this time. She stated that PPS is doing an audit on a member files and will issue membership certificates directly to the members. The process will take time. Kathie Crossman spoke about the transfer of membership certificates into trusts, and it was verified that there are forms that the member needs to fill out and turn into the management company for that. They cannot be done through a third party.

3. Responsibility Grid – Gutters: Motion by Kathie Crossman to make gutters the responsibility of the association; Second by Susie Brock. Susie stated that 3 different gutter types exist in the complex and that this should be rectified to make the gutters uniform throughout. PPS would be made aware of the board's decision. Pat Buckley will begin recording work orders to address issues with the gutters. Voice vote, motion carried.

4. Subcommittee for Land Lease Discussions – Marie Sherry requested that the board create a subcommittee consisting of Paul Gjerpen, Marie Sherry, a representative from PPS (and possibly legal counsel) to explore opening discussions about the land lease. Motion by Lori Kowalski; Second by Paul Gjerpen to create the subcommittee. Voice vote, motion carried.

5. Review of Website Content – The website contains obsolete information and needs some refreshing to clean up content; removing old clip art, photos, and certain information. Volunteers are needed to assist in identifying the problems. Lori Kowalski volunteered to take on this monumental job.

K. Member Comments:

- 103.2 cautioned that the receipt for taxes was not an official receipt and should come from an official source, i.e., city in case of audit of an individual's tax return
- 107.4 asked about fence repair and painting; (answer: report issues to Pat Buckley)
- 95.1 asked about bus stop painting and repair; (answer: issues should be reported to Pat Buckley)

- 65.1 asked about when salt barrels would be picked up (answer: as part of spring clean-this week)
- 76.3 asked about whether branches and debris would be picked up; (answer: yes)
- 103.2 indicated the water shut in the ground near the building is a trip hazard; (answer: Pat took note of the problem)
- 141.5 commented that delinquencies should be paid before a member can participate in the election process
- 147.4 asked when the damage to the roads and grass from the winter weather and plowing would be addressed; (answer: re-evaluation of the damage will occur this week)
- 72.4 asked about repairing a hole in the brick courtyard wall that needs to be corrected before it erodes the wall; (answer: none provided)

Motion by Paul Gjerpen, second by Lori Kowalski to adjourn. Voice vote, motion carried.

Meeting adjourned at 8:13:pm

Respectfully submitted by: *Kathie Crossman, Secretary*

****MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE BOARD AT A MEETING****

2025 POOL RULES

Pool Opening 5/15/26 ~ Last pool day To Be Determined

The pool cover came off in the middle of April for required pool repairs. The pool will be refilled & prepared to open on May 15th. Note the pool rules below & follow them for everyone's enjoyment & safety. Note that NO food or drink is allowed in the pool area.

1. All members must sign the registry before entering the pool.
2. All guests must be accompanied by a member.
3. Pool hours are 9:00am to 8:00pm.
4. Anyone who is not toilet trained, or has a problem with incontinence, is not allowed in the pool. No diapers allowed.
5. Children, 4 years old or older, are allowed to swim at specific times only, with supervision. Kids can swim 12 pm to 2 pm and 5 pm to 7 pm daily, all day on the last Sunday each month, and the following actual holidays, Memorial Day, July 4th, and Labor Day.
6. No floatation devices are allowed in the pool (water wings and noodles are permitted).
7. INTOXICATION AND OBSCENITIES WILL NOT BE TOLERATED.
8. No running, horseplay, or jumping in pool area.
9. Swimmers must shower before entering pool.
10. No music allowed.
11. Proper swimming attire must be worn.
12. Lounge chairs in a specified area only.
13. No food, drink, or glass containers allowed on pool deck.
14. REMINDER: YOU, THE MEMBER, ARE RESPONSIBLE FOR YOUR FAMILY AND/OR GUESTS.

Colonial Acres Phase V (colacres)

Budget Comparison

Period = Feb 2026

Book = Cash ; Tree = ysl; hf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5000-1000	RENTAL INCOME								
5120-0000	Carrying Charge/ Rent Income	225,065.64	222,300.00	2,765.64	1.24	431,474.23	444,600.00	-13,125.77	-2.95
5191-1000	Community Building Income	0.00	1,666.67	-1,666.67	-100.00	1,827.00	3,333.34	-1,506.34	-45.19
5193-0000	Tax Bill Assessment	16,951.05	88,854.50	-71,903.45	-80.92	45,603.83	177,209.00	-132,105.17	-74.34
5199-0000	TOTAL RENTAL INCOME	242,016.69	312,821.17	-70,804.48	-22.63	478,905.06	625,642.34	-146,737.28	-23.45
5299-9999	NET RENTAL INCOME	242,016.69	312,821.17	-70,804.48	-22.63	478,905.06	625,642.34	-146,737.28	-23.45
5400-0000	FINANCIAL REVENUES								
5410-0000	Interest Income	118.69	116.67	2.02	1.73	240.71	233.34	7.37	3.16
5428-0000	Application & Resale Fees	1,000.00	0.00	1,000.00	N/A	1,175.00	0.00	1,175.00	N/A
5635-0000	Transfer Fees	1,300.00	0.00	1,300.00	N/A	1,300.00	0.00	1,300.00	N/A
5899-0000	TOTAL FINANCIAL REVENUES	2,418.69	116.67	2,302.02	1,973.10	2,715.71	233.34	2,482.37	1,063.84
5900-0000	OTHER REVENUE								
5931-0000	Late Charges	584.91	0.00	584.91	N/A	865.91	0.00	865.91	N/A
5990-0000	Miscellaneous Income	0.00	833.33	-833.33	-100.00	0.00	1,666.66	-1,666.66	-100.00
5999-0000	TOTAL OTHER REVENUE	584.91	833.33	-248.42	-29.81	865.91	1,666.66	-800.75	-48.05
5999-0000	TOTAL REVENUE	245,020.29	313,771.17	-68,750.88	-21.91	482,486.68	627,542.34	-145,055.66	-23.11
6200-0000	PAYROLL EXPENSES								
6201-0000	Office Salaries	1,914.01	2,513.33	-599.32	23.85	4,375.01	5,026.66	-651.65	12.96
6205-0000	Maintenance Payroll	3,793.75	5,000.00	-1,206.25	24.12	5,718.75	10,000.00	-4,281.25	42.81
6290-0000	TOTAL PAYROLL EXPENSES	5,707.76	7,513.33	-1,805.57	24.03	10,093.76	15,026.66	-4,932.90	32.83
6300-0000	ADMINISTRATIVE EXPENSES								
6311-0000	Office Supplies	4,180.92	1,250.00	-2,930.92	-234.47	7,148.14	2,500.00	-4,648.14	-185.93
6320-0000	Management Fee	6,300.00	6,378.75	-78.75	1.23	12,600.00	12,757.50	-157.50	1.23
6340-0000	Legal Expense	5,376.32	1,000.00	-4,376.32	-437.63	5,376.32	2,000.00	-3,376.32	-168.82
6350-0000	Audit Expense	0.00	458.33	-458.33	100.00	0.00	916.66	-916.66	100.00
6390-0000	Miscellaneous Administrative	996.65	3,666.67	-2,670.02	72.82	3,260.76	7,333.34	-4,072.58	55.54
6395-0000	TOTAL ADMINISTRATIVE EXP.	16,853.89	12,753.75	-4,100.14	-32.15	28,385.22	25,507.50	-2,877.72	-11.28
6400-0000	UTILITIES EXPENSE								
6450-0000	Electricity	781.93	583.33	-198.60	-34.05	781.93	1,166.66	-384.73	32.98
6451-0000	Water & Sewer	0.00	23,666.67	-23,666.67	100.00	56,691.98	47,333.34	-9,358.64	-19.77
6452-0000	Gas	0.00	166.67	-166.67	100.00	0.00	333.34	-333.34	100.00
6490-0000	TOTAL UTILITIES EXP.	781.93	24,416.67	-23,634.74	96.80	57,473.91	48,833.34	-8,640.57	-17.69
6500-0000	OPERATING/MAINT. EXP.								
6514-0003	Electrical Repairs	0.00	250.00	-250.00	100.00	0.00	500.00	-500.00	100.00
6514-0009	Basement Repairs	0.00	416.67	-416.67	100.00	0.00	833.34	-833.34	100.00
6515-0007	Tree Maintenance	0.00	666.67	-666.67	100.00	0.00	1,333.34	-1,333.34	100.00

Colonial Acres Phase V (colores)
Budget Comparison
 Period = Feb 2025
 Book = Cash ; Tree = yes; LF

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6515-1050 Fertilization	0.00	1,391.67	1,391.67	100.00	0.00	2,783.34	2,783.34	100.00	16,700.00
6519-0000 Exterminating Expense	327.00	416.67	89.67	21.52	504.00	833.34	329.34	39.52	5,000.00
6522-0000 Painting Repairs	0.00	416.67	416.67	100.00	0.00	833.34	833.34	100.00	5,000.00
6536-0000 Grounds Supplies	0.00	416.67	416.67	100.00	45.57	833.34	787.77	94.53	5,000.00
6537-0000 Grounds Contract	0.00	4,933.33	4,933.33	100.00	0.00	9,866.66	9,866.66	100.00	59,200.00
6537-0001 road/parking Repairs	0.00	3,333.33	3,333.33	100.00	0.00	6,666.66	6,666.66	100.00	40,000.00
6541-0000 Maintenance Supplies	742.22	166.67	-575.55	-345.32	742.22	333.34	-408.88	-122.66	2,000.00
6541-0001 Plumbing Maintenance	15,757.18	10,583.33	-5,173.85	-48.89	37,565.57	21,166.66	-16,398.91	-77.48	127,000.00
6542-0008 Roof Repairs	4,190.00	9,166.67	4,976.67	54.29	4,190.00	18,333.34	14,143.34	77.15	110,000.00
6542-0017 Sidewalk and Concrete Repairs	0.00	5,000.00	5,000.00	100.00	0.00	10,000.00	10,000.00	100.00	60,000.00
6542-0100 Pond Maintenance	0.00	416.67	416.67	100.00	0.00	833.34	833.34	100.00	5,000.00
6543-0001 Sprinkler Repair	0.00	666.67	666.67	100.00	0.00	1,333.34	1,333.34	100.00	8,000.00
6547-0000 Pool Supplies	0.00	416.67	416.67	100.00	0.00	833.34	833.34	100.00	5,000.00
6547-1000 Pool Maintenance	0.00	416.67	416.67	100.00	0.00	833.34	833.34	100.00	5,000.00
6548-0000 Snow Removal	9,696.82	7,916.67	-1,780.15	-22.49	113,073.98	15,833.34	-97,240.64	-614.15	95,000.00
6558-0070 Gutters/Downspouts	0.00	666.67	666.67	100.00	0.00	1,333.34	1,333.34	100.00	8,000.00
6590-0000 Miscellaneous Operating Expense	2,850.00	2,500.00	-350.00	-14.00	6,478.00	5,000.00	-1,478.00	-29.56	30,000.00
6599-0000 TOTAL OPERATING/MAINT EXP.	33,563.22	50,158.37	16,595.15	33.09	162,599.34	100,316.74	-62,282.60	-62.09	601,900.00
6700-0000 TAXES & INSURANCE									
6710-0000 Real Estate Taxes	48,512.02	88,854.50	40,342.48	45.40	48,512.02	177,709.00	129,196.98	72.70	1,066,254.00
6711-0000 Payroll Taxes	1,016.48	1,231.50	215.02	17.46	1,798.66	2,463.00	676.34	27.46	14,778.00
6720-0000 Prop & Liab. Ins (Hazard)	0.00	16,833.33	16,833.33	100.00	46,894.00	33,666.66	-13,227.34	-39.29	202,000.00
6722-0000 Worker's Comp	331.05	461.17	130.12	28.22	1,160.44	922.34	-238.10	-25.81	5,534.00
6723-0000 Health Ins.	80.00	500.00	420.00	84.00	140.00	1,000.00	860.00	86.00	6,000.00
6790-0000 TOTAL TAXES & INSURANCE	49,939.55	107,880.50	57,940.95	53.71	98,493.12	215,761.00	117,267.88	54.35	1,294,566.00
6800-0000 FINANCIAL EXPENSES									
6821-0000 Interest on Notes Payable	5,996.74	5,996.83	0.09	0.00	11,993.48	11,993.66	0.18	0.00	71,962.00
6840-0000 Land Lease Payment	77,163.84	78,329.67	1,165.83	1.49	154,327.68	156,659.34	2,331.66	1.49	939,956.00
6999-0000 TOTAL FINANCIAL EXPENSES	83,160.58	84,326.50	1,165.92	1.38	166,321.16	168,653.00	2,331.84	1.38	1,011,918.00
6999-9000 TOTAL OPERATING EXPENSES	190,006.93	287,049.12	97,042.19	33.81	523,366.51	574,098.24	50,731.73	8.84	3,444,589.00
6999-9999 NET INCOME/(LOSS) OPERATIONS	55,013.36	26,722.05	28,291.31	105.87	-40,879.83	53,444.10	-94,323.93	-176.49	320,665.00
7000-0000 CAPITAL/RESERVE ACTIVITY									
7320-0000 Replacement Reserve Funding	26,667.00	26,666.67	-0.33	0.00	53,334.00	53,333.34	-0.66	0.00	320,000.00
7500-0000 TOTAL CAPITAL/RESERVE ACTIVITY	26,667.00	26,666.67	-0.33	0.00	53,334.00	53,333.34	-0.66	0.00	320,000.00
7900-0000 TOTAL NET INCOME/(LOSS)	28,346.36	55.38	28,290.98	51,085.19	-94,213.83	110.76	-94,324.59	-85,161.24	665.00

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.

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 Pat Buckley pbuckley@ppscoop.com (primary email)
colonialacres@ppscoop.com (secondary email)
 - Our regional manager is Tonia Burhans: tburhans@ppscoop.com
 - Our maintenance employee is Che Morgan-Bethay
 - Office telephone: (248) 617-3169
 - Office Hours: Monday-Friday from 8:00 am – 4:00 pm
 - Maintenance Hours: Monday-Friday from 8:00am-4:00pm
 - Emergency telephone: (248) 347-1310
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Colonial Acres Phase V Clubhouse Meeting Minutes of April 2, 2026

Present: Melissa Godzik, Barb Kibler, Kathy Murray

Excused: Laurie Kanar

The meeting was called to order by Kathy at 5:30pm

Treasurer's Report

Barb presented the report from March 2026. Total Income: \$2,594.09. Total Expenses: \$2,311.22.

Ongoing Activities

Walks at Kensington Park with Barb and Gary will resume Saturday, May 2 at 9:30am. Meeting place will be at the East Boathouse.

Old Business

Replacement Tables – all plastic tables have been ordered and rubber leg stops have been installed on the smaller tables.

Clubhouse Rentals – There are two more rentals in April and May than last year and seven more at this time than last year.

80's Murder Mystery – All actor parts have been filled and all 48 tickets have been sold for this event on Saturday, April 18.

Police/Fire Department Appreciation – On Tuesday, April 21 a dinner will be held for police, and individually wrapped snacks will be donated to the fire department. Most items have been gathered

Senior Spring Expo – Scheduled for Friday, April 24, 20 vendors have paid to participate and there is a waiting list for next year. The event has been posted on the South Lyon FB page as well as flyers distributed throughout town. A survey will be given to vendors for their feedback. Donations of baked goods are welcome. FOR THIS AND FUTURE EVENTS, bakers are asked to provide a label IF YOUR BAKED GOODS CONTAIN NUTS for those with food allergies.

Ladies Tea Luncheon – Tickets for this event to be held on Thursday, May 7 at 1pm are now on sale for \$8. Contact Gloria P, Katie K. or Peggy B. for tickets. Bring your mom, aunt, sister or daughter to celebrate Mother's Day!

Garage and Bake Sale – Barb and Gary Kibler will again oversee this annual sale scheduled for Friday, May 15 (9am to 5pm) and Saturday, May 16 (9am to 3pm). There is a sign-up sheet in the clubhouse for volunteers. Workers and bakers are both needed. Pre-sale purchases will be allowed for those who volunteer at least one hour. There will be NO clubhouse activities scheduled May 11 after coffee until Sunday, May 17.

New Business

Detroit Tigers - home opener on Friday, April 3 at the clubhouse

Famous Dave's in Novi Fundraiser – Wednesday, April 29 from 12:00 noon to 8pm. Mention Colonial Acres for 20% donation back to us.

Pancake Breakfast – The next breakfast will be Saturday, May 9th from 9am to 10:30am

Deck Parties – Deck parties will be held one Friday each month beginning May 29 throughout the summer months. The goal is to host 5 parties. Frazer Funerals and Cremations may sponsor the first and last deck party.

Buddy's Pizza Fundraiser – Thursday, June 25, 11am to 8pm. Dine in or carry out. Twenty percent will be donated back to Colonial Acres Phase V so be sure to mention Colonial Acres!

New Sandwich Board Sign – The board at the 11 Mile Road entrance is old. A new A-frame board (MagicMaster Ready2Use A-Frame Style Sign) can be weighted with water for stability and is available from Amazon for \$229.50. After discussion, there was a motion and second to purchase the above-mentioned sign. Motion carried unanimously.

Flooring Quotes - Kathy is in the process of getting quotes for commercial grade, warranted flooring. Current floor was installed in 2021 with no warranty. This is a longer-term goal. There was discussion about the possibility of members removing flooring to a dumpster to save on costs. On estimate just for tear-up of old flooring was \$10,000. Before purchasing, replacement flooring samples may be available for residents to vote for their favorite.

Comments- A community member commented that the Easter Dinner was phenomenal and thanked the board for hosting a great event.

- Kudos were given to the Men’s Club for doing a great job.
- Bus stop lights will now be replaced by our maintenance person, Che.
- There was discussion about possible energy savings by putting the electronic sign on a timer so it’s not running 24/7. Kathy will inquire if this is possible without losing the messages on the sign.
- There was a question and discussion about putting a fence around the garbage cans as they look unsightly for rentals. No changes at this time.
- There was a question about when the next chili lunch would be held. There was discussion about the Men’s Club possibly doing a chili lunch at the garage sale. No decision was made.

Adjournment: The meeting was adjourned at 6:25pm.

Submitted by *Joan Cottrell*

Message from the Clubhouse Chair:

- A Shout Out to our maintenance person Che! She took apart all the old tables for pick up and set up the new tables! The new plastic round tables are lightweight and easy to move. Most of the old tables were sold to a church in Flint that feeds homeless people four days a week!
- Gardening Chair Needed! We are looking for someone to take over the gardening up at the clubhouse. Thank you to Shelly Gagnon who filled this position for two years. If you are interested in this position, please contact Kathy Murray 248-240-7942.
- There are many fun events coming up in May! Make sure you check them out! (Kensington Walking, Ladies Tea Luncheon, Garage Sale, First Deck Party!)
- Calling all Bakers! We are looking for donations to sell at the Garage Sale Bake Sale on May 15th and 16th (Cookies, brownies, etc...) Packages of 2 sell well! Please drop off wrapped baked goods on the 14th at the Colonial Acres Phase V Clubhouse. Anything containing nuts MUST BE LABELED CONTAINS NUTS. Thank you in advance!
- Start cleaning out your house for our Annual Garage Sale on May 15th and 16th! We will begin taking donations on Monday, May 11th-Thursday, May 14th.
- Deck Parties with hotdogs will begin May 29th!

Colonial Acres Phase V

Reconciliation March 2026
 Balance Forward \$27,498.32
 Operating Expenses \$10,000
 Ending Bal \$22,751.19

Income

3/4	Senior Expo	\$500.00
3/5	Sloppy Joe's \$249.00/ Rentals \$400	\$649.00
3/27	Advertising \$800/ P. Breakfast \$304 Senior Expo	\$1264.00
3/30	Easter dinner, raffle, 50/50	\$181.09
Total		\$2584.09

Expense

3/2	db Amazon Murder Mystery supplies	\$19.02
3/E	db State Water Softener salt	\$53.61
3/9	NF returned check... person paid cash	\$100.00 no fee
3/10	Wawa Livingston Co. Fire extinguisher	\$30.00
3/11	Home Depot 4 60" tables	\$764.20
3/12	Walmart 6 48" tables	\$662.01
3/12	Costco \$33.73/ GFS \$82.96/ Kroger \$15.27 P.Breakf	\$131.96
3/12	db Amazon Chair leg covers	\$15.92
3/24	UPS newsletter	\$514.50
Total		\$2311.22

Petty cash \$65.26

- The Clubhouse Board is looking to fill the Co-Chair and Treasurer positions this July! Thank you to Melissa Godzik and Barb Kibler for your two years of service in these positions! We will have elections at the July 2nd clubhouse meeting at 5:30pm.

Submitted by *Kathy Murray*

BITS & PIECES OF INFO

Jill Gardner passed April 22, 2026 - R.I.P.



Jill, a longtime resident of our community and a member of the Ticonderoga gal's newsletter team in 2023 & 2024, could often be seen walking her dog Cooper around the neighborhood.

"Though life may be brief, it is the memories that last forever" -unknown

Condos for sale in Colonial Acres Phase V

9 Condos	\$129,900.00	\$144,900.00
	\$149,400.00	\$152,500.00
	\$155,000.00	\$156,000.00
	\$164,900.00	\$169,900.00
	\$179,900.00	



Kim Champe

Condos pending in Colonial Acres Phase V

2 Condos	\$165,000.00	\$175,000.00
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Condos sold in Colonial Acres Phase V

2 Condos	\$159,900.00	\$175,000.00
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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.

Please update your information for the new 2026 Phone Directory

Fill in the information below, detach and place it in the suggestion box (inside the clubhouse)

NAME: _____

BUILDING/UNIT NUMBER: _____

TELEPHONE NUMBER: _____

AROUND Phase V

Saturday Walking Club

Where: Kensington Park, Use Kensington Road Exit
Near Paddle Boat Rentals

When: 9:30am, Saturdays

Starting: May 2nd – November 1 - weather permitting

What: Bring your water, bring your pet, bring you neighbor, bring your coffee. We will all start together, but walk will be at your own pace. We will walk out ½ hour and then turn around and come back.

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

Note: For admission to the park - you'll need a daily permit or to purchase the annual pass – senior rate is \$29.00.



LADIES TEA LUNCHEON



WHEN: THURSDAY, MAY 7th

TIME: 1:00 PM

WHERE: PHASE V CLUBHOUSE

COST: \$8.00



*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 some fun!
Tickets are on sale - call Gloria at 734-453-5739*

Pancake Breakfast hosted by Men's Club



When: Saturday, May 9th, 9am-10:30am

Where: Phase V Clubhouse

Cost: \$8.00

The Men's Club will be serving Pancakes, Sausage, Biscuits with Gravy and Scrambled Eggs.

Beverages available will be Coffee and Tea. Everyone is welcome to attend.



Attention Women Golfers



Where: Riverbank Golf Club, 24095 Currie Rd, South Lyon

When: Every Tuesday Starting on May 5th

Tee time: 9:30am

All skill levels are welcome.

If you have any questions, contact Peggy Booker, 248-231-7372,
or Janice Broniak, 248-891-2350.



Phase V Garage Sale

When: Friday May 15th from 9am – 5pm &
Saturday May 16th from 9am to 3pm

Where: Phase V Clubhouse



The chairpersons are Barbara & Gary Kibler

- *Donations will be accepted between May 11th and May 14th from 10-5.*
- *Clothing, books and shoes will not be accepted.*
- *All Clubhouse activities will be suspended during the week of the garage sale after “Coffee Hour” on Monday, May 11th.*
- *Signup sheets are posted on the bulletin board in the clubhouse.*
- *Volunteers are needed for all activities, set-up, sales activities, baking the baked goods to be sold, baked goods sales, and cleanup.*
- *Bakers, please drop off your wrapped baked goods on Thursday, May 14th. Anything containing NUTS MUST BE LABELED containing nuts.*

Phase V Deck Party

May 29th from 5:30 - 7:00 pm



Come out and join us for the season's first Deck Party. Enjoy an evening on the Phase V Clubhouse deck with some friends and neighbors. The Men's Club will be hosting the Deck Party. See you all there!!!

Hotdogs provided, bring a dish to pass and a beverage of your choice - also bring 50/50 money - it may be your lucky night! Contact Steve Gerlach from the Men's Club with any questions.

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, May 14 th & 28 th
Euchre & Potluck (\$5.00)	6:30 pm	Saturday, May 2 nd & 16 th
Cinco de Mayo Dinner (\$13.00)	5 pm	Tuesday, May 5 th
Bunco	7 pm	Tuesday, May 12 th
Garage & Bake Sale	9 am – 3 pm	Thursday, May 28 th & Friday, May 29 th

Save the Date

Fundraiser at Buddy's Pizza



When: Thursday, June 25th, 11 am to 8 pm

**Where: 44225 W 12 Mile, Ste C-103, Novi, MI 48375
(248) 675-0881**

Dine in – Order Online – Take Out

Just mention **Colonial Acres Phase V Clubhouse** and the Clubhouse will receive 20% of the proceeds (minus taxes).

Please RSVP to Melissa (586) 344-6632 – we need 20 RSVPs to keep this event on their calendar.

Happening Around Downtown South Lyon

April 30th – May 3rd: City-Wide Garage Sale

May 2nd (Every Saturday): Farmers Market, 9 am – 2 pm

May 8th: Ladies' Night Out, 5 pm - 9 pm

May 16th: Fire & Police Open House, 11am – 3 pm

May 27th: Lake Street Cruise in, 6:30 pm

South Lyon Book Exchange –

Drop off: May 1st, 3pm-8pm & May 2nd, 10 am – 12 noon

Shop the Swap: May 2nd, 12 noon – 4pm & May 3rd, 12 noon – 3pm



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L	L	I	F	C	C	I	L	V	Y	S	O	R	A
A	A	I	A	V	I	O	O	R	V	C	R	A	B
I	D	L	M	R	F	N	Y	E	A	I	C	U	I
R	E	W	E	E	F	A	A	S	N	P	O	G	L
F	M	A	R	I	O	L	L	S	A	L	U	T	E
O	I	R	I	D	D	G	T	I	L	I	N	S	D
R	G	R	C	L	A	U	Y	Y	N	N	T	A	C
C	R	I	A	O	N	A	M	R	E	E	R	O	M
E	O	O	R	S	P	R	O	U	D	D	Y	C	Y
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 the whole year
 through,
 I wish I had expressed
 to you.*

By [Carolyn Norris](#)

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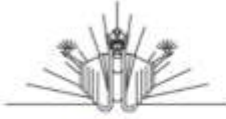
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May 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 9-10 am Walking & Chair Exercise class	2 9:30am – Kensington Walk
3	4 8:30 am Coffee hr 11-12:30 Chair Yoga 1 pm Men’s Social 3-5 pm Happy Hour Aubrees 7 pm Euchre	5 2-5 pm Billiards 7 pm TX Hold’em Cinco De Mayo	6 9-10 am Walking & Chair Exercise class 10-12 Sewing 6 pm Bingo	7 1 pm – Ladies Tea Luncheon 5:30 pm – Clubhouse Comm Mtg 7 pm Euchre	8 9-10 am Walking & Chair Exercise class 7 pm - Bible Study	9 9:30am – Kensington Walk 9-10:30 am - Pancake Breakfast
10 Happy Mother’s Day	11 8:30 am Coffee hr 10:00am - 5pm – Drop off of garage sale items	12 10am-5pm Drop off of Garage Sale Items	13	14 10am-5pm – Drop off of Garage & Bake Sale Items	15 9am-5pm - Garage & Bake Sale 9am – Pool Opening	16 9:30am – Kensington Walk 9am-3pm- Garage & Bake Sale
		7:00pm – Board Mtg				
17	18 8:30 am Coffee hr 11-12:30 Chair Yoga 3-5 pm Happy Hour Aubrees 7 pm Euchre	19 2-5 pm Billiards 7 pm TX Hold’em	20 9-10 am Walking & Chair Exercise class 10-12 Sewing 6 pm Bingo	21 7 pm Euchre	22 9-10 am Walking & Chair Exercise class 7 pm - Bible Study	23 9:30am – Kensington Walk
24/31	25 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchre Memorial Day	26 2-5 pm Billiards 7 pm TX Hold’em Garbage PickUp	27 9-10 am Walking & Chair Exercise class 10-12 Sewing 6 pm Game Night & Card Making	28 7 pm Euchre	29 9-10 am Walking & Chair Exercise class 5:30 pm – Deck Party	30 9:30am – Kensington Walk