

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)

PPS On-Site Office: 248-617-3169

Office Hrs: 8am-4pm

Email: pbuckley@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	Claudia Mills	
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.

June



Dates to Remember ...

**Clubhouse Committee Meeting
No Meeting in June – Elections July 2**

Board Meeting June 9th at 7pm

June Activities:

Kensington Walks - Saturdays – 9:30am
(see page 11 for additional information)

Ladies Golf – Tuesdays – 9:30am
(see page 11 for additional information)

Swim Exercise Class – Wed/Friday - 9am
(see page 11 for additional information)

Healing Soup & Why – June 25th – 11:30am
(see page 12 for additional information)

Buddy's Fundraiser – June 25th – 11am-8pm
(see page 12 for additional information)

Deck Party - June 26th at 5:30pm
(see page 12 for additional information)

Resident Directory Info. Due - June 30th
(see page 14 for additional information)

For correspondence being submitted to PPS of Michigan, the mailing address is:
 PPS of Michigan, LLC., 30300 Telegraph Rd.,
 Suite #205, Bingham Farms, MI 48025

Directors' Letter to the Membership

Hello Members. As a board we appreciate feedback from you. Based on some comments, I think that the letter is useful for those who don't want to read the minutes, so the Director's letter based on current events is back.

Sidewalk cement repairs. Last fall we approved a contract for about \$50,000 to do concrete repairs. Due to circumstances outside our control, they had to be delayed until this spring. When the contractor came in to do the repairs, they found that the condition of the cement was much worse than they thought. They found poor conditions caused by poor quality concrete mix in the original installation, metal rebars causing rust, and the use of salt instead of ice melt by the prior management company.

PPS and a couple Board members walked with the contractor to identify priority repairs. Most of Arlington Circle wasn't done yet, and we prioritized sidewalks that are in front of units and not those bordering grassy areas. There are only limited funds available. Hopefully by the time you receive this newsletter, they will be in there doing repairs, and they are fitting us in around their other jobs.

To make the sidewalk work feasible, the Board reallocated funds from asphalt repairs. PPS is getting the materials and equipment to do cold patching for our full-time maintenance person to help us limp through until we can afford comprehensive repairs next year (or the year after – this stuff is expensive). We noticed that previous asphalt projects did not include parking areas – another challenge as their condition is worse than the road.

The audit for FY 2025 will be presented at our next meeting. Audits can be boring, but they are oh, so important. Be there or be square!

Marie, on behalf of the Board of Directors

Reminders To All Residents

1. Please make your monthly HOA checks out to Colonial Acres Phase V and **not to** Professional Property Services!
2. Please call the emergency phone number if you have an emergency in your home, calls can be responded to faster than calling the office and leaving a message.
3. Members have until the 15th of each month to pay their HOA on time to avoid the \$25.00 late fee that will be added as of the 16th of each month.
4. Also, if you have your ACH with Zego, to be deducted after the 16th of the month, please change your date to avoid late fees.

**Colonial Acres Phase V
Board of Directors Meeting
May 12, 2026, at 7:00PM**

Called to Order: 7:01 PM

A. Call to Order at 7:01pm with the Pledge of Allegiance

B. Roll Call

- Susie Brock – present; Kathie Crossman – present; Lori Kowalski – present; Marie Sherry – present; Paul Gjerpen, absent
- Also present: Pat Buckley, property manager

C. Member Comment – limited to agenda items (see member comments)

One member spoke about the weekend pool maintenance/testing coverage and offered to perform those duties as a compensated position.

D. Approval of the Agenda

- Motion by Lori Kowalski; Second by Kathie Crossman to approve the agenda as amended, removing the minutes of April 14, 2026, and April 26, 2026. Voice vote, motion carried.

E. Approval of the Minutes

- April 7, 2026, Special Meeting Minutes; motion by Kathie Crossman, second by Lori Kowalski to accept the minutes. Voice vote, motion carried.

F. Communications - none

G. Reports

1. President

- Marie Sherry
 - The audit will be presented to the members at the June 9th meeting.
 - Dino has been reviewing the Reserve Study that was performed last year. Dino, Tonia and I will be walking the community tomorrow to observe items included in the report.

2. Treasurer

- No Report - Paul Gjerpen absent.

3. Board Members: none

H. Consent Agenda

- Motion by Lori Kowalski, Second by Susie Brock to accept the consent agenda. Voice vote for ratification of three separate motions: (1) to terminate the contract of Paul's Plumbing effective 4/30/2026 (2) to add funds to the concrete contract not to exceed \$12,000, and (3) ratify email motion to hire Pound Pool to replace the tiles on the pool for \$6,900.

I. Old Business

1. Election Committee/Policy – The Board is developing an election policy to ensure the process is fair and transparent. Article II of the Bylaws outlines the criteria necessary. Marie Sherry has developed the policy protocol in “draft” format for further discussion. Some of the highlights are:

- a. Deadline timeline for anyone interested in running for the Board of Directors;
- b. Letter of Intent to run for office;
- c. Member in-good-standing;
- d. Ballot voting options;
- e. Eligibility criteria;

- f. Nominations from the floor;
 - g. Voting procedures;
 - h. Election Committee discussion;
 - i. The election committee would consist of 5-7 volunteer members.
 - ii. Guidelines for the committee will be developed, and the Board will follow the organizational documents, i.e., Bylaws and Articles of Organization to establish the parameters for the committee.
 - iii. President Sherry discussed some details from the “draft” policy, and she asked if anyone liked the open forum tally count from the election last fall. Members were in favor of the “open” count forum over the “closed” count forum.
- Motion by Lori Kowalski, second by Kathie Crossman to table the election policy for further discussion.

2. Responsibility Grid was discussed briefly and the Board agreed it needs further discussion to determine the cost for shifting responsibility of anything including “gutters” to the association. Marie Sherry asked the Board to review the current grid and be prepared to discuss their findings at the next executive meeting. A special meeting will be scheduled for membership input before making final Grid changes. President Sherry would like to complete the Grid and Rules by the next election. No vote taken.

3. Cement repair was discussed briefly. The Board approved a bid for concrete last fall for \$51,000. Last winter was hard on the pavement due to the harsh temperatures and the amount of rock salt that was used. The rebar in the concrete is rusting through in certain areas and this has created a walking hazard. Arlington Circle and the entrance to Williamsburg Drive, as well as Jefferson Court have an imminent need to replace certain areas. The Board voted on and approved a motion not to exceed \$12,000 at the executive session last month, however during the walkthrough the team thought it prudent to increase the amount from \$12,000 to \$41,500. Move Kowalski, support Brock to amend the original motion to not to exceed \$41,500. Ayes all.

4. Goodbye Geese contract was discussed. The Board agreed to suspend Goose control until July or when the babies get feathers and can fly. There are 4 flocks of babies near Arlington and Lexington. Pat will call Goodbye Geese to suspend the agreement.

J. New Business

1. Information for Members Regarding Plumbing/Furnace Service – Paul’s Plumbing contract was reviewed at the last executive meeting and the Board voted to terminate the contract on April 30, 2026.

The association attorney stated that Paul is not to enter any unit in Phase V. Members are asked not to contact Paul directly.

Members were instructed to contact PPS for (1) all emergency situations concerning plumbing/boiler/furnace/hot water heater; (2) basement wall leaks/forced air (3) furnace maintenance (call Pat Buckley).

PPS handles all maintenance issues in the complex (24-hours/7-days). Please contact PPS to report your emergency or call Pat Buckley at the clubhouse office.

2. The water leak by the pool was repaired and the pool tile repair was completed in April after discovering tiles were falling off the blue border. In past years, Clearview hired a member to repair broken tiles. Thank you to that member!

PPS received 3 estimates and Pound Pool was selected to replace the entire tile surround. The coping was in good shape and did not need replacing. The work came with a 2-year guarantee. PPS will have enough time to develop a long-term plan.

3. Pool opening date was changed from May 15, 2026, to May 22, 2026. The notification will be posted on the neon sign.

4. Weekend Pool Volunteers. Che begins her duties every weekday with pool duties as provided by Oakland County. Che will not be working weekends. The weekend schedule would need to be covered in order for the pool to be operational. A member presented his observations and suggestions to the Board from a handout outlining his proposal for training, opening and closing, on-call pool emergencies, and serving as a pool committee chair. He asked to be paid for these services. President Sherry indicated that Tonia Burhans would be following up with him.

5. Brick (courtyard) repairs were discussed and bids are being ascertained. One contractor submitted a bid for 8 wall repairs at a cost of almost \$10,000.

K. Member Comments/Questions:

- 141-5: PPS contract is up in August. Will the Board thoroughly review the current management agreement and get other bids? Answer: the board will discuss this.
- 103-1: Does the board have a list of approved plumbers for private work? Answer: no
- 74-2: Would the Board allow her to place a solar fountain in the pond off Lexington to keep weeds from growing. Answer: Aqua Weed is our pond treatment company, and our contract states they will treat the pond as many times as is needed.
- Claudia Miller asked about putting in potted tomato plants at the clubhouse. The president stated that she will get back with her on the topic.

Motion by Lori Kowalski, second by Kathie Crossman to adjourn. Voice vote, motion carried.

Meeting adjourned at 8:24:pm

Respectfully submitted by: *Kathie Crossman, Secretary*

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, to ticonderogagals1@gmail.com, for the July edition.

PPS On-site Information

Entry to the Cooperative Office 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 * Emergency telephone: (248) 347-1310
- Office & Maintenance Hours: Monday-Friday from 8:00 am – 4:00 pm

Colonial Acres Phase V (colacres)
Budget Comparison
 Period = Mar 2026
 Book = Cash ; Tree = ysl,df

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5000-1000 RENTAL INCOME									
5120-0000 Carrying Charge/ Rent Income	218,818.92	222,300.00	-3,481.08	-1.57	650,293.15	666,900.00	-16,606.85	-2.49	2,667,600.00
5191-1000 Community Building Income	2,594.09	1,666.67	927.42	55.65	4,421.09	5,000.01	-578.92	-11.58	20,000.00
5193-0000 Tax Bill Assessment	1,774.34	88,854.50	-87,080.16	-98.00	47,378.17	266,563.50	-219,185.33	-82.23	1,066,254.00
5199-0000 TOTAL RENTAL INCOME	223,187.35	312,821.17	-89,633.82	-28.65	702,092.41	938,463.51	-236,371.10	-25.19	3,753,854.00
5299-9999 NET RENTAL INCOME	223,187.35	312,821.17	-89,633.82	-28.65	702,092.41	938,463.51	-236,371.10	-25.19	3,753,854.00
5400-0000 FINANCIAL REVENUES									
5410-0000 Interest Income	143.15	116.67	26.48	22.70	383.86	350.01	33.85	9.67	1,400.00
5428-0000 Application & Resale Fees	175.00	0.00	175.00	N/A	1,350.00	0.00	1,350.00	N/A	0.00
5635-0000 Transfer Fees	271.13	0.00	271.13	N/A	1,571.13	0.00	1,571.13	N/A	0.00
5899-0000 TOTAL FINANCIAL REVENUES	589.28	116.67	472.61	405.08	3,304.99	350.01	2,954.98	844.26	1,400.00
5900-0000 OTHER REVENUE									
5901-0003 Key Fob Fee	50.00	0.00	50.00	N/A	50.00	0.00	50.00	N/A	0.00
5931-0000 Late Charges	400.00	0.00	400.00	N/A	1,265.91	0.00	1,265.91	N/A	0.00
5990-0000 Miscellaneous Income	0.00	833.33	-833.33	-100.00	0.00	2,499.99	-2,499.99	-100.00	10,000.00
5998-0000 TOTAL OTHER REVENUE	450.00	833.33	-383.33	-46.00	1,315.91	2,499.99	-1,184.08	-47.36	10,000.00
5999-0000 TOTAL REVENUE	224,226.63	313,771.17	-89,544.54	-28.54	706,713.31	941,313.51	-234,600.20	-24.92	3,765,254.00
6200-0000 PAYROLL EXPENSES									
6201-0000 Office Salaries	2,115.38	2,513.33	-397.95	15.83	6,490.39	7,539.99	-1,049.60	13.92	30,160.00
6205-0000 Maintenance Payroll	3,737.50	5,000.00	-1,262.50	25.25	9,456.25	15,000.00	-5,543.75	36.96	60,000.00
6290-0000 TOTAL PAYROLL EXPENSES	5,852.88	7,513.33	-1,660.45	22.10	15,946.64	22,539.99	-6,593.35	29.25	90,160.00
6300-0000 ADMINISTRATIVE EXPENSES									
6311-0000 Office Supplies	2,070.47	1,250.00	-820.47	-65.64	9,218.61	3,750.00	-5,468.61	-145.83	15,000.00
6320-0000 Management Fee	6,300.00	6,378.75	-78.75	1.23	18,900.00	19,136.25	-236.25	1.23	76,545.00
6340-0000 Legal Expense	1,218.29	1,000.00	-218.29	-21.83	6,594.61	3,000.00	-3,594.61	-119.82	12,000.00
6350-0000 Audit Expense	0.00	458.33	-458.33	100.00	0.00	1,374.99	-1,374.99	100.00	5,500.00
6360-0000 Telephone/Answering Serv.	168.37	0.00	-168.37	N/A	168.37	0.00	-168.37	N/A	0.00
6390-0000 Miscellaneous Administrative	2,480.82	3,666.67	-1,185.85	32.34	5,741.58	11,000.01	-5,258.43	47.80	44,000.00
6395-0000 TOTAL ADMINISTRATIVE EXP.	12,237.95	12,753.75	-515.80	4.04	40,623.17	38,261.25	-2,361.92	-6.17	153,045.00
6400-0000 UTILITIES EXPENSE									
6450-0000 Electricity	0.00	583.33	-583.33	100.00	781.93	1,749.99	-968.06	55.32	7,000.00
6451-0000 Water & Sewer	0.00	23,666.67	-23,666.67	100.00	56,691.98	71,000.01	-14,308.03	20.15	284,000.00
6452-0000 Gas	0.00	166.67	-166.67	100.00	0.00	500.01	-500.01	100.00	2,000.00
6490-0000 TOTAL UTILITIES EXP.	0.00	24,416.67	-24,416.67	100.00	57,473.91	73,250.01	-15,776.10	21.54	293,000.00
6500-0000 OPERATING/MAINT. EXP.									
6514-0003 Electrical Repairs	907.48	250.00	-657.48	-262.99	907.48	750.00	-157.48	-21.00	3,000.00

From The Board – Financial Report:

Colonial Acres Phase V (coliacres)

Budget Comparison

Period = Mar 2026
Book = Cash ; Tree = ysl; bf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6514-0009	Basement Repairs	0.00	416.67	416.67	100.00	1,250.01	1,250.01	100.00	5,000.00
6515-0007	Tree Maintenance	0.00	666.67	666.67	100.00	2,000.01	2,000.01	100.00	8,000.00
6515-1050	Fertilization	0.00	1,391.67	1,391.67	100.00	4,175.01	4,175.01	100.00	16,700.00
6519-0000	Exterminating Expense	354.00	416.67	62.67	15.04	858.00	1,250.01	392.01	5,000.00
6522-0000	Painting Repairs	0.00	416.67	416.67	100.00	1,250.01	1,250.01	100.00	5,000.00
6536-0000	Grounds Supplies	137.25	416.67	279.42	67.06	182.82	1,250.01	1,067.19	5,000.00
6537-0000	Grounds Contract	2,140.00	4,933.33	2,793.33	56.62	2,140.00	14,799.99	12,659.99	59,200.00
6537-0001	road/Parking Repairs	3,525.00	3,333.33	-191.67	-5.75	3,525.00	9,999.99	6,474.99	40,000.00
6541-0000	Maintenance Supplies	435.04	166.67	-268.37	-161.02	1,177.26	500.01	-677.25	2,000.00
6541-0001	Plumbing Maintenance	11,162.61	10,583.33	-579.28	-5.47	48,728.18	31,749.99	-16,978.19	127,000.00
6542-0008	Roof Repairs	0.00	9,166.67	9,166.67	100.00	4,190.00	27,500.01	23,310.01	110,000.00
6542-0017	Sidewalk and Concrete Repairs	0.00	5,000.00	5,000.00	100.00	15,000.00	15,000.00	100.00	60,000.00
6542-0100	Pond Maintenance	0.00	416.67	416.67	100.00	1,250.01	1,250.01	100.00	5,000.00
6543-0001	Sprinkler Repair	0.00	666.67	666.67	100.00	2,000.01	2,000.01	100.00	8,000.00
6547-0000	Pool Supplies	0.00	416.67	416.67	100.00	1,250.01	1,250.01	100.00	5,000.00
6547-1000	Pool Maintenance	0.00	416.67	416.67	100.00	0.00	1,250.01	1,250.01	5,000.00
6548-0000	Snow Removal	9,535.27	7,916.67	-1,618.60	-20.45	122,609.25	23,750.01	-98,859.24	95,000.00
6558-0070	Gutters/Downspouts	0.00	666.67	666.67	100.00	0.00	2,000.01	2,000.01	8,000.00
6590-0000	Miscellaneous Operating Expense	390.00	2,500.00	2,110.00	84.40	6,868.00	7,500.00	632.00	30,000.00
6599-0000	TOTAL OPERATING/MAINT EXP.	28,586.65	50,158.37	21,571.72	43.01	191,185.99	150,475.11	-40,710.88	601,900.00
6700-0000	TAXES & INSURANCE								
6710-0000	Real Estate Taxes	-2,875.53	88,854.50	91,730.03	103.24	45,636.49	266,563.50	220,927.01	1,066,254.00
6711-0000	Payroll Taxes	1,031.74	1,231.50	199.76	16.22	2,818.40	3,694.50	876.10	14,778.00
6720-0000	Prop & Liab. Ins (Hazard)	0.00	16,833.33	16,833.33	100.00	46,894.00	50,499.99	3,605.99	202,000.00
6722-0000	Worker's Comp	339.47	461.17	121.70	26.39	1,499.91	1,383.51	-116.40	5,534.00
6723-0000	Health Ins.	80.00	500.00	420.00	84.00	220.00	1,500.00	1,280.00	6,000.00
6790-0000	TOTAL TAXES & INSURANCE	-1,424.32	107,880.50	109,304.82	101.32	97,068.80	323,641.50	226,572.70	1,294,566.00
6800-0000	FINANCIAL EXPENSES								
6821-0000	Interest on Notes Payable	5,996.74	5,996.83	0.09	0.00	17,990.22	17,990.49	0.27	71,962.00
6840-0000	Land Lease Payment	77,163.84	78,329.67	1,165.83	1.49	231,491.52	234,989.01	3,497.49	939,956.00
6999-0000	TOTAL FINANCIAL EXPENSES	83,160.58	84,326.50	1,165.92	1.38	249,481.74	252,979.50	3,497.76	1,011,918.00
6999-9000	TOTAL OPERATING EXPENSES	128,413.74	287,049.12	158,635.38	55.26	651,780.25	861,147.36	209,367.11	24.31 3,444,589.00
6999-9999	NET INCOME/(LOSS) OPERATIONS	95,812.89	26,722.05	69,090.84	258.55	54,933.06	80,166.15	-25,233.09	-31.48 320,665.00
7000-0000	CAPITAL/RESERVE ACTIVITY								
7320-0000	Replacement Reserve Funding	26,667.00	26,666.67	-0.33	0.00	80,001.00	80,000.01	-0.99	320,000.00
7500-0000	TOTAL CAPITAL/RESERVE ACTIVITY	26,667.00	26,666.67	-0.33	0.00	80,001.00	80,000.01	-0.99	320,000.00
7900-0000	TOTAL NET INCOME/(LOSS)	69,145.89	55.38	69,090.51	124,757.15	-25,067.94	166.14	-25,234.08	-15,188.44 665.00

Colonial Acres Phase V Clubhouse Meeting Minutes of May 7, 2026:

Meeting commenced: 5:30 pm

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

Members Present: 17 members present

Treasurer's Report given by Barb Kibler: Income: \$1608.00 Expenses: \$1462.94 (See itemization in newsletter).

A shout out to Claudia Mills and Joanie Cottrell for heading up the Senior Expo and everyone else who assisted with this event. The Senior Expo brought a profit of \$1450.98 to the clubhouse. Nineteen of the twenty vendors who attended requested to return next year, and there is a waitlist as well! GREAT JOB to everyone who helped make this event so successful! Thank you Claudia and Joannie for all of your hard work!

Ongoing Activities: Gary Kibler will not be able to lead the Saturday Kensington Park walk 5/9, according to Susie Brock members have been meeting and walking.

Old Business: Members were encouraged to attend the Pancake Breakfast Saturday 5/9 from 9-10:30 cost \$8, proceeds benefit the clubhouse

Garage Sale/Bake Sale May 15 and May 16, sign up sheet in clubhouse for volunteers for this event to price and set up the items for sale. Baked goods are also needed for the bake sale for this event. There will be no Clubhouse Activities following Monday morning coffee May 11 thru May 17.

Buddy's Pizza fundraiser in Novi on Thursday June 25 from 11 am - 8 pm, just mention that you are with Colonial Acres Phase V and 20% of sales will be donated back to our clubhouse!

New Business: Members informed to update May calendar as an additional rental added for May 31. Kathy Murray informed the members that the clubhouse has 8 more rentals than the prior year from Jan - May.

Several of our umbrella bases are in disrepair and may need to be replaced after this season. Kathy Murray suggested we purchase what we need at the end of summer when they are on sale.

Gloria Poirier informed the committee and members that while we have a NO SOLICITATION policy and signage to that effect, there are people who can go door to door for political causes, petitions, etc. as long as they are not selling anything. However, they must have a permit to do so. Any member can ask to see the permit if they show up on your doorstep. No permit, no solicitation. Permits are issued by the South Lyon Police Department.

Claudia Mills has volunteered to head up the gardens around the clubhouse. She will address the board directly about planting some tomato plants in common area near clubhouse for community members to take at will.

Gloria Poirier hosted the Ladies Tea Luncheon and reported 32 people attended this year. A good time was had by all. Thank you Gloria.

A lengthy discussion was held on the benefits of transitioning from a printed newsletter monthly to

an electronic version. This was just a discussion to get ideas and opinions on this issue. Currently the newsletter is just breaking even with advertising footing the bill. However, the cost of printing is steadily going up and will continue to do so. An electronic version would save on most of the printing cost. Several members discussed that many of our community members do not have internet access or are not interested in an electronic version. A suggestion was made to increase our advertising costs. It was discussed that we could ask people to opt in and just look at it online. For those members who are not able to get the electronic version a paper would still be provided to them. A suggestion was made to attach something to our current mailboxes for those who do not want the electronic version. NO DECISION HAS BEEN MADE; THIS WAS A DISCUSSION ONLY. Currently our paper is online and can be viewed at any time. The phone directory printed every 2 years is being looked at as well.

Upcoming Events: Pancake Breakfast May 9 from 9am-10:30am cost \$8, which is a great price for a full breakfast!

Garage Sale on schedule, VOLUNTEERS ARE NEEDED!

Deck Parties are back! First Deck Party is hosted by Men’s Club Friday May 29. Kathy Murray is reaching out to companies that have offered to sponsor our events in the past.

Buddy’s Pizza in Novi Thursday June 25 from 11am-8pm. 20% of proceeds donated back to our clubhouse!

Meeting Adjourned 6:39 pm

Submitted by Laurie Kanar

Message from the Clubhouse Chair:

- The 80’s Murder at the Roller Rink was a BLAST! Check it out...



- The Senior Expo was a huge success with plans for a 2nd annual next year! Check it out...



- The Ladies Tea Luncheon was enjoyed by all! Check it out...



Colonial Acres Phase V

Reconciliation APRIL 2026
 Balance Forward: \$22,751.19
 Operating Expense: \$16,000
 Ending Bal: \$22,896.25 (+\$145.00)

Income

4/6	Senior Expo Vendor fees	\$350.00
4/9	SE vendor fees / old clubhouse tables sold	\$350.00
4/23	2 clubhouse rentals/senior expo v.f./murder mystery	\$610.00
4/23	Mobile dep senior expo vendor fees	\$75.00
4/29	Senior expo vendor fees and bake sale	\$223.00
TOTAL		\$1608.00

Expense

4/3	Sandwich board sign	\$299.27
4/17	sams..PT/TP CH // senior expo supplies	\$64.39
4/17	Sams.. Murder Mystery Supplies	\$59.36
4/20	Check #1022 M. Godzik, 2 months newsletter	\$500.00
4/27	UPS newsletter printing	\$514.50
4/30	American flag	\$25.42
Total		\$1462.94

Party cash \$85.26

- The Garage Sale was a HUGE success! Thank you to The Kibler's and ALL of the donors and volunteers! Also, we'd like to acknowledge the support through donations received from Jodea Bella and Home Town Consignment, both resale businesses, in South Lyon.
- Claudia Mills has volunteered to be our new Gardener at the Clubhouse! If you like gardening and want to help Claudia, please let her know...248-561-1840
- The Men's Club will be hosting Monthly Deck Parties beginning on Friday, May 29th, then on June 26th. Hotdogs and water provided...bring a dish to pass.
 - Our first Deck Party on May 29th will be supported, by friends, in memory of Alice Avedisian. She was a longtime resident who loved social gatherings at Colonial Acres Phase V!
 - Our second Deck Party on June 26th will be sponsored by Frazer Cremations and Funerals. They will donate \$75 for hotdogs, buns, water, and paper products!
 - If you know of someone who would like to sponsor a Deck Party, we are looking for July and September sponsors. Contact Kathy Murray-248-240-7942
- We will be hosting a "Healing Soups and Why: How to Heal Through Foods We Eat" lunch on Thursday, June 25 at 11:30 AM. See more information in this Newsletter.
- Don't forget to come to the Buddy's Fundraiser in Novi on Thursday, June 25th! Please RSVP and mention Colonial Acres Phase V to get 20% donated to our Clubhouse!
- Clubhouse Co-chair and Treasurer elections will take place at the July 2nd Clubhouse Meeting. Please let Kathy Murray know if you are interested in either of these positions. Thank you to Melissa Godzik and Barb Kibler for their past two years in these positions!

Submitted by *Kathy Murray*



Kim Champe

Condos for sale in Colonial Acres Phase V

11 Condos	\$129,900.00	\$139,900.00
	\$140,000.00	\$144,000.00
	\$152,500.00	\$155,000.00
	\$159,000.00	\$169,900.00
	\$175,000.00	\$179,900.00
	\$186,000.00	

Condos pending in Colonial Acres Phase V

2 Condos	\$150,000.00	\$185,000.00
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Condos sold in Colonial Acres Phase V

5 Condos	\$140,000.00	\$159,900.00
	\$163,000.00	\$175,000.00
	\$177,500.00	

Bits & Pieces of Information



Sue, Sandra, Cliff & Jackie, Kim,
Michelle, Linda, and Ed & Sheila

Things Happening in and 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.



Attention Women Golfers



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

When: Every Tuesday Starting on May 5th

Tee time: 9:30am

Cost: \$20 including cart for 9 holes

All skill levels are welcome. Fun & fellowship every week.

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

Swim Exercise Class

Starting on June 3rd, at 9:00 am, we will have Swim Exercise Classes
every Wednesday and Friday, for an hour, during the months of June,
July & August.

Bring water weights, if you have them. It's very low impact and it won't
even feel like you're exercising. Call Susie Brock, at 248-892-5183, if you
have any questions.



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.

“Healing Soups and Why”



**Soup and Sourdough Bread Lunch
Thursday, June 25 at 11:30 AM**

A short informative presentation followed by a soup lunch.

\$10 cost covers a flight (3 soups) and sourdough bread.

Contact Peggy Johnson to RSVP and pay in advance by June 18-

Text or Call 248-431-3912

Open to all Residents

Phase V Deck Party

June 26th from 5:30 - 7:00 pm



Come out and join us for the season's Second 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, June 11 th & 25 th
Euchre & Potluck (\$5.00)	6:30 pm	Saturday, June 6 th & 20 th

Happening Around Downtown South Lyon

June 6th (Every Saturday): Farmers Market, 9 am – 2 pm

June 24th: Lake Street Cruise in, 6:30 pm

Concerts in the Park

Judy Baker Band: June 19th, 7-9 pm

Sound Proof Band: June 26th, 7-9 pm



**CONCERTS
In The Park**
CITY OF SOUTH LYON

Concerts in the Park 2026

McHattie Park - 474 S. Lafayette St. South Lyon

6:00 pm to 9:00 pm - Food Truck Fun
7:00 to 9:00 pm - Concert

6/19	Classic Country	Judy Banker Band	Thank you Sponsors!         
6/26	Motown & 80s	Sound Proof Band	
7/10	Nostalgia Rock	Billy Mack & the Juke Joint Johnnies	
7/17	70s Rock	Harmonized Steel	
7/24	Country Pop	Johnny Little	
7/31	60 - 90s Hits	Joyriders	
8/7	British Pop	Invasion	
8/14	Pop Covers	Weekend Comeback	
8/21	Classic Rock	Randy Brock Group	


 **IN CASE IT RAINS...**
 Check [City of South Lyon](#) Facebook page for any Ram-out News



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--	--	--	---	--

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Please complete the information below, to make corrections or to be included in the resident directory and place it in the clubhouse suggestion box. The box is located inside the clubhouse right next to the lectern where you sign in for using the pool. **This needs to be completed and turned in by June 30, 2026.** Please update your information, especially, if you became a resident after June 2024 (last published directory).

Phase V Clubhouse

25865 Jamestown Ct.
South Lyon MI 48178



Phase V
RESIDENT
DIRECTORY

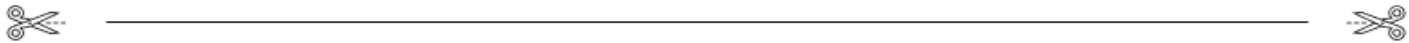
PLEASE HELP US UPDATE THE RESIDENT DIRECTORY

Deadline June 30, 2026

If you want to make corrections to the directory. Please fill in the fields below
Directory information includes name, address, Building #, Unit #, phone number.
The Resident Directory is issued to Colonial Acres Residents Only.
Email addresses will be for Colonial Acres Use Only.

MEMBER(S) NAME: _____
EMAIL ADDRESS: _____
ADDRESS: _____
BUILDING NO: _____ UNIT NO: _____
PHONE(S): _____

Please cut & fill out this Resident Directory Update Form & return to the clubhouse.
The Directory Update Box is left of the podium under the large bulletin board at the clubhouse,
please put form in box or mail to the clubhouse. **Deadline June 30, 2026**



Home Safety & Security Tips for Seniors . . . *from South Lyon Police Website*

- **Tip 1: Keep doors and downstairs windows locked at all times.** An unlocked window can allow somebody access to the home even when the senior is inside it. Doors and windows are the most vulnerable points of any home, and as such require the most attention. **This includes vehicles.**
- **Tip 2: Make sure the front door has a peephole (or a doorbell camera system).** Always make sure you are able to recognize the person on the other side. Do not open the door even slightly if you are uncertain about who the person is and what their intentions are. Additionally, have a mobile phone at the ready when people are at your door. If there is something suspicious going on, call the police right away.
- **Tip 3: Reinforce your home's weak points.** Install solid wood or metal doors for added reinforcement to prevent someone from being able to break through the door.
- **Tip 4: Avoid hiding your key outside your home.** When going on vacation, do not leave keys outside the house (for example, under doormats or inside a flowerpot). If you must leave a key behind, give it to a trusted friend or family member. **Do not leave your car keys in an unlocked vehicle.**

Animals are attracted to the smell of food and enter unsecured trash receptacles in the hope of finding something to eat. Secure your trash to minimize animals from tearing into your trash and making a mess. Let's keep our community trash free.

Summer Break

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

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 JUNE
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 VACATION
 JULY
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 ICE CREAM
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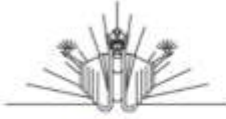
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June 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 8:30 am Coffee hr 11-12:30 Chair Yoga 1 pm Men's Social 3-5 pm Happy Hour Aubrees 7 pm Euchre	2 2-5 pm Billiards 7 pm TX Hold'em	3 9-10 am Swim Exercise Class 10-12 Sewing 6 pm Bingo	4 7 pm Euchre	5 9-10 am Swim Exercise Class	6 9:30am – Kensington Walk
7	8 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchre	9 2-5 pm Billiards 7:00pm – Board Mtg	10 9-10 am Swim Exercise Class 10-12 Sewing 6 pm Game Night	11 7 pm Euchre	12 9-10 am Swim Exercise Class	13 9:30am – Kensington Walk
14 Flag Day	15 8:30 am Coffee hr 11-12:30 Chair Yoga 1 pm Men's Social 3-5 pm Happy Hour Aubrees 7 pm Euchre	16 2-5 pm Billiards 7 pm TX Hold'em	17 9-10 am Swim Exercise Class 10-12 Sewing 6 pm Bingo	18 7 pm Euchre	19 9-10 am Swim Exercise Class	20 9:30am – Kensington Walk
21 Happy Father's Day	22 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchre	23 2-5 pm Billiards 7 pm TX Hold'em	24 9-10 am Swim Exercise Class 10-12 Sewing 6 pm Game Night	25 11:30 -Healing Soup and Why 11am-8pm- Buddy's Fundraiser 7 pm Euchre	26 9-10 am Swim Exercise Class 5:30 pm – Deck Party	27 9:30am – Kensington Walk
28	29 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchre	30 2-5 pm Billiards 7 pm TX Hold'em Deadline for Resident Directory Input				