

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	Susie Brock	248-892-5183
Ad Director/Billing	Keith Foley	
News Distribution	Judi Damphousse	
News Distribution	Ed Hock	
Coffee Hour	Donna Tilley/Steve Ahern	
Light Bulb Mgr.	PPS	
Gardener	Claudia Mills	
Librarian	Shirley Estes	
Pool Manager	PPS	
Pool Maintenance	PPS/Rick	
Sunshine Corner	Faith Phee	
Custodian	PPS	

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



Dates to Remember ...

**Clubhouse Committee Meeting
Elections on July 2nd at 5:30pm**

Board Meeting July 14th at 7pm
The tentative agenda item is
“State of the Cooperative”

July Activities:

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

Ladies Golf – Tuesdays – 9:30am
(see page 10 for additional information)

Swim Exercise Class – Wed/Friday - 9am
(see page 10 for additional information)

Deck Party - July 24th at 5:30pm
(see page 10 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! We have a lot of exciting things coming up over the next few months. The Board will be presenting a "State of the Co-Op" at the July meeting, to let you know what has happened over the past year and what we are looking forward to in the next. We have come a long way since July 2025!

The Board has been working on updating the Responsibility Grid. The proposed changes were read to members at the June meeting. Next steps are for the Board to finalize the grid and hold a member session to get your feedback. Stay tuned for updates on this project. After the new Responsibility Grid is adopted, the Board plans on starting a review of the rules and regulations.

A new Election Policy has been adopted, which sets out the procedures for holding an election and the dates that certain things need to be completed. By now you should have received a letter notifying you of the date of the annual meeting and the deadline for filing for one of the open positions on the Board of Directors. We will continue to update you on the election in the next few newsletters.

If you are a user of the pool, a new fob system has been implemented for the access doors from the bathrooms in the clubhouse. This is to provide more security for the pool and eliminate the need for someone to physically lock it up when it is not in use. Because not everybody uses the pool, we did not order a fob for every member – if you would like one, please contact Pat in the office.

Upcoming infrastructure projects include the completion of the sidewalk cement (many apologies for jumping the gun in the last newsletter on the schedule – they should be finished by the end of July), additional roof replacements (members will be notified if their roof is scheduled), and fence painting. We are looking into a new pond aerator for the clubhouse pond as well as aerators for the other ones. Like everything in this world today, they are not cheap, but they would vastly improve the health of our ponds. Speaking of ponds, once the babies get their adult feathers Goodbye Geese should be returning to encourage our feathered friends to seek greener pastures. Probably mid-to-late July.

Finally, the contract with PPS for management of CAV expires on August 1st. The Board has met to discuss the management agreement. Consensus is that PPS has been doing a good job for our community, but there are a few areas that the Board would like to address. The agreement should be on the agenda for the July open meeting.

Here's to celebrating the 250th anniversary of the founding of the United States of America! Hope your Independence Day is happy and safe!

Marie, on behalf of the Board of Directors

Elections for the Board of Directors are just around the corner.

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. **The deadline for a letter of intent to run for the Board is July 1st.** Your letter should be submitted to PPS. The letters of intent will be published in the August newsletter.

**Colonial Acres Phase V
Board of Directors Meeting
June 9, 2026, at 7:00PM**

Called to Order: 7:00 PM

A. Call to Order at 7:00pm with the Pledge of Allegiance

B. Roll Call

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

C. Special Presentation: Audit Report provided by Jeff Rowland of Polk and Associates

D. Member Comment – limited to agenda items; none.

E. Approval of the Agenda

- Motion by Lori Kowalski; Second by Kathie Crossman to approve the agenda as amended; Voice vote, motion carried.

F. Approval of the Minutes

1. April 14, 2026, Regular Meeting;
2. April 28, 2026, Executive Session;
3. May 12, 2026, Regular Meeting;
4. June 4, 2026, Executive Session

Motion Lori Kowalski, second by Paul Gjerpen to approve the minutes of April 14, April 28, May 12 and June 4th. May 26, 2026, Executive Session was tabled. Voice vote, motion carried.

G. Communications - none

H. Reports

1. President

- Marie Sherry
 - The Board decided (without a vote) to delay brickwork until next year as none of the repairs are a safety hazard.
 - The cement repair contractor is scheduled to return in three weeks.
 - At the July meeting, the Board will be presenting a “State of the Coop” report. This report is intended to present to you the accomplishments of the past year and a roadmap for the next one.
 - There are four open seats on the Board for the next election. This is because the appointment members’ terms were for one year, and when she was elected, Ms. Crossman filled a term that was due to expire in 2026. There will be three two-year

terms (ending in 2028) and one one-year term (ending in 2027) on the ballot. The current President's term ends in 2027.

2. Treasurer

- Paul Gjerpen reported that Paul's Plumbing submitted inaccurate information for work that was not completed which resulted in overcharging the association for contracted work. Treasurer Gjerpen reported an increase in operating reserves up from last reporting by \$134,000 and indicated the board discussed planning for and negotiating large expenditures for next year's budget. The budget for concrete was increased based on the serious condition of the concrete in the complex, including areas such as Arlington Circle and Jefferson Court.

3. Board Members: none

I. Consent Agenda

- Motion by Paul Gjerpen, second by Susie Brock to approve the Election Policy as amended. Voice vote; all (Kowalski absent).

J. Old Business

1. Update to Responsibility Grid and Rules and Regulations.

Marie Sherry read the proposed changes to the Responsibility Grid indicating the Board will discuss the changes in executive session for review and approval. The Responsibility Grid will have categories that are easier to read. Gutter responsibility has changed from the member to the association.

2. Brick Repairs.

The Board tabled this discussion and will bring courtyard brick repair to executive session for further discussion. The brick repair was not in the budget this year. The Board decided to increase the concrete repair budget due to the unsafe condition of many sidewalks in the community.

K. New Business

1. Management Agreement.

The Board discussed the management agreement at the special meeting on June 4, 2026. The current agreement is not due for renewal until August 1, 2026. The Board met to do a review of PPS and to discuss our next steps.

Motion by Paul Gjerpen; Second by Kathie Crossman to enter into negotiations with PPS to amend the management agreement and create a new contract.

2. Pond Health.

Kathie Crossman provided some information about the life cycle of a stagnant pond. Marie Sherry indicated that Aqua Weed would be consulted for information about aeration. We have 3 ponds that have little to no aeration. Stagnant water causes algae growth which produces gas (rotten egg smell). Chemicals alone will not take care of the problem. When the rotten egg smell is present that is an indication the pond gasping for air. The size of the pond will determine the horsepower needed from an aeration device. Tonia Burhans provided a preliminary bid for 1HP and 2HP aeration fountains; 1HP \$2,100; 2HP \$6,500. The Board was in favor of obtaining 2 additional bids.

3. 2026 Board of Directors Election.

The deadline for a letter of intent to run for the Board is July 1st. Your letter should be submitted to PPS. The Board decided to request 5-7 Election Committee Members who are not running for a Board position to take part in the election process. If you are interested in serving on the Election Committee you should contact any Board Member with your name and contact information. The letters of intent will be published in the August newsletter. The ballots will be mailed by PPS no later than August 15th. A candidate forum will be scheduled at the August Board Meeting.

Reminder: The Annual Meeting is on September 8th.

Barb Kibler, Theresa Szarama, Steve Gerlach expressed interest in being on the Election Committee.

4. Pool Access.

A fob system was installed on the doors to the pool. You must contact Pat Buckley in the clubhouse office to obtain a fob before you can use the pool.

5. The Board changed some meeting dates to the following:

- July 30, 2026, Executive
- August 27, 2026, Executive

K. Member Comments/Questions:

- 76-3: Indicated that HVAC and plumbing certifications are separate and asked if the Board would have a certified contractor for each category. Answer: yes, and they will be insured.
- 146-2: Asked about when the fences would be painted? Answer: Tonia Burhans said the painting schedule begins in July. The work will be done by Che.
- 99-3: Asked if there was a schedule for sump pump inspection. Answer: Tonia Burhans indicated the schedule is being prepared.
- 110-5: Asked if the association would be responsible for porch repair. Answer: That would be determined if the porch was built during the original construction.
- 139-5: Indicated the landscape trimming was done by Jamie in the past and wanted to know if he still works for the association. And also asked if the fence that was supposed to be put up near Jaime's Townhomes was on the schedule. Answer: Tonia Burhans said that any request for landscape work outside of the courtyard should be called into Pat Buckley and she will place a work order, and yes, Jamie still does work in the association.
- 71-6: Wondered if anything would be done to the area where a storm blew a tree down between building 71 and 72 and also asked about the status for handling the unit that has been vacant for more than 10 years. Does management expect the residents to tolerate the dilapidated condition of that unit after a flood that occurred years before and no one enters the unit for cleaning. Answer: Tonia Burhans said she viewed the unit and did not see any indication of mold or rodents.

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

Meeting adjourned at 8:25:pm

Respectfully submitted by: *Kathie Crossman, Secretary*

Colonial Acres Phase V (colacres)
Budget Comparison
 Period = Apr 2026
 Book = Cash ; Tree = yes_bif

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5000-1000 RENTAL INCOME									
5120-0000 Carrying Charge/ Rent Income	232,106.63	222,300.00	9,806.63	4.41	882,399.78	889,200.00	-6,800.22	-0.76	2,667,600.00
5191-1000 Community Building Income	0.00	1,666.67	-1,666.67	-100.00	4,421.09	6,666.68	-2,245.59	-33.68	20,000.00
5193-0000 Tax Bill Assessment	3,050.77	88,854.50	-85,803.73	-96.57	50,428.94	355,418.00	-304,989.06	-85.81	1,066,254.00
5199-0000 TOTAL RENTAL INCOME	235,157.40	312,821.17	-77,663.77	-24.83	937,249.81	1,251,284.68	-314,034.87	-25.10	3,753,854.00
5299-9999 NET RENTAL INCOME	235,157.40	312,821.17	-77,663.77	-24.83	937,249.81	1,251,284.68	-314,034.87	-25.10	3,753,854.00
5400-0000 FINANCIAL REVENUES									
5410-0000 Interest Income	144.31	116.67	27.64	23.69	528.17	466.68	61.49	13.18	1,400.00
5428-0000 Application & Resale Fees	-175.00	0.00	-175.00	N/A	1,175.00	0.00	1,175.00	N/A	0.00
5635-0000 Transfer Fees	2,678.87	0.00	2,678.87	N/A	4,250.00	0.00	4,250.00	N/A	0.00
5899-0000 TOTAL FINANCIAL REVENUES	2,648.18	116.67	2,531.51	2,169.80	5,953.17	466.68	5,486.49	1,175.64	1,400.00
5900-0000 OTHER REVENUE									
5901-0003 Key Fob Fee	100.00	0.00	100.00	N/A	150.00	0.00	150.00	N/A	0.00
5931-0000 Late Charges	-168.46	0.00	-168.46	N/A	1,097.45	0.00	1,097.45	N/A	0.00
5990-0000 Miscellaneous Income	0.00	833.33	-833.33	-100.00	0.00	3,333.32	-3,333.32	-100.00	10,000.00
5998-0000 TOTAL OTHER REVENUE	-68.46	833.33	-901.79	-108.22	1,247.45	3,333.32	-2,085.87	-62.58	10,000.00
5999-0000 TOTAL REVENUE	237,737.12	313,771.17	-76,034.05	-24.23	944,450.43	1,255,084.68	-310,634.25	-24.75	3,765,254.00
6200-0000 PAYROLL EXPENSES									
6201-0000 Office Salaries	4,019.23	2,513.33	-1,505.90	-59.92	10,509.62	10,053.32	-456.30	-4.54	30,160.00
6205-0000 Maintenance Payroll	4,018.75	5,000.00	-981.25	19.62	13,475.00	20,000.00	-6,525.00	32.62	60,000.00
6290-0000 TOTAL PAYROLL EXPENSES	8,037.98	7,513.33	-524.65	-6.98	23,984.62	30,053.32	-6,068.70	20.19	90,160.00
6300-0000 ADMINISTRATIVE EXPENSES									
6311-0000 Office Supplies	1,057.42	1,250.00	-192.58	15.41	10,276.03	5,000.00	-5,276.03	-105.52	15,000.00
6320-0000 Management Fee	6,300.00	6,378.75	-78.75	1.23	25,200.00	25,515.00	-315.00	1.23	76,545.00
6340-0000 Legal Expense	770.00	1,000.00	-230.00	23.00	7,364.61	4,000.00	-3,364.61	-84.12	12,000.00
6350-0000 Audit Expense	0.00	458.33	-458.33	100.00	0.00	1,833.32	-1,833.32	100.00	5,500.00
6360-0000 Telephone/Answering Serv.	206.98	0.00	-206.98	N/A	375.35	0.00	-375.35	N/A	0.00
6390-0000 Miscellaneous Administrative	167.20	3,666.67	-3,499.47	95.44	5,908.78	14,666.68	-8,757.90	59.71	44,000.00
6395-0000 TOTAL ADMINISTRATIVE EXP.	8,501.60	12,753.75	-4,252.15	33.34	49,124.77	51,015.00	-1,890.23	3.71	153,045.00
6400-0000 UTILITIES EXPENSE									
6450-0000 Electricity	764.36	583.33	-181.03	-31.03	1,546.29	2,333.32	-787.03	33.73	7,000.00
6451-0000 Water & Sewer	53,828.32	23,666.67	-30,161.65	-127.44	110,520.30	94,666.68	-15,853.62	-16.75	284,000.00
6452-0000 Gas	864.09	166.67	-697.42	-418.44	864.09	666.68	-197.41	-29.61	2,000.00
6490-0000 TOTAL UTILITIES EXP.	55,456.77	24,416.67	-31,040.10	-127.13	112,930.68	97,666.68	-15,264.00	-15.63	293,000.00

Colonial Acres Phase V (colabres)

Budget Comparison

Period = Apr 2026

Book = Cash ; Tree = ysl_bf

	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	907.48	1,000.00	92.52	9.25	3,000.00
6514-0009 Basement Repairs	0.00	416.67	416.67	100.00	0.00	1,666.68	1,666.68	100.00	5,000.00
6515-0003 Landscaping & Grounds	8,277.14	0.00	-8,277.14	N/A	8,277.14	0.00	-8,277.14	N/A	0.00
6515-1050 Tree Maintenance	0.00	666.67	666.67	100.00	0.00	2,666.68	2,666.68	100.00	8,000.00
6515-0000 Fertilization	0.00	1,391.67	1,391.67	100.00	0.00	5,566.68	5,566.68	100.00	16,700.00
6519-0000 Exterminating Expense	592.00	416.67	-175.33	-42.08	1,450.00	1,666.68	216.68	13.00	5,000.00
6522-0000 Painting Repairs	0.00	416.67	416.67	100.00	0.00	1,666.68	1,666.68	100.00	5,000.00
6536-0000 Grounds Supplies	0.00	416.67	416.67	100.00	182.82	1,666.68	1,483.86	89.03	5,000.00
6537-0000 Grounds Contract	0.00	4,933.33	4,933.33	100.00	2,140.00	19,733.32	17,593.32	89.16	59,200.00
6537-0001 road/parking Repairs	0.00	3,333.33	3,333.33	100.00	3,525.00	13,333.32	9,808.32	73.56	40,000.00
6541-0001 Maintenance Supplies	582.35	166.67	-415.68	-249.40	1,759.61	666.68	-1,092.93	-163.94	2,000.00
6541-0001 Plumbing Maintenance	16,535.31	10,583.33	-5,951.98	-56.24	65,263.49	42,333.32	-22,930.17	-54.17	127,000.00
6542-0000 Contract Repairs	1,390.00	0.00	-1,390.00	N/A	1,390.00	0.00	-1,390.00	N/A	0.00
6542-0008 Roof Repairs	0.00	9,166.67	9,166.67	100.00	4,190.00	36,666.68	32,476.68	88.57	110,000.00
6542-0017 Sidewalk and Concrete Repairs	0.00	5,000.00	5,000.00	100.00	0.00	20,000.00	20,000.00	100.00	60,000.00
6542-0100 Pond Maintenance	2,286.70	416.67	-1,870.03	-448.80	2,286.70	1,666.68	-620.02	-37.20	5,000.00
6543-0001 Sprinkler Repair	0.00	666.67	666.67	100.00	0.00	2,666.68	2,666.68	100.00	8,000.00
6547-0000 Pool Supplies	0.00	416.67	416.67	100.00	0.00	1,666.68	1,666.68	100.00	5,000.00
6547-0001 Pool Repairs	1,925.00	0.00	-1,925.00	N/A	1,925.00	0.00	-1,925.00	N/A	0.00
6547-1000 Pool Maintenance	0.00	416.67	416.67	100.00	0.00	1,666.68	1,666.68	100.00	5,000.00
6548-0000 Snow Removal	0.00	7,916.67	7,916.67	100.00	122,609.25	31,666.68	-90,942.57	-287.19	95,000.00
6558-0070 Gutters/Downspouts	0.00	666.67	666.67	100.00	0.00	2,666.68	2,666.68	100.00	8,000.00
6590-0000 Miscellaneous Operating Expense	155.00	2,500.00	2,345.00	93.80	7,023.00	10,000.00	2,977.00	29.77	30,000.00
6599-0000 TOTAL OPERATING/MAINT. EXP.	31,743.50	50,158.37	18,414.87	36.71	222,929.49	200,633.48	-22,296.01	-11.11	601,900.00
6700-0000 TAXES & INSURANCE									
6710-0000 Real Estate Taxes	-467.56	88,854.50	89,322.06	100.53	45,168.93	355,418.00	310,249.07	87.29	1,066,254.00
6711-0000 Payroll Taxes	1,424.74	1,231.50	-193.24	-15.69	4,243.14	4,926.00	682.86	13.86	14,778.00
6720-0000 Prop & Liab. Ins (Hazard)	46,894.00	16,833.33	-30,060.67	-178.58	93,788.00	67,333.32	-26,454.68	-39.29	202,000.00
6722-0000 Worker's Comp	466.20	461.17	-5.03	-1.09	1,966.11	1,844.68	-121.43	-6.58	5,534.00
6723-0000 Health Ins.	841.30	500.00	-341.30	-68.26	1,061.30	2,000.00	938.70	46.94	6,000.00
6790-0000 TOTAL TAXES & INSURANCE	49,158.68	107,880.50	58,721.82	54.43	146,227.48	431,522.00	285,294.52	66.11	1,294,566.00
6800-0000 FINANCIAL EXPENSES									
6821-0000 Interest on Notes Payable	5,996.74	5,996.83	0.09	0.00	23,986.96	23,987.32	0.36	0.00	71,962.00
6840-0000 Land Lease Payment	77,163.84	78,329.67	1,165.83	1.49	308,655.36	313,318.68	4,663.32	1.49	939,956.00
6999-0000 TOTAL FINANCIAL EXPENSES	83,160.58	84,326.50	1,165.92	1.38	332,642.32	337,306.00	4,663.68	1.38	1,011,918.00
6999-9000 TOTAL OPERATING EXPENSES	236,059.11	287,049.12	50,990.01	17.76	887,839.36	1,148,196.48	260,357.12	22.68	3,444,589.00

Colonial Acres Phase V (colacres)

Budget Comparison

Period = Apr 2026

Book = Cash ; Tree = ysl_bf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6999-9999 NET INCOME/(LOSS) OPERATIONS	1,678.01	26,722.05	-25,044.04	-93.72	56,611.07	106,888.20	-50,277.13	-47.04	320,665.00

Message from the Clubhouse Chair:

● I hope you are all enjoying this beautiful summer! I have been up north in Boyne City doing yardwork, golfing and boating!

● The Men's Club will be hosting another Deck Party on Friday, June 26th! This deck party will be sponsored by Frazer Cremations & Funerals. Then another one on July 24th! This party will be sponsored by Kim Champe. Hotdogs, buns and water will be provided...please bring a dish to pass.

● A big "THANK YOU!" to Jane Severn for her 19+ years of service as the "New Residents Greeter"! We greatly appreciate you and your dedication to Colonial Acres Phase V for so many years! Thank you to Susie Brock for stepping up to take over this position!

● 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!

● We have rentals on July 11th and 18th. Remember that the clubhouse is closed on days of rentals, except for pool/bathroom use. Please remember that if you are attending a weekly clubhouse activity, make sure to clean up after yourself (garbage, sweep any crumbs, clean up any spills). We want to make sure we keep our clubhouse clean and ready for any rentals! Thank you for helping!

Submitted by *Kathy Murray*

Colonial Acres Phase V

Reconciliation MAY 2026

Balance Forward \$22,806.25

Operating Expenses \$16,000

Ending Bal. \$29,463.21

Income

5/12	Monday morning coffee collection	\$1,483.30
5/12	NL Ad	\$295.00
5/18	Garage Sale deposit	\$5,035.00
5/18	Hot Dog Lunch sales/Pancake breakfast	\$352.00
5/18	Ladies Tea	\$194.00
Total		\$7,395.30

Expenses

05/11	ch# 1023 -Soup Lady supplies	\$96.89
05/06	db GFS Pancake Breakfast	99.50
5/06	Db kroger Pancake Breakfast	\$13.58
5/06	Db costcoPancake Breakfast	\$29.84
5/14	Amazon Batteries hand soap	\$32.14
5/26	Ups Newsletter printing	\$514.50
5/29	Bank fee (returned on 6/01/26) next rec.	\$5.89
Total		\$792.34

Petty Cash \$85.26

If anyone has some shade-loving plant cuttings from your garden and would like to donate them to the clubhouse to improve the garden at Heritage, please contact Claudia Mills at 248-561-1840. Some examples of shade plants: Hosta, Viola, Heuchera, Ferns, Siberian Bugloss and Caladium. Also, if you like to garden and would like to help keep our gardens beautiful give Claudia a call.



Kim Champe

Condos for sale in Colonial Acres Phase V

10 Condos	\$125,000.00	\$140,000.00
	\$149,900.00	\$155,000.00
	\$156,000.00	\$159,000.00
	\$159,900.00	\$162,000.00
	\$168,000.00	\$169,000.00

Condos pending in Colonial Acres Phase V

2 Condos	\$150,000.00	\$175,000.00
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Condos sold in Colonial Acres Phase V

4 Condos	\$132,000.00	\$140,000.00
	\$150,500.00	\$185,000.00

Bits & Pieces of Information



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.

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.

Phase V Deck Party

July 24th from 5:30 - 7:00 pm



Come out and join us for the season's Third 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. Hope to 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.

July's Deck Party is sponsored by Kim Champe, Realtor, see add on p16

Save the Date

Phase V Deck Party

September 4th from 5:30 - 7:00 pm



Come out and join us for the season's Final 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. Hope to 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.

September's Deck Party is sponsored by Kim Champe, Realtor

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, July 9 th & 23 rd
Euchre & Potluck (\$5.00)	6 pm	Saturday, July 4 th & 18 th

Happening Around Downtown South Lyon

July 4th (Every Saturday): Farmers Market, 9 am – 2 pm

July 25th: Lake Street Cruise in, 6:30 pm

Concerts in the Park

Nostalgia Rock: July 10th, 7-9 pm

70's Rock Band: July 17th, 7-9 pm

Country Pop: July 24th, 7-9 pm

60's-90's Hits: July 31st, 7-9 pm



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Starting May 2nd**



Youth Entrepreneur Market

Saturday, July 11th from 10am until 3pm
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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
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

Thank you Sponsors!













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

Month of July – Misc. Information

From The Almanac, Written By: [Catherine Boeckmann](#) *Executive Digital Editor and Master Gardener*
June 4, 2026, <https://www.almanac.com/content/month-july-holidays-facts-folklore>

July is named after Roman dictator Julius Caesar (100 B.C.–44 B.C.). Caesar developed the precursor to the Gregorian calendar we use today.

July Calendar

- **July 1** is [Canada Day](#), a Canadian federal holiday that celebrates the creation of the Dominion of Canada in 1867.
- **July 3** brings the start of the hot and sultry **Dog Days of Summer**
- **July 4** is **Independence Day (U.S.)**. On the fourth of July, we celebrate the adoption of the Declaration of Independence in 1776. Don't forget to raise the flag!
- **July 14** is **Bastille Day**, which commemorates the storming of the Bastille and the start of the French Revolution.

"Just for Fun" Days

- **July 11:** International Town Criers Day
- **July 15:** [National Hot Dog Day](#)
- **July 22:** Spooner's Day
- **July 23:** National Day of the Cowboy
- **July 27:** Take Your Houseplants for a Walk Day
- **July 30:** [National Cheesecake Day](#)

July Astronomy

The Buck Moon

July's full Moon, the Full Buck Moon, occurs on Wednesday, July 29. It reaches peak illumination at 10:36 A.M. (EDT). It will be below the horizon at that time, so plan to look towards the southeast after sunset to watch it rise into the sky.

The Full Moon in July is called the **Buck Moon** because the antlers of male deer (bucks) are in full-growth mode at this time. Bucks shed and regrow their antlers each year, producing a larger and more impressive set as the years go by.

July's Moon Phases:

Last Quarter: July 7, 3:29 P.M. EDT
New Moon: July 14, 5:43 A.M. EDT

First Quarter: July 21, 7:05 A.M. EDT
Full Moon: July 29, 10:36 A.M. EDT

July Birth Flower

July's birth flowers are the **larkspur** and **water lily**.

The Larkspur, especially white forms, generally indicates lightheartedness; pink, fickleness; purple, first love.

The water lily symbolizes purity of heart.

July Birthstone

The July birthstone is the ruby, which is believed to protect its wearer from evil.

- "Ruby" is derived from the Latin *rubeus*, which means "red."
- This gem is a red form of corundum; all other colors are sapphires. The ruby's color is due to the presence of chromium, which also makes the gem subject to cracks. High-quality rubies are transparent, vibrant, purplish red; cloudier samples, or ones containing brown, orange, or pink tones, are less valuable. Many rubies nowadays are heat-treated to improve color saturation and transparency.
- The ruby, along with the related sapphire, is the second hardest natural gemstone, with only the diamond being harder.
- The gem was once thought to protect warriors if worn on their armor or embedded in their skin.
- Considered the king of gems, the ruby symbolizes love, passion, energy, and success.

July Zodiac & Astrology

July's zodiac signs are **CANCER** (June 21 – July 22) and **LEO** (July 23 – August 22).

How to Recycle: from [www.southlyonmi.org/departments/dpw-department of public works](http://www.southlyonmi.org/departments/dpw-department%20of%20public%20works)

Place all plastic, glass, newspaper & metal cans in your recycling bin. **Recycling materials should be separated from the garbage** by a few feet. For questions about proper recycling, you may contact Resource Recovery & Recycling Authority of Southwest Oakland County (RRRASOC), at (248) 208-2270 or visit www.rrrasoc.org. Due to the City's membership with RRRASOC, City residents & businesses have access to recycling drop-off centers, [household hazardous waste collection events](#) & [paper shredding services](#).

How to Obtain a Recycling Bin. When a resident/business owner moves from their residence/building, we ask that you leave the recycling bin for the next occupant. The bin belongs to the City. If the previous owner does not leave our bin, you may pick one up from our DPW garage located at 520 Ada Street, Hours: 7:30 am and 11:30 a.m., & 12:30 pm and 3:00 pm. Smaller bins are also available at City Hall, 335 S. Warren, South Lyon, Hours: 8:30 am to 5:00 pm

Fourth of July

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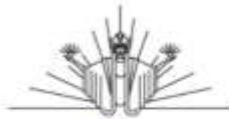
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Independence Day Trivia

* **Question:** How many times does the Liberty Bell ring on each Independence Day?

Answer: 13 times

* **Question:** What is the location of the nation's oldest 4th of July parade?

Answer: Bristol, Rhode Island

* **Question:** What is the largest 4th of July fireworks display in the U.S.?

Answer: The Macy's 4th of July Fireworks celebration in New York City



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July 2026

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			1 9-10 am Swim Exercise Class 10-12 Sewing 6 pm Bingo	2 7 pm Euchre 5:30pm – Clubhouse Mtg	3 9-10 am Swim Exercise Class	4 9:30am – Kensington Walk Independence Day
5	6 8:30 am Coffee hr 11-12:30 Chair Yoga 1 pm Men's Social 3-5 pm Happy Hour Aubrees 7 pm Euchre	7 2-5 pm Billiards 7 pm TX Hold'em	8 9-10 am Swim Exercise Class 10-12 Sewing 6 pm Game Night	9 7 pm Euchre	10 9-10 am Swim Exercise Class	11 9:30am – Kensington Walk RENTAL
12	13 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchre	14 2-5 pm Billiards 7:00pm – Board Mtg	15 9-10 am Swim Exercise Class 10-12 Sewing 6 pm Bingo	16 7 pm Euchre	17 9-10 am Swim Exercise Class	18 9:30am – Kensington Walk RENTAL
19	20 8:30 am Coffee hr 11-12:30 Chair Yoga 3-5 pm Happy Hour Aubrees 7 pm Euchre	21 2-5 pm Billiards 7 pm TX Hold'em	22 9-10 am Swim Exercise Class 10-12 Sewing 6 pm Game Night	23 7 pm Euchre	24 9-10 am Swim Exercise Class 5:30 pm – Deck Party	25 9:30am – Kensington Walk
26	27 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchre	28 2-5 pm Billiards 7 pm TX Hold'em	29 9-10 am Swim Exercise Class 10-12 Sewing	30 7 pm Euchre	31 9-10 am Swim Exercise Class	