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PPS of Michigan, LLC. 248-644-4650

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Emergency Maintenance 248-347-1310
(after hours)

PPS On-Site Office: 248-617-3169

On-Site Office Hours: 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	Susie Brock	248-892-5183
Treasurer	Paul Gjerpen	
	email: pgjerpen@gmail.com	
Director	Susie Brock	248-892-5183

CLUBHOUSE COMMITTEE

Chairperson	Kathy Murray	248-240-7942
Co-Chairperson	Katy Kay	248-207-7348
	LJ Bratton	248-684-5748
Secretary	Laurie Kanar	
Treasurer	Gloria Poirier	
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 for submitting items is the
15th of each month.

September



Dates to Remember ...

Clubhouse Committee Meeting
on September 3rd at 5:30pm

Annual Members Board Meeting
September 8th at 6pm

September Activities:

Kensington Walks - Saturdays – 9:30am
(see page 10 for additional information)

Deck Party - September 4th at 5:30pm
(see page 11 for additional information)

Pancake Breakfast - Sept. 12th at 9-10:30am
(see page 11 for additional information)

Vaccine Clinic - Sept. 16th at 10am-1pm
(at the Phase 1-4 Clubhouse, see page 12)

Aubree's Fundraiser- Sept. 30th at 11am-10pm
(see page 12 for additional information)

Save the Date

Healthy Soups & Why – Oct 1st at 11:30 am
Senior Scam Presentation & RX TakeBack –
Oct 1st at 1:00 pm

Medicare Plan Review – Oct 29th & 30th
(see page 13 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! Hard to believe that summer is coming to an end – although Michigan's spectacular Fall season is definitely something to look forward to.

Here at Phase V, we are also looking forward to our upcoming **Annual Meeting on September 8th, which will start at 6:00 PM (an hour earlier than our usual meetings)**. Please come to this very important meeting and make your vote count! There are four open positions, with three official candidates, so nominations from the floor to fill the fourth seat will be crucial.

Thank you to all the members who came to our responsibility grid meeting! Your input is so valuable and appreciated. The Board plans on finalizing the grid at the August executive meeting, with immediate release thereafter.

You may have noticed that a building that used to have a red roof now has a grey roof. This error was not on the part of the roofing contractor. The roofing error was a learning experience for the Board. We will be developing a bid specification form to ensure that errors such as this will be minimized. With input from the members at the regular meeting, the Board decided to start the process of standardizing roof colors in Phase V to the grey color. At a future meeting we will discuss continuing the painting of the bus stops in the older buildings to match the siding.

The Phase V website needs updating, as the platform that was used by the previous management company is outdated and becoming difficult to maintain. We are looking for people familiar with websites to help develop a vision for a modern version. Please contact PPS or the President if you are interested in serving on a website committee.

Take a look at the regular meeting agendas that are posted at the clubhouse each month. At the very end, there is a list of topics that are on our radar, but are not on that meeting's agenda. The intention is to let members know what items may appear on future agendas.

Two members volunteered to head up a petition drive to present to our state legislators about the unaffordability of taxes in our community. If it is possible to do a petition, the plan would be to include the other phases and Centennial Farms.

The Board of Directors would like to thank Kathie Crossman for her service on the Board this past year, and as Cooperative Secretary. We would also like to thank Susie Brock for being willing to fill the Secretary roll until the Annual Meeting.

Marie, on behalf of the Board of Directors

STREET CAPTAINS ... STILL NEEDED.

Please consider helping your neighbors out! Be another form of communication with the Board. We need volunteers for the following streets:

Arlington Circle (need 2 volunteers) Bldgs. 113 – 120 & 105 – 112;

Jefferson Ct (need 2 volunteers) Bldgs. 62 – 68 & 141 – 144;

Ticonderoga Dr.; Valley Forge; and Yorktown.

Please contact Susie Brock, at 248-892-5183, with any questions or to volunteer.

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

**Colonial Acres Phase V - Board of Directors
Meeting Minutes for August 11, 2026**

The meeting was called to order at 7:02 pm. Marie Sherry, Paul Gjerpen, Lori Kowalski and Susie Brock were in attendance from the Board. Tonia Burhans and Pat Buckley were present from PPS.

A motion to accept Kathie Crossman's resignation from August 2, 2026, was made by Paul G. Lori K. seconded the motion. Motion passed unanimously.

A motion to accept Susie B. as secretary was made by Lori K. The motion was seconded by Paul G. The motion passed unanimously.

A motion to approve the agenda was made by Lori K. Paul G. seconded the motion. The motion was carried unanimously.

A motion was made to approve the minutes from the 7-14-26 Regular meeting, 7-30-26 Executive session and 8-2-26 Special executive session simultaneously was made by Paul G. It was seconded by Lori K. It passed unanimously.

There was no Communication for this meeting.

President's Report – If you smell gas, please call the Utility Company immediately. A “thank you” to Gary Williams for work on our water issues. If you received an Occupancy Agreement from Clearview, Call Pat at PPS to get an updated Member Occupancy Certificate. The Member Suggestion Box is coming!

Treasurer's Report – Our Delinquents Account total was down to \$500 at the end of July. Great work PPS! Our General Operating Reserve total is up to \$530,062.00 at the end of July. We are ahead of our projection monies needed. The reserve fund is for large projects and emergencies in our community.

No other Board Member report given.

Consent Agenda – Executive motion to ratify motion to remove PPS 's contract off the table was made by Lori K. and supported by Paul G. It passed unanimously. Ratify motion to approve PPS's contract was made by Paul G. and seconded by Lori K. Executive Motion was passed unanimously. Ratification of executive motions #3-5 were approved. Ratify executive motion for Building 68's air condition condenser issue was made by Lori K. and seconded by Paul G. No burden of proof was presented. The Board unanimous voted no as there was no burden of proof given.

Old Business – Responsibility Grid meeting was good feedback from the members. The Confidentiality Agreement was adopted. Lori K. Made the motion and Paul G. seconded. The motion carried unanimously. The French Drain situation at Building 72 is awaiting a third quote. This has been moved to the next Executive Meeting due to health hazard issues. Utility Vehicle Policy will be discussed at the next Executive Meeting. We got the information late. State Rep, Jason Morgan, had a meeting with Marie Sherry to discuss the unaffordability of Colonial Acres taxes. A follow-up meeting is suggested as well as a petition drive and a meeting with our State Senator. Marie Sherry filed an appeal of our taxes in July. We want an uncapping of the taxes because we lease our land.

The land shouldn't be included in our taxes. The Michigan Tax Tribunal moves slowly. It will take a lot of time and is an uphill battle. Do we need a Tax Committee to meet with the Assessor?

New Business – A motion was made to not appoint a Board member, to replace Kathie C. prior to the elections by Lori K. Paul G. seconded it. Motion carried unanimously. We have 3 candidates running for 4 positions. Nominations can be made on the Election Meeting floor for write ins for the fourth member. The website upgrade quotes range from \$4000 - \$6000. Clearview pieced our current website format together. It just doesn't work well. A notice will be placed in the Newsletter for "Techy" members who wish to volunteer for the new website committee. The ballots are out! Election Committee members are Theresa Szerema, Barb Kibler, Jackie & Steve Aherns, Steve Gerlach and Claudia & Herb Mills. Thank you for volunteering! A motion to approve the Election Committee was made by Paul G. Lori K. seconded the motion. The motion passed unanimously. Lori K. will be the Board's liaison.

Board of Director Elections – The elections will be at the Member Meeting on September 8th. Nominations can be verbally submitted from the floor. Lizzie Hadley has expressed interest in running. Hopefully she will be nominated from the floor. There is not a minimum time for residency rule to run for the Board. The 3 highest vote getters will have 2-year terms. The lowest candidate voter getter will have a one-year term. Building 68 had the wrong color roof installed. Originally, the Board wanted the color to be corrected at no cost to us. After many discussions as to who will be responsible for the color correction cost, (\$26,000), a suggestion was made to leave the color. The Board plans to move forward with the grey/brown color in the future to match the siding. A motion was made by Paul G. and seconded by Lori K. The motion stated to accept Bldg. 68's roof color as is. And moving forward continue with the grey-brown color in the future. Marie S., Lori K. and Paul G. voted yes. Susie B. voted no. Motion passed.

Member Comments –

77-3 Member disagrees with the patchwork roof color. Is there a limit on Board spending? Members should have voted on the utility vehicle! *No there is no limit on Board spending.*

72-4 How long do roofs last? Why don't we put up 50-year guarantee roofs? *We are installing 20-year guarantee roofs*

74-4 Are we paying the salary for the injured maintenance person? *No. We are not paying the injured employee. We are paying for independent contractors.*

80-6 In the 20 years she has lived here, her roof has been redone 3 times.

146 -2 Her roof was not on the repair list. She called PPS and asked if she could get her own assessment. They said yes. After review, of her assessment, her roof was put on the repair list.

A motion to adjourn the meeting was made by Lori K. and seconded by Paul G. Meeting was adjourned at 8:21 pm.

Minutes submitted by *Susie B*

Colonial Acres Phase V (colares)

Budget Comparison

Period = Jun 2026

Book = Cash ; Tree = ysl bf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
5000-1000	RENTAL INCOME									
5120-0000	Carrying Charge/ Rent Income	222,746.08	222,300.00	446.08	0.20	1,329,643.27	1,333,800.00	-4,156.73	-0.31	2,667,600.00
5191-1000	Community Building Income	0.00	1,666.67	-1,666.67	-100.00	13,388.39	10,000.02	3,388.37	33.88	20,000.00
5193-0000	Tax Bill Assessment	567.23	88,854.50	-88,287.27	-99.36	51,838.91	533,127.00	-481,288.09	-90.28	1,066,254.00
5199-0000	TOTAL RENTAL INCOME	223,313.31	312,821.17	-89,507.86	-28.61	1,394,870.57	1,876,927.02	-482,056.45	-25.68	3,753,854.00
5299-9999	NET RENTAL INCOME	223,313.31	312,821.17	-89,507.86	-28.61	1,394,870.57	1,876,927.02	-482,056.45	-25.68	3,753,854.00
5400-0000	FINANCIAL REVENUES									
5410-0000	Interest Income	160.19	116.67	43.52	37.30	847.68	700.02	147.66	21.09	1,400.00
5428-0000	Application & Resale Fees	825.00	0.00	825.00	N/A	2,000.00	0.00	2,000.00	N/A	0.00
5635-0000	Transfer Fees	4,550.00	0.00	4,550.00	N/A	9,450.00	0.00	9,450.00	N/A	0.00
5899-0000	TOTAL FINANCIAL REVENUES	5,535.19	116.67	5,418.52	4,644.31	12,297.68	700.02	11,597.66	1,656.76	1,400.00
5900-0000	OTHER REVENUE									
5901-0003	Key Fob Fee	0.00	0.00	0.00	N/A	150.00	0.00	150.00	N/A	0.00
5930-0000	Damages & Cleaning Fees	900.00	0.00	900.00	N/A	900.00	0.00	900.00	N/A	0.00
5931-0000	Late Charges	375.00	0.00	375.00	N/A	1,872.45	0.00	1,872.45	N/A	0.00
5931-0001	NSF Fee	50.00	0.00	50.00	N/A	100.00	0.00	100.00	N/A	0.00
5990-0000	Miscellaneous Income	0.00	833.33	-833.33	-100.00	0.00	4,999.98	-4,999.98	-100.00	10,000.00
5998-0000	TOTAL OTHER REVENUE	1,325.00	833.33	491.67	59.00	3,022.45	4,999.98	-1,977.53	-39.55	10,000.00
5999-0000	TOTAL REVENUE	230,173.50	313,771.17	-83,597.67	-26.64	1,410,190.70	1,882,627.02	-472,436.32	-25.09	3,765,254.00
6200-0000	PAYROLL EXPENSES									
6201-0000	Office Salaries	4,230.76	2,513.33	-1,717.43	-68.33	18,971.14	15,079.98	-3,891.16	-25.80	30,160.00
6202-0000	Manager Salary	0.00	0.00	0.00	N/A	2,115.38	0.00	-2,115.38	N/A	0.00
6205-0000	Maintenance Payroll	4,021.88	5,000.00	978.12	19.56	22,986.38	30,000.00	7,013.62	23.38	60,000.00
6290-0000	TOTAL PAYROLL EXPENSES	8,252.64	7,513.33	-739.31	-9.84	44,072.90	45,079.98	1,007.08	2.23	90,160.00
6300-0000	ADMINISTRATIVE EXPENSES									
6301-0000	Advertising	26.00	0.00	-26.00	N/A	26.00	0.00	-26.00	N/A	0.00
6311-0000	Office Supplies	949.87	1,250.00	300.13	24.01	11,984.35	7,500.00	-4,484.35	-59.79	15,000.00
6311-0004	Postage	631.80	0.00	-631.80	N/A	660.55	0.00	-660.55	N/A	0.00
6320-0000	Management Fee	6,300.00	6,378.75	78.75	1.23	37,800.00	38,272.50	472.50	1.23	76,545.00
6340-0000	Legal Expense	0.00	1,000.00	1,000.00	100.00	7,364.61	6,000.00	-1,364.61	-22.74	12,000.00
6350-0000	Audit Expense	0.00	458.33	458.33	100.00	0.00	2,749.98	-2,749.98	100.00	5,500.00
6360-0000	Telephone/Answering Serv.	337.09	0.00	-337.09	N/A	852.88	0.00	-852.88	N/A	0.00
6390-0000	Miscellaneous Administrative	0.00	3,666.67	3,666.67	100.00	9,064.39	22,000.02	12,935.63	58.80	44,000.00
6390-1000	Entertainment & Meals	28.52	0.00	-28.52	N/A	28.52	0.00	-28.52	N/A	0.00
6395-0000	TOTAL ADMINISTRATIVE EXP.	8,273.28	12,753.75	4,480.47	35.13	67,781.30	76,522.50	8,741.20	11.42	153,045.00
6400-0000	UTILITIES EXPENSE									
6450-0000	Electricity	0.00	583.33	583.33	100.00	2,125.27	3,499.98	1,374.71	39.28	7,000.00

From The Board – Financial Report:

Budget Comparison

Period = Jun 2026

Book = Cash ; Tree = ysl_bf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6451-0000 Water & Sewer	0.00	23,666.67	23,666.67	100.00	110,520.30	142,000.02	31,479.72	22.17	284,000.00
6452-0000 Gas	0.00	166.67	166.67	100.00	1,281.23	1,000.02	-281.21	-28.12	2,000.00
6490-0000 TOTAL UTILITIES EXP.	0.00	24,416.67	24,416.67	100.00	111,926.80	146,500.02	32,573.22	22.23	293,000.00
6500-0000 OPERATING/MAINT. EXP.									
6514-0002 Plumbing Repairs - Interior	2,278.00	0.00	-2,278.00	N/A	2,278.00	0.00	-2,278.00	N/A	0.00
6514-0003 Electrical Repairs	0.00	250.00	250.00	100.00	907.48	1,500.00	592.52	39.50	3,000.00
6514-0009 Basement Repairs	0.00	416.67	416.67	100.00	0.00	2,500.02	2,500.02	100.00	5,000.00
6515-0003 Landscaping & Grounds	8,641.58	0.00	-8,641.58	N/A	33,473.00	0.00	-33,473.00	N/A	0.00
6515-0007 Tree Maintenance	0.00	666.67	666.67	100.00	0.00	4,000.02	4,000.02	100.00	8,000.00
6515-1050 Fertilization	0.00	1,391.67	1,391.67	100.00	0.00	8,350.02	8,350.02	100.00	16,700.00
6515-1060 Irrigation Supplies & Repairs	414.43	0.00	-414.43	N/A	1,733.03	0.00	-1,733.03	N/A	0.00
6519-0000 Exterminating Expense	0.00	416.67	416.67	100.00	1,627.00	2,500.02	873.02	34.92	5,000.00
6522-0000 Painting Repairs	0.00	416.67	416.67	100.00	0.00	2,500.02	2,500.02	100.00	5,000.00
6536-0000 Grounds Supplies	0.00	416.67	416.67	100.00	289.82	2,500.02	2,210.20	88.41	5,000.00
6537-0000 Grounds Contract	107.00	416.67	309.67	74.32	2,140.00	29,599.98	27,459.98	92.77	59,200.00
6537-0001 road/Parking Repairs	0.00	4,933.33	4,933.33	100.00	2,140.00	19,999.98	15,173.02	75.87	40,000.00
6541-0000 Maintenance Supplies	1,301.96	3,333.33	2,031.37	60.94	4,826.96	1,000.02	-1,831.01	-183.10	2,000.00
6541-0001 Plumbing Maintenance	923.06	166.67	-756.39	-453.82	2,831.03	1,000.02	-1,831.01	-183.10	2,000.00
6542-0000 Contract Repairs	0.00	10,583.33	10,583.33	100.00	72,241.89	63,499.98	-8,741.91	-13.77	127,000.00
6542-0008 Roof Repairs	645.00	0.00	-645.00	N/A	2,035.00	0.00	-2,035.00	N/A	0.00
6542-0017 Sidewalk and Concrete Repairs	0.00	9,166.67	9,166.67	100.00	4,190.00	55,000.02	50,810.02	92.38	110,000.00
6542-0100 Pond Maintenance	0.00	5,000.00	5,000.00	100.00	31,215.00	30,000.00	-1,215.00	-4.05	60,000.00
6543-0001 Sprinkler Repair	0.00	416.67	416.67	100.00	4,486.70	2,500.02	-1,986.68	-79.47	5,000.00
6546-0000 HVAC Repairs & Supplies	0.00	666.67	666.67	100.00	0.00	4,000.02	4,000.02	100.00	8,000.00
6547-0000 Pool Repairs	11,435.00	0.00	-11,435.00	N/A	14,138.00	0.00	-14,138.00	N/A	0.00
6547-0001 Pool Supplies	2,210.76	416.67	-1,794.09	-430.58	3,632.29	2,500.02	-1,132.27	-45.29	5,000.00
6547-1000 Pool Maintenance	3,685.84	0.00	-3,685.84	N/A	5,610.84	0.00	-5,610.84	N/A	0.00
6548-0000 Snow Removal	1,120.00	416.67	-703.33	-168.80	4,570.00	2,500.02	-2,069.98	-82.80	5,000.00
6558-0070 Gutters/Downspouts	0.00	7,916.67	7,916.67	100.00	122,609.25	47,500.02	-75,109.23	-158.12	95,000.00
6558-0080 Supplies - Tools & Machinery	0.00	666.67	666.67	100.00	0.00	4,000.02	4,000.02	100.00	8,000.00
6590-0000 Miscellaneous Operating Expense	0.00	0.00	0.00	N/A	37.08	0.00	-37.08	N/A	0.00
6590-0000 TOTAL OPERATING/MAINT EXP.	1,835.62	2,500.00	664.38	26.58	9,633.62	15,000.00	5,366.38	35.78	30,000.00
6599-0000 TOTAL OPERATING/MAINT EXP.	34,598.25	50,158.37	15,560.12	31.02	324,505.99	300,950.22	-23,555.77	-7.83	601,900.00
6700-0000 TAXES & INSURANCE									
6710-0000 Real Estate Taxes	-1,268.00	88,854.50	90,122.50	101.43	43,480.50	533,127.00	489,646.50	91.84	1,066,254.00
6711-0000 Payroll Taxes	1,462.54	1,231.50	-231.04	-18.76	7,798.42	7,389.00	-409.42	-5.54	14,778.00
6722-0000 Prop & Liab. Ins (Hazard)	0.00	16,833.33	16,833.33	100.00	93,788.00	100,999.98	7,211.98	7.14	202,000.00
6722-0000 Worker's Comp	478.65	461.17	-17.48	-3.79	3,131.22	2,767.02	-364.20	-13.16	5,534.00
6723-0000 Health Ins.	1,476.20	500.00	-976.20	-195.24	4,053.71	3,000.00	-1,053.71	-35.12	6,000.00
6790-0000 TOTAL TAXES & INSURANCE	2,149.39	107,880.50	105,731.11	98.01	152,251.85	647,283.00	495,031.15	76.48	1,294,566.00
6800-0000 FINANCIAL EXPENSES									
6821-0000 Interest on Notes Payable	5,996.74	5,996.83	0.09	0.00	35,980.44	35,980.98	0.54	0.00	71,962.00

Budget Comparison

Period = Jun 2026

Book = Cash ; Tree = ysl_bf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6840-0000	Land Lease Payment	77,163.84	78,329.67	1,165.83	1.49	462,983.04	469,978.02	6,994.98	1.49	939,956.00
6999-0000	TOTAL FINANCIAL EXPENSES	83,160.58	84,326.50	1,165.92	1.38	498,963.48	505,959.00	6,995.52	1.38	1,011,918.00
6999-9000	TOTAL OPERATING EXPENSES	136,434.14	287,049.12	150,614.98	52.47	1,201,502.32	1,722,294.72	520,792.40	30.24	3,444,589.00
6999-9999	NET INCOME/(LOSS) OPERATIONS	93,739.36	26,722.05	67,017.31	250.79	208,688.38	160,332.30	48,356.08	30.16	320,665.00
7000-0000	CAPITAL/RESERVE ACTIVITY									
7320-0000	Replacement Reserve Funding	26,667.00	26,666.67	-0.33	0.00	160,002.00	160,000.02	-1.98	0.00	320,000.00
7400-0115	Asphalt/Parking Lot	145.06	0.00	-145.06	N/A	145.06	0.00	-145.06	N/A	0.00
7400-0600	Parking Lots/Sealing/Landscaping	0.00	0.00	0.00	N/A	28,460.00	0.00	-28,460.00	N/A	0.00
7500-0000	TOTAL CAPITAL/RESERVE ACTIVITY	26,812.06	26,666.67	-145.39	-0.55	188,607.06	160,000.02	-28,607.04	-17.88	320,000.00
7900-0000	TOTAL NET INCOME/(LOSS)	66,927.30	55.38	66,871.92	120,751.03	20,081.32	332.28	19,749.04	5,943.49	665.00

Clubhouse Committee Meeting Minutes August 4, 2026

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

Members Present: LJ Bratton, K. Kay, K. Murray, G. Poirier

Members Excused: L. Kanar

LJ, Katy and Gloria were welcomed as new board members. J. Cottrell is taking minutes in Laurie's absence.

Treasurer's Report

Gloria presented the July 2026 report. Beginning balance \$29,203.40, ending balance \$29,393.12. More financial information will be included with next month's report. A banking app is now being used to help facilitate transactions.

Ongoing Activities

Usual activities continue with the exception of the greeting card group which is on hiatus for a couple of months. Bible Study is also on hold and will meet again in September.

Old Business

- The clubhouse rental agreement has been updated to remove the use of table toppers and to state that a cleaning crew will no longer be available to clean up after rental events. There was a question as to whether these revisions need to have legal review/approval. Discussion about increasing the rental fee will take place after the floor has been replaced.
- The next **Deck Party** will be **Friday, September 4** sponsored by Kim Champe, who will donate gift cards and raffle items.
- The next Pancake **Breakfast** will be held **Saturday, September 12**, 9am to 10:30am

New Business

- Claudia Mills and everyone involved with gardening activities were recognized for their work.

- **Island Queen Boat Ride** at Kensington is scheduled for **Thursday, August 20** (rain date August 27). The boat leaves at 4pm with dinner afterwards at the Black Label Tavern. **RSVP to Gary Kibler** for boat and/or dinner.
- **Flu/Covid/RSV Shot Clinic** will be held at the Phase I-4 Clubhouse **Wednesday, September 16** from 10am to 1pm. NO appointment necessary, please bring ID and insurance information.
- **Aubree's Fundraiser** for the clubhouse will be **Wednesday, September 30, 11am to 10pm**. The flyer or photo of the flyer is required in order for the clubhouse to receive a 20% donation. This is open to all in the community, not just Colonial Acres. The flyer will be available in the September newsletter and on Facebook.
- A **Soup Social** is scheduled for **Thursday, October 1 at 11:30am**. There will be a talk about the healing qualities of soup and the cost is \$10.
- A presentation by the SL Police Chief on **Senior Scams** is being considered. This may take place on the same day as the Soup Social.
- **Medicare Information Sessions** will be set up for **October 29th & 30th**. Important changes occur each year and your coverage will be reviewed to provide the best options for you. This service is free.
- **Chili Cook-off/Halloween Costume Party/Music Bingo** will take place **Saturday, October 31 at 5:30pm**. The Men's Club discussed possibly providing pots of chili for the event. There was discussion about making this an all phases event and will be discussed further. The January and February potlucks will include music bingo.
- The **Craft Show/Bake Sale** is scheduled for **Saturday, November 14, 10am to 3pm**. Call Connie to reserve your table, the table fee is \$20. This event is open to anyone in the community as a buyer or a vendor.
- **Friendsgiving/White Elephant Exchange**, will be **Saturday, November 21 at 5:30pm**
- Join together for the **Christmas Dinner/Raffle Prizes** on **Sunday, December 6 at 5:30pm**. Donations for raffle prizes are needed.

Candidates for Phase V Board of Directors

Candidates for the open board positions, Jack Murray and Ron Chapiewski introduced themselves and summarized their experience and qualifications for the open board positions. Candidate information statements are available in the August newsletter. A new resident here, Elizabeth "Lizzie" Hadley, introduced herself as a candidate for nomination from the floor at the annual meeting on September 8. Lizzie stated she would like to bring joy, a new face and focus on a fresh start for our community. She previously lived in a condo and moved here to become part of the 55+ experience.

Questions/Comments

- A member stated that if new patio umbrellas are needed, Northville Lumber is selling them at half price.
- Volunteers are needed to coordinate a day/time and to wash the clubhouse windows. Contact Kathy to let her know you can help with this project.
- The **August 11 Board of Directors Meeting** will begin early, at **5:30pm**, to review and discuss the member Roles and Responsibilities document. A draft copy of the document is available on the CAV website or see Pat in the office for a copy. The regular meeting follows at 7pm.

- The **ANNUAL Membership Meeting** is scheduled for **Tuesday, September 8** and will begin earlier than usual at **6:00pm**.

Meeting adjourned at 6:09pm

Submitted by *Joanie Cottrell*

Message from the Clubhouse Chair:

- We are winding down summer and soon it will be fall! The final day to swim in the pool is Friday, September 18th! We have many events planned for the fall! Check them out!
- Clubhouse Window Washing-Friday, September 4th at 11:00AM. Come and help-" many hands make light work!" Teamwork helps split the burden, so no single person is tired out.
- The Men's Club will be hosting the last Deck Party on Friday, September 4th! This deck party will be sponsored by Kim Champe.
- The Men's Club is planning a Pancake Breakfast for Saturday, September 12th from 9:00-10:30AM.
- Flu/ Covid/RSV Shots will be available at the Colonial Acres Phases 1-4 Clubhouse on September 16th.
- South Lyon Aubree's Fundraiser on Wednesday, September 30th. Please share the flyer with all your friends and family! We will get 20% back from everyone that dines in or out on the 30th that shows the flyer (paper or electronic)! Please spread the word!
- Soup Social and Senior Scams/RX Takeback- Tuesday, October 1 (see additional information).
- Medicare Plan Review- October 29 & 30 (see additional information)
- We will be having another Murder Mystery Party in December. The date is TBD based on rentals. It is titled "Murder at the Ugly Sweater Office Holiday Party". We will need 20 actors to make this happen! Please contact Kathy Murray 248-240-7942 (text or call) if you are interested in being an actor. Tickets will go on sale in November.
- We are looking for someone to take over the Colonial Acres Phase V Newsletter Editor job, beginning with the January 2027 Newsletter. We will begin collecting names of interested members and interviews will be in November. Please contact Kathy Murray if you are interested in this \$250.00 per month paid job. Melissa Godzik will train the new employee.

Submitted by *Kathy Murray*

Men’s Club is looking to increase its membership. If you’re new to the community or have been a resident for a while, this is a great opportunity to meet, network and create fellowship. Make friends, create a lasting bond and build a great support system. The Men’s Club holds its’ monthly meeting on the first Monday of the month, at 1 pm, at the Phase V Clubhouse. Contact Steve Gerlach at 734-845-0081 with any questions.



Kim Champe

Condos for sale in Colonial Acres Phase V

13 Condos	\$134,900.00	\$134,900.00	\$139,000.00
	\$149,900.00	\$149,900.00	\$155,000.00
	\$159,900.00	\$159,900.00	\$159,900.00
	\$160,000.00	\$169,000.00	\$179,900.00
	\$189,500.00		

Condos pending in Colonial Acres Phase V

1 Condo	\$169,000.00
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Condos sold in Colonial Acres Phase V

2 Condos	\$144,900.00	\$146,999.00
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Bits & Pieces of Information



Lizzie, Dean, Kim & Gina

*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 your 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.



Bible Study Resumes



Bible Study will be resuming September 11th and will continue every 2nd and 4th Friday of each Month, at 7:00pm, at the Phase V Clubhouse. Frank Severn will be teachings *Miracles of Jesus* as recorded in the Gospel of John. All are welcome to attend.

Swim Exercise Class Ends and Weight Training, Walking & Core Exercise Returns



The Last Swim Exercise Class will be September 9th, weather permitting.

Starting September 16th, at 9:00 am, there will be Weights and Walking on Wednesdays. On Fridays, at 9:00 am, there will be core and more walking. Chair Yoga will continue on Mondays at 11:00 am.

Call Susie Brock, at 248-892-5183, if you have any questions.

Phase V Final 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 are 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

Pancake Breakfast hosted by Men's Club

When: Saturday, September 12th, 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.



The Women's Tuesday Morning Golf league ended on August 25th. Thanks to all women golfers for a great season of golf and fellowship. Be ready to dust off the clubs and hit the fairways come May!



Colonial Acres 2026 Vaccine Clinic

Who: Open to All Colonial Acres Residents

Where: At the Phase 1-4 (Potomac) Clubhouse

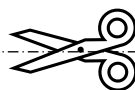
When: September 16, 2026, from 10am – 1pm

Vaccinations offered: The Flu, Covid and RSV Vaccines

You will need to bring your medical insurance card and identification.

First come, First served!

Aubree's Fundraiser September 30th, 2026



**Aubree's in South Lyon
On September 30th
from 11am to 10pm**

Donation percentage excludes
tax, tip and alcohol sales.

**You must present this flyer
for us to receive credit.**

Tell all your friends and family!

**DINE TO DONATE
AT AUBREE'S**

20% OF YOUR BILL WILL
BE DONATED TO:
**COLONIAL ACRES
PHASE V**

**PRESENT THIS FLYER
TO YOUR SERVER ON:**
DATE: SEPTEMBER 30TH, 2026
FROM: 11AM-10PM

WHERE:
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SOUTH LYON
21775 PONTIAC TRAIL
248-437-8000

VALID ON DINE-IN & CARRYOUT

DISCLAIMER:
Donation percentage excludes tax, tip, and alcohol sales. Valid at participating restaurants during specific listed hours. Must present flyer for organization to receive credit for purchase. Flyers are not to be distributed in the restaurant or within the perimeter of the restaurant parking lot — doing so may forfeit donations. Thank you!

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
Potluck/Euchre (bring a dish) (\$5.00)	6/6:30 pm	Saturday, Sept 5 th & 19 th
Flu/Vaccine Clinic	10am-1pm	Wednesday, September 16th
Bunco	7 pm	Tuesday, September 8th

SAVE THE DATE



“Healing Soups and Why”

Soup and Sourdough Bread Lunch

Where: Phase V Clubhouse

When: Thursday, October 1st at 11:30 AM

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

A short informative presentation followed by a soup lunch. **Contact Peggy Johnson to RSVP and pay in advance by September 25th.** Text or Call 248-431-3912. Open to all Residents.

Senior Scams Presentation &



- At Colonial Acres Phase V Clubhouse, on **Thursday, October 1st at 1:00PM**, following the **Soup Social**, South Lyon Police Chief Bonnie Unruh will share important information about how to avoid **Senior Scams!**
 - Also, as part of the RX Takeback initiative, Chief Bonnie will bring a **safe container for disposing of unused or expired medications**. These medications are a public safety issue, leading to accidental poisoning, overdose, and abuse. Unused drugs that are flushed contaminate the water supply. Please take any unused or expired prescription drugs out of their bottles and place them in a Ziplock bag (no liquids please).
 - Come for one or both the Soup Social (Healing Soups) at 11:30 and the Senior Scam Presentation at 1:00! There is a \$10 fee for the Soup Social (see additional info.) The Senior Scam and RX Takeback Presentation is **FREE!**
-

Medicare Plan Review Days at the Colonial Acres Phase V Clubhouse



Thursday, October 29th from 9:00AM-6:00PM (with Chad Day)

& Friday, October 30th from 11:00AM-5:00PM (with Byron Brock)

Get the **BEST** plan for your medical needs! Bring your Medicare Card and any Insurance Cards.

Sign up in advance. Sign-up sheets are on the Phase V Clubhouse bulletin board.

Happening Around Downtown South Lyon

September 12th: Youth Entrepreneur Market, 10am-3pm, at South Lyon Biggby Coffee

September 12th: 45th Annual Depot Day, 10am-4pm

September 23rd: Lake Street Cruise in, 4:30 pm

September 25th – 27th: Pumpkinfest (at Bartlett Elementary School) & South Lyon Live



Pumpkinfest of the South Lyon Area September 25th – September 27th

The Seghi Renovations Pumpkinfest Is On!
September 25th – 27th, 2026

2026 Festival Hours

Friday Sept. 25	Saturday, Sept. 26	Sunday, Sept. 27
Set-up Only 6pm-8pm	10am -7pm	10am-5pm

Due to road construction, the 2026 Pumpkinfest has been moved to Bartlett Elementary School. It's located off N. Warren St, just North of Whipple St. The address is 350 School St., South Lyon, MI



Activities & Events:

- Games & Activities
- Live Music
- Petting Farm
- Acrobats
- Bounce Houses
- Pie Eating Contest
- Pokémon Go
- Chili Contest
- Festival Food Vendors
- Booths & Vendors



South Lyon Live! September 25th – September 27th



Due to road construction, the 2026 South Lyon Live! will be held at 240 Whipple St. (Parking Lot) - South Lyon, MI.

Saturday Contest
Cornhole Classic
Free entry from
10:00 AM to 4:30 PM
Check-in begins: 10:30 AM



Sunday Contest
Hot Dog Eating Contest
Check-in begins: 10:30 AM
Group 1: (ages 13-15) 11:00 AM
Group 2: (ages 16-18) 11:15 AM
Group 3: (ages 19+) 11:45 AM
Pre-registration is free, until 9/19
You may register the day of for \$5

Friday Night's Entertainment:
6:00 PM to 11:00 PM
Doors open at 5:00 PM



Opening Act: 6:00 PM Closing Act: 9:00 PM

Saturday Night's Entertainment:
5:30 PM to 11:00 PM
Doors open at 5:00 PM



Opening Act: 5:30 PM Closing Act: 8:00 PM

Sunday's Entertainment:
Free Entry beginning at 11:00 AM
Solo Act: 2:00 - 4:30 PM



Types of Fruit, 1

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

LIME
 BANANA
 STRAWBERRY
 DATE
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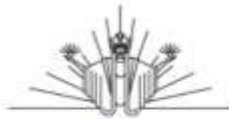
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September 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2 9-10 am Swim Exercise Class 10-12 Sewing 6 pm Bingo	3 9am – 4pm- Training 5:30pm – Clubhouse Mtg 7 pm Euchre	4 9-10 am Swim Exercise Class 5:30pm – Deck Party	5 9:30am – Kensington Walk
6	7 8:30 am Coffee hr 11-12:30 Chair Yoga 1 pm Men's Social 3-5 pm Happy Hour Aubrees 7 pm Euchre	8 2-5 pm Billiards 6:00pm – Annual Board Mtg	9 9-10 am Swim Exercise Class 10-12 Sewing 6 pm Game Night	10 7 pm Euchre	11 9-10 am No Class for exercise core/walking 7pm – Bible Study	12 9:30am – Kensington Walk 9-10:30 am- Pancake Breakfast
13 RENTAL	14 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchre	15 2-5 pm Billiards 7 pm TX Hold'em	16 9-10 am Exercise Class weights/walk 10-12 Sewing 10-1 Vaccine Clinic Phase 1-4 6 pm Bingo	17 7 pm Euchre	18 9-10 am Exercise Class core/walking Last Day for Swimming	19 9:30am – Kensington Walk RENTAL
20 RENTAL	21 8:30 am Coffee hr 11-12:30 Chair Yoga 3-5 pm Happy Hour Aubrees 7 pm Euchre	22 2-5 pm Billiards 7 pm TX Hold'em	23 9-10 am Exercise Class weights/walk 10-12 Sewing 6 pm Game Night	24 7 pm Euchre	25 9-10 am Exercise Class core/walking 7pm – Bible Study	26 9:30am – Kensington Walk RENTAL
27 RENTAL	28 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchre	29 2-5 pm Billiards 7 pm TX Hold'em	30 9-10 am Exercise Class weights/walk 10-12 Sewing 11am-10pm – Aubree's Fundraiser			