

PPS website: www.ppscoop.com

PPS of Michigan, LLC. 248-644-4650

Office hrs: Monday thru Friday 8:30am to 4:30pm

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(after hours)

PPS On-Site Office: 248-617-3169

On-Site Office Hours: 8am-4pm

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BOARD OF DIRECTORS

President	Marie Sherry	email:
	Marie4phasev@gmail.com	
Vice President	Ron Chapiewski	email:
	rchapiewski1@gmail.com	
Secretary	Lizzie Hadley	email:
	Lizziehadleyphasev@gmail.com	
Treasurer	Paul Gjerpen	email:
	pgjerpen@gmail.com	
Director	Jack Murray	email:
	jackphasev@gmail.com	

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 Mgr/Maint.	PPS/Rick	
Sunshine Corner	Faith Phee	
Custodian	PPS	

Newsletter email: ticonderogagals1@gmail.com

Newsletter deadline for submitting items is the
15th of each month.

October



Dates to Remember ...

Clubhouse Committee Meeting
on October 8th at 5:30pm

Board Meeting – October 13th at 7pm

October Activities:

Kensington Walks - Saturdays – 9:30am
(see page 09 for additional information)

Healthy Soups & Why – Oct. 1st at 11:30am
(see page 09 for additional information)

Senior Scam Presentation & RX TakeBack
Oct. 1st at 1:00pm
(see page 10 for additional information)

Medicare Plan Review
Oct. 29th – 9am-6pm & Oct. 30th – 11am-5pm
(see page 10 for additional information)

Chili Cookoff/Halloween Costume & Music
Bingo - Oct. 31st at 5pm
(see page 11 for additional information)

Save the Date

Craft Show – Nov. 14th at 10am -3pm

Friendsgiving - Nov. 21st at 5:30pm

Christmas Dinner – Dec. 6th at 5:30pm

PPS mailing address is:

PPS of Michigan, LLC., 30300 Telegraph Rd.,
Suite #205, Bingham Farms, MI 48025

Directors' Letter to the Membership

Hello Members!

Thank you to everyone who took the time to come to the annual meeting and to vote either there or by absentee ballot. There were four open seats, three members who had turned in letters of intent by the deadline to run, and one member who was nominated from the floor at the annual meeting.

Afterwards, the new board met to determine who would fill the officer positions. The results are as follows:

Paul Gjerpen (104 votes), term ends 9-2028: Treasurer

Jack Murray (103 votes), term ends 9-2028: Director

Ron Chapiewski (90 votes), term ends 9-2028: Vice President

Lizzie Hadley (22 votes), term ends 9-2027: Secretary

Marie Sherry (not on the ballot in 2026), term ends 9-2027: President

With a 30% voter turnout we had enough valid ballots to reach our quorum. Approximately 30 ballots (20% of the total) could not be counted because they were mailed in and there was no indication on the outer envelope of who the vote came from. That is important information because the first step is marking on the member list that a ballot was received - this is to avoid duplicate ballots. Then the inner envelope with the ballot is removed and placed in the ballot box as an anonymous vote. Next year, please triple-check the instructions before mailing in your ballot.

Here's other news that you need to know.

- Open Board meetings will be held on the second Tuesday of each month at 7:00 pm.
- The updated Responsibility Grid was adopted by the Board in August. Please replace any old copies you may have with the new one. It is posted on our website and is available at the Phase V office.
- We have a new suggestion box! It is located outside of the office at the clubhouse. Please do not put work order requests into this box. The suggestion box is meant to be a way for our members to let the Board know what they are concerned about or would like to see on a future Board agenda.
- We are in the process of creating an official Facebook page to share information with members. This page will be informational and will not be open for comments. The Board also voted to upgrade our website to a new, more modern platform, and PPS is working on a new system that allows members to better communicate with management and the Board. Stay tuned for future updates!

Marie, on behalf of the Board of Directors

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

**Colonial Acres Phase V - Board of Directors Annual Meeting
Meeting Minutes for September 8, 2026**

Pledge of Allegiance was recited at 6:18 pm. In attendance for the Board was Susie Brock, Marie Sherry, Paul Gjerpen and Lori Kowalski. Roll call was taken. Tonia Burhans and Pat Buckley were present for PPS.

A motion to waive the reading of the Proof of Notice 2025 meeting was made by member, Lizzy Hadley and seconded by member, Mandy Callahan. The motion was carried.

A motion to waive the reading of the Preceding Annual Meeting Minutes was made by member, Jackie Ahern and seconded by member, Liz Hadley. The motion was carried.

There weren't any Reports of Officers, Reports of Committees or Reports of Management Agent.

A big Thank You was given to the Inspectors of Elections for all their hard work. The Inspectors were appointed by the Board.

Nominations from the floor were taken for the Open Board position. Elizabeth Hadley was nominated by Connie Joshi (111-3). Elizabeth Hadley (Lizzie) accepted the nomination.

85-3 asked what is the resident occupancy requirement for running for the Board? There isn't any requirement in the By-laws.

The 4 candidates introduced themselves prior to the vote.

Voters who brought their ballots but not their license had to be recognized by other members of the community prior to ballot acceptance.

The ballots were counted. A quorum of 112 was reached. Ron Chapiewski received 90 votes. Jack Murray received 103 votes. Paul Gjerpen received 104 votes. Lizzie Hadley received 22 votes. Lori Kowalski thanked everyone for their patience.

There wasn't any Old Business or New Business.

174-4 want to remind everyone of the Pancake Breakfast, Saturday at 9:00 am.

Motion to adjourn the meeting at 7:03 pm was made by Claudia Mills. It was seconded by Jackie Ahern. The motion was carried.

Minutes submitted by *Susie Brock*

Budget Comparison (with PTD)

Period = Jul 2026

Book = Cash , Tree = ysl is

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
5000-1000 RENTAL INCOME								
5120-0000 Carrying Charge/ Rent Income	225,366.07	222,300.00	3,066.07	1.38	225,366.07	222,300.00	3,066.07	1.38
5191-1000 Community Building Income	1,878.00	1,666.67	211.33	12.68	1,878.00	1,666.67	211.33	12.68
5193-0000 Tax Bill Assessment	69,509.74	88,854.50	-19,344.76	-21.77	69,509.74	88,854.50	-19,344.76	-21.77
5199-0000 TOTAL RENTAL INCOME	296,753.81	312,821.17	-16,067.36	-5.14	296,753.81	312,821.17	-16,067.36	-5.14
5299-9999 NET RENTAL INCOME	296,753.81	312,821.17	-16,067.36	-5.14	296,753.81	312,821.17	-16,067.36	-5.14
5400-0000 FINANCIAL REVENUES								
5410-0000 Interest Income	176.38	116.67	59.71	51.18	176.38	116.67	59.71	51.18
5635-0000 Transfer Fees	1,950.00	0.00	1,950.00	N/A	1,950.00	0.00	1,950.00	N/A
5699-0000 TOTAL FINANCIAL REVENUES	2,126.38	116.67	2,009.71	1,722.56	2,126.38	116.67	2,009.71	1,722.56
5900-0000 OTHER REVENUE								
5931-0000 Late Charges	225.00	0.00	225.00	N/A	225.00	0.00	225.00	N/A
5990-0000 Miscellaneous Income	0.00	833.33	-833.33	-100.00	0.00	833.33	-833.33	-100.00
5999-0000 TOTAL OTHER REVENUE	225.00	833.33	-608.33	-73.00	225.00	833.33	-608.33	-73.00
5999-0000 TOTAL REVENUE	299,105.19	313,771.17	-14,665.98	-4.67	299,105.19	313,771.17	-14,665.98	-4.67
6200-0000 PAYROLL EXPENSES								
6201-0000 Office Salaries	2,115.38	2,513.33	397.95	15.83	2,115.38	2,513.33	397.95	15.83
6202-0000 Manager Salary	2,115.38	0.00	-2,115.38	N/A	2,115.38	0.00	-2,115.38	N/A
6205-0000 Maintenance Payroll	3,043.75	5,000.00	1,956.25	39.12	3,043.75	5,000.00	1,956.25	39.12
6290-0000 TOTAL PAYROLL EXPENSES	7,274.51	7,513.33	238.82	3.18	7,274.51	7,513.33	238.82	3.18
6300-0000 ADMINISTRATIVE EXPENSES								
6311-0000 Office Supplies	806.67	1,250.00	443.33	35.47	806.67	1,250.00	443.33	35.47
6320-0000 Management Fee	6,300.00	6,378.75	78.75	1.23	6,300.00	6,378.75	78.75	1.23
6340-0000 Legal Expense	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00
6350-0000 Audit Expense	0.00	458.33	458.33	100.00	0.00	458.33	458.33	100.00
6360-0000 Telephone/Answering Serv.	186.07	0.00	-186.07	N/A	186.07	0.00	-186.07	N/A
6390-0000 Miscellaneous Administrative	2,549.61	3,666.67	1,117.06	30.47	2,549.61	3,666.67	1,117.06	30.47
6390-1000 Entertainment & Meals	26.93	0.00	-26.93	N/A	26.93	0.00	-26.93	N/A
6395-0000 TOTAL ADMINISTRATIVE EXP.	9,869.28	12,753.75	2,884.47	22.62	9,869.28	12,753.75	2,884.47	22.62
6400-0000 UTILITIES EXPENSE								

Budget Comparison (with PTD)

Period = Jul 2026

Book = Cash ; Tree = ysl is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
6450-0000	Electricity	1,355.56	583.33	-772.23	-132.38	1,355.56	583.33	-772.23	-132.38
6451-0000	Water & Sewer	56,294.83	23,666.67	-32,628.16	-137.87	56,294.83	23,666.67	-32,628.16	-137.87
6452-0000	Gas	514.89	166.67	-348.22	-208.93	514.89	166.67	-348.22	-208.93
6490-0000	TOTAL UTILITIES EXP.	58,165.28	24,416.67	-33,748.61	-138.22	58,165.28	24,416.67	-33,748.61	-138.22
6500-0000	OPERATING/MAINT. EXP.								
6514-0003	Electrical Repairs	1,539.39	250.00	-1,289.39	-515.76	1,539.39	250.00	-1,289.39	-515.76
6514-0009	Basement Repairs	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00
6515-0007	Tree Maintenance	0.00	666.67	666.67	100.00	0.00	666.67	666.67	100.00
6515-1050	Fertilization	0.00	1,391.67	1,391.67	100.00	0.00	1,391.67	1,391.67	100.00
6519-0000	Exterminating Expense	177.00	416.67	239.67	57.52	177.00	416.67	239.67	57.52
6522-0000	Painting Repairs	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00
6536-0000	Grounds Supplies	324.38	416.67	92.29	22.15	324.38	416.67	92.29	22.15
6537-0000	Grounds Contract	8,277.14	4,933.33	-3,343.81	-67.78	8,277.14	4,933.33	-3,343.81	-67.78
6537-0001	road/Parking Repairs	10.58	3,333.33	3,322.75	99.68	10.58	3,333.33	3,322.75	99.68
6541-0000	Maintenance Supplies	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00
6541-0001	Plumbing Maintenance	10,842.88	10,583.33	-259.55	-2.45	10,842.88	10,583.33	-259.55	-2.45
6542-0000	Contract Repairs	1,276.00	0.00	-1,276.00	N/A	1,276.00	0.00	-1,276.00	N/A
6542-0008	Roof Repairs	30,000.00	9,166.67	-20,833.33	-227.27	30,000.00	9,166.67	-20,833.33	-227.27
6542-0017	Sidewalk and Concrete Repairs	46,200.00	5,000.00	-41,200.00	-824.00	46,200.00	5,000.00	-41,200.00	-824.00
6542-0100	Pond Maintenance	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00
6543-0001	Sprinkler Repair	0.00	666.67	666.67	100.00	0.00	666.67	666.67	100.00
6547-0000	Pool Supplies	675.50	416.67	-258.83	-62.12	675.50	416.67	-258.83	-62.12
6547-1000	Pool Maintenance	1,400.00	416.67	-983.33	-236.00	1,400.00	416.67	-983.33	-236.00
6548-0000	Snow Removal	0.00	7,916.67	7,916.67	100.00	0.00	7,916.67	7,916.67	100.00
6558-0070	Gutters/Downspouts	0.00	666.67	666.67	100.00	0.00	666.67	666.67	100.00
6590-0000	Miscellaneous Operating Expense	2,851.90	2,500.00	-351.90	-14.08	2,851.90	2,500.00	-351.90	-14.08
6599-0000	TOTAL OPERATING/MAINT EXP.	103,574.77	50,158.37	-53,416.40	-106.50	103,574.77	50,158.37	-53,416.40	-106.50
6700-0000	TAXES & INSURANCE								
6710-0000	Real Estate Taxes	0.00	88,854.50	88,854.50	100.00	0.00	88,854.50	88,854.50	100.00
6711-0000	Payroll Taxes	1,290.27	1,231.50	-58.77	-4.77	1,290.27	1,231.50	-58.77	-4.77
6720-0000	Prop & Liab. Ins (Hazard)	46,490.75	16,833.33	-29,657.42	-176.18	46,490.75	16,833.33	-29,657.42	-176.18
6720-0100	Property - GL - Umbrella	403.25	0.00	-403.25	N/A	403.25	0.00	-403.25	N/A
6722-0000	Worker's Comp	421.92	461.17	39.25	8.51	421.92	461.17	39.25	8.51
6723-0000	Health Ins.	1,476.19	500.00	-976.19	-195.24	1,476.19	500.00	-976.19	-195.24
6790-0000	TOTAL TAXES & INSURANCE	50,082.38	107,880.50	57,798.12	53.58	50,082.38	107,880.50	57,798.12	53.58

Budget Comparison (with PTD)

Period = Jul 2026

Book = Cash ; Tree = ysl_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
6800-0000	FINANCIAL EXPENSES								
6821-0000	Interest on Notes Payable	5,996.74	5,996.83	0.09	0.00	5,996.74	5,996.83	0.09	0.00
6840-0000	Land Lease Payment	84,300.84	78,329.67	-5,971.17	-7.62	84,300.84	78,329.67	-5,971.17	-7.62
6999-0000	TOTAL FINANCIAL EXPENSES	90,297.58	84,326.50	-5,971.08	-7.08	90,297.58	84,326.50	-5,971.08	-7.08
6999-9000	TOTAL OPERATING EXPENSES	319,263.80	287,049.12	-32,214.68	-11.22	319,263.80	287,049.12	-32,214.68	-11.22
6999-9999	NET INCOME(LOSS) OPERATIONS	-20,158.61	26,722.05	-46,880.66	-175.44	-20,158.61	26,722.05	-46,880.66	-175.44
7000-0000	CAPITAL/RESERVE ACTIVITY								
7320-0000	Replacement Reserve Funding	26,667.00	26,666.67	-0.33	0.00	26,667.00	26,666.67	-0.33	0.00
7400-0000	Capital Expenditure	10,873.88	0.00	-10,873.88	N/A	10,873.88	0.00	-10,873.88	N/A
7500-0000	TOTAL CAPITAL/RESERVE ACTIVITY	37,540.88	26,666.67	-10,874.21	-40.78	37,540.88	26,666.67	-10,874.21	-40.78
7900-0000	TOTAL NET INCOME(LOSS)	-57,699.49	55.38	-57,754.87	-104,288.32	-57,699.49	55.38	-57,754.87	-104,288.32

Clubhouse Committee Meeting Minutes September 3, 2026:**Meeting Commenced:** 5:30 pm**Committee Members Present:** Kathy Murray, LJ Bratton, Katy Kay, Gloria Poirier, Laurie Kanar**Members Present:** 9 community members present**Treasurers report** given by Gloria Poirier; Income \$463.22 & Expenses \$1421.07 (see detailed breakdown in newsletter)**Ongoing Activities:** Bible study has resumed this September. Poker is no longer held on Friday evenings.

Old Business: **Island Queen** boating outing at Kensington Park was a success with approximately 10-15 members attending and enjoying dinner following the boat ride. This event will be repeated next year. The last **Deck Party** will be held Friday September 4 hosted by the Men's Club with 50/50 and several gift cards as prizes donated by Kim Champe! The Men's club will be hosting another **Pancake Breakfast** 9/12, all are welcome! **Flu/Covid/RSV Vaccine Clinic** to be held in the Phase 1-4 Clubhouse on September 16, no appointment necessary. **Aubrees Fundraiser** scheduled for Wednesday September 30th with 20% of proceeds donated back to our Phase V clubhouse. All members were encouraged to use the coupon in the newsletter and to tell family and friends as well, this fundraiser is not limited to residents of Colonial Acres only! There will be our annual **Chili Cook Off/Halloween Costume Party** followed by **Music Bingo** for anyone interested on October 31st 5:30 pm. Sign up-sheet on bulletin board in clubhouse. Our annual **Craft Show** is scheduled for November 14th from 10 am thru 3 pm. Help is needed to set up and take down tables for this event. Please contact Connie Williams if you are able to assist with set up and take-down. Gloria Poirier and Katy Kay will be having a **bake sale** during the craft show. Please consider baking something for this event as proceeds from bake sale and craft show are donated back to the clubhouse. Baked goods can be dropped off the Friday evening before the craft show. **Friends-giving** will be held Saturday November 21st at 5:30 pm. This event will

be followed by a **White Elephant Exchange** for all who care to participate. Tickets for Friends-giving will go on sale in October.

New Business: Our **clubhouse rentals** have increased this year. There are 5 rentals for September and currently we have 8 more rentals this year than from the same time last year! We have a new heavy duty **gardening cart** that can handle up to 500 pounds; this cart was purchased after our previous cart fell into disrepair. **Thank you to Herb Mills** for assembling this cart for us! Kathy Murray is power washing the clubhouse deck following this meeting in preparation for the last Deck Party. Kathy Murray asked for volunteers to assist with window washing in the clubhouse Friday Sept 4th. The **pool** will be closing for the season, last swim day is September 18th. The South Lyon Police chief will present a **Senior Scams** informational meeting for all residents interested. There will also be a **medication disposal box** for any expired or unwanted medication we may have. This presentation will follow the **Soup Social** event. **Medicare Plan Review** will take place on October 29 & 30 for all interested in reviewing and discussing Medicare options. Sign-up sheet in clubhouse for this event. **New Member Orientation** will be held November 6th at 6 pm. Kathy Murray will be heading up another **Murder Mystery Party** in December titled “Murder at the Ugly Sweater Office Holiday Party”. Looking for 20 residents to act in this play as well as encouraging community members to attend. Sixty tickets will be sold for this event. Last April this event was a sell out with many more people wanting to attend. A new **newsletter editor** is needed for our monthly newsletter starting January 2027. This is a paid position, and interviews will be held in November. Melissa Godzik will train the new editor. Anyone interested can contact Kathy Murray.

Questions/Comments from members/board members: Diane Smith asked about forming a **Quilting Guild** to be held once monthly probably on Thursday and open to all phases. Anyone interested can contact Diane Smith at 248-667-1705.

Meeting adjourned at 6:22 pm

Submitted by *Laurie Kanar*

August 2026 Treasury Report		Reconciliation	
Income	Column1	Column2	
Date	Event	Amount	
8/4/2026	Coffee Hour-donations	\$43.45	
8/14/2026	Buddy's Fundraiser	\$134.51	
8/14/2026	Petty Cash	\$85.26	
8/31/2026	Rental	\$200.00	
Total Income		\$463.22	
Expenses	Column1	Column2	
Date	Event	Amount	
8/3/2026	Amazon-Cleaning Supplies-Mop Dusters	\$31.75	
8/3/2026	Sam's Club-Clubhouse Supplies- TP, Paper Towel, garbage bags, dish soap	\$106.67	
8/6/2026	UPS-Colonial Acres Phase V Resident Directory	\$675.00	
8/17/2026	Lowes- Gardening Cart	\$93.15	
8/24/2026	UPS-September Newsletter	\$514.50	
Total Expenses		\$1,421.07	
Beginning Balance		\$29,393.12	
Ending Balance		\$28,435.27	
Operating Costs		\$16,000.00	

Message from the Clubhouse Chair:

- A BIG SHOUT OUT to the Men's Club for hosting the deck parties and Pancake Breakfasts this summer! They did an amazing job!
- Fall is here and with fall comes many new events at the clubhouse! Here are a few coming up...
- 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!
- October 1, Soup Social (see additional information)
- October 1, Senior Scams and RX Takeback (see additional information)
- October 29 & 30, Medicare Plan Review (sign up in the clubhouse)
- October 31, Chilli Cookoff/Halloween Party/Music Bingo (see additional information)
- We will be having another Murder Mystery Party in December if we can get 20 actors (we have 7 so far). 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.
- Our Clubhouse Gardener is looking for large decorative pots to be donated. If you have any, please contact Claudia Mills at 248-561-1840.
- Please remember to bring your own drinks to our weekly events. The Clubhouse refrigerator is stocked with beverages and other items that are reserved for specific events and gatherings.

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.

A new suggestion box has arrived and is outside the PPS Manager's office, for your suggestions! Please make sure you keep your information updated with the office, (phone numbers, emails, and emergency contacts).

Reminder of the Rules and Regulations, vehicles should be operable conditions, licensed and properly registered at all times. Any vehicles in violation are subject to towing at the member's expense.



Kim Champe

Condos for sale in Colonial Acres Phase V

10 Condos	\$134,000.00	\$134,500.00	\$142,500.00
	\$144,900.00	\$145,000.00	\$145,000.00
	\$149,000.00	\$155,000.00	\$159,900.00
	\$160,000.00		

Condos pending in Colonial Acres Phase V

4 Condos	\$149,900.00	\$169,000.00
	\$189,500.00	\$192,000.00

Condos sold in Colonial Acres Phase V

1 Condo	\$125,000.00
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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.



“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

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, Oct. 3rd & 17 th
Bible Study	7 pm	Thursday, Oct. 8 th & 22 nd
Bunco	7 pm	Tuesday, October 13 th
Garage Sale & Back Sale	9am – 3pm	Thursday, Oct 1 st & Friday, Oct 2 nd

Chili Cook Off / Halloween Costume Party followed by Music Bingo



Where: Phase V Clubhouse
When: Saturday, October 31st, 5:30-7:30.



Signup sheets, to compete or what side to bring, **are on the Phase V Clubhouse Bulletin board.**

Come out wearing your Halloween Best – be it scary or funny ... a witch ... a pumpkin ... or just

come as you are!  Compete in the Chili Cookoff or sample the entries and help determine this year's winners. Following the Chili Cookoff will be Music Bingo! Contact Kathy at 248-240-7942 if you have any questions. Open to all CA Residents.

SAVE THE DATE

Annual Craft Show



When: Saturday, November 14^h from 10am – 3 pm
Where: Phase V Clubhouse
Admission is Free

Baked Goods will be Available along with a large variety of crafts, artwork, seasonal décor and unique homemade items for purchase.

Contact Connie Williams at 248-756-1814 for more information.



Bakers Needed for the Craft Show

Donate to the bake sale for the Craft Show on 11/14/26.
Bring individual packages to sell on 11/13/26 to the clubhouse.

Phase V 2026 Christmas Dinner

Hosted by the Men's Club and tickets will be available from the Men's Club



Christmas Dinner

When: Sunday, December 6th 5:30pm
Where: Phase V Clubhouse
Cost: \$17.00

Tickets will be available mid-October. More information to follow in Novembers' Newsletter.

FriendsGiving followed by White Elephant Exchange



When: Sunday, November 21st at 5:30 pm

Where: Phase V Clubhouse

Cost: \$8.00 (price includes turkey/gravy/paper goods/water)

- Bring a dish to pass - signup sheets will be on bulletin board in October & November to guide selections.
- Seating is limited to Resident or Resident + 1.
- Only 60 tickets will be available.
- Bring a wrapped white elephant gift if you would like to participate in a fun gift exchange!
- Contact Kathy Murray at (248)240-7942 with any questions.
- Tickets available October 1st. Contact Kathy at (248)240-7942, Katy Kay at (248)207-7348 or LJ Bratton (248)684-5748

Construction Happening Around Downtown South Lyon in October

Lafayette St & 10 Mile Rd (Lake St) Construction Detours

CAR/RESIDENTIAL ROUTES



COLONIAL ACRES PHASE V RESPONSIBILITY GRID			
BUILDING EXTERIORS			
	Responsibility		Comments
	Cooperative	Member	
Roof and Related Items			
Roofing & Flashing	X		
Roof Vents	X		
Kitchen Skylights	X		
Sun Tunnels		X	Installation of new sun tunnels is not allowed.
Siding and Related Items			
Vinyl Siding & Brickwork	X		If damaged by occupant, costs will be billed to unit.
Gutters & Downspouts	X		Replacement in conjunction with roof replacements.
Cleaning	X		
Repairs	X		If damaged by occupant, costs will be billed to unit.
Building Walls and Perimeter			
Wall Supports & Foundation	X		
Perimeter Drain Tiles	X		
Utility Meters	X		Management Company will contact service provider.
Outside Water Spigots	X		Front and rear.
Entry Doors & Storm Doors		X	Includes caulking. See rules for allowed colors.
Sliding Glass Doors		X	Including those located in sun rooms.
Doorbells		X	
Windows		X	Includes caulking. See rules for allowed colors.
Awnings		X	See rules for allowed colors.
Sunrooms		X	Exterior must match main building
Rear Decks/Patios/Slabs		X	Includes patio roof and sides.
Antennas & Satellite Dishes		X	No mounting on building/roof/courtyard walls.
Air Conditioners - Central		X	Includes condensers/compressors
Air Conditioners - Window		X	
Bus Stops			
Wood/Brick/Cement	X		Includes painting, excludes obstructed surfaces.
Address/Bldg/Unit Numbers	X		
Sidewalk Lighting	X		Includes fixtures, photocalls and lightbulbs
Gutters & Downspouts		X	
Courtyards			
Walls - Brick & Wood Fencing	X		Includes painting, excludes obstructed surfaces.
Cement Path & Stairs			
Unmodified from Original	X		Cement walk and steps, wooden porch w/railings.
Modified from Original		X	Includes pavers and decking.
Interior Landscaping		X	
Interior Lighting		X	
Exterior Landscaping			Strip between outer wall and sidewalk.
Unmodified from Original	X		Includes plant maintenance and weed control.
Modified from Original		X	Includes plant maintenance and weed control.

COLONIAL ACRES PHASE V RESPONSIBILITY GRID			
BUILDING INTERIORS			
	Responsibility		Comments
	Cooperative	Member	
Utility Services			
Gas Lines			
Before Unit Shut-Off Valve	X		
Shut-Off Valve in Unit	X		
Lines to Furnace/Water Heater	X		
All Other Interior Lines		X	
Water Lines			
Main Building Water Line	X		
Before Unit Shut-Off Valve	X		
Shut-Off Valve in Unit	X		
All Other Interior Lines		X	
Electrical System		X	Includes wiring, circuit breakers, outlets, switches.
Appliances			
Furnaces & Boilers	X		Includes annual filter replacement at inspection.
Radiators & Lines	X		If damaged by occupant, costs will be billed to unit.
Duct Cleaning		X	
Air Conditioning Units		X	
Humidifiers		X	
Thermostats		X	
Water Heaters	X		
Water Treatment Systems		X	Water Softeners, filters, and reverse osmosis.
Sump Pumps	X		
Gas Fireplaces		X	
Kitchen Appliances		X	Includes garbage disposals.
Washer & Dryer		X	Includes dryer vents.
Structural			
Basement Foundation	X		Includes leak repairs.
Interior Walls - Weight Bearing	X		Repairs due to building structural defects.
Interior Walls - Other		X	
Drywall and Ceilings		X	
Interior Doors		X	
Floors and Flooring		X	
Finishing and Fixtures			
Plumbing Fixtures		X	Includes sinks, showers and toilets, pipes.
Finished Basements		X	Includes water damage from foundation leaks.
Light Fixtures		X	
Smoke Alarms & CO2 Detectors		X	Mandatory items.
Painting, Grout and Caulk		X	

COLONIAL ACRES PHASE V RESPONSIBILITY GRID			
COMMON AREAS			
	Responsibility		Comments
	Cooperative	Member	
Grounds			
Lawn Maintenance	X		
Landscaping and Trees	X		
Walking Paths	X		
Irrigation Systems	X		
Ponds	X		
Roads and Storm Sewers	X		
Parking Areas	X		
Sidewalks and Curbs	X		
Entrance and Street Signs	X		Includes Clubhouse sign.
Underground Utilities	X		Management Company will contact service provider.
Snow Removal	X		
Courtyard Salting		X	
Rubbish Removal	X		Includes trash, recycling and yard waste through City.
Missed Pick-Up		X	Member to contact City of South Lyon.
Trash and Recycling Containers		X	Contact City or purchase individually.
Mailboxes	X		Management Company will contact Post Office.
Mailbox Keys		X	Member to contact Post Office for replacements.
Buildings			
Gazebos	X		
Clubhouse	X		Clubhouse Committee.
Clubhouse Entry Cards		X	There is a fee for replacement cards.
Pool	X		
Maintenance Buildings	X		
Pest Control	X		

Halloween II

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

HALLOWEEN
 PARTY
 HAUNTED HOUSE
 CANDY
 SKELETON
 DRESS UP
 COSTUME
 JACKOLANTERN
 SCREAM
 WEREWOLF
 MASK
 GHOST
 OCTOBER
 BLACK CAT
 AUTUMN
 NIGHT
 AFRAID
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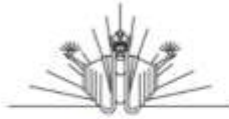


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October 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 11:30am – Soup Social 1:00pm – Scam Presentation/RX Takeback 7 pm Euchre	2 9-10 am Exercise Class core/walking	3 9:30am – Kensington Walk RENTAL
4	5 8:30 am Coffee hr 11-12:30 Chair Yoga 1 pm Men's Social 3-5 pm Happy Hour - Aubrees 7 pm Euchre	6 2-5 pm Billiards 7 pm TX Hold'em	7 9-10 am Exercise Class weights/walk 10-12 Sewing 6 pm Bingo	8 5:30pm – Clubhouse Mtg 7 pm Euchre	9 9-10 am Exercise Class core/walking 7pm – Bible Study	10 9:30am – Kensington Walk
11	12 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchre	13 2-5 pm Billiards 7:00pm – Board Meeting	14 9-10 am Exercise Class weights/walk 10-12 Sewing 6 pm Game Night	15 7 pm Euchre	16 9-10 am Exercise Class core/walking	17 9:30am – Kensington Walk
18	19 8:30 am Coffee hr 11-12:30 Chair Yoga 3-5 pm Happy Hour - Aubrees 7 pm Euchre	20 2-5 pm Billiards 7 pm TX Hold'em	21 9-10 am Exercise Class weights/walk 10-12 Sewing 6 pm Bingo	22 7 pm Euchre	23 9-10 am Exercise Class core/walking 7pm – Bible Study	24 9:30am – Kensington Walk
25	26 8:30 am Coffee hr 11-12:30 Chair Yoga 7 pm Euchre	27 2-5 pm Billiards 7 pm TX Hold'em	28 9-10 am Exercise Class weights/walk 10-12 Sewing 6 pm Game Night	29 9am-6pm – Medicare Review 7 pm Euchre	30 9-10 am Exercise Class core/walking 11am-5pm – Medicare Review	31 9:30am – Kensington Walk 5:30 pm – Chili Cookoff/Costume Party