

The Villas Newsletter

The Newsletter by and for the residents of the Villas at Apple Creek

Production Editor - Gary Krueger



August

Sixteen members from our beautiful Villas ladies group enjoyed their first-ever breakfast event. The gala event took place July 15, 2019 at Old Glory Restaurant in Kimberly. Everyone agreed that this should become a regular outing. So guess what? This has now been officially declared a monthly event! See page 5 for details.

National Beer Day Trivia - August 2

First beer sold in cans was Krueger Beer on January 24, 1935!

British men have been found twice as likely to know the price of their beer as their partner's bra size.

Methyphobia is the fear of alcohol.

Cenosillacaphobia is the fear of an empty beer glass...heaven forbid!!

English pubs sell ale by pints and quarts. When customers got unruly, the bartender would yell at patrons to mind their own pints and quarts, and to calm down. Over time Bartenders shortened this expression to "mind your P's and Q's".

Before thermometers were invented, brewers would dip a thumb or finger into the beer mix to determine the right temperature to add yeast. Too cold, and the yeast wouldn't grow. Too hot, would kill the yeast. This thumb test became known as the "rule of thumb".

4,000 years ago in Babylon, a month after a wedding, the bride's father would supply his new son-in law with all the mead he could drink. Mead is a honey beer. This period was called the "honey month", hence the term "honeymoon".

August is National Picnic Month

- | | |
|-----------------|--------------------------|
| August 2 | National Beer Day |
| August 10 | National S'mores Day |
| August 21 | Senior Citizens Day |
| August 31 | National Eat Outside Day |



In this Issue

- Condo News2-4
- Upcoming Events 5-6
- Previous Events 6-7
- Culinary Corner 8
- Condo Info9

Villas Website
www.acvillas.com

Condo NEWS



The Villas Annual Board Meeting
October 23, 2019
Clubhouse - 6:00PM



Board minutes from the last three meetings are now posted on the website.

www.ACVillas.com

Good News!

Pfefferle Management has expanded their office hours to include time on-site here at the Villas. Easy access for open communications between residents and Pfefferle Management is vital to a well run condo. Jeff McLaughlin, our Condo Manager, will have summer office hours at the clubhouse on Tuesdays from 8:00AM until noon and Thursdays from 1:00PM to 4:00PM. Jeff is there to help us. Stop by and introduce yourself.

Phone: 920.560.5035

jmclaughlin@pfefferle.biz

Water Shutoff Valves

Each condo unit should have a water shutoff valve that will allow you to turn off the water supplying your unit. Make sure that everyone in your household knows where the water shut-off valve is located and how to use it. Applying a label helps anyone find the valve.

You should be aware that more insurance claims are for water damage than any other kind.

Absentee owners should consider the water shut-off option when away for extended periods. **BUT**, please be aware that one of the units in your building has a unit shut-off AND a building shut-off valve. You could make a few of your neighbors quite upset if you left for Florida and accidentally shut off the water for the entire building.



A small supply of these handy labels might still be available in the Clubhouse or you could make your own.

Labeling your water shut-off valve is a good idea so anyone can find it in an emergency!

Condo Board of Directors Election

First Call

This message is a call for candidates to run for election to become members of the Villas' HOA Board of Directors.

The Board consists of six members. Each year two members will be elected to serve a three-year term to replace those whose terms are expiring. The election will take place during our fall general meeting, scheduled for October 23rd, 2019 at 6:00pm.

The two members whose terms are expiring are Jim Knapstein and Belinda Genda.

The two that have terms expiring after one more year are Jim Gaerthofner and Anita Jensen. Gary Krueger and Sue Trams have two more years left in their terms.

Meetings are normally held at approximately two or three month intervals. One of the Board's primary duties is to be good stewards of the community's finances, which includes budget preparation and expenditure authorization. Further duties are responsibility for possible changes to our Rules and Regulations, review of homeowner change requests, complaint and problem solving, and oversight of our various committees.

General qualifications:

1.) Full-time residents are preferred to make meetings easier, but with the electronic means of communication available, "snow birds" can become candidates.

First Call!



2.) Incumbent members are eligible to run for successive terms.

3.) Each homeowner unit will vote for up to two candidates. Over-voting will void that ballot.

4.) As per the past, proxies can be assigned. There are no provisions for absentee ballots.

5.) Additional nominations can be made at the meeting, and ballots will provide for that or write-ins.

So, the next step is to write a 100 word (approx.) bio of yourself, describing why you have interest in becoming a Board member, and your pertinent capabilities, and send it to Anita Jensen or Gary Krueger by September 27, 2019. This is to provide adequate time for ballot preparation and newsletter posting.



Shutter painting was in full swing in July!

SPECIAL Assessment Reminder...



The \$400 special assessment is due by September 1, 2019. Thank you!



From this picture, it looks like the pool is in need of some deep cleaning!



Follow-up to the Water Flushing on Tuscany Way

City of Appleton Water Operations said that they had been at a unit on Tuscany previously and discovered that the units have pieces of “sawdust” and items from the original construction that had worked their way into the pipes after the units were built. When this material reaches the faucet, it will look like a slimy black material (which is what I was shown went I went to one of the units).

They said that there is nothing that the city can do about this beyond the flushing. They did say to have the residents flush out their pipes (hot and cold water). You might also need to check the aerator to make sure they are clean. But it is not harmful.

Deep Thoughts

- ◆ I asked my North Korean friend how it was there; he said he couldn't complain.
- ◆ I, for one, like roman numerals.
- ◆ The first time I got a universal remote control, I thought to myself, “This changes everything!”
- ◆ When my wife told me to stop impersonating a flamingo I just had to put my foot down!
- ◆ I haven't slept for three days, because that would be too long.
- ◆ Whiteboards are remarkable!
- ◆ I refused to believe that my road worker father was stealing from his job but, when I got home, all the signs were there.
- ◆ I recently decided to sell my vacuum cleaner. All it was doing was gathering dust.
- ◆ People say I'm condescending. That means I talk down to people.
- ◆ You can never lose a homing pigeon – if your homing pigeon doesn't come back, what you've lost is a... pigeon.
- ◆ I saw a sign that read, “Watch for Children” and I thought, “that sounds like a fair trade.”
- ◆ People used to laugh at me when I would say, “I want to be a comedian”. Well, nobody's laughing now, are they!

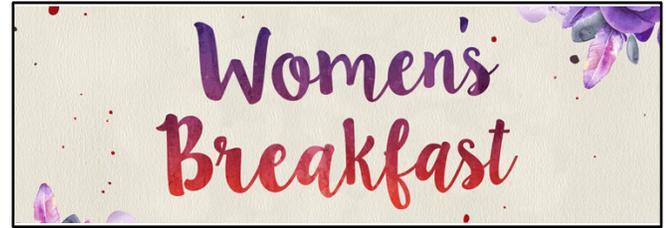


Lock Box Information

Just a note to make sure that everyone is aware that each condo has a lock box located on the street side. The box is about eye height and is black with a red reflector across the front. The box is used by emergency personnel to gain access to your unit in case of an emergency. The reason for this note is to make you aware that **IF** you have or will change your locks, you will need to contact the Fire Department located at 4930 Lightning Drive (832-5810) and arrange for a time to have them meet at your home and replace the old key with your new key, or in the case of an electronic coded lock (like the clubhouse), your access code, so the emergency crews can access your home. Please do not delay...this could be a life saver!



UPCOMING EVENTS



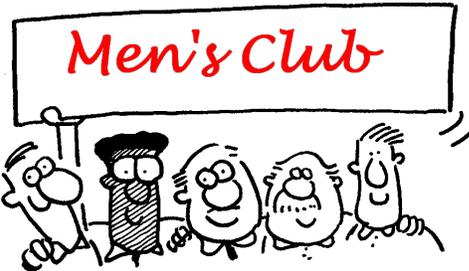
Monday, August 12, 2019

We will be meeting at the clubhouse at 8:45 for rides and then arriving at 9:15AM.

Landreman's Restaurant
2300 E. Main Street
Kaukauna

RSVP Kathryn Weyenberg by August 9, 2019

Kathryn.weyenberg@gmail.com



Host Schedule (Donuts)

August	6	Jeff Jensen
August	13	Tom Jensen
August	20	Michael Janoff
August	27	Breakfast Outing

**Tuesdays
9:00 AM
Clubhouse**



Villas Golf Jamboree

Mid Valley Golf Course, De Pere
Open to all!

Thursday September 12th, 2019

Dinner approximately 5:45

Golf will be paid by each participant at check-in. We will play 9 holes which will be a scramble format. Start time will be determined by the number of golfers that participate.

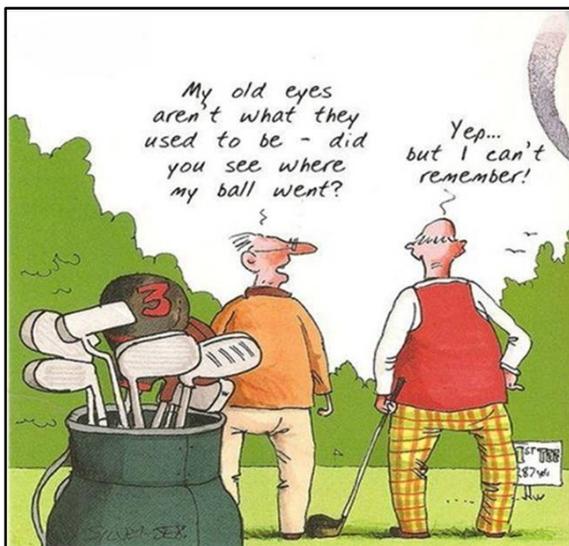
The cost for the meal only will be \$11 per person.

Dinner will feature a hot sandwich buffet consisting of hot ham, BBQ shredded pork with potato buns, fresh baked potato salad, fruit salad, kettle chips and cookies.

RSVP by August 30, 2019

Pay with cash to Jim Knapstein by September 5, 2019

Jim Knapstein jknapstein@hotmail.com 733-2766





Our flower-eating visitor!
Submitted by Denise Haight



Happy HOUR

At the Clubhouse

5:30 Socializing
6:00 Dinner

Bring a dish to share
and your own beverage to the Clubhouse

August 8 Happy Hour

August 22 Happy Hour

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## Villas Social Committee

Mary Gloudemans, Chairperson  
Reggie Angela

Updates to the **calendar** can be found at  
<http://www.acvillas.com/calendar.html>

## Previous Events



## Happy Hour lives on!!

We had a great turnout on July 11, 2019. Join the group for the next one!

Happy Hour occurs every 2nd & 4th Thursday at 5:30 PM at the clubhouse. Bring a dish to pass and your own beverages. See you there!



Ladies lunch at the Grapevine Cafe in Green Bay and of course, a little shopping.



*We said Farewell to our wonderful neighbor and friend, Carol Christenson on July 12th, 2019*

Contact Carol at  
Carol Christenson  
707 Robin Glen Apt 408  
Indianola, IA 50125  
515-961-0953



## Butter Brickle Frozen Delight

Prep time 15  
Cook time 20  
Ready in 1:20

### Ingredients

- 1 1/4 cups graham cracker crumbs
- 1/3 cup butter, melted
- 1/4 cup white sugar
- 1 cup all-purpose flour
- 3/4 cup quick cooking oats
- 1/4 cup brown sugar
- 1/2 cup butter, melted
- 3/4 cup chopped pecans
- 1 (8 ounce) package cream cheese
- 1 (14 ounce) can sweetened condensed milk
- 1 (12 ounce) container frozen whipped topping, thawed
- 1 (12 ounce) jar caramel topping

### Directions

Preheat oven to 350 degrees F (175 degrees C).

In medium bowl, combine graham cracker crumbs, 1/3 cup melted butter and white sugar until well mixed. Press into bottom of a 9 inch springform pan.

Bake 6 minutes, until set. Cool completely.

Preheat oven to 400 degrees F (200 degrees C).

In a large bowl, combine flour, oats, brown sugar, 1/2 cup melted butter and pecans until well mixed. Lightly pat onto a baking sheet.

Bake 10 to 15 minutes, until light brown. Crumble while still hot. Cool completely.

In large mixing bowl, beat cream cheese until smooth. Beat in condensed milk until well blended. Fold in whipped topping.

Spread half of the cheese mixture over the crust in the springform pan. Sprinkle half of the oat crumbles over the cheese mixture, and spread half of the caramel sauce over that. Repeat layers. Freeze until firm, remove pan sides and serve cold.

*Submitted by Grace Link*



## Culinary Corner



# Condo Info

## HOA Board of Directors

Anita Jensen (2) – President  
[Anita47Jensen@gmail.com](mailto:Anita47Jensen@gmail.com)  
 915-5451

Jim Gaerthofner (2) - Treasurer  
[jgaerthofner@gmail.com](mailto:jgaerthofner@gmail.com)  
 731-4073

Gary Krueger (3) - Secretary  
[GKrueger@ProfessorGizmo.com](mailto:GKrueger@ProfessorGizmo.com)  
 731-2728

Belinda Genda (1)  
[belindagenda@yahoo.com](mailto:belindagenda@yahoo.com)  
 608-246-9759

Jim Knapstein (1)  
[jknapstein@hotmail.com](mailto:jknapstein@hotmail.com)  
 733-2766

Sue Trams (3)  
[Suetrams@gmail.com](mailto:Suetrams@gmail.com)  
 858-2099

( ) = Years remaining on Board

## Pfefferle Management

Front Desk  
 920-730-4284

Jeff McLaughlin  
[jmclaughlin@pfefferle.biz](mailto:jmclaughlin@pfefferle.biz)  
 920-560-5035

Michelle Shaffer Burns  
 920-560-5033

[Pfefferle Maintenance Request Link](#)

## Calendar Reservation Procedures

The calendar in the clubhouse is NOT the official calendar!

THE OFFICIAL CALENDAR can be viewed at [www.acvillas.com](http://www.acvillas.com) under "Calendar".

All condo events and private reservations are listed on the Official Calendar.

To reserve your "**private party**" dates, you must contact Jeff McLaughlin of Pfefferle's office (920-560-5035) or ([jmclaughlin@pfefferle.biz](mailto:jmclaughlin@pfefferle.biz)). A "Clubhouse Reservation Form" (along with a rental fee of \$40 and a refundable deposit of \$175) is required. The form is conveniently located on the website under "Condo Info" or click [HERE](#) to download the form. If necessary, Pfefferle Management can also mail you a form.

To reserve "**condo related events**", please contact Gary Krueger 731-2728 or [GKrueger@ProfessorGizmo.com](mailto:GKrueger@ProfessorGizmo.com).

## Photo Directory

**Please send us your picture!**

We need your pictures! Please consider sending in your picture for the [Photo Directory](#). Help us make this a complete booklet. It's a great way to get acquainted with your community neighbors. You can do it!

[Gkrueger@ProfessorGizmo.com](mailto:Gkrueger@ProfessorGizmo.com)

## Villas Ongoing Gatherings

- Game Day - Every Monday  
12:30 PM - Clubhouse
- Sheepshead - Every Monday  
1:00 PM - Clubhouse
- Men's Club - Every Tuesday  
9:00 AM - Clubhouse
- Bunco - Every 3rd Tuesday  
6:30 PM - Clubhouse
- Women's Group-Every  
Wednesday 9:00 AM  
Clubhouse
- Happy Hour - Every 2nd &  
4th Thursday 5:30 PM  
Clubhouse

Password for the Clubhouse WiFi

**WeLoveCondo\$**



Joyce Wichman  
 2330 E Tuscany Way #9  
 920.734.0245  
[jw Wichman@yahoo.com](mailto:jw Wichman@yahoo.com)



Rex & Nancy Breger  
 2332 E Tuscany Way #9  
 920.410.4845  
[gogb111@aol.com](mailto:gogb111@aol.com)



Pat Heland  
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Dale & Kathy Mitchell  
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 920.427.2436  
[dmitchell3@new.rr.com](mailto:dmitchell3@new.rr.com)

Sample Photo Directory Page