Volume 9, #9, September, 2020

The Villas Newsletter

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

Production Editor - Gary Krueger

COVID-19 Forces Changes in Annual Meeting

Due to the Coronovirus, this year's Annual Meeting, scheduled for October 28, 2020 at 6:00pm, will be drastically different. We cannot have the number of usual residents attending the Annual Meeting and maintain the occupancy limit and social distancing required for everyone's health and safety. The Board of Directors is working hard to make this a useful and productive meeting and at this time we have some information as to how this new "meeting" might look.

After a lengthly discussion, the Board came to a decision that a Zoom meeting would not be in the best interests to everyone in our community. A number of residents do not have a computer or any other internet connected device. This would prevent them from attending. We also discussed the distinct possibility of problems arising causing our members to be unable to use and/or feel comfortable attending a virtual meeting. It is important to the Board to make the meeting attend-able by all.

With that in mind, below is what we envision our Annual "Meeting" to look like during this pandemic year.

Pfefferle Management will mail a letter of instruction to each resident on October 7, 2020, which will include a copy of the budget and a ballot to vote for Board members.

The meeting will have the feel of a "drive through" or better yet, a "walk through" meeting. The clubhouse will be open on the Annual Meeting date

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September-National Breakfast Month

September 5 Teachers Day

September 7 Labor Day

September 19 **Talk like a Pirate Day!**

September 22 First Day of Fall

September 28 Yom Kippur

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Villas Website

www.acvillas.com

Condo NEWS

Board Meeting
Annual Meeting & Elections
Wednesday October 28, 2020 - 6:00PM

Pfefferle MANAGEMENT
YOUR PROPERTY. OUR RESPONSIBILITY.

Jeff McLaughlin, our Condo Manager, has returned to his regular summer hours at the Clubhouse. Stop by and visit.

Tuesdays 8AM - 12PM

Thursdays 1PM - 4 PM

You can reach Jeff during regular office hours at:

Phone: 920-560-5035

Maintenance problems? or other issues?

Now you can report your maintenance problems directly to Pfefferle on-line using your AppFolio portal. This is now the preferred method of reporting issues. You are still able to use the link on the ACVillas.com website to report issues.

No computer? Remember, you can always call. 920-730-4284

Continued from page 1.

of October 28th from 4:00 p.m. to 7:00 p.m. Please wear a mask. Social distancing will be in effect. During those hours, residents will enter the front door, register and drop off their completed ballots and/or proxies. If you are unable to attend during the timeframe of the meeting you should give your proxie to a neighbor or trusted person to return it for you (similar to how your proxy was handled in past years). During your "walk through", you will also be able to ask any questions or voice your concerns to a Board member who will take notes. Each person will then exit by the back door. At 7:00p.m., once all ballots have been submitted, the clubhouse will close and an appointed tabulator will count ballots and the Board will discuss any questions/concerns submitted. A note will go out to all residents after the vote has been tabulated, announcing the names of the new Board members and addressing their questions/concerns.

The only matter to be voted on by the attendees is the election of new Board members. It is imperative that the homeowners return the ballots BEFORE seven o'clock. A quorum (77 condo units) is necessary for the election and will be determined by how many ballots and/or proxies are returned.

We will finalize these plans at a future meeting and communicate any updated procedures to you before the Annual Meeting.

August 25, mark of respect for Pfc. Evan A. Bath, of the United States Marine Corps, resident of Wisconsin killed in training accident in California.

August 31, Governor Evers issued Executive Order #87 relating to a proclamation that the flag of the United States and the flag of the State of Wisconsin be flown at half-staff in honor of Deputy Richard "Rick" Treadwell of the Dane County Sheriff's Office. Deputy Treadwell passed away on August 22, 2020 after contracting COVID-19 in the line of duty.

AppFolio Help

If you are still experiencing AppFolio problems, please feel free to visit with Jeff at the Clubhouse during his regular hours. He is very willing to help with any problems that you have. Also, remember that there is online help at the web address below.

https://www.appfolio.com/help/owner-portal

Time is closing in on us!

Villas General Meeting & Board of Directors Election
October 28, 2020

SECOND Call for Candidates!

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 members whose terms are expiring. The election will take place during our fall general meeting, scheduled for October 28th, 2020 at 6:00pm. (See page one for details on meeting procedures.)

The two members whose terms are expiring are Anita Jensen and Jim Gaerthofner.

The two that have terms expiring after one more year are Gary Krueger and Sue Trams. Dorothy Nelson and Mike Bauer have two more years remaining in their terms.

Meetings are normally held approximately monthly. 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.

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.) If you are unable to attend, send your proxie with a neighbor.

So, the next step is to write a short bio of yourself, describing why you have interest in becoming a Board member, and your pertinent capabilities, and send it to Gary Krueger by September 27, 2020. This deadline is to provide adequate time for ballot preparation and October newsletter posting.

Covid-19 Clubhouse Regulations

Clubhouse (main room and small meeting room)

- Occupancy limited to twenty-five (25) total.
- Wash or sanitize hands when entering and leaving building.
- Sanitize kitchen, tables, door handles and other high-touch items when entering and leaving.
- Face masks are required and please observe social distancing.
- USE THIS AREA AT YOUR OWN RISK!

Library

- Occupancy limited to one (1) resident at a time unless they are from the same condo.
- Place all new and returning books to the Return Box as in the past.
- Face masks are required.
- USE THIS AREA AT YOUR OWN RISK!

Exercise Room

- Occupancy limited to two (2).
- Wash or sanitize hands when entering and leaving building.
- Sanitize ALL exercise machines when entering and leaving the gym.
- Face masks are required.
- Observe social distancing.
- USE THIS AREA AT YOUR OWN RISK!

Bathrooms

- Wash or sanitize hands when entering and leaving bathroom.
- Sanitize all touch surfaces before and after use.
- Face masks are required.
- USE THIS AREA AT YOUR OWN RISK!

Remember, this is your Clubhouse. If you observe non-compliance, please help by reminding others to please follow the regulations.

Supplies are in high demand and difficult to obtain. In the event that our supplies are unavailable in the clubhouse, please bring your own mask, hand sanitizer and wipes.

The Villas at Apple Creek
Annual Golf Jamboree
Thursday, September 17, 2020

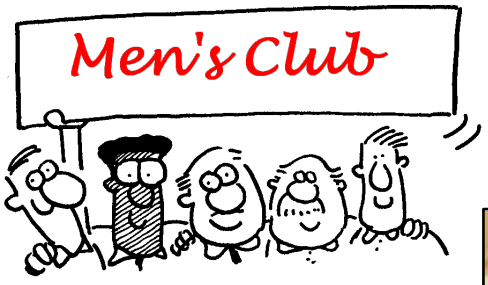
The Villas Golf Jamboree (couples and/or singles is Thursday, September 17, 2020. This spectacular event will be a scramble. We will golf 9 holes (walking or riding) at Mid Vallee Golf Course, 3850 Mid Valley Road, De Pere, 54115.

As per past Jamborees, there will be a social (happy hour) but because of the COVID-19 the meal portion will not happen. People who want to have a sandwich after we golf can order off menu and eat on the outdoor patio.

Please contact Jim Knapstein no later than Wednesday September 2, 2020.

Thank You,

Jim Knapstein (Home Phone) 920 733 2766



Bring your face masks!

Tuesdays
9:00 AM
Clubhouse

Donut Schedule

September	1	K. Jaeger
September	8	B. Harvey
September	15	Open
September	22	R. Allar
September	29	Breakfast Outing

Previous Events

The Sienna Book Club

Looks like they are discussing the new book, "The Masked Avenger"!

Nancy Danielson is pictured here demonstrating the latest way to get around a golf course. It's a Finn Golf Cycle. She was the envy of all the other lady golfers when they played Ledgeview Golf Course in De Pere, until... they saw her heading home on it!!!

The Emergency Order issued July 30, 2020, includes the following state mandate excerpts that directly apply to the Villas at Apple Creek.

2. FACE COVERING REQUIRED. Every individual, age five and older, in Wisconsin shall wear a face covering if **both** of the following apply:

a. The individual is indoors or in an enclosed space, other than at a private residence; **and**;

b. Another person or persons who are not members of individual's household or living unit are present in the same room or enclosed space.

Face coverings are strongly recommended in all other settings, including outdoors when it is not possible to maintain physical distancing.

3. EXCEPTIONS.

a. Individuals who are otherwise required to wear a face covering may remove the face covering in the following situations:

i. While eating or drinking.

ii. When communicating with an individual who is deaf or hard of hearing and communication cannot be achieved through other means.

b. In accordance with CDC guidance, the following individuals are exempt from the face covering requirement in Section 2:

i. Children between the ages of 2 and 5 are encouraged to wear a mask when physical distancing is not possible. The CDC does not recommend masks for children under the age of 2.

ii. Individuals who have trouble breathing.

iii. Individuals who are unconscious, incapacitated, or otherwise unable to remove the face covering without assistance.

iv. Individuals with medical conditions, intellectual or developmental disabilities, mental health conditions, or other sensory sensitivities that prevent the individual from wearing a face covering.

9. DURATION. This Order shall enter into effect at 12:01 am on Saturday, August 1, 2020. This Order shall expire on September 28, 2020, or by a subsequent superseding emergency order.

Scammers tend to target elderly people with all kinds of schemes, taking advantage of their isolation, ease of trust, higher savings, and lack of tech savvy, among other things. There are even scams about COVID-19. **Just recently a few scammers have targeted some residents right here at the villas!** The scam used was the "Grandparent Scam". Grandparent scams involve a telephone call from a person claiming to be the senior's grandchild, who needs money for a health emergency or large financial obligation such as rent or car repairs. The elder sends the money only to discover later that the person was not their grandchild or that the true grandchild never made that call. The money is gone!

Unfortunately, these scams often work. Advanced technology can be hard for many seniors to keep up with, and they may be viewed as naive or gullible. To top it all off, con artists target elders knowing that they may be lonely, longing for purpose in life, and are more trusting of and willing to help younger people.

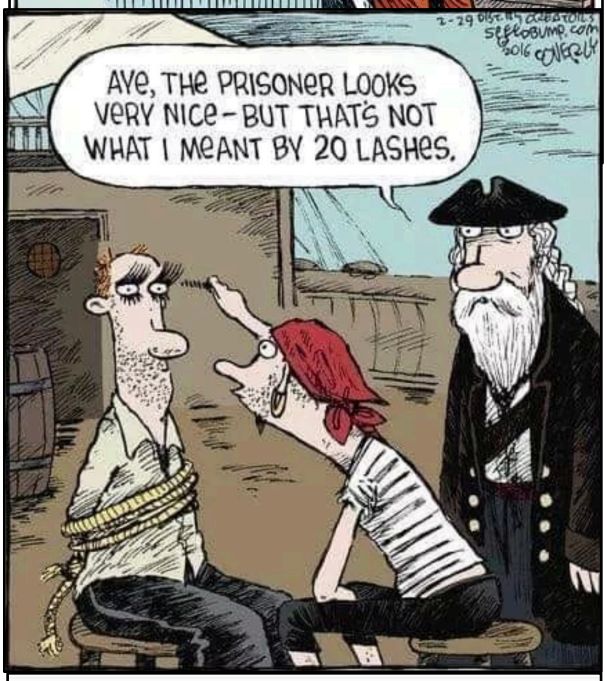
Whenever you feel the least bit suspicious of an email, phone call, personal visit or anything else, you can try a simple google search about your suspicion. Do not provide your private or personal information (Social security number, drivers license, bank numbers, etc.) over the phone or click on links from emails that look suspicious or the least bit out of the ordinary. If you don't recognize the caller or sender of an email, it is best to ignore the call or delete the email. If it IS important they will get back to you. In the meantime, do some research and make sure everything is legitimate. The number and type of scams that are targeted at you is amazing.. Be safe and aware!

For more information on scams and a list of scams to be aware of, please click on the links in this story or go to www.seniorliving.org/research/common-elderly-scams

In honor of

Talk Like a Pirate Day

September 19, 2020



Condo Info

HOA Board of Directors

Anita Jensen (1) – President
Anita47Jensen@gmail.com
915-5451

Jim Gaerthofner (1) - Treasurer
jgaerthofner@gmail.com
731-4073

Gary Krueger (2)
GaryProfGizmo@Gmail.com
731-2728

Sue Trams (2)
Suetrams@gmail.com
858-2099

Dorothy Nelson (3)- Secretary
DorothyjNelson@gmail.com
475-4163

Mike Bauer (3)
MichaelfBauer@gmail.com
427-0862

( ) = Years remaining on Board

Pfefferle Management

Front Desk
920-730-4284

Jeff McLaughlin
jmclaughlin@pfefferle.biz
920-560-5035

Michelle Shaffer Burns
920-560-5033

Pfefferle Maintenance Request Link

Pfefferle Maintenance Desk
920-730-4284

Calendar Reservation Procedures

THE OFFICIAL CALENDAR can be viewed at www.acvillas.com under "Calendar".

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

To reserve your "**private party**" events, you must contact Jeff McLaughlin of Pfefferle's office (920-560-5035) or (jmclaughlin@pfefferle.biz). A "Clubhouse Reservation Form" (along with a rental fee of $75 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 GaryProfGizmo@Gmail.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!

GaryProfGizmo@Gmail.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
  (On hold)
- Women's Group - Every Wednesday 9:00 AM - Clubhouse
- Happy Hour - Every 2nd & 4th Thursday 5:30 PM - Clubhouse (On Hold)

Password for the Clubhouse WiFi

WeLoveCondo$

Sample Photo Directory Page