

The Villas Newsletter

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

Production Editor - Gary Krueger



Annual "Walk-Thru" Meeting & Elections
Wednesday, October 28, 2020
 4:30PM-6:30PM
 Clubhouse

Unfortunately, this year, we are not in charge...COVID-19 is dictating our meeting and voting format. This year's meeting will be like no other. The Villas Board of Directors has worked long and hard on a plan for the logistics of the 2020 Annual "Meeting". As you all realize with a 25 person capacity on the Clubhouse, we cannot meet as we have in the past and not everyone will be happy with the format. The Board is especially unhappy with the crazy COVID format because we appreciate everyone's questions and input at the session.

The Board has developed a step by step plan that you can follow on page two. To quickly summarize the plan, there will be a meeting, just not a "normal" meeting. We will have a "Walk-Thru" meeting where you can vote for Board members, ask questions to be addressed at the meeting, leave comments and then exit the Clubhouse to make room for the next resident. Election results and comment/question follow-up will be made available to you later.

Meeting continued on page two

October - National Breast Cancer Awareness Month

- October 1 Homemade Cookies Day
- October 15 National Grouch Day
- October 27 American Beer Day
- October 28 National Chocolate Day
- October 31 Halloween

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Steps to voting at the 2020 Annual Meeting

We **NEED** a quorum (77 units) to make the annual meeting official and elect new board members. We **NEED YOU** to return your ballot to have your unit counted as attending the meeting. Due to COVID-19 mandates, our meeting will not be the usual. Please pay close attention to the following:

1. After October 7, 2020, you will receive your Annual Meeting letter and ballot in the mail. Please read the information and mark your ballot to vote for new members for Board of Directors.

2. On **October 28, 2020**, the Clubhouse will be open between the hours of 4:30pm and 6:30pm.

3. Please remember to bring your face mask and your ballot.

If you are unable to return your ballot during the allotted times, you can (1) Drop your ballot at the clubhouse during Jeff McLaughlin's regular Clubhouse hours. (2) Give your ballot/proxy to a trusted neighbor to return for you.

4. Enter the Clubhouse (with mask on) via the FRONT door, return your ballot and address any questions or comments you may have for the board members that will be present in the Clubhouse. (Having your concerns in writing ahead of time may expedite the process.)

5. Exit the Clubhouse by the BACK door so other residents may enter the clubhouse. (Remember the reduced person capacity limit in the Clubhouse and social distancing.)

6. Following the "Walk-Thru meeting", the Board will meet and determine the election results. Candidates will be contacted and, if elected, asked to join the Board for their first meeting. The election results will be emailed to all residents on the evening of October 28, 2020.

7. The new Board will then address questions and comments from homeowners. The Board's responses will be compiled and written into the Annual Meeting minutes. The minutes (with responses) will be posted on the website (www.acvillas.com) at a later date.

Thank you very much for adjusting to the COVID-19 procedures.



Jeff McLaughlin, our Condo Manager, has office 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

jmclaughlin@pfefferle.biz



September 11, 2020 - Patriot Day

September 18, 2020 - National POW/MIA Recognition Day

September 19-29, 2020 - Ruth Bader Ginsburg

September 26, 2020 - Mark of Respect for the Firefighters of Wisconsin Who Have Given Their Lives in the Line of Duty.

Maintenance issues?

Report your maintenance problems directly to:

1. Pfefferle on-line using your AppFolio portal.
2. Use the link on the ACVillas.com website.
3. No computer? call 920-730-4284



Get involved! Board members needed!

**This is your opportunity to get involved!
Volunteer for Board of Directors!
Election October 28, 2020**

Third 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 4:30-6:30pm. (See page one for details on meeting procedures during the pandemic.)

The two members whose terms are expiring are Anita Jensen and Jim Gaerthofner. The two members whose terms expiring after one more year are Gary Krueger and Sue Trams. The two that have terms expiring after two more years are Dorothy Nelson and Mike Bauer.

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 would help facilitate meetings, but with electronic communications available, "snow birds" can easily become candidates.
- 2.) Incumbent members are eligible to run for successive terms.

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. GaryProfGizmo@gmail.com or 2403 E. Sienna Way.

As of October 1, 2020 we have three candidates running for the two vacant positions on the Board of Directors. Photos and biographies of each candidate are posted, in order of submission, on page four and five. The candidates are Peg DeWane, John Drengler and Greg Tate.

Board of Directors Candidates for The Villas at Apple Creek as of October 1, 2020



Candidate Peg DeWane

I'm a nurse by profession having spent 15 years in direct patient care and 13 years in administration. I lived for 19 years in Arizona and 2 in Texas but I'm a local girl growing up in Wrightstown and graduating from UW Oshkosh.

I bought my condo in 2009 and plan to stay at the Villas until I'm carried out! I want our community to stay the best it can, while managing our resources. I think my life experiences will be of benefit to the board.

Thank you

Peg DeWane

2410 E. Tuscany Way



Candidate John Drengler

Since moving back to Wisconsin in February 2018 and settling into our wonderful home on Sienna, Daryn and I have felt nothing but welcome and appreciative of being in the Villas.

Much of my 35-year career in the paper industry (mainly with Essity, formally SCA Tissue) has been spent in marketing, product development and general management/leadership roles. I have experience in managing projects, budgets and collaborating with diverse groups of individuals and teams to meet common goals.

I've also travelled, worked and lived around the globe during these years. I am planning to wind down this hectic schedule and over the next couple of years look for opportunities closer to home — giving back to my community and being closer to our families who reside in the Madison and Wausau areas.

I feel that participating as a Board member will allow me to better know my neighbors and contribute to the continued enjoyment of living in the Villas.

Thank you for the consideration.

John Drengler

2408 E. Sienna Way

Candidate Greg Tate

Hi,

My name is Bailey. And this is my human, Greg Tate. Perhaps you recognize him from our walks through the neighborhood. Perhaps not, but as he is running for the Villas board, allow me to introduce him to you.

Greg was born and raised in Milwaukee. After high school, he attended the University of Wisconsin - Oshkosh. Here he earned both his Bachelor's Degree as well as his Master's Degree in Education. While at Oshkosh he met his future wife, Judy, and together they have two daughters and three grandchildren.

Greg was employed by the Appleton Area School District for thirty-four years teaching English and Social Studies at James Madison Junior High School and at Appleton East High School. He also worked as a coach of various sports and as an Athletic Director while at Madison. At Appleton East he served as an Assistant Football Coach and as the Head Girls' Soccer Coach. After retiring, Greg worked as a ranger at High Cliff Golf Course. His responsibilities included maintaining pace of play as well as "schmoozing" with golfers. At High Cliff he developed his love for the game of golf.

During this time, the Tates became residents of Colorado living in the Saddle Rock Golf Course Condominium Community. They attended monthly board meetings where residents could listen, learn, and participate in the running of a condo neighborhood.

Upon returning to Wisconsin, they fell in love with the Apple Creek Villas. They believe in active participation. They volunteer on the Pool Crew, the Grounds Beautification Group, and the Club House After Party Clean Up Crew. Greg can frequently be seen at Men's Club gatherings and is a member of the Mens' Golf Group. This past spring he lent his voice to the birthday greeting group, The Villas Singers (not to be confused with the 80's pop group, The Village People.)

Greg believes the board should be fiscally responsible while maintaining the beauty and integrity of each and every condo unit. The Villas is a great place to live; we need to work together to keep it that way.

Greg Tate

2217 E. Sienna Way



Greg and Bailey



A note to last minute candidates

You may still run for the Board of Directors up until 4:30PM October 28, 2020.

But, please remember that the ballots will be printed in a few days. Once printing is complete, you may only run as a **write-in** candidate.

On October 7, 2020, Pfefferle Management will mail a letter of instruction, a copy of the budget and a ballot to each unit. Return your ballot at the October 28, 2020 meeting or to Jeff McLaughlin during his regular on-site office hours.

It's that time again!

The holiday season
is approaching!

Time to review!



Holiday Decoration Regulations

Christmas decorations such as one door wreath, lights, sprays, and other decorations are permitted to be placed on the exterior of a homeowner's unit provided no damage is done by the use of fasteners, tape, etc. (Hint: removable hangers such as the "Command" products made by 3M can be removed without damage)

No lights or decorations can be hung from gables or rain gutters. No plywood signs/decorations nor stationary or rotating motion type spotlight which shines on the outside of the condo is permitted. No other exterior decorations are allowed. Decorations cannot be placed on the walkway near the front entrance as this hinders snow removal. Decorations cannot be displayed before Thanksgiving, and must be removed by the following January 7.

Other holidays can be decorated following the same guidelines, using a display period of one week before to one week after the holiday. Up to **six** pumpkins (not carved or decorated) can be put out in the fall, but must be removed immediately after Thanksgiving.



Yes, it's true, we did not have a pool for swimming this year but that didn't mean the pool was maintenance-free. No, on the contrary, the pool needed lots of tender loving care. We give Larry Ciriacks a giant "Thank You" for his diligent work this summer in maintaining the pool while it remained closed. His efforts have saved many dollars by maintaining the integrity of the pool for years to come. **Thank you, Larry!**

Projects for 2020

Many projects go on throughout the year and if you are not paying close attention you may miss some of the "behind-the-scenes" efforts and expenditures.

Every year our maintenance costs have gone up, not down. As a Board, we are doing our best to save money and certainly do not squander it. We also know that we are spending money now so that we can keep things in good shape and **not** spend even more money later. We have two choices: (1) We can continue the level of spending we're doing now... doing our best to be responsible and prudent, (2) Or, we can reduce the quality standards that our homeowners have become accustomed to by not investing in preventative maintenance and/or reducing the care of the grounds and amenities.

We think that the second alternative would be a huge mistake. We would be reducing the values of everyone's homes and incurring the risk of possible huge assessments for future homeowners.

Partial list of major projects addressed in 2020.

- 2020 repair-needs determined by spring walk-around
- Snow removal and landscaping by Lowney's
- Miscellaneous landscaping maintenance (evergreens)
- City Engineering for next year's asphalt projects
- Seal Coating project for driveways and road, Sienna Way
- Caulking project
- Asphalt replacement, buildings #17 and #18
- Asphalt milling at buildings #15 and #16
- French drainage system & landscaping, 6 buildings
- Concrete work for cracks and damage
- Crack sealing on Tuscany Way to be completed this fall
- Polyaspartic coating on 18 garage door closure lips
- Gutters/downspouts project, 87 units
- Drainage issue on Sienna Way – Buildings #24 and #25
- Exterior wall/water/moisture problem repairs
- Fence work completed
- Shutter painting, 80 units
- Dryer vent cleaning for 1/3 of our units
- Light pole repair and maintenance
- Crabapple tree treatment
- Gutter cleaning (six buildings)
- Miscellaneous routine repairs and damage restoration

Welcome to the neighborhood

We have decided to add a new section to the newsletter dedicated to our new neighbors. COVID-19 is preventing us to gather and socialize. Our hopes are this section will help in knowing each other and conveying to our new neighbors that they are welcome here!

New neighbors from the last six months!

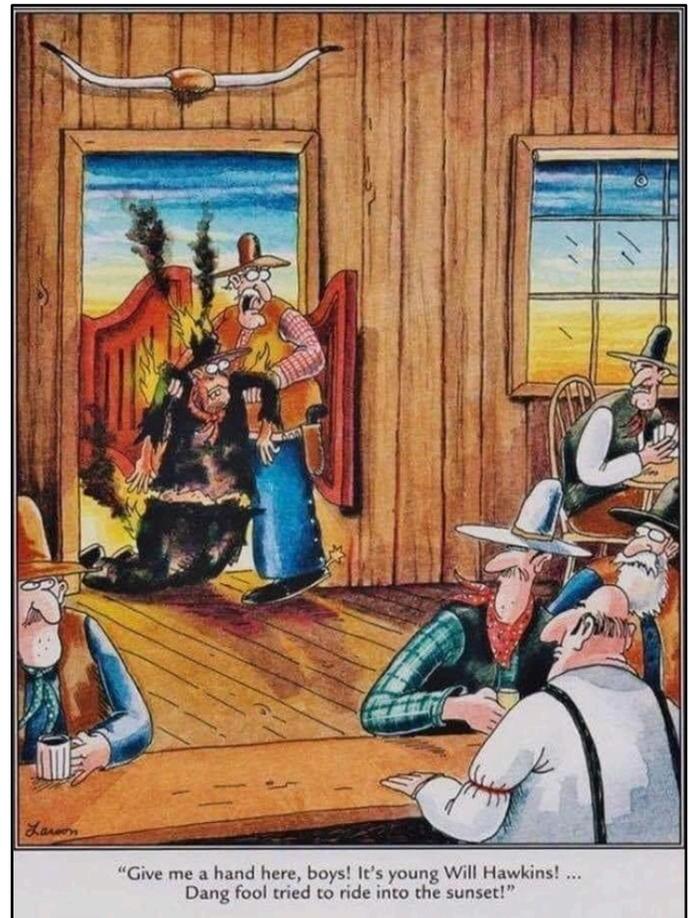
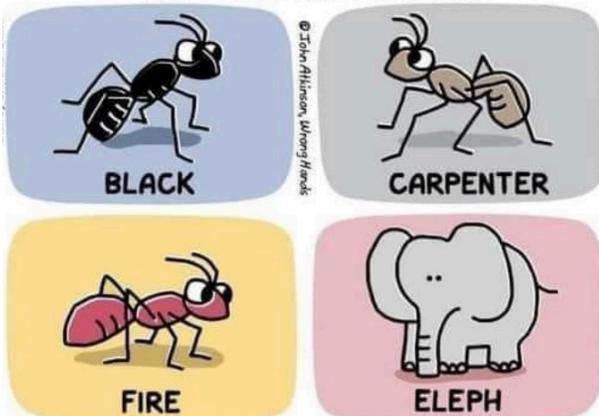
Pete & Susan Olson	2101 Milestone Drive
Joyce Dearing	2218 E. Tuscany Way
William & Karen Eggert	2129 E. Sienna Way
Wayne & Judy Bulin	2139 E. Sienna Way
Judy Halpin	2204 E. Sienna Way
Linda Russo	2407 E. Tuscany Way
David & Edie Krueger	2131 E. Sienna Way
Deb Passehl	2235 E. Sienna Way



Clarification

In the past, we have announced the passing of some of our neighborhood residents. In respect to the family, we have only published these announcements after a direct request from the family. We will continue this policy as we go forward.

ant identification





Close Encounters of the Recycling Kind

Last month, a couple of our mailboxes experienced a slight encounter with a recycling truck. It may have been the result of placing our refuse containers too close to each other. Remember, the trucks need adequate space between containers and other obstacles (mailboxes). The City of Appleton requests that there be **five (5)** feet space between containers and obstructions such as other containers, mailboxes, utility poles, trees and parked cars.

Also remember that according to our condo rules, trash containers shall not be set out prior to 5:00 p.m. the day preceding collection and the containers must be picked up and put away by 5:00 p.m. the day of collection.



ON the curb is the preferred placement!



Clubhouse Waste Management Controller

That's a great title for someone who is able to set out and retrieve the refuse and recycling containers for the Clubhouse. We have noticed that someone is always retrieving the containers and sometimes setting them out but we have no idea who is doing that. Seems to us that he/she would be the perfect person to glean this new title!

Please contact a Board member if you are interested in this coveted position.

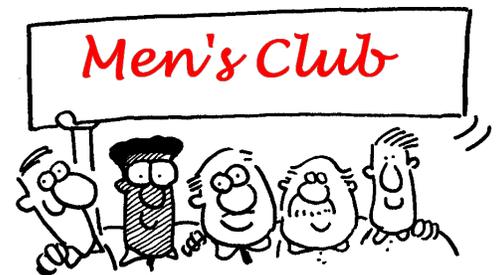


UPCOMING EVENTS

Donut Schedule

October	6	Hank Boslie
October	13	Denny Ihde
October	20	Larry Ciriacks
October	27	Breakfast Outing

Tuesdays
9:00 AM
Clubhouse



Bring your face masks!

Previous Events

The Villas at Apple Creek Annual Golf Jamboree September 2020



*It's too bad they
didn't have any
fun!*



Villas Lady Late Season Golfers

*These brave Villas Lady Golfers are
enjoying some Autumn golf before the
snow flies.*

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.



Now is not the right time to surround yourself with positive people.

I'll tell you a coronavirus joke now, but you'll have to wait two weeks to see if you got it.

I ran out of toilet paper and had to start using old newspapers. Times are rough.

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

(Some groups may be on hold)

- 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\$



Dennis & Dianne Ihde
2327 E Sienna Way #33
344.0446.319.939.3424 319.939.5018
dendotid@icloud.com
Ddiid@gmail.com



John & Bonnie Lundquist
2325 E Sienna Way #83
920.364.9542 920.585.5608
jlundq1011@aol.com



Tom & Deb Leocy
2324 E Sienna Way #28
920.639.0782
tlocy@gmail.com



Mike & Jan Sele
2322 E Sienna Way #28
574.2953 205.3627 277.0188
msele@aol.com
msele@aol.com



Jim & Jean Hakes
2320 E Sienna Way #28
574.2781 378.1133 678.469.7418
jhakes1@gmail.com
jhakes1@gmail.com



Jim & Sue Knapstein
2318 E Sienna Way
733.2766 915.2769 915.4506
jknapstein@hotmail.com



Larry and Charley Konz
2304 E Sienna Way #27
841.3178 841.3179
lak1966@aol.com
charley53@aol.com



Elmer & Bev Greiger
2311 E Sienna Way #34
920.733.2381



John & Deanna Herzberg
2307 E Sienna Way #35
279.9111 279.1423
jherzberg@yahoo.com



Don & Ann Ewole
2304 E Sienna Way #27
920.997.9522 920.851.5344
donfowle@icloud.com



Bill & Leslee Harvey
2305 E Sienna Way #35
739.2268 427.0235 427.3281
harveywis@gmail.com



Gary & Joan Bernegger
2304 E Sienna Way #27
364.9221 585.9309
Garybern@gmail.com

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Sample Photo Directory Page