

# The Villas Newsletter

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

Production Editor - Gary Krueger



*Planned parking areas are marked in red in the above map, according to the City of Appleton Development Commission*

## The Villas at Apple Creek to convert large green open areas to parking lots for Thrivent Financial Corporation

APPLETON, WI - The Villas Board of Directors has unanimously approved the proposal from Thrivent Financial to purchase the green space on the west end of our community (shown in red). At first, there was quite a heated argument whether or not to proceed with the proposal. Board members were concerned about the increased traffic, noise and loss of green space. Thrivent, whose concern, love and outreach in the Appleton area, elaborated on the financial benefits for our community in selling the property and thus increasing our Reserve Fund to the point where our Condo Fees would drop \$5 to \$10 a month!

During Thrivent's elaboration of their plans, they also pointed out the many other benefits that our community would gain. Thrivent enthusiastically explained plan proposals that would include food trucks in the parking lots **DAILY** and City of Appleton community

parties on the weekends with amusements, pony rides and games for the entire surrounding areas! Winter months would include bi-weekly Ice or Snow Festivals. Can you imagine the fun we would have? Once the Board heard about the food trucks and weekend activities, they abandoned their arguments and were 100% sold on the idea. One board member was so excited that she moved that Thrivent be granted the use of our pool for their employees and families. That motion was also passed unanimously. The Thrivent proposal was passed with a 6-0 vote. Construction should begin in April and be finished by mid-summer.



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**Villas Website**

### April is "My Favorite Newsletter" Month

- April 1 April Fools Day
- April 7 Pool Closes for Rest of Year
- April 15 NOT TAX DAY
- April 29 Be Kind to your Can Opener Day

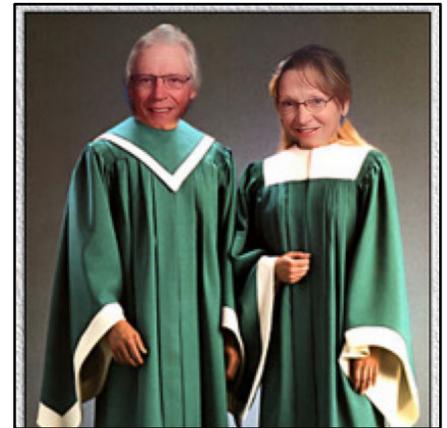


*Pastor Ihde with his Rod of Rudimentary Repentance next to his Portable Baptismal Chair.*

## The Villas Church of the First Pedestrian Weekly Bulletin Blurbs

1. Bertha Belch, a missionary from Africa, will be speaking tonight at the Villas Church of the First Pedestrians. Come hear Bertha Belch all the way from Africa!
2. Pastor Ihde's National PRAYER AND FASTING Conference: The cost for attending the Prayer and Fasting and Conference includes meals.
3. The sermon this morning was: "Jesus Walks on the Water." The sermon tonight: "Searching for Jesus."
4. Ladies, don't forget the rummage sale. It's a chance to get rid of those things not worth keeping around the house. Don't forget your husbands.
5. The peacemaking meeting scheduled for Saturday has been cancelled due to a conflict.
6. Remember in prayer the many who are sick of our community. Smile at someone who is hard to love. Say "Hell" to someone who doesn't care much about you.

7. Sue remains in the hospital and needs blood donors for more transfusions. She is also having trouble sleeping and requests tapes of Pastor Ihde's sermons.
8. Scouts are saving aluminum cans, bottles and other items to be recycled. Proceeds will be used to cripple children.
9. Please place your donation along with the deceased person you want remembered.
10. Next month, the church will host an evening of fine dining, superb entertainment and gracious hostility.
11. Potluck supper the last Sunday in April at 5:00 PM- Prayer and medication to follow.
12. The ladies of the church have cast off clothing of every kind. They may be seen in the basement on Friday afternoon.
13. The Pastor would appreciate it if the ladies of the congregation would lend him their electric girdles for the pancake breakfast next Sun.
14. Low Self Esteem Support Group will meet Thursday at 7 PM. Please use back door.
15. The Associate Minister unveiled the church's new tithing campaign slogan last Sun: "I Upped My Pledge-Up Yours".
16. At the evening service tonight, the sermon topic will be "What is Hell?" Come early and listen to our choir practice.



*Co-directors, Roy & Kathryn*

### News from the First Pedestrian Holy Rollers Choir

Last week, Kathryn Weyenberg, co-director, sang "I will not pass this way again," giving obvious pleasure to the congregation.

Next Thursday, there will be tryouts for Kathryn & Roy's Holy Rollers choir. Please try out, they need all the help they can get.

The choir is, once again, sponsoring the Annual Bean Supper this year. It will be held Tuesday evening in the church hall. Music will follow.

Eight new choir robes are currently needed due to the addition of several new members and to the deterioration of some older ones.

## Culinary Corner



### Carole Retacco Doesn't Have Heart To Tell Family Any Dufus Can Make Lasagna

APPLETON, WI—Dreading the looks on their faces once they realized the recipe was “truly easy as pie,” local grandmother, Carole Retacco, confirmed Monday that she didn't have the heart to tell her family that any dufus can make lasagna. “No, I don't think I can bring myself to do it. They'd be too crushed to find out I learned how to make ‘Nana's famous lasagna’ from the back of a Barilla box,” said Retacco, explaining that the dish involved not some old-world secret guarded by generations of Italian matriarchs, but the layering of pasta, meat, cheese, and tomato sauce. “You know what's hard to make? Soufflé. Not lasagna. Any

knuckle-head off the street can set an oven to 375 degrees and pop in a baking pan.” At press time, Retacco's daughter had asked her to write down each step so they could enjoy the “family treasure” for years to come.

### Pearls of Wisdom

- Venison for dinner again? Oh deer!
- England has no kidney bank, but it does have a Liverpool.
- I tried to catch some fog, but I mist.
- They told me I had type-A blood, but it was a Typo.
- I changed my iPod's name to Titanic. It's syncing now.
- Jokes about German sausage are the wurst.
- I stayed up all night to see where the sun went, and then it dawned on me.
- This girl said she recognized me from the vegetarian club, but I'd never met herbivore.
- When chemists die, they barium.
- I'm reading a book about anti-gravity. I just can't put it down.
- I did a theatrical performance about puns. It was a play on words.
- Did you hear about the cross-eyed teacher who lost her job because she couldn't control her pupils?
- When you get a bladder infection, urine trouble.
- Broken pencils are pointless.
- What do you call a dinosaur with an extensive vocabulary? A thesaurus.
- I had to drop out of Communism class because of lousy Marx.
- I got a job at a bakery because I kneaded dough.
- Velcro - what a rip off!

**IKEA**  
**product recall.**

*Erroneous left-handed allen key.*      *Correct right-handed allen key.*

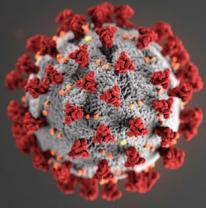
We wish to apologise to any customers who received left-handed allen keys with IKEA products between 01/01/12 and 31/03/12. To exchange your incorrect key, we'll provide a swap box at the store entrance tomorrow as we are closed today, April 1.

[www.IKEA.com.au](http://www.IKEA.com.au)

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**WARNING!**

There's an email going round offering Processed Pork, Gelatin & salt in a can  
If you get this email DO NOT OPEN IT  
Its Spam !



## CORONAVIRUS INFORMATION

### Pool Renovations

The old glass-top tables with faded umbrellas will be replaced with the new "Social Distance Bench". We will have four of these new benches installed before the swim season. The discussion for more benches was tabled when the City of Appleton decreed that only ONE (1) person will be allowed in the pool at a time (due to Covid restrictions). This should help alleviate pool crowds this summer.



**SOCIAL DISTANCE BENCH**

Boy, is Thrivent going to be upset!



### Reggie's Home-Made Disinfectant Remedy

Reggie swears by this method. She uses this after Jerry returns from a time out with the "boys" from Men's Club. Before he is allowed back in the condo, she soaks him in a solution of one-half 70% alcohol and one-half 100-proof gin (the gin acts as an anesthetic) and then she hangs him on the line until dry! No Corona-19 in her house!



### Actions have Consequences

Bob T's consequences for not wearing a facemask in the Clubhouse.



Quarantined with him for 53 weeks - Nancy is knitting something special for David!

## Changes in Board of Directors Members

No, not changes in the personnel but changes in the personality. The first picture is of John Drenkler before becoming a board member and the second picture was taken after a month of wrestling with the Villas budget and finances. Eventually, John quit and joined the Villas Vole Removal Crew! *See Photo-->*



## Contractor File

In lue of checking out the Contractor File in the Clubhouse library for recommendations about projects and general help around the house, we dediced to publish the crontactor file in the newsletter. See the contractor file below.



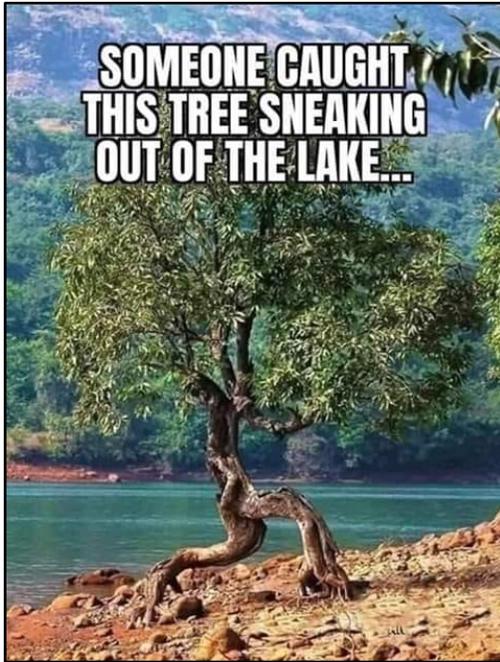
Villas Vole Removal Crew - John Drenkler (holder) and Jeff Mclaughlin (underground grabber).

## Previous Events



**Happy**  
**HOUR**

This photo taken at the first Villas Happy Hour since the start of the pandemic was held last Thursday evening in the Clubhouse. Our staff could not attend the event but reports said the turnout was quite low. We did hear that ALL who attended had a great time!



Gary Van Zeeland leads an African Safari



### Pepperidge Factory Farm Under Fire For Inhumane Treatment Of Milanos

NORWALK, CT—Following the release of an investigative report earlier this week detailing the cramped and unsanitary conditions within its facilities, Pepperidge Factory Farm has come under considerable fire from snack rights groups for its inhumane treatment of Milanos. “This report documents an absolutely appalling environment within Pepperidge Factory Farm, including the use of small, filthy cages that are routinely packed full of helpless Mint and Dark Chocolate Milanos without any paper doilies separating them,” said outspoken snack advocate, Paul Link. "That is no way to treat these sumptuous sweets”. Despite finding equally contaminated and overcrowded conditions in Pepperidge Factory Farm’s Goldfish enclosures, the report noted that every one of the crackers appeared visibly happy and content with its surroundings.



# APRIL FOOLS DAY



The Real Newsletter  
Follows...

# The Real Villas Newsletter

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

Production Editor - Gary Krueger



April Showers  
bring May...



## New Monthly Budget Payment Plan to Include Water Bills

Our new monthly payment plan will **begin TODAY, April 1, 2021**. To avoid confusion, you will pay your April monthly HOA fee of \$345 (This includes \$190 operating expenses, \$100 reserve account for capital expenses and the \$55 water bill).

Going forward, \$345 will be your monthly H.O.A. payment!

**NOTE:** Please remember that you will be receiving **one final quarterly** water bill to cover the months of January, February, and March, 2021. This is the period when we are transitioning to the new system. The water bill for the 1st quarter ends March 31. However, it usually takes about 30 days for the City to get the bill out to us. Therefore, you should expect the last separate quarterly water bill to come out at the end of April or first part of May. *There will be no more quarterly water bills after this first quarter bill.*

April is My Favorite Month!		
April	1	April Fools Day!
April	4	Happy Easter
April	15	Tax Day (Not)
April	22	Earth Day
April	26	Pretzel Day

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**Villas Website**  
[www.acvillas.com](http://www.acvillas.com)

# Condo NEWS



Jeff McLaughlin, our Condo Manager, will resume clubhouse onsite hours on Thursday, April 15, 2021. Stop by and say hello!

### Summer Clubhouse Office Hours

Tuesdays 9-Noon

Thursdays 1-4pm

You can also reach Jeff on other days during regular office hours at:

Phone: 920.560.5035

[jmclaughlin@pfefferle.biz](mailto:jmclaughlin@pfefferle.biz)

## If you are calling a board member...

Remember if a board member does not answer, please leave a message and your call will be returned as soon as possible.

The family of Emilie Kubicar would like the Villas community to know that Emilie passed away on February 2, 2021. Please click [HERE](#) for Emilie's obituary.



Thank you,  
Tanya DeBaal



## Open Board Meeting!

Thursday, April 29, 2021

6:00pm - Clubhouse

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Capacity limited to 18 people

Masks and social distancing required!

## Maintenance issues?

Please remember you have multiple ways to communicate your issues. Use one of the following to report your problems. These are monitored 24 hour a day.

1. Pfefferle - online using your AppFolio portal.
2. Use the link on the [ACVillas.com](http://ACVillas.com) website.
3. No computer? call 920-730-4284



Our flag was flown at half-staff until sundown on the following dates in honor of the individuals listed.

1. President Biden has order flags be flown at half-staff as a mark of respect for the victims of the senseless acts of violence perpetrated on March 16, 2021, in the Atlanta Metropolitan Area. Flags will fly at half-staff March 18, 2021 until sunset on March 22, 2021.
2. President Biden has ordered flags be flown at half-staff as a mark of respect for the victims of the senseless acts of violence perpetrated on March 22, 2021, in Boulder, Colorado. Flags will fly at half-staff until sunset on March 27, 2021.

## Contractor File

Don't forget to check out the Contractor File in the library if you need recommendations for projects and help around the house. The file has many recommended contractors along with a few contractors to avoid. If you have had any contractors that you would like to add, take a moment and list them in the file. Thanks!

## Thinking about moving...

Remember, you can place a note in the newsletter to get the sale information out to others. Many residents have friends that are just waiting for an available unit to purchase and join our wonderful community. All you need do is send some basic information and a few photos to [GaryProfGizmo@Gmail.com](mailto:GaryProfGizmo@Gmail.com) and we will post the information for all to view.

In addition, after you sell, don't forget to inform Pfefferle:

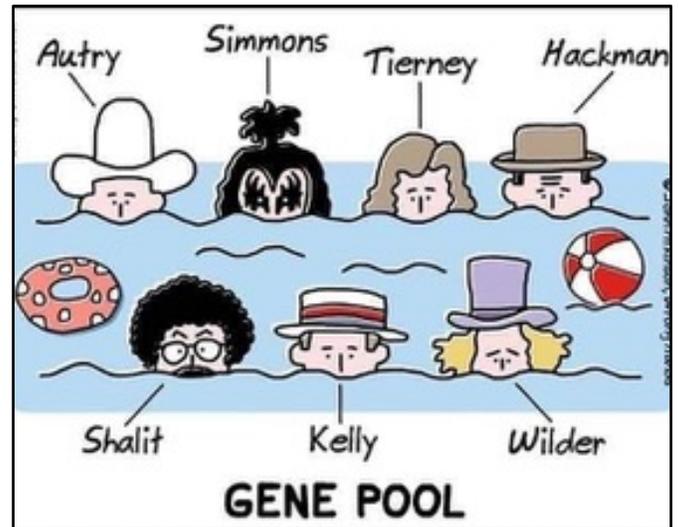
1. Where you are closing and your closing date.
2. Your forwarding address!
3. If you are on Autopay, you need to STOP Autopay!

## A Note from Greg Braatz

"I have a relative who is very interested in moving into our development. They would like to do so in early summer. If you are thinking about selling or know someone who is, please email Greg Braatz (2322 Tuscany) at [gabraatz11@gmail.com](mailto:gabraatz11@gmail.com)"

## Pool Opening

Barring any unforeseen issues, the pool will open (with modified rules from the City of Appleton) on May 17, 2021. The rule changes (to be published later) are to facilitate new Covid-19 protocols for public pools within the City of Appleton.



## Article XIII Trash Collection (from our Rules and Regulations)

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 returned to your garage by 5:00 p.m. the day of collection. Only trash containers with lids, or securely tied plastic bags are permitted for trash disposal. All trash for collection must be in appropriate containers and must be set out by your street, on the curb near the end of the driveway. Trash containers, when not set out for collection, must be kept inside your garage. Unit owner will be responsible for clean-up of trash spillage from their containers. Compliance with governmental recycling and trash collection laws is required for all unit owners and occupants.

Hopefully, our snow season has past. It is now time to shift back to the city recommended way of placing our garbage and recycling containers on the lawn.

# UPCOMING EVENTS

## THE VILLAS LADIES GOLF!

Think spring/summer/fall  
It's time for golf.

Informal meeting  
Tuesday, May 18 1pm  
Clubhouse

All lady golfers, young and old, experienced and novice are welcome to join us. We golf 9 holes on Tuesday mornings. Each week we venture to a different course in the Fox Valley. We try to go to lunch afterwards (COVID permitting). Please join us at our informal meeting to discuss details.

Hit 'em straight and not often,

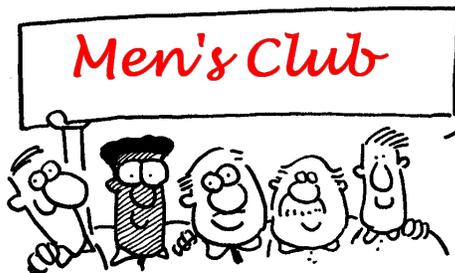
Judy Tate.

[Heyofcr@gmail.com](mailto:Heyofcr@gmail.com)

920-915-7097

Bonnie Lundquist

920-364-9542



Tuesdays  
9:00 AM  
Clubhouse

### Host Schedule (Donuts)

April 6	Hank Boslie
April 13	Bill Eggleston
April 20	Jerry Anglea
April 27	Breakfast Outing



# Condo Info

## HOA Board of Directors

Sue Trams (1) - President  
[Suetrams@gmail.com](mailto:Suetrams@gmail.com)  
 858-2099

Dorothy Nelson (2) - Secretary  
[DorothyjNelson@gmail.com](mailto:DorothyjNelson@gmail.com)  
 475-4163

John Drenkler (3) - Treasurer  
[drenkler.swe@hotmail.com](mailto:drenkler.swe@hotmail.com)  
 915-0110

Gary Krueger (1)  
[GaryProfGizmo@Gmail.com](mailto:GaryProfGizmo@Gmail.com)  
 731-2728

Mike Bauer (2)  
[MichaelBauer@gmail.com](mailto:MichaelBauer@gmail.com)  
 427-0862

Greg Tate (3)  
[heyofcr@me.com](mailto:heyofcr@me.com)  
 268-8608

( ) = 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](#)

**Pfefferle Maintenance Desk**  
**920-730-4284**

## Calendar Reservation Procedures

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**" events, 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 \$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](mailto: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](mailto: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
- Women's Group - Every Wednesday 9:00 AM - Clubhouse
- Happy Hour - Every 2nd & 4th Thursday 5:30 PM - Clubhouse

ON HOLD

ON HOLD

Password for the Clubhouse WiFi

**WeLoveCondo\$**



Dennis & Dianne Ihde  
 2327 E Sienna Way #33  
 344.0446.319.939.3424 319.939.5018  
[dendi@ihde@aol.com](mailto:dendi@ihde@aol.com)  
[Ddihde@gmail.com](mailto:Ddihde@gmail.com)



John & Bonnie Lundquist  
 2325 E Sienna Way #83  
 920.364.9542 920.585.5608  
[jlundq1011@aol.com](mailto:jlundq1011@aol.com)



Tom & Deb Leicy  
 2324 E Sienna Way #28  
 920.639.0782  
[tloey@gmail.com](mailto:tloey@gmail.com)



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Jim & Sue Knapstein  
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Larry and Charley Konz  
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[charley53@aol.com](mailto:charley53@aol.com)



Elmer & Bev Greiger  
 2311 E Sienna Way #34  
 920.733.2381



John & Deanna Herzberg  
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 279.9111 279.1423  
[jherzberg@yahoo.com](mailto:jherzberg@yahoo.com)



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