Volume 10, #08, August, 2021

The Villas Newsletter

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

Production Editor - Gary Krueger

July Board of Directors Meeting Minutes

The minutes from the last meeting on July 29, 2021 are or will be posted on the website as soon as they are prepared and approved.

Lowney's Addition to Villas Newsletter

To better serve and inform the residents of The Villas at Apple Creek, Summer Reed, Maintenance Production Coordinator for Lowney's Landscaping is providing a monthly update regarding the landscaping at the Villas. This will help keep us all in the loop so we know what was accomplished and what we can expect in the next couple of weeks. See this month's report on page three.

Upcoming Board of Directors Elections

Two seats on the board are open for elections this October. Time to think about getting involved in YOUR community. If you are interested in running for a position on the board, please read the article on page three. More information will be in the upcoming newsletters.

August is National Back to School Month

August 4	Chocolate Chip Cookie Day
August 16	Tell a Joke Day
August 21	Senior Citizens Day
August 26	Dog Day
August 28	Red Wine Day

In this Issue

Condo News 2-5

Upcoming Events 6-7

Previous Events 8

Condo Info 9

Villas Website
www.acvillas.com

Open Meeting Minutes - July 29, 2021

The meeting minutes from the Board of Directors meeting will be posted on the Villas website as soon as they are finalized.

Pfefferle MANAGEMENT
YOUR PROPERTY. OUR RESPONSIBILITY.

Jeff McLaughlin, our Condo Manager, has onsite clubhouse hours.

PLEASE NOTE CHANGE IN HOURS

Summer Pfefferle Clubhouse Office Hours

Thursdays 1-4pm

Stop by and say hello!

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

Phone: 920.560.5035

jmclaughlin@pfefferle.biz

AppFolio Help

If you are still experiencing AppFolio problems, please feel free to contact Jeff or Gretchen for assistance. They both are very willing to help with any technical problems that you have. Also, remember there is online help at the web addresses below.

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

or **connect** with the AppFolio App

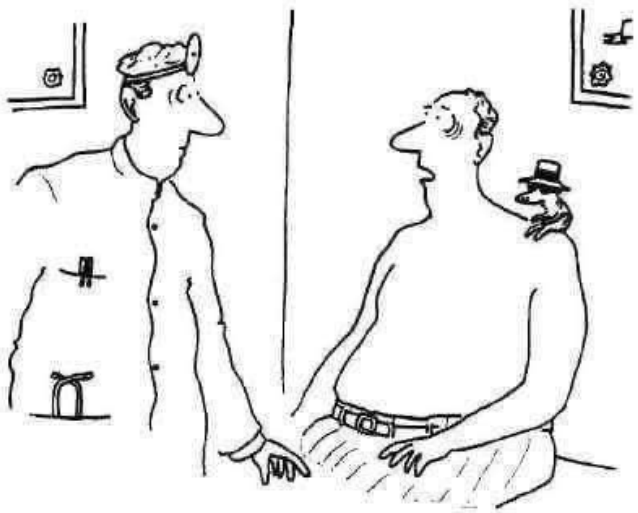
https://pfefferlemanagement.appfolio.com/connect

Gretchen Davis
Accounting Manager

grdavis@pfefferle.biz

Condo NEWS

Driveway reconstruction - July 23, 2021
Your Capital Improvement funds in action!



"Doctor, I have a suspicious looking mole on my shoulder."

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.

The two members whose terms are expiring are Sue Trams and Gary Krueger.

Open meetings are normally held at approximately two or three month intervals. Closed meetings are held monthly. The Board's primary duty 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.) As per the past, proxies can be assigned. There are no provisions for absentee ballots.

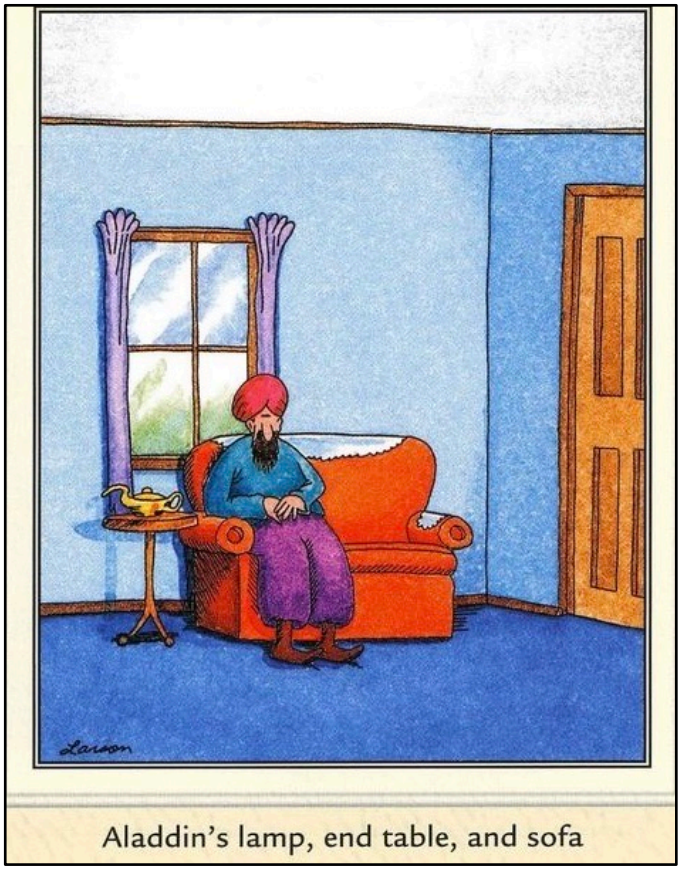
5.) Additional nominations can be made at the meeting, and ballots will provide for that and/or write-ins.

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. Send the bio to Sue Trams or Gary Krueger by September 27, 2021. This is to provide adequate time for ballot preparation and newsletter posting.

Welcome, new neighbors!

Steve & Pat Dey	2310 E. Tuscany Way
Carol Emdy	2231 E. Sienna Way
Barbara Weir	2313 E. Sienna Way

If we missed posting your welcome, please let us know and we will include you in the next issue.



Aladdin’s lamp, end table, and sofa

June Half-Staff Dates

Our flag was flown at half-staff until sundown on the following date listed.

Saturday, July 17, 2021, in honor of U.S. Airforce Airman 2nd Class Edward J. Miller, who lost his life while serving in the Korean War.

Left Center Right

The Left Center Right, game nights will be cancelled until further notice. Perhaps we'll try again in the Fall when Summer is over and there is less traveling…and heat!!

Questions or comments??

Maintenance issues?

Report your maintenance problems directly to Pfefferle on-line using your AppFolio portal.

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

No computer? call 920-730-4284

Library Booklist on the website

Don't forget we have a complete listing, by author, of all our condo library books online. Save time by consulting the online booklist to see if we have the book you are looking for.

Online Booklist WWW.ACVillas.com

Ancestry "Smarts" Wanted...

If anyone is savvy in ancestry searches and would like to share some of your knowledge to advance a resident's search into the past, please contact Steve Dey at SandPdey12@gmail.com

Bunco

An updated list of players and subs for Bunco is listed on the the Villas Website. Bunco List

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 Gary@ACVillas.com and we will post the information in the newsletter 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.

Landscaping Updates

• All of the shrub pruning (lilac, viburnum, ninebark, burning bush, weigela) has been accomplished around houses and in berms

• There will be another round of pruning in the fall for spirea and boxwood shrubs (as needed)

• Bedcare crews will be out on Wednesdays each week (as weather allows)

• Mowing crews will be out on Thursdays each week (as weather allows)

• Houses that have excess mulch will see crews pulling mulch away from shrubs/air-conditioners/houses and will likely see a different crew and move it to the Ninebark Berms (this will be a process and may take some time once started)

• Status of crab apple trees: (From Jeremy) I took a look and the Prairiefire and Spring Snow varieties are showing varying levels of apple scab yet. This is to be expected as it is a fungal disease that they had prior to treatment and were curative treatments. The goal is to reduce that stress over time. I will be in touch with Jeff and the board on what would be recommended for this fall and which trees. I don't think the trees will need two injections again in next 12 months, but would recommend the fall injections each year moving forward. Prairie fire, in particular, are one of the most susceptible varieties of crabapples and apple scab to some degree should be expected each year. Overall, I feel the situation as a whole is much better than last year, but there are a few trees still struggling more than I would like.

Thank you, Have a great day!!

Summer Reed
Maintenance Production Coordinator
Lowney's Landscaping

Condo Decor Checklist

Use this list to check to see if you are compliant with the Rules and Regulations at the Villas. This list can save you money by not purchasing items that you will not be able to display around the outside of your condo.

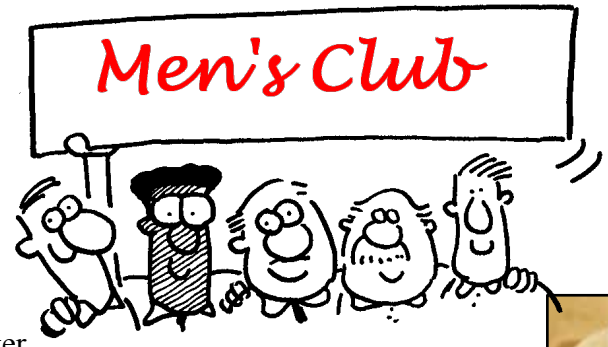
- ☐ Five(5) pots max., 26" x 26" with max. 48" height
- ☐ Plant stands, allowed only inside patio. 48" max. height
- ☐ Max. of two (2) shephard hooks, 48" height from ground
- ☐ Garden hose inside a covered hose reel of earth tone color
- ☐ Solar lights, Max. of 10, 18" max. height
- ☐ Owner planted plants, only on inside of sidewalk. 30" Max.
- ☐ Grill on patio, covered when not in use
- ☐ Stepping Stones, three (3) Max.

☐ **Prohibited Items!**

Feeders, decoration flags, any items attached to condo or patio, signs, statues, ornaments, rocks, plant stands (outside of patio), non-earthtone pots, flower boxes, tents/canopy, wind chimes/socks/pinwheels are ALL prohibited.

See Rules and Regulations for details and more information.

Upcoming Events:



Donut Schedule

August	3	Gary Bernegger
August	10	Mike Sele
August	17	Jerry Anglea
August	24	Mike Huss
August	31	Breakfast Out

Tuesdays
9:00 AM
Clubhouse

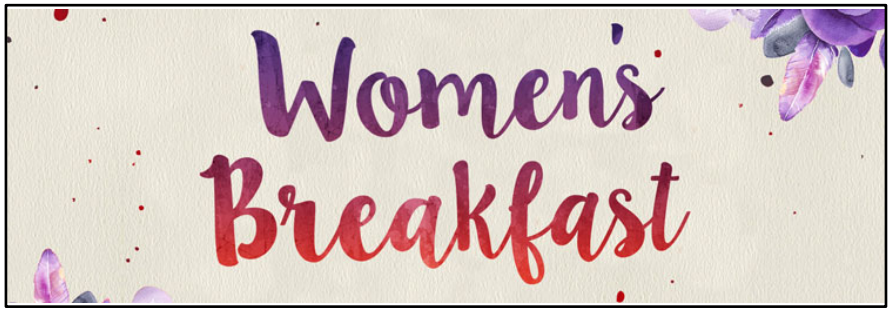
WOMEN'S MONTHLY BREAKFAST!

Date: Monday, August 9, 2021, 9:00AM

Where: Galvins, 2220 E Northland Ave, Appleton, WI 54911

Please RSVP to Kathryn 734-0806

Need a ride? Meet at Clubhouse 8:40



Happy HOUR

At the Clubhouse
5:30 Socializing
6:00 Dinner

Bring a SMILE, a dish to share and your own beverage to the Clubhouse.

August 12 Happy Hour 5:30PM

August 26 Happy Hour 5:30PM

COMMITTEE
UPDATE

Villas Social Committee

We are very happy to report that Mary Gloudemans has accepted the position of Social Committee Chair from the retiring Social Committee Chair, (Mary Gloudemans)! Mary will be a great replacement for Mary!

Mary is now looking for volunteers to fill the committee vacancies. Contact Mary at megloudemans@new.rr.com or 419-0438

LAST CALL! - Villas Annual Couples/Single Golf Outing

Date: Monday, Aug 23, 2021
Place: Ried Appleton Golf Course
9 holes w/cart $24, Walking can also be done
First Tee Time @ 2:30pm

Eating @ Pullmans-Off Menu-Separate Checks per Couple or Single
Happy Hour Starts 5:15pm or whenever you get to Pullmans

Non-Golfers... if you would like to hang out with the golfers after their day on the links and enjoy dinner with them, please inform one of the contacts that you are going to join them!

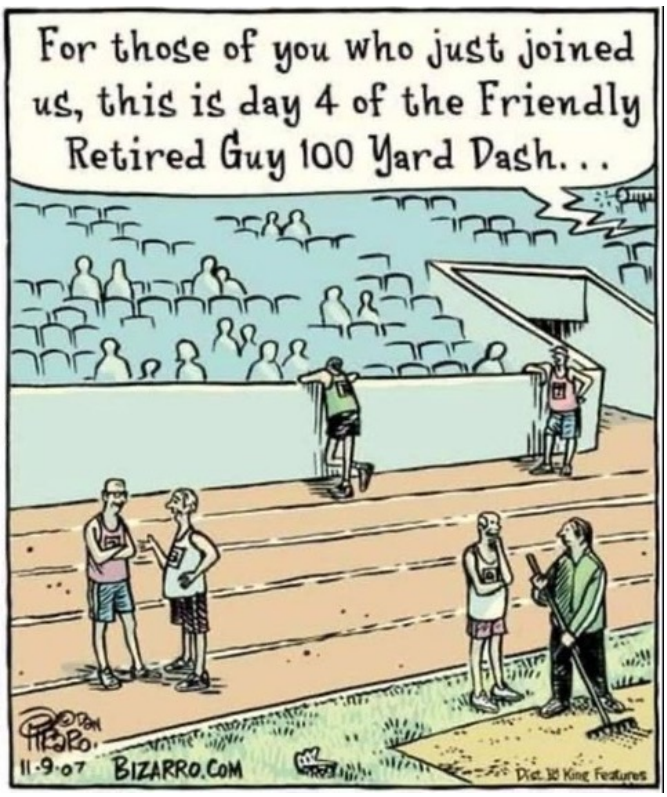
You MUST RSVP by Wednesday August 4, 2021

The Golf Committee

Sue Knapstein @ 920-733-2766 or (jknapstein@hotmail.com) or
Bonnie Lundquist @ 920-364-9542 or (jlundq1011@aol.com)

The Villas Connection to the Summer Olympics! UPDATE!

Jerry & Colette Huske's eighteen year old granddaughter, Torri Huske, has finished fourth in the 100 meter Butterfly for Team USA in the Tokyo Summer Olympics! Her time in the event was 55:73. Congratulations Torri!



Previous Events

Women's Breakfast

These ladies enjoyed breakfast at Old Glory in Kimberly. The food was delicious and the conversation enjoyable. We hope more ladies will join in the fun for August.

Happy Hour - July 22, 2021

Happy Hour is back! It was great to see some of the regulars and also some new neighbors to join in on the fun and food. A special "Thank You" to Pat Maklin for single-handedly initiating the patriotic theme for the July 22, 2021 event. Hope to see more residents at Happy Hour in August!

Condo Info

HOA Board of Directors

Sue Trams (1) - President
Suetrams@gmail.com
858-2099

Dorothy Nelson (2) - Secretary
DorothyjNelson@gmail.com
475-4163

John Drengler (3) - Treasurer
drengler.swe@hotmail.com
915-0110

Gary Krueger (1)
Gary@ACVillas.com
731-2728

Mike Bauer (2)
MichaelfBauer@gmail.com
427-0862

Greg Tate (3)
heyofcr@me.com
268-8608

( ) = Years remaining on Board

Pfefferle Management

Front Desk
920-730-4284

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

Gretchen Davis
Appfolio/HOA Dues Questions
grdavis@pfefferle.biz
920-560-5035

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 Gary@ACVillas.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!

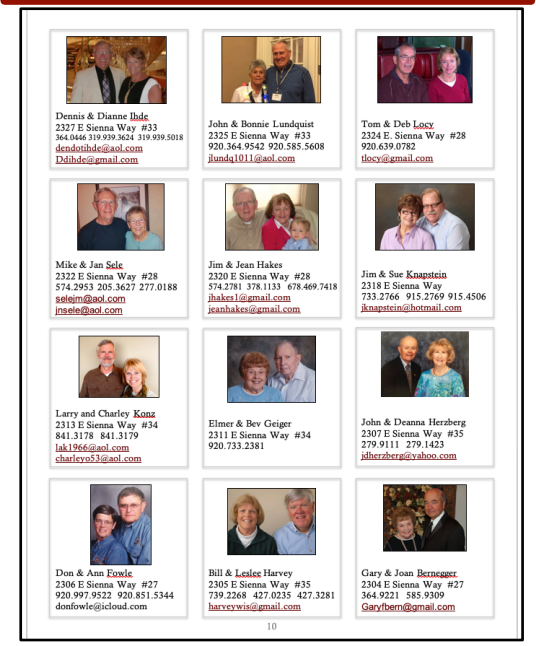
Gary@ACVillas.com

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
- Mah Jongg - Every Friday
  1:00 PM - Clubhouse

Password for the Clubhouse WiFi

WeLoveCondo$


Dennis & Dianne Ihde
2327 E Sienna Way #33
364.0446 319.939.3624 319.939.5018
dendotihde@aol.com
Ddihde@gmail.com

John & Bonnie Lundquist
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jlundq1011@aol.com

Tom & Deb Locy
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tlocy@gmail.com

Mike & Jan Sele
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insele@aol.com

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jeanhakes@gmail.com

Jim & Sue Knapstein
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charleyo53@aol.com

Elmer & Bev Geiger
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920.733.2381

John & Deanna Herzberg
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jdherzberg@yahoo.com

Don & Ann Fowle
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donfowle@icloud.com

Bill & Lealee Harvey
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Gary & Joan Bernegger
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10

Sample Photo Directory Page