

The Villas Newsletter

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

Production Editor - Gary Krueger



Message from the President

I once heard a Green Bay meteorologist comment that Great Lakes weather is the most difficult to predict. I believe it. This past weekend, April 23 & 24, was absolutely beautiful. Walking through the neighborhood, I met folks with smiles, friendly waves, and good natured greetings. Judy and I put a few screens on the windows to let fresh air into the house. We grilled the first brats and burgers of the year. However, old man winter returned by Monday. Walking Mr. Bailey, I was once again wearing my down-filled coat. Yuck!

I trust the calendar when I read spring will come...sometime. A reminder to everyone that those darling songbirds are looking to nest. You might think about keeping your garage doors closed as they love to build on top of the garage door opener. Another favorite spot is the protected area of the front door. Wrapping your outdoor light with aluminum foil discourages nesting.

A more dependable sign of spring is that our pool will be opening by Memorial Day. Larry "The Waterboy" and his dependable group of volunteers do a great job of preparing and maintaining our favorite gathering place. Both the Men's and Ladies' Golf Groups should playing soon.

If you see me on one of my daily walks, stop and say hello. Greg

May - National Barbecue Month

- May 1 May Day
- May 5 Cinco de Mayo
- May 8 Mother's Day
- May 21 Strawberries & Cream Day
- May 25 National Wine Day

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Villas Website
www.acvillas.com



Water and sewer bill increased by three dollars

Last year the board did extensive research that resulted in a monthly water and sewer bill to aid homeowners in budgeting

their condo expenses. We did our best to estimate the monthly costs as accurately as possible.

Over the last year of monthly billing, we realized that our estimate was only off by about three dollars. Not bad at all! Therefore, we need to increase the water and sewer fee.

Beginning July 1, 2022, condo fees (including water and sewer) will be \$363 per month!

Spring walk-Around Scheduled for May 4, 5 and 6, 2022

This year's spring Walk-Around, led by project manager Lee Leininger and Pfefferle will survey the Villas' physical areas to record and prioritize needs for repair, renewal or replacement. They will be checking painting, siding, shutters, brickwork, gutters, roofs, sidewalks, patios, fences and driveways. They will not do a landscape survey. That will be done at a later time*.

With 152 resident units, the Walk-Around is a long and tedious task and we want to capture all the important structural fixes needed. We ask that you not engage the crew in conversation so they can accomplish the task in a reasonable amount of time.

Thank you in advance.

*Regarding our landscape needs...The Villas Association REALLY NEEDS YOUR HELP & PARTICIPATION! If you are one of our passionate residents caring about the appearance of our your trees, shrubs and lawn, as well the common areas we all enjoy, then, we'd love to have you join the Landscape Committee now being created. The Board would like to finalize this committee by May 15, 2022. Once in place, a landscape Walk-Around date will be decided. The committee will conduct a survey of our property to review plant health around the entire Villas property, recommend changes, improvements and replacements to our common plant life. Please contact any Board member by May 15, 2022 if you wish to help with this project.



Jeff McLaughlin, our Condo Manager, can be reached during regular business hours.

Phone: 920-560-5035

jmclaughlin@pfefferle.biz

Methods to Report Work Requests

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

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

Or -- use our new "**Preliminary Work Request**" form that was introduced at the Annual Meeting. You can get the form from the [Villas Website](#), the [AppFolio Portal](#) or a paper copy can be found in the Clubhouse library. You only need to fill out Part 1 and drop the form off in the box located next to the office in the Clubhouse.

Or -- If you do not have a computer or you have an **EMERGENCY** call 920-730-4284

Notice

Please be aware that the June Newsletter **may** be published a few days after June 1, 2022.



Please Slow Down!

Apparently, some readers missed last month's article on speeding! Several MORE neighbors have notified the Villas Board that one or more vehicles are consistently driven at excessive speeds through our neighborhood. Spring is here and we ask your help.

Tuscany Way and Sienna Way have a speed limit of 14 miles per hour.

Warmer weather brings out more walkers, hikers, pet walkers, bikers, and our streets are very narrow. We don't have sidewalks and these activities can be hazardous when speeders fly by!

Our residents are not quite as spry as we once were, and we don't hear quite as well. Top that off with visiting grandchildren and we have a very dangerous situation if speeding continues.

Please everyone, respect our streets and our neighbors. For safety sake,

PLEASE SLOW DOWN!



**Board of Directors Meeting
May 19, 2022 - 6:00 PM
Clubhouse**

An agenda will be emailed approximately seven days before the scheduled meeting.

NOTE: For security/privacy reasons, all condo board meeting notes and minutes have been moved to the **LISTS** page at www.acvillas.com.

The meeting notes from April 21, 2022 have been posted on the website.



There were no half-staff dates for April.

Rules and Regulations Committee Update

This committee, headed by Bill Benn, has suggested changes in our Rules and Regulations to the board of directors. If you have suggestions or would like to assist Bill and his committee, please contact him.

At the last board meeting the board of directors passed a few changes and will be considering the remainder of the suggestions at the next scheduled meeting on May 19, 2022. The changes that were passed this month are listed below. More changes to follow next month.

Section 2. DECORATIVE ITEMS PERMITTED:

b. Potted Plants / Planters – Up to five (5) earth tone pots are permitted outside the patio area. **Pots shall not exceed 26” in diameter and 26” in height.** ~~Pots may not be placed in the mulched area between shrubs and may not be placed in such a manner that they block the sidewalk or interfere with pedestrian passage.~~ **Pots may be placed in the mulched area between shrubs.** Pots may not be placed in such a manner that they block the sidewalk or interfere with pedestrian passage. Plant materials within the pots shall not exceed 38” in height as measured from the ground beneath the pot to the top of the plant. The overall height of a plant on a stand may not exceed 48” as measured from the ground beneath the stand to the top of the plant. Plant stands may only be kept within the patio area and must not be visible from outside the patio area. All pots must be removed from sidewalks by November 1 or by the first snowfall.

c. Shepherd's Hook – One or two shepherd's hooks for hanging plants are allowed inside the sidewalk or in the mulch immediately adjacent the patio area, but may not exceed 48” ~~60”~~ in height as measured from the adjacent ground to the topmost point.

ARTICLE XIII TRASH COLLECTION

~~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.~~

Between November 1 and April 1, Trash containers shall not be set out prior to **3:00 p.m.** the day preceding collection.

All other dates require trash containers to not be set out prior to **5:00 p.m.** the day preceding collection.

The containers must be picked up and placed inside the garage by 5:00 p.m. the day of collection.

g. Holiday Decorations

Christmas decorations may be displayed **one** week before Thanksgiving but decoration lighting **cannot** be turned on until Thanksgiving.

Visual reminders as to why we have Rules and Regulations



These neighbors could be your neighbors!





A new feature introduced in the April newsletter is the "Hats Off to you" section. If you have the opportunity to witness any "good deeds" or some kind person "going out of their way" to make or maintain our community in any way, please send your observance to Gary Krueger and we will post the good news in the newsletter. When you send us the information, it will remain anonymous unless you wish to have your name listed with the "Hats Off to you" article.

Send your hot tips now so we can say "Hats Off to you!"



A special thank you to Larry "The WaterBoy" Ciriacks and his crew who put in daily and weekly devoted service to make sure that our pool is running in a safe and healthy manner so we all can enjoy our summer swimming.

Robert Banton, Bob Barlament, Hank & Noreen Boselie, Georgianne Bravick, Wayne Bulin, Larry Ciriacks, Della Davey, Dan Dickmann, Daryn Drenkler, Richard & Denise Haight, Bill Harvey, Dennis Ihde, Dick Ohme, Greg & Judy Tate, and Sue Trams. **"Hats Off" to The Pool Crew!**



A giant thank you to Mike Sele & Bill Eggleston for managing the flag at our clubhouse & acknowledging the half-staff days. We all appreciate their devotion to our flag. **"Hats Off" to Mike and Bill!**



Another "Hats Off" to Mary Gludemans, our long serving social activities leader. Mary has organized so many of the gatherings that we have come to enjoy. Whether it is an evening at a local supper club, a Holiday party, or a Kentucky Derby Party, we truly do appreciate all she does for the Villas. **"Hats Off" to Mary Gludemans!**

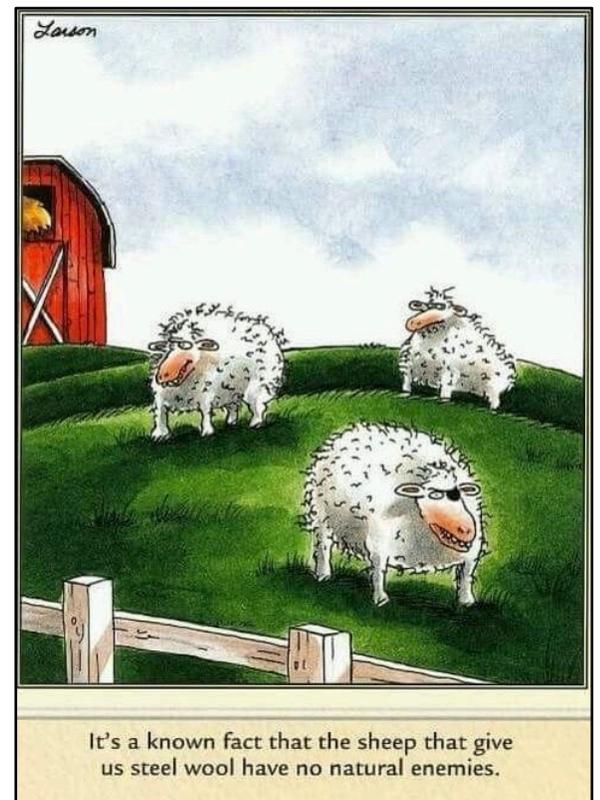


John Lundquist spoke about condo insurance at our April Board Meeting. He patiently and thoroughly answered questions from neighbors regarding individual home owners' insurance and our Villas' insurance. The Board cannot thank John enough for sharing his expertise. **"Hats Off" to John Lundquist!**

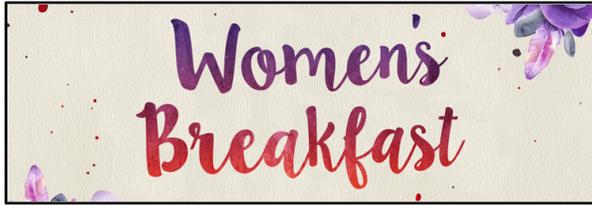


Our very own, John Drenkler makes it big time on the CBS local small screen. John was involved with the opening of Essity's building near the Appleton Airport!

Attaway John!



Upcoming Events:



Plan to join us for our next monthly Breakfast Outing

Angels Restaurant in Appleton

Monday, May 9, 2022

Plan to meet at the Clubhouse by 8:45 a.m.

We can caravan together.

RSPV to Kathryn Weyenberg

(Kathryn.weyenberg@gmail.com) by Saturday, May 7th.



Bring a beverage and a dish to pass

Prize for best hat!

Horse racing!

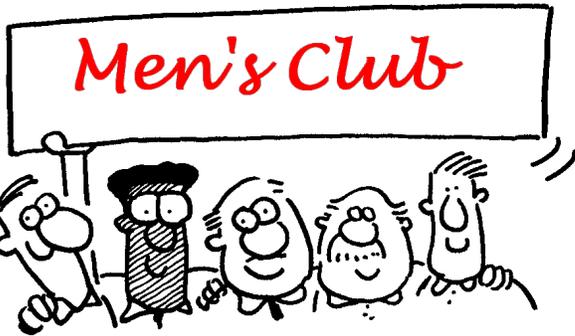
Wagering!

Mint Juleps!!!

RSVP Mary Gloudemans at

megloudemans@new.rr.com or

920-419-0438



Donut Schedule

May 3 - Hank Boslie

May 10 - Gary Van Zeeland

May 17 - Mike Janoff

May 24 - Larry Ciriacks

May 31 - Breakfast Outing

Tuesdays

9:00 AM

Clubhouse



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.

May 7 **Kentucky Derby Party!**

May 12 Happy Hour

May 26 Happy Hour

Villas Social Committee

Would you like to help coordinate the Happy Hours?

Contact Mary at megloudemans@new.rr.com

or 920-419-0438

Villas Men's



Calling all men!

Would you like to join the Villas Men's Golf Group?
We play 18 holes every Wednesday starting middle of
May and play continues until the middle of October.

Please contact Jim Knapstein at
jknapstein@hotmail.com
or call 920-915-2769.

Villas Ladies'



Organizational meeting

Tuesday, May 17, at 3:00 pm in the clubhouse

We play 9 holes every Tuesday morning.

For more information, contact
Nancy Danielson at aftermathnow2002@yahoo.com
or call 920-277-1541



A memorial service will be held for Michael Bauer on
Friday, June 3, 2022 at Wichmann Funeral Home
537 N Superior Street, Appleton WI 54911

Visitation 9:00 to 11:00AM

Service 11:00AM

Immediate family will place Michael's ashes alongside his
late wife Yvonne Kokke Bauer at St. Joseph's Cemetery,
Appleton.

Previous Events



Tuesday, April 26, 2022, the Men's Club breakfast outing took a side tour to observe the sturgeon spawning and data collection by the DNR.



Condo For Sale

2112 E Milestone Drive

Stunning and spacious 2 bed/2 bath 1744 Sq.Ft. Abby model duplex. View of pond and wildlife from every room. Ktchen/dining/living with open concept with cathedral ceilings. Walk-in closets in both large bedrooms. Large sunroom directly overlooking pond. Ample storage within condo including custom-built shelving above garage. Upgrades include: Granite, new sinks and faucets in kitchen and both baths, new water heater, new high-end Daikin furnace and A/C with smart controls. This is a must-see, impeccably kept condo!

Contact Fred Stubblefield fred23@twc.com



WOMEN'S MONTHLY BREAKFAST!

On Monday, April 11, 2022, the women's group headed off to breakfast at Landreman's Family Restaurant in Kaukauna.

Dear Villas at Apple Creek Unit Owners -

This letter is being made available to you for two reasons:

- First, we need to help you better understand the Association insurance protecting your condo unit so you are not purchasing insurance that may duplicate existing insurance coverage paid for by the association.
- Secondly, we need to have you report damage to your condo unit as soon as it is detected so that repairs can be made quickly and efficiently.

ASSOCIATION INSURANCE ON YOUR CONDO UNIT

Our Association is required to purchase insurance on all its buildings. This coverage is not limited to the exterior of the buildings. It also includes the interior that forms a permanent part of the building and is extended to improvements, fixtures, major appliances, furnace and air conditioning systems. Therefore, there may not be a need for you to purchase insurance on the building portion of a Condo Owners insurance policy.

UNIT OWNERS' PERSONAL PROPERTY & LIABILITY INSURANCE

While the association insurance policy endeavors to insure your condo, as described in the foregoing paragraph, you do need to purchase insurance on your personal property such as your clothing, furniture, rugs, and items that are not a permanent part of your unit. You will also need to purchase insurance for your personal liability.

Coverage for your personal property and liability can be obtained by purchasing a "Condo Owners " Insurance policy.

Please share this information, along with Article XI of our condo documents, with your insurance agent so you are buying the correct type of insurance for our style of community.

DAMAGE TO YOUR CONDO UNIT

Please report damage to your condo unit IMMEDIATELY to:

Jeff McLaughlin @ Pfefferle Management 1-920-470-4284 (24 hr. service)

or

Lee Leininger @ 1-920-734-3214

They will make an investigation to determine the cause of the damage and will submit their results to the association insurance company to determine if the damage is covered by the association insurance policy. In addition, please fill out the Villas' Work Request form so the association has documentation of the damage.

Please DO NOT contact your Condo Owners insurance agent or company unless the damage to your unit also includes damage to your personal property.

The cost to repair damage to your unit that is not covered by the association insurance policy may have to be borne by either the association or by the unit owner based upon the Maintenance and Repair Requirements contained in our condo documents.

We hope this letter helps to clarify the insurance being obtained on your behalf by the association and directs you to the proper sources when you detect damage to your condo unit.

Condo Info

HOA Board of Directors

Greg Tate (2) - President

heyofcr@me.com

920-268-8608

Dorothy Nelson (1) - Secretary

DorothyjNelson@gmail.com

920-475-4163

John Drenkler (2) - Treasurer

drenkler_swe@hotmail.com

920-915-0110

Gary Krueger (3)

Gary@ACVillas.com

920-731-2728

Keith Uhlenbrauck (3)

Keithuhlen@gmail.com

920-366-4815

Jerry Anglea (1)

Twinoaksmo@aol.com

920-851-8569

() = Years remaining on Board

Pfefferle Management

Front Desk

920-730-4284

Jeff McLaughlin

jmclaughlin@pfefferle.biz

920-560-5035

Lee Leininger-Project Manager

leiningerspmservices@gmail.com

920-442-1970

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. No computer? Contact Pfefferle Management and they will mail a form to you.

To reserve "**condo related events**", please contact Gary Krueger 731-2728 or Gary@ACVillas.com

Password for the Clubhouse WiFi

WeLoveCondo\$

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

Clubhouse Gatherings

- Game Day - Every Monday
12:30 PM
- Sheepshead - Every Monday
1:00 PM
- Men's Club - Every Tuesday
9:00 AM
- Texas Hold'em - Every
Tuesday 1:00 PM
- Bunco - Every 3rd Tuesday
6:30 PM
- The Book Club - Every 2nd
Tuesday 1:00 PM
- Women's Group - Every
Wednesday 9:00 AM
- The Villas Singles - Every
Wednesday 1:00 PM
- Sienna Book Club - Every
Third Thursday 1:00 PM
- Happy Hour - Every 2nd &
4th Thursday 5:30 PM
- Mah Jongg - Every Friday
1:00 PM



Dennis & Dianne Ihde
2327 E Sienna Way #33
920.364.0446 319.939.3624
319.939.5018
dennisihde@aol.com



John & Bonnie Lundquist
2325 E Sienna Way #33
920.364.9542 920.585.5608
jlmldq1011@aol.com



Tom & Deb Loy
2324 E. Sienna Way #28
920.639.0782
tloycy@gmail.com



Mike & Jan Sele
2322 E Sienna Way #28
920.574.2953 920.205.3627
920.277.0188
jsele@aol.com
jnsele@aol.com



Jim & Jean Hakes
2320 E Sienna Way #28
920.574.2781 920.378.1133
920.676.469.7418
jhakes1@gmail.com
jeanhakes@gmail.com



Jim & Sue Knapstein
2318 E Sienna Way
920.733.2766 920.915.2769
920.915.4506
jknapstein@hotmail.com



Barbara Weir
2313 E Sienna Way #34
414-303-9709
barbweir2@yahoo.com



Bev Geiger
2311 E Sienna Way #34
920.733.2381



John & Deanna Herzberg
2307 E Sienna Way #35
920.279.9111 920.279.1423
jdherzberg@yahoo.com



Don & Ann Fowle
2306 E Sienna Way #27
920.997.9522 920.851.5344
donfowle@icloud.com



Bill & Leslee Harvey
2305 E Sienna Way #35
920.739.2268 920.427.0235
920.427.3281
harveywis@gmail.com



Gary & Joan Bernegger
2304 E Sienna Way #27
920.364.9221 920.585.9309
GaryBern@gmail.com

Sample Photo Directory Page