

# The Villas Newsletter

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

Production Editor - Gary Krueger



## Message from the President

When you read this in the Villas September Newsletter, it will be the first day of fall. Now meteorologists may argue fall officially begins September 22nd. But every school age kid across the nation knows that summer has come to an end beginning with the first day of school. Try convincing them otherwise.

Where has summer gone? Shadows get longer earlier; we lose three minutes of daylight each day. Temperatures will creep into the upper eighties. They always do. Yet we know that the evening walks we take soon will call for light jackets and jeans. High school football games have started as evidenced with our neighbors to the north. There's a slight tinge of yellow in the trees lining Apple Creek. Soon migrating birds will be flying over our roof tops as they land in nearby wet lands or fields.

The Board of Directors is preparing for the change of season. Most summer projects have been completed and tentative projects for next year are in the planning stages. The BOD takes its fiduciary responsibility very seriously. We are developing next year's budget and doing our best to

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### September -National Mushroom Month

- September 5 Labor Day
- September 11 Grandparents Day
- September 13 Bald is Beautiful Day
- September 19 Talk like a Pirate Day
- September 22 Ice Cream Cone Day
- September 28 Drink Beer Day

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

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balance operating expenses with neighborhood needs during difficult financial times. Please know that board members with strong business backgrounds are doing their best. I have every confidence in them.

We are preparing for our annual October General Meeting on the twentieth of that month. I urge our neighbors to consider running for a board position. So many of you have so much to offer. Your opinions are valued.

Hey, do you know what else is good about fall? The Fall Harvest! I think I'll go and bug Judy to bake an apple pie.

Smile and wave,

Greg



Jeff McLaughlin, our Condo Manager, has summer Clubhouse Hours

**Thursday from 1:00 to 4:00PM at the Clubhouse**

He can also be reached during regular Pfefferle Management business hours.

Phone: 920-560-5035 or [jmclaughlin@pfefferle.biz](mailto:jmclaughlin@pfefferle.biz)

### **Methods to Report Work Requests**

Report your maintenance issues 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



Thomas & Susan Okray      2406 E. Sienna Way

Daniel & Virginia Keberlein    2131 E Sienna Way

Dale & Martha Linderts      2311 E. Sienna Way

## Landscape Committee News

Welcome to our newest member, Linda Russo. The Landscape Committee, is now 8 members strong. Thank you to all who volunteer their time and effort.

Shrub replacement for 2023 has been approved by the Board of Directors. We will keep residents informed, when planting by Lowney's will begin next spring.

Our September committee meeting, will include a discussion to create a 3-5 year budget for landscape improvements and maintenance.

The Villas Clubhouse library message board, has Lowney's guidelines for pruning and watering. We will also post this information on our website.

A gentle reminder for residents. Please complete a Work Request Form, for landscape issues. Upon receipt of the work order and review by committee, we will address issues with Lowney's. We ask that you do not instruct the Lowney's crew.

Residents are welcome to contact Landscape Committee members by email with questions.

Landscape Committee:

Dorothy Nelson	dorothyjnelson@gmail.com
Debbie Kogutkiewicz	dkogutkiewicz@gmail.com
Laura Leininger	laurableininger@gmail.com
Gary Bernegger	Garyfbern@gmail.com
Sue Waltman	Waltmansa@gmail.com
Mike Huss	cookie1171@hotmail.com
Linda Russo	LRusso330@aol.com
Daryn Drengler	daryndrengler@hotmail.com
Committee Chair	

## AppFolio Help Available

If you are still experiencing AppFolio problems, please feel free to contact Jeff or Gretchen for assistance. They are very willing to help with any technical problems. 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://pfefferle.com/appfolio/connect>

Gretchen Davis  
Accounting Manager

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

## Remember When...





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 Dorothy Nelson and Jerry Anglea.

Open meetings are held monthly followed by closed meetings. 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 in 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.

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 Greg Tate or Gary Krueger by September 27, 2021. This is to provide adequate time for ballot preparation and the October newsletter posting.



Help us out!!! If you have the opportunity to witness any "good deeds" or a 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.

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



Hats Off to . . . Dan "Double D" Dickmann, a young 80ish, who led his Villas' Golf Team of Pat Kogutkiewicz, Brad Pawloski, and Greg Tate to victory in the prestigious Northbrook Scramble. On the par 5 first hole, Dan sank a 50 foot putt for an eagle and he followed that on the par 4 3rd hole with another eagle by holing a hybrid from 150 yards out. His excellent putting scored other birdie opportunities. Somewhere, Arnold Palmer is smiling.



Hats Off to . . . Bill Harvey caught raking his neighbors mulch after a recent rain storm. Thanks Bill.

**Labor Day is the LAST day for swimming in the Villas pool!**



## Half-Staff Dates

No Flag lowering to half-staff in August

Yours Honorably,  
Bill E & Mike S

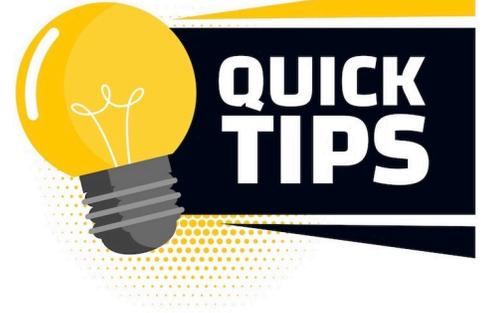
**The condo fees (including water and sewer) are now \$363 per month!  
Being 30 days past due in your association fees, subjects you to a \$50.00 late fee!**

### **Board of Directors Meeting September 15, 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](http://www.acvillas.com).

The meeting notes will be posted on the website.



## Helpful Tips!

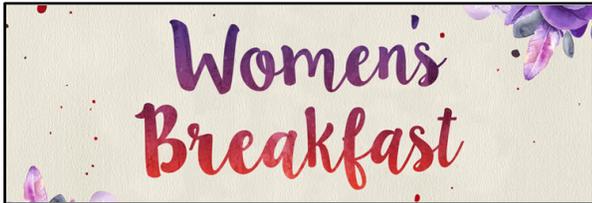
Remember during dry spells to please water your crabapple trees with a trickle of water for about 20 minutes every 3-4 days.

The "Pruning" and "Care Guide for New Plants" from Lowney's is located on our website and on the bulletin board in the Library.

If you are experiencing black particles coming from your faucet, try scrubbing the faucet outlet with a small brush or old toothbrush to loosen them and then run the water for a minute or so to dislodge them.

PLEASE ENJOY THIS CULTURALLY, ETHNICALLY, RELIGIOUSLY,  
AND POLITICALLY CORRECT CARTOON RESPONSIBLY. THANK YOU.





Plan to join us for our next monthly Breakfast Outing

Monday, September, 12, 9:00am  
8:45am at Clubhouse to carpool  
LANDREMAN'S  
2300 E. Main Street, Kaukauna

RSVP Kathryn 920-843-4112  
Consider inviting someone new!

# Upcoming Events:

## Happy HOUR

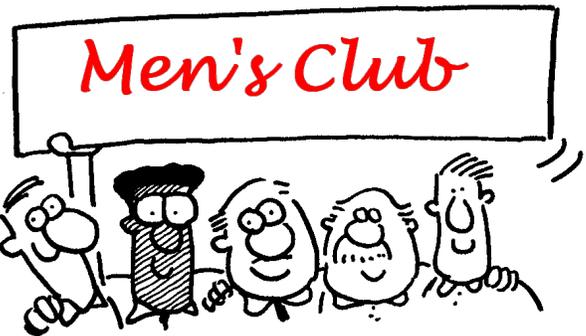
**At the Clubhouse**  
**5:30 Socializing**  
**6:00 Dinner**

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

September 8 Happy Hour  
September 22 Happy Hour

### Villas Social Committee

Would you like to help coordinate the Happy Hours?  
Contact Mary at [megloudemans@new.rr.com](mailto:megloudemans@new.rr.com)  
or 920-419-0438



### Donut Schedule

September 6 Randy Kreuzscher  
September 13 Gary Bernegger  
September 20 Mike Sele  
September 27 Breakfast Outing



**Tuesdays**  
**9:00 AM**  
**Clubhouse**



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# GOLF OUTING



## **First Call for Villas Golf Outing**

Monday, September, 26, 2022 @ Reid Golf Course

9 holes (\$25 includes cart and tee time around 2:00pm)

Happy Hour starts around 5:00pm!!!

Dinner to follow at Pullmans in Trolley Square (order off the menu)

RSVP no later than Friday, September, 16, 2022!!!

Please call Jim /Sue @ 920-733-2766 or Bonnie/John @ 920-364-9542.

## **Non-Golfers!**

**YES!** Even if you are a non-golfer, please join us for happy hour and dinner at Pullmans!



# Condo Info

## HOA Board of Directors

Greg Tate (2) - President

[heyofcr@me.com](mailto:heyofcr@me.com)

920-268-8608

Dorothy Nelson (1) - Secretary

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

920-475-4163

John Drenghler (2) - Treasurer

[drenghler.swe@hotmail.com](mailto:drenghler.swe@hotmail.com)

920-915-0110

Gary Krueger (3)

[Gary@ACVillas.com](mailto:Gary@ACVillas.com)

920-731-2728

Keith Uhlenbrauck (3)

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

920-366-4815

Jerry Anglea (1)

[Twinoaksmo@aol.com](mailto:Twinoaksmo@aol.com)

920-851-8569

( ) = Years remaining on Board

## Pfefferle Management

Front Desk

920-730-4284

Jeff McLaughlin

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

920-560-5035

Lee Leininger-Project Manager

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

920-442-1970

Gretchen Davis

Appfolio/HOA Dues Questions

[grdavis@pfefferle.biz](mailto: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](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. 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](mailto: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](mailto: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  
[dennisdihde@aol.com](mailto:dennisdihde@aol.com)



John & Bonnie Lundquist  
2325 E Sienna Way #33  
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Sample Photo Directory Page