

The Villas Newsletter

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

Production Editor - Gary Krueger



Message from the President

Walking Mr. Bailey provides the opportunity to admire the Villas with the nature’s landscape changing from summer greens to autumn rusts, reds and golds. One bonus of my walks is that they give me the chance to meet and chat with neighbors. Most conversations focus on weather, family, and, “Hey, how about those Packers?” Over the past few months, several neighbors have asked about the possibility of changing our wooden mulch to a stone option. At a recent open session during a monthly board meeting, one neighbor asked the board to consider the possibility. So we agreed to discuss, consider, and investigate.

Lowney’s, our contracted landscaping company, provided a price quote for the removal, disposal and installation for both rubber and stone mulch. The cost to apply rubber mulch to a condo unit would \$1, 235.00, tax included.

Continued on page 2

October - National Apple Month

- October 4 Cinnamon Bun Day
- October 10 Indigenous Peoples' Day
- October 15 Cheese Curd Day
- October 22 Make a Difference Day
- October 28 First Responders Day
- October 31 Halloween

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Villas Website
www.acvillas.com



Home Owners Association Annual Meeting

October 20, 2022 at 6:00pm

Procedure

The meeting will take place at the Clubhouse on October 20, 6:00pm. This is an important meeting and we need a quorum (77 of the 152 owners) to enable voting for Board of Directors. A quorum is achieved by attendance at the meeting or a signed proxy by an owner who will not be in attendance. Proxy votes and other information will be mailed to each owner within the next couple of weeks. If a quorum is not reached, no action can be taken.

A proxy should specify who the owner has designated to cast their vote. The person designated will then cast the vote (in addition to their own vote). The person casting the proxy vote is under no obligation to vote for the person designated by the absent owner. They have the complete authority to vote any way that they deem appropriate. From a practical perspective though, they have probably been told the wishes of the absent owner and will vote appropriately.

We need to have residents **attend** the meeting in person or assign their **proxy** vote to a trusted neighbor before the annual meeting in order to conduct business!

As of this printing of the October Newsletter, we have **one candidate** for the two vacancies on the HOA Board or Directors.

Contact Greg Tate or Gary Krueger ASAP!



President from page 1

Stone mulch would cost \$1,202.25 per unit, plus tax. These numbers are for the “common” area only. There would be additional costs to be added for mulching the “individual” area. “Common” and “individual” were not defined, but I must assume that “individual” refers to the area from the sidewalk to the condo wall. The square footage would vary with the style of the condo. My guesstimated cost here would be an additional \$600 to \$800 to the already given cost per unit. Would these expenses go up next year due to inflation? Could be, maybe.

The Board of Directors does not have this money in our budget. To do this work we would need to have a special assessment for all 152 condo units of approximately \$2,000. Remember, should we go forward with such a proposal, every unit, not just individual units would receive a new type of mulch as we maintain the consistent, uniform appearance of our homes.

The board is putting in serious time developing next year’s budget. We have roofs that need replacing, condo units that need painting. We will strive to provide maintenance services for all our neighbors. The cost of inflation affects us all. At this time we think it best to not proceed with changing our mulch. Our focus will be on the structural integrity of our neighborhood and save the cosmetic improvement for a later time.

Greg



CALL FOR CANDIDATES... BOARD OF DIRECTORS ELECTION!

Volunteer!!!

Candidate Dave Schoenhaar

2402 E. Sienna Way
Appleton, WI 54913
Phone: (920) 840-5605
Email: dwshaar@gmail.com



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 20, less than three weeks away!

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" are welcome to 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. This information is needed for ballot preparation. The ballot, along with other pertinent information, will be mailed around October 6, 2022.

I would like to run for a position on the Villas Board of Directors.

I lived in a condo in western suburbs of Chicago for 20 years (1985 to 2005) and I did serve on that board for about four years from 2000 to 2004. I am familiar with declarations, rules, budgets, reserve studies, executive sessions, and some other elements that may be presented to the Board for action.

I want to add that my experience on the board was an unpleasant one. I am not reluctant to volunteer again because the problems we had were the result of poor budgeting by previous boards and "renter attitudes" by some residents. I don't see that happening here but I will probably be able to add to any conversation regarding budgeting for the future and how things can go wrong. I was part of the problem by not getting involved for the first 15 years I lived there.

Bio Info:

- Born and raised in Appleton. Grew up in the Northland Ave./Meade St. area.
- Graduated from Appleton Senior High 1965.
- Enlisted in the Navy and spent 3 years on the cruiser USS Northampton CC 1 which was the Navy version of Air Force 1.
- Went to college in Green Bay on the GI Bill graduating in 1972.
- In 1972 I began my career with the Dairy Division – US Dept. of Agriculture in Milwaukee. Transferred to Madison for a year and then to suburban Chicago until retirement.
- Retired to Hot Springs Village Arkansas in 2005.
- Returned to Appleton in 2015 to care for parents in assisted living. Purchased my Apple Creek condo.

Concrete Coatings of Garage Floors and Exterior Concrete Lips

(This message is a repeat from August.)

It has come to the Villas Board's attention that several owners are deciding to have their garage concrete floors covered with a new epoxy/epoxy-like coating. Just a few thoughts if, in fact, you are going to have this done.

We strongly suggest you also coat the concrete lip that follows under the garage door and runs until the asphalt drive area starts. If you decide not to coat the concrete lip, the Villas may coat it in the future after your exposed lip develops pock marks with the standard approved color epoxy we have been using over the past few years. This may not match your pattern.

Also the board is in the process of filling the possible gap that runs between the concrete lip and the asphalt drive. This is a Polymeric sand product and hardens when the installer adds water. It will, however, expand and contract during the year. It is not coming apart, it is just a sand product. Please do not have your epoxy subcontractor or yourself do anything to this Polymeric sand product.

Lee M Leininger
Leininger's PM Services, LLC
920-442-1970



Richard & Connie Gonnering - 2102 Milestone Drive



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 . . . Bill H., who was spotted carrying a bucket and a garden rake to clean debris from the pond between Milestone and Sienna.



Hats Off to . . . Mary G. The fall decor in the the clubhouse is beautiful. Stop by and take a look. Maybe at a social hour pot luck or the spooky Halloween Party.



Hats Off to . . . all the helpers at Happy Hour! Your work does not go unnoticed and is always appreciated.



Hats Off . . .once again, to Larry Ciriacks & pool crew! Outstanding devotion and dedication to keeping the pool in great shape!



Jeff McLaughlin, our Condo Manager, is ending his summer Clubhouse Hours for 2022.

Clubhouse Hours will resume again next spring.

Jeff can be reached during regular Pfefferle Management business hours at:

Phone: 920-560-5035 or 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 www.AC Villas.com, 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

HELP NEEDED! Volunteer!!!

We need help with our Happy Hours!

A new coordinator is needed to plan and organize our upcoming events. Please consider offering your help.

Contact Mary at megloudemans@new.rr.com

or 920-419-0438

or Gary at garyprofgizmo@gmail.com



Free COVID Tests!!!

We are not sure how long this offer will be valid but it's always worth a try. The Wisconsin Department of Health Services (DHS) has launched an online portal for Wisconsinites to order free at-home rapid COVID-19 tests directly to their homes. You will receive 5 free tests per address.

Use the link below to connect to the Outagamie County Public Health link for ordering free tests!

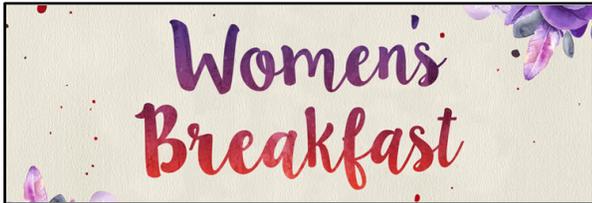
www.sayyescovidhometest.org

Dont forget to get your Flu Shots and COVID booster shots!!



1. President Biden ordered all United States Flags to half-staff September 8, 2022 through interment (9/19/2022) in memory of Queen Elizabeth II.
2. By a joint resolution, Public Law 107-89 designates September 11th of each year as "Patriot Day" which also directs the flags be lowered to half-staff for the entire day on September 11.

Yours Honorably,
Bill E & Mike S



Plan to join us for our next monthly Breakfast Outing

Monday, October 10, 9:00am
ANGELS RESTAURANT
1401 E. John St., Appleton

Need a ride? 8:35am at clubhouse
RSVP Kathryn at 920-843-4112

Consider inviting someone new!

Upcoming Events:

Happy HOUR

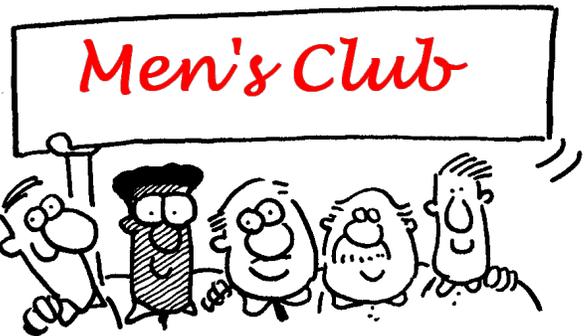
At the Clubhouse
5:30 Socializing
6:00 Dinner

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

October 13 Happy Hour

October 27 **Annual Halloween Party** 

Villas Social Committee
Mary Gloudenams
megloude@new.rr.com or 920-419-0438



Donut Schedule

- October 4 Jerry Anglea
- October 11 Bill Eggleston
- October 18 Greg Tate
- October 25 Breakfast Outing



Tuesdays
9:00 AM
Clubhouse



The Villas Annual Halloween Party

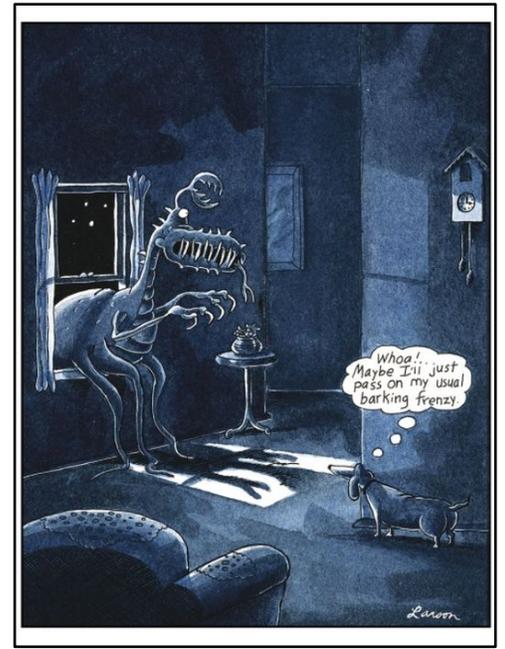
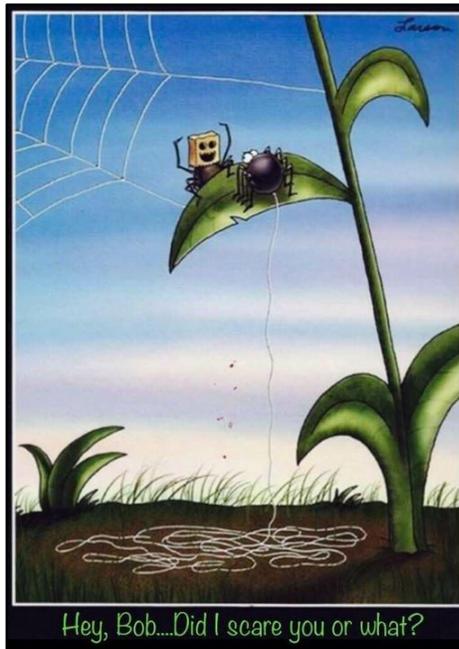
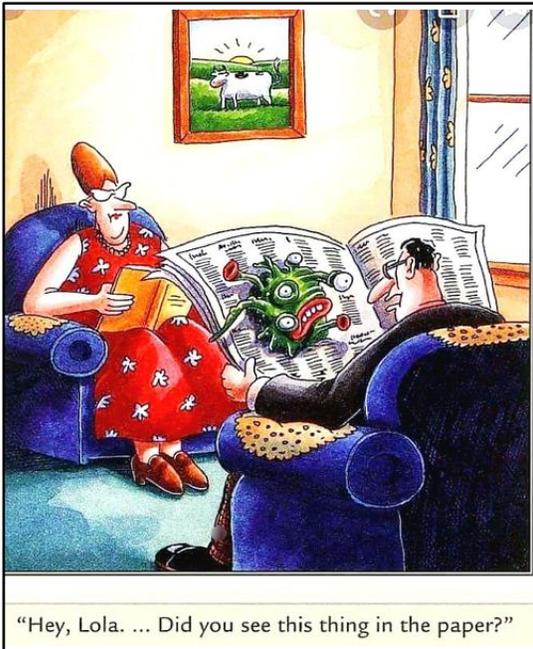
Clubhouse

Thursday, October 27, 2022

Meet at the Clubhouse



Yup, that's the night of our usual Happy Hour but this event will make your happy hour even happier! The usual guidelines are in effect...at 5:30, bring a SMILE, a dish to share and your own beverage to the Clubhouse. Also...Everyone is to dress in costumes (and not the ones you usually wear around here...). There will be a prize for the best costume. Did you hear that? A prize! Start planning your costume and get ready for October twenty-seventh. See you there!



Christmas Party

SAVE THE DATE

December 10, 2022

More details to follow

Annual Home Owners Association Meeting
October 20, 2022 - 6:00 PM - Clubhouse

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

Previous Events



2022 Villas GOLF OUTING

The annual golfing event took place on Monday, September, 26, 2022 at Reid Golf Course and dinner followed at Pullmans!

It was a chilly, but fun golf outing!

Twenty-four registered for golfing and an additional six people joined the group for dinner.



FOR SALE

2019 TREK Townie 7 Speed Bikes

Excellent Condition

\$375.00 each

Contact The Nelson's

920-475-4164



Need A Handyman?



Jack of all trades Handiman has offered his services to anyone in need. He is knowledgeable, reliable and reasonable and has been used by one of our Villas homeowners. You can find his information in the binder located in the Clubhouse Library. His name is Keith - check it out if you have a project.

- ~ Day 12 without chocolate. Lost hearing in my left eye.
- ~ Scientists say the universe is made up of protons, neutrons and electrons. They forgot to mention morons.
- ~ The adult version of "head, shoulders, knees and toes" is "wallet, glasses, keys and phone."
- ~ I thought growing old would take longer.
- ~ I used to be able to do cartwheels. Now I tip over putting on my underwear.
- ~ I hate it when I see an old person and then realize we went to high school together.
- ~ The officer said, "You drinking?" I said, "You buying?" We just laughed and laughed.... I need bail money.

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 Drenghler (2) - Treasurer

drenghler_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
dennsihde@aol.com



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



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



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



Jim & Jean Hakes
2320 E Sienna Way #28
920.574.2781 920.378.1133
920.676.469.7418
jhakes1@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
jherzberg@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