

The Villas Newsletter

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

Production Editor - Gary Krueger



Message from the President

Where does the time go? We are now in the middle of Autumn. Walks with Mr. Bailey are still beautiful. However, the colors are no longer vibrant. Rusts, maroons, yellows and browns dominate the landscape. Migrating flocks of geese fill gray skies. And, of course, it's colder.

As you read this, we are now into the month of November. For me, this means I can relax once again as our annual October Board of Directors meeting has come and gone. The big item on our agenda was the annual budget. You know we are raising our monthly fees to meet the demands inflation makes on our operating expenses. The special one-time assessment will help build our reserve account. As our Villas age, big projects such as replacing roofs and painting exterior siding (that has never been painted) move up one more notch on the totem pole of projects that need our attention. Escalating costs cannot be ignored.

President, Continued on page 2

NOVEMBER - Native American Heritage Month

- November 5 TURN CLOCKS BACK ONE HOUR!
- November 8 Election Day
- November 11 Veterans Day
- November 24 Thanksgiving Day
- November 28 French Toast Day

In this Issue

Condo News	2-6
Hats Off!	4
Upcoming Events	7-8
Past Events	9-10
Condo Info	11

Villas Website
www.acvillas.com

President, from page 1

Allow me to tell you a story. You may know of Judy and my ongoing remodeling project - our fireplace. Once the plaster was replaced, it needed painting. Five years ago when we moved into our condo, like many of you, we first painted. We chose a custom paint that, at that time, cost some \$60.00 per gallon. That same paint today costs \$125.00 per gallon! For one gallon of paint! We chose a lesser quality, cheaper paint. And it matched.

The board has struggled with increasing monthly fees. We spent hours and hours going over the budget. We take our fiduciary responsibility very seriously. In order to maintain the structural integrity of our community, maintain our property values, and maintain the resale value of each and every home, we unanimously arrived at the decision to raise monthly fees.

November is a time of Thanks. I am so grateful to be living in the Villas. I am so appreciative of what we have in our community. If you attended October's Annual Meeting, you know our monthly fees are right in line with other condo communities in Appleton. And the other communities pale in comparison when it comes to the quality of the people living here, who are our friends and our neighbors.

Happy Thanksgiving to everyone. Keep friends and family close.

Greg

Condo NEWS

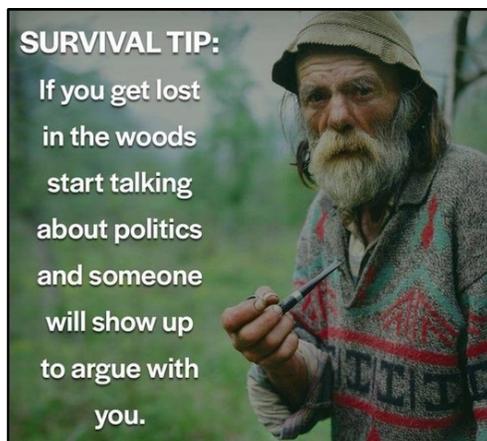
TRASH COLLECTION

Last year, the Board took action to help alleviate falls and slips on ice. As winter approaches and especially after we lose Daylight Savings Time, we lose daylight light. In consideration of safety, the Board changed the rules for Trash & Recycling times.

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.



Before you go to bed on November 5th, turn your clocks back!

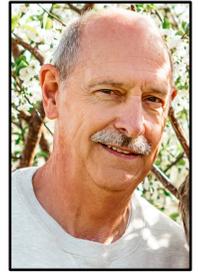


New Members
on the
Board
of Directors

Tom Okray

2406 E. Sienna Way
Appleton, WI 54913
Phone: 920-666-4209

Email: tomokray51655@yahoo.com



Dave Schoenhaar

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



**2022 Villas at Apple Creek
Annual Meeting
October 20, 2022**



Thank you to everyone who attended the 2022 Annual Meeting. Your attendance and proxies pushed us well over the quorum needed for the success of our meeting and elections. Treasurer, John Drenkler gave us a detailed explanation of 2023 budget and how this affects the increase in condo association dues.

- The condominium dues for Villas at Apple Creek will increase \$20/household/month effective January 1, 2023. The \$20 increase goes towards the operating portion of our HOA budget, to compensate for the inflation-driven rise in services, material and labor costs. Operating and reserve expenses will be \$325/household/month.
- The monthly charge for Water & Sewer will remain unchanged, at \$58/household/month
- **Therefore, the total monthly fee per household, effective January 1, 2023 is \$383/month.**
- The Villas needs to supplement our cash reserves to ensure we're able to stay ahead of key capital projects like roof and gutter replacements, house painting and masonry work over the next few years. Therefore, the Board has approved a one-time \$440/household 'Reserve Build" payment, to be paid by homeowners in full by August 1, 2023.

A question and answer session preceded the election of Tom Okray and Dave Schoenhaar to serve on the Board of Directors. A special thank you to Bill Benn for volunteering to run for the Board of Directors. Following the election, President Greg Tate gave the annual summary report.

Apple Creek Rules and Regulations Regarding Holiday Decorations

HAPPY NEW YEAR
2023!



Holiday Decorations – Christmas decorations such as a door wreath, lights, sprays, and other decorations are permitted to be placed on the exterior of a homeowner's unit provided no damage is done by the use of fasteners, tape, etc. (Hint: removable hangers such as the “Command” products made by 3M can be removed without damage)

No lights or decorations can be hung from gables or rain gutters. No plywood signs/decorations or stationary or rotating motion type spotlight which shines on the outside of the condo is permitted. No other exterior decorations are allowed. Decorations cannot be placed on the walkway near the front entrance as this hinders snow removal.

Decorations may be displayed one week before Thanksgiving but decoration lighting cannot be turned on until Thanksgiving. All holiday decorations must be removed by the following January 7. Other holidays can be decorated following the same guidelines, using a display period of one week before to one week after the holiday. Up to six pumpkins (not carved or decorated) can be put out in the fall, but must be removed immediately after Thanksgiving.

A decorative wreath, preferably of a seasonal nature, can be mounted on the front door, following the mounting procedure outlined above. Also (1) decorative wreath can be placed on a court yard condo fence as per hanging instructions described.

Also, please keep your driveway and entry areas free of decorations to allow room for the snow removal crew to do their work. If those areas are not kept clear, they might not remove the snow from that area, which then makes the removal your responsibility.

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 Benn, Tom Okray and Dave Schoenhaar for volunteering to run for the Board of Directors!



Hats off to... Randy Kreuzer and subs Tom & Marla Jensen who take the garbage and recycling to and from the Villas Clubhouse every Tuesday/Wednesday.



Hats off to... neighbors helping neighbors. Jerry and Reggie Angela regularly drive under-the-weather neighbors to and from appointments and activities.



Hats off to...Once more we recognize Mary Gloudemans for the seasonal decorating of the Club House. If you see her, ask Mary how she gets the Christmas decorating accomplished. It's a good story.



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

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

Changes coming soon...

In the near future, we will be moving many of the condo documents, directories, notes and minutes from the website to AppFolio. This is a more secure and safe location for our sensitive data.

A few things to know.

1. To access these documents, you will need to sign-up for AppFolio.
2. Once signed up, you will be able to access all documents and directories. You will also be able to pay your condo fees through AppFolio, thus making your budgeting easier.
3. Having all sensitive data on AppFolio will also make transitions on the Board of Directors and other committees easier and seamless.
4. **Watch for upcoming AppFolio training sessions** to assist you in signing up and, if you wish, becoming more proficient.

I finally did it!
Bought a new pair of shoes with memory foam insoles. No more forgetting why I walked into the kitchen.

No matter how far you push the envelope, it will still be stationary.

I think senility is going to be a fairly smooth transition for me.

Landscape Committee News

Thanks to all committee members for a positive and productive first season! The committee met monthly, April–October. We walked the grounds taking count of dead shrubs and trees. The removal of dead plants took place in June.

Planning discussions began for the spring 2023 planting. There will be a Villas community wide flowering crab tree trimming/pruning/shaping next season. Our beautiful and valuable trees, are in need of professional care. Lowney's is our landscape contractor who will complete this work. Do not prune the trees on your own!

We continue to plan landscape projects for the next three to five years.

Any questions or concerns you have, please complete a Work Request Form. These forms can be found on AppFolio, Clubhouse library, Villas website, or Landscape Committee member.

Landscape Committee:

Sue Waltman

Mike Huss

Debbie Kogutkiewicz

Gary Bernegger (retired from committee)

Dorothy Nelson

Linda Russo

Laura Leininger

Daryn Drengler - Chairperson

Don't Distract the Workers!

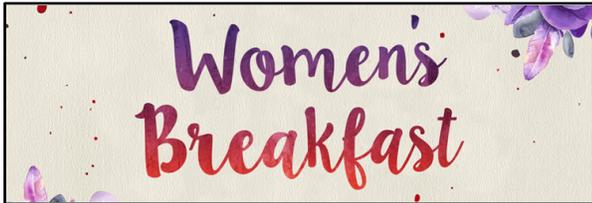
Throughout the year, the Board of Directors and Pfefferle Management have contracted a variety of workers to perform a variety of tasks around the Villas. Please, please, please, for your safety and theirs, do not bother, talk, question, advise, etc., the workers as they do their job. Your voice could distract, bother, or disturb the worker(s) into an unfortunate accident to him/her/you. Do not attempt to tell the worker how to do his/her task as they have been told by the job manager what and how to do a particular assignment. Safety for all is everyone's number one priority. If you have questions or comments as to how the work is being done, please contact Jeff McLaughlin at Pfefferle Management.

Hey Snowbirds!

We know you're out there! Some of you have already filed your flight plans. Now you need to communicate with your home base and let us know what you are up to...

Send your adventures and photos to GaryProfGizmo@gmail.com





Plan to join us for our next monthly
Breakfast Outing

Monday, November 14, 9:00am
The Black Bear Restaurant
1932 N. Richmond Street, Appleton

Need a ride? 8:25am at the Clubhouse
RSVP Kathryn at 920-843-4112

Consider inviting someone new!

Happy HOUR

At the Clubhouse
5:30 Socializing
6:00 Dinner

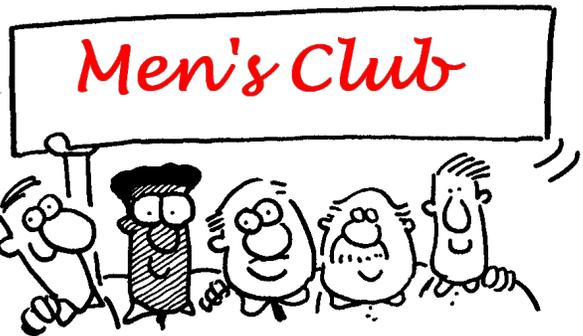
Bring a SMILE, a dish to share and your own
beverage to the Clubhouse.

November 10 Happy Hour

November 24 NO Happy Hour
Enjoy your Thanksgiving

Villas Social Committee
Mary Gloudemans
megloudemans@new.rr.com or 920-419-0438

Upcoming Events:



Tuesdays
9:00 AM
Clubhouse

Donut Schedule

November 1	John Lundquist
November 8	Bill Harvey
November 15	Jeff Jensen
November 22	Bob Nelson
November 29	Breakfast Outing



Christmas Party

**December 10, 2022
Clubhouse 5:00 PM**

Same format as in the past! Bring a dish to pass and a \$10 gift to exchange.

**RSVP REQUIRED.
(Before December 5)**

Mary Gloudemans
megloudemans@new.rr.com or 920-419-0438

More details and gift exchange rules to follow in the December Newsletter.



HELP NEEDED!

Volunteer!!!

We need help with our Happy Hours!

Help is needed to plan and organize our upcoming social events. Please consider offering your help.

Contact Mary at megloudemans@new.rr.com

or 920-419-0438

or Gary at garyprofgizmo@gmail.com



You drop something when you were younger, you just pick it up.

When you're older and you drop something, you stare at it for a bit contemplating if you actually need it anymore.

Previous Events

Annual Halloween Party

Thursday, October 27, 2022





Our Group Activities Continue!



**You know how they
throw the ball into the
crowd after they win
the game? That's not
allowed in bowling.
I know that now.**



Wi-fi went down for five minutes, so I had to talk to my family. They seem like nice people.

My wife says I only have 2 faults. I don't listen and something else...

Life is too short to waste time matching socks.

If you see me talking to myself, just move along. I'm self-employed; we're having a staff meeting.

Camping: where you spend a small fortune to live like a homeless person.

I won't be impressed with technology until I can download food.

I told my wife she should embrace her mistakes... so she hugged me.

Some people call me crazy. I prefer happy with a twist.

Condo Info

HOA Board of Directors

Greg Tate (1) - President

heyofcr@me.com

920-268-8608

David Schoenhaar (3) - Secretary

dwshaar@gmail.com

(920) 840-5605 - Secretary

John Drenkler (1) - Treasurer

drenkler.swe@hotmail.com

920-915-0110

Gary Krueger (2)

Gary@ACVillas.com

920-731-2728

Keith Uhlenbrauck (2)

Keithuhlen@gmail.com

920-366-4815

Tom Okray (3)

tomokray51655@yahoo.com

920-666-4209

() = 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](#)

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
- 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 Loy
2324 E. Sienna Way #28
920.639.0782
tloey@gmail.com



Mike & Jan Sele
2322 E Sienna Way #28
920.574.2953 920.205.3627
920.277.0188
selejm@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
GaryBerm@gmail.com

Sample Photo Directory Page