

# The Villas Newsletter

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

Production Editor - Gary Krueger

APRIL



## Message from the President

Hello residents of The Villas at Apple Creek Condo Community!

Boy, do we have some exciting news to share with you! As of April 1st, our association has decided to implement a new policy that will revolutionize the way we live in our condos. From now on, all residents will be required to wear clown shoes at all times while inside the Clubhouse or in the pool area. Ok, let's not get carried away here, yes, you may remove them while in the pool.

This bold move is not only fashionable, but it will also increase safety and make it easier to identify residents and guests.

We understand that some of you may have concerns about the cost of purchasing clown shoes, but fear not! John Drengler has budgeted for this change and the association will be providing each resident with one complimentary pair of clown shoes in their choice of red, blue, or yellow or the

### April - Tornado Alertness Month

April	1	April Fools Day
April	12	National Night of Radishes
April	18	Squirrel Appreciation Day
April	24	Look Like A Clown Day
April	31	Bonkers Day

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

special combo-color (see below). You may order additional shoes but the cost will be added to your association dues. Please use the format below to order shoes. Please address your email to Gary Krueger (as he is in charge of ordering the shoes) or deposit your request in the dropbox in the office.

We hope that this new policy will bring a touch of fun and levity to our community and make it a more enjoyable place to live. So, put on your clown shoes and let's make our condos the happiest place on earth!

Greg

### Condo Shoe Order Blank

Name \_\_\_\_\_

Address \_\_\_\_\_

Shoe Size \_\_\_\_ Color \_\_\_\_



Name \_\_\_\_\_

Address \_\_\_\_\_

Shoe Size \_\_\_\_ Color \_\_\_\_

Name \_\_\_\_\_

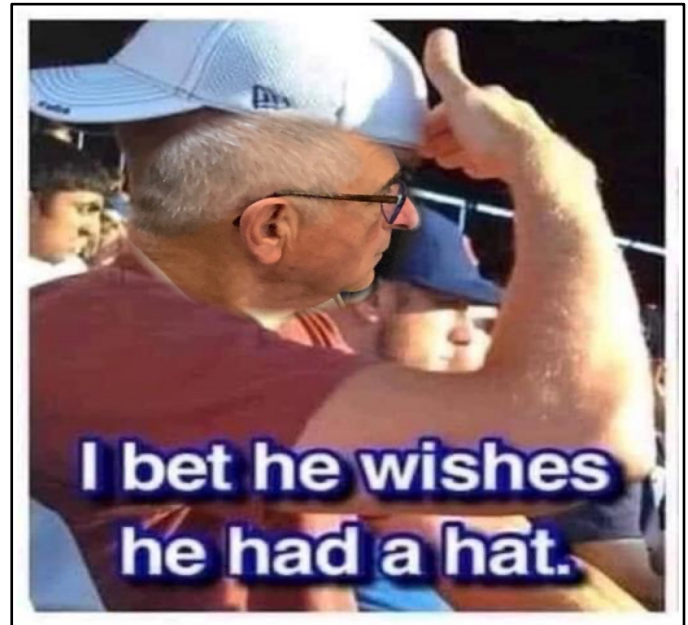
Address \_\_\_\_\_

Shoe Size \_\_\_\_ Color \_\_\_\_

Special Requests or comments:

Please complete this form by April 1, 2023 and deposit it in the Dropbox in the clubhouse.

Note: You are allowed to order one(1) free pair for each person living in your unit. If you wish to order extras, or have more than three people living in your unit, please copy this order blank and complete it for each additional order.



Keith Uhlenbrauck, enjoying the sun at a Spring Training baseball game in Arizona!



Gary and Carla Krueger, enjoying the wildlife on a recent trip to Costa Rica.



## Volunteers Respond in Force!

The March Newsletter request for volunteers garnered a treasure trove of new talent. We now have talent in all aspects of condo life. The next few pages is dedicated to showcasing the new works of our recent newsletter volunteer writers and their fine work in enhancing our newsletter.



### Strong wind blows Fiddler off the roof

by Georgianne Bravick

Crews checking for hail damage on the condo roofs had a bit of a mishap on Wednesday. George Fiddler, a roof inspector, is listed in stable condition after being blown from a roof when a wind shear ripped through the condos just after George climbed

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### Fish on drugs are more likely to drop out of schools, study says

by Tony Bilski

What happens to fish on drugs? Water tainted by traces of discarded drugs could upset the delicate dynamics of the marine environment, scientists say.

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### Poor Jim was starting to think that maybe his mom wasn't coming back

by James Knapstein

How could such tragedy as this happen on the busy streets of downtown Appleton. A young boy was left on the east end of College Avenue for sixty-

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### I was shocked when I found out that my toaster wasn't waterproof!

by Smokin' Mike Sele

Mike Sele stated that he was just being tidy and

Story on page 4-1

Correction: In last month's newsletter's Music Column, we incorrectly referred to Roy Weyenberg as a "terrorist" when it clearly should have been "tenorist." Our apologies for the error.



### Reverend Theune discovers a loophole in his vow of silence!

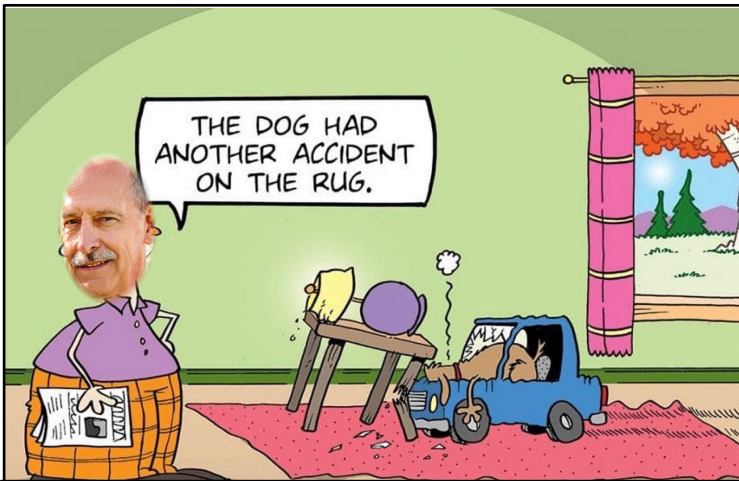
by Bob Theune

It took years of reading the Holy Book but young Bob was not going to give up on his quest to communicate. He dug deep into the

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Even With the aid of performance-enhancing laxatives, Larry was unable to pass his stool.



Tom Okray continues to have difficulties training his dog!





## Woman has been posting her letters in the dog poo box located on nearby Apple Creek Trail for years!

by Staff Reporter

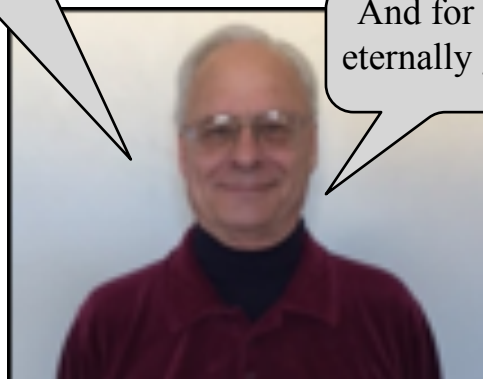
Carole Van Zeeland, who requested to remain anonymous, has confused the dog poo disposal bin for a nearby postbox. Carole always wondered why no one ever wrote back to her. The error was discovered

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Peg, put your hand under his ribs, and I'll squeeze his nose and we'll see if he makes that funny noise again!



After being elected secretary on the BOD, I remembered my high school teacher telling me not to worry about spelling because in the future there will be autocorrect.



And for that, I am eternally grapefruit!

Thanks for teaching me the meaning of -plethora- it means a lot!

Oh man! This is so funny!  
Last night, my good neighbor, Bill,  
came home drunk & banged on his  
own door for like 5 minutes.  
So I went outside and told him he  
wasn't there and he left!!!  
What a doofus!

What's so funny?  
His name is Bill too!



I woke up this morning  
determined to drink less,  
eat right and exercise...  
  
But that was 4 hours  
ago...when I was younger  
and full of hope.



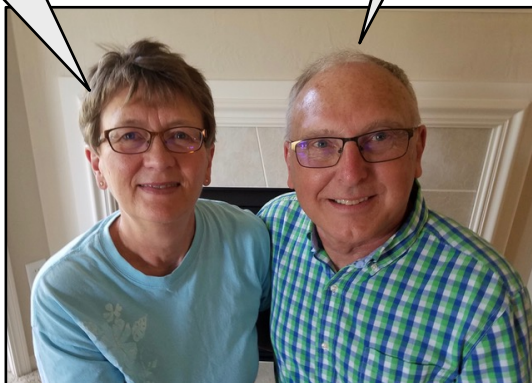
Apparently exercise helps you with  
decision making. It's true. I went for  
a run this morning and decided I'm  
never going again.

## Man loses fingers in freak accident!

by Karen Kneisler

When Merlin lost the fingers  
on one of his hands in a freak  
accident, he asked his doctor if he  
would still be able to write with it.  
His doctor said, "Probably, but  
I wouldn't count on it".

It was my  
left hand, so  
everything is  
all right now!



I Just Love  
April 1st!





# The Villas Newsletter

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

Production Editor - Gary Krueger

This is  
The Real  
Newsletter!

Forget what came before...



## Message from the President

In the days following St. Patrick's Day, Judy and I attended two gatherings in the club house. Both events were well attended, and we were able to talk to neighbors and share food and drink, and stories and laughter into the evening. We so appreciate the chance to get together with others. Even though the calendar says it is Spring, old man Winter refuses to release his grip on our weather. Attending social gatherings such as the two mentioned above certainly brightened our spirits.

Since our Christmas Party, the position of Villas Social Director has been vacant. One person being responsible for all the work and social planning for our neighborhood is a tall order. Therefore, your board is hoping neighbors might consider sharing such duties and easing the time commitment that falls on one person. Beginning in March, you will find a Volunteer Information binder on one of the end tables in our clubhouse. In it you will find events, parties and activities hosted in previous years. Consider signing up to host one of

Continued on page 2.

### April - National Humor Month

April - 1 APRIL FOOLS DAY!

April - 7 National Beer Day

April - 12 Grilled Cheese Sandwich Day

April - 18 Tax Day

April - 23 National Picnic Day

April - 30 National Mahjong Day

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

**President**, from page 1.

these gatherings. You might enlist the help of friends and neighbors. Together all will benefit by your efforts.

Social functions are part of the personality of our community. We appreciate our neighbors. Sharing stories with friends makes everyone's days a little brighter.

Greg

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## Time To Get Involved



Thank you to everyone who has taken the time to volunteer! It's efforts such as yours that make the Villas the wonderful place we call home.

Our volunteer needs continue and in response we have listed all the volunteer opportunities in a **Volunteer Information** folder. You can find the folder in the main room in Clubhouse. Current volunteers are listed along with places for you to sign-up and help fill the remaining vacancies.

Please take the time to look through the folder and help your community.

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## NOTICE:

### TRASH COLLECTION CHANGES

Beginning April 4, 2023 through November 1, 2023, our Rules and Regulations require trash containers to **NOT** be set out prior to 5:00 p.m. the day preceding collection.

## CONDO NEWS



### Board of Directors

## February Board of Directors Open Meeting

April 20, 2023

6:00PM at the Clubhouse

Board of Directors Meeting Minutes can now be found on Pfefferle's AppFolio. They usually will be posted about 15 Days after the meetings.

Also...remember that we have moved the Alphabetical and Photo directories to AppFolio.

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### Remember!

As of January 2023

The condo fees (including water and sewer) are \$383 per month

Being 30 days past due in your association fees, subjects you to a \$50.00 late fee!

Board has approved a \$440/household 'Reserve Build" payment, to be paid by homeowners in full by August 1, 2023.

If you are on autopay the reserve build payment will be drawn automatically on August 1, 2023.

You may pay this before the deadline at any time if you wish. You can do so on AppFolio or by check.





### March Half-Staff Dates

Tuesday, March 28, 2023, in honor of Army Private First Class William LaVerne "Sonny" Simon, a recently identified World War II soldier whose remains have been identified and returned to Wisconsin for burial.

Wednesday, March 29, 2023, until Friday at sunset, March 31, in memory of the victims of the shooting in Nashville, Tenn.

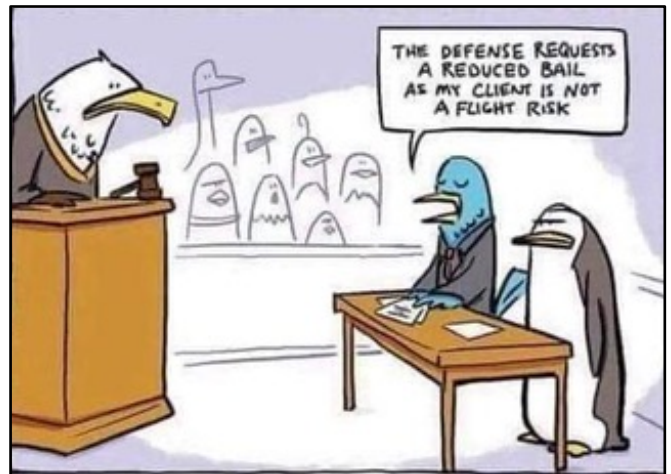
Bill Eggleston & Mike Sele



This is where we recognize good deeds!!! If you have the opportunity to witness any "good deeds", 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 one of our Lady card-playing groups. Recently, these gals placed an attendance requirement for those who wanted to play. The price - the player had to bring along her wedding photograph! What a great idea. The decor of our clubhouse, already fashionable, was somewhat improved upon that particular day.



When I say "the other day," I could be referring to any time between yesterday and 15 years ago!

Being a little older, I am very fortunate to have someone call and check on me everyday. He is from India and is very concerned about my car warranty.

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

## Landscape Committee News

Spring planting of our new shrubs and trees will begin mid-May. Members of the Landscape Committee, alongside Lowney's crew, will place color-coded flags where shrubs will be planted. These shrubs and trees are replacing some of the plants from last season that were removed. Kindly, do not move flags once they are placed.

Please continue to use the 'Work Request Form', for landscape issues. Forms are available on AppFolio. Paper forms are located in the Clubhouse library. Once completed, place in Drop Box outside Jeff McLaughlin's office. Or contact a landscape committee member (we can assist in completing a work request form).

### Landscape Committee Members: 2023

Laura Leininger:

Sue Waltman:

Dorothy Nelson:

Debbie Kogutkiewicz:

Linda Russo:

Mike Huss:

If anyone would like to become a member of the Landscape Committee –

Please contact me, Daryn Drengler, Chairperson  
BEFORE MAY 1, 2023

\*As a gentle reminder\*

Please DO NOT interrupt Lowney's crew to instruct them how to do their job. Workers on our property are using loud machines, and sharp cutting tools. SAFETY is paramount! Please allow them to do their job uninterrupted.



Hey! Snowbirds!

Whatcha been  
doin' ???

Send us a couple'a  
pix of your  
adventures!

Snow Bird season ends  
soon



*Sun City, AZ*

Dale and Martha Lenderts at the Wisconsin Day picnic in Sun City on March 9th. Great music, food, and fellowship with other Wisconsinites!  
Dale and Martha Lenderts



We also went to the Milwaukee Brewers vs Texas Rangers Spring Training game on St Patrick's Day. We cheered them on for a victory, Brewers won 4-3!





**May 6, 2023**

Clubhouse - 3:30PM

The Kentucky Derby Party returns for another run for the Roses, Saturday May 6, 2023! We will gather at the clubhouse about 3:30PM. Please bring a beverage for yourself and a dish to pass.

Once again you will have a chance to wager on the race.

And...

Ladies, a prize for the best hat!!!

*Kentucky Derby Party*



**Upcoming Events:**

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E

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Unfortunately this event will be canceled unless we have some volunteers to oversee a plan to organize this event.

## **EASTER SUNRISE GATHERING AND CONTINENTAL BREAKFAST**

**ALL ARE WELCOME!**

**When: Sunday, April 9, 6:30 - 7:30 AM:)**

**Hosts: Roy & Kathryn Weyenberg, 2412 E. Tuscany**

**Brief Ecumenical (Non-Denominational) Service: Led by Denny Ihde & Kathryn**

**(Easter prayer/song/scripture/sharing)**

**Continental Breakfast: Coffee & juices provided**

**Easter Sunrise services are a tradition for people of many different beliefs. Feel free to consider this option even if you plan to attend a church service later morning. No need to respond, but if possible, we'd enjoy any breakfast bread/fruit/cookies, etc. to share as we continue to welcome in this glorious day! (Note: we MAY begin outside, weather permitting or you may choose to go inside right away.)**

**Happy Easter Everyone**



Plan to join us for our next monthly  
Breakfast Outing

ANGELS RESTAURANT  
1401 E. John St., Appleton  
Monday, April 10, 9am

Need a ride? 8:45am at the Clubhouse  
RSVP Kathryn at 920-843-4112  
Consider inviting someone new!

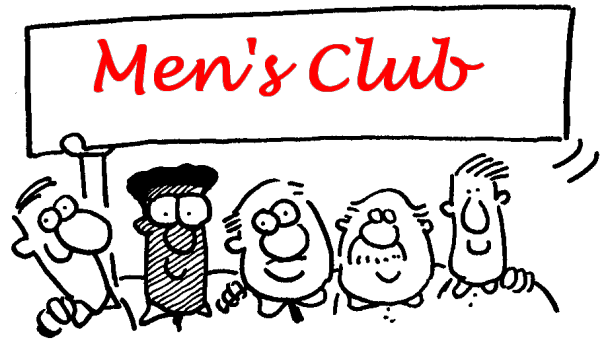
**Happy  
HOUR**

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

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

April 13 Happy Hour

April 27 Happy Hour



**Tuesdays  
9:00 AM  
Clubhouse**

### Donut Schedule

April 4 Bill Benn  
April 11 Gary Bernegger  
April 18 Randy Kreuscher  
April 25 Breakfast Outing



**Announcing  
Summer Dinner Outing  
June 1, 2023**

Watch for details in the May Newsletter.



## Previous Events

### Celebrating Del Watson's Life

In accordance with Del wishes, an evening celebration was held March 18, 2023, at the Villas Clubhouse to send him off with a cocktail party. Jan Watson thanks everyone for their attendance at Del's party.



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### Waverly Beach Dinner Outing

A group of condo connoisseurs gathered March 2, 2023 at Waverly Beach for a night of dining and fun!

Yikes! I hope I can get that thing in my mouth!

Success!!!  
I hope no one is watching.



# Condo Info

## HOA Board of Directors

Greg Tate (1) - President  
920-268-8608

David Schoenhaar (3) -  
Secretary

920-840-5605

John Drengler (1) - Treasurer  
267-244-3139

Gary Krueger (2)  
920-731-2728

Keith Uhlenbrauck (2)  
920-366-4815

Tom Okray (3)  
920-666-4209

( ) = 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  
[leiningerspm@pfefferle.biz](mailto:leiningerspm@pfefferle.biz)  
920-442-1970

Gretchen Davis  
Appfolio/HOA Dues Questions  
[grdavis@pfefferle.biz](mailto:grdavis@pfefferle.biz)  
920-560-5035

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

To reserve "**condo related events**", please contact Gary Krueger 920-731-2728 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
- 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



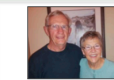
Dennis & Dianne Ihde  
2327 E Sienna Way #33  
920.364.0446 319.939.3624  
319.939.5018  
[dennisdihde@aol.com](mailto:dennisdihde@aol.com)



John & Bonnie Lundquist  
2325 E Sienna Way #33  
920.364.9542 920.585.5608  
[jlmldq1011@aol.com](mailto:jlmldq1011@aol.com)



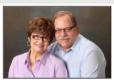
Tom & Deb Locy  
2324 E. Sienna Way #28  
920.639.0782  
[tlocy@gmail.com](mailto:tlocy@gmail.com)



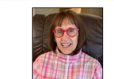
Mike & Jan Sele  
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920.277.0188  
[selejm@aol.com](mailto:selejm@aol.com)  
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920.676.469.7418  
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[jeanhakes@gmail.com](mailto:jeanhakes@gmail.com)



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920.915.4506  
[jknappstein@hotmail.com](mailto:jknappstein@hotmail.com)



Barbara Weir  
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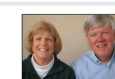
Bev Geiger  
2311 E Sienna Way #34  
920.733.2381



John & Deanna Herzberg  
2307 E Sienna Way #35  
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Sample Photo Directory Page