

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 hope everyone appreciated the beauty of the Villas as our community blossomed during the warm days of Spring. For the second straight year, the flowering crabapple trees were gorgeous. We now make the transition from Spring to Summer. That great babysitter for our grandkids - the swimming pool - opened on Memorial Day weekend. As I take my daily walks through the neighborhood, I see owners washing windows and screens. Folks are outside planting flowers in personal spaces. When watering your flowers and plants, don't forget the aforementioned crabapple trees. During our dry spells, run a finger width of water for about a half-hour to ensure the tree's healthy state. Soon Lowney's will be planting our replacement shrubs. These new plantings will also require your watering attention.

Continued on page 2.

June - National Great Outdoors Month

June	6	Start of Bike Week
June	8	Best Friends Day
June	15	National Beer Day
June	21	World Music Day
June	27	National Bingo Day

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Villas Websites

www.acvillas.comwww.AppFolio.Com

President, continued from page 1.

Your Board of Directors has been busy. We are negotiating a new contract with Lowney's for (are you ready for this?) snow removal. It might not seem important now, but in the not too distant future, well... you get my drift. Pun intended. Our pool committee requested and received permission to purchase a new robotic pool cleaner. In addition to cleaning better, it will extend the longevity of our pool and save us money by decreasing the use of cleaning chemicals. We hope it will also help us alleviate the aching backs of our volunteer workers.

We have received word that the Clubhouse has been found unlocked at various times during the day. We know that such occurrences are not intentional and are surely errors of forgetfulness. Please, if you are the last one leaving building, make sure the doors are locked. One can lock the door by pushing the button on top of the lock. When it starts blinking, turn the deadbolt to the locked position. Wait for a few seconds. When the blinking button stops blinking, check to see if it is locked. You should be good to go. Double check. You've done a good job!

Have a great month of June.

Greg



"The sporting goods store phoned.
You left your hat on the counter."

CONDO NEWS



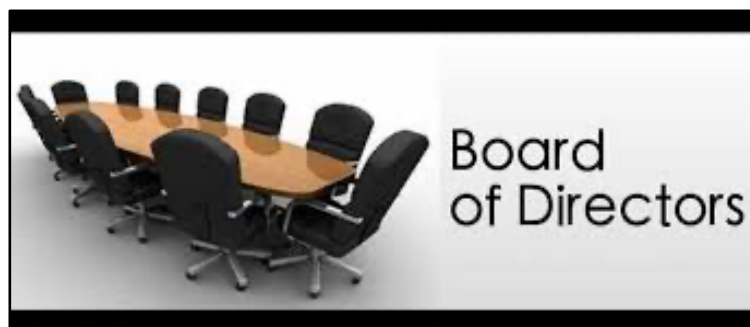
Jeff McLaughlin is our Condo Manager.

Jeff has resumed his onsite Clubhouse hours

Thursdays from 1PM - 4PM

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

Phone: 920-560-5035 or jmclaughlin@pfefferle.biz



February Board of Directors Open Meeting

June 15, 2023

6:00PM at the Clubhouse

IMPORTANT MEEETING NOTICE

The Board will be in Executive session from 5:00PM - 5:45PM for the June 15th meeting
Please do not to show up until after 5:45.

If you arrive early, please use the front door of the Clubhouse and wait in the foyer until you are allowed to enter.



April Half-Staff Dates

1. Friday, May 12, 2023, in honor of St. Croix County Sheriff's Deputy Kaitie Leising, who was killed in the line of duty.
2. Sunday May 14, 2023, in honor of Hmong-Lao Veterans Day.
3. Monday, May 15, 2023 in Honor of Peace Officers Memorial Day.
4. Saturday, May 27, 2023, in honor of Navy Seaman Second Class David Joseph Riley, who lost his life in the attack on Pearl Harbor and whose remains have been identified and returned to Wisconsin for burial.
5. Monday, May 29, 2023 commemorates the men and women who died while in the military service.

Bill Eggleston & Mike Sele

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://pfefferlemanagement.appfolio.com/connect>

Gretchen Davis
Accounting Manager



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 the volunteer members of the Landscape Committee for their good work in placing flags for the plant replacement project. Your time and efforts are appreciated.



Hats Off to Merlin and Karen K. for helping "less flexible" neighbors plant flowers. Your kindness and effort bring smiles, appreciation, and add to the beauty of our neighborhood.



Hats Off to John L. Years ago, our crabapple trees were not looking too healthy. This neighbor studied the problem, met with Lowney's, and arrived at an intervention treatment. With the aid of owner watering and timely rains, our trees have recovered and have looked fantastic the last two Springs. Thanks to all. (Did you know that we have 5 different species of crabapple trees in the Villas?)

Clubhouse Rental Changes

F.Y.I.

In the near future, the Clubhouse rental form will be changing. Rental fees and security deposits will be made through Pfefferle's AppFolio. Watch for more information as this new method is put into effect.

Landscape Committee News

Lowney's will plant our new shrubs this month. The Landscape Committee placed flags where shrubs will be planted around our homes. Please do not move flags.

An email will be sent with watering instructions, as soon as the shrubs are in the ground. We encourage every resident to water these new shrubs according to instructions. Please help your neighbor if they are not able to do the watering. Let's do our best effort to keep our new shrubs growing.

And thanks again to the Landscape Committee volunteers that devote their time and efforts for the beautiful "green" enhancements to our community!

Daryn Drengler
Dorothy Nelson

Laura Leininger
Debbie Kogutkiewicz

Sue Waltman
Linda Russo

A couple of gentle reminders...

-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.

-Remember to continue to use the 'Work Request Form', for landscape concerns. Forms are available on AppFolio. Paper forms are located in the Clubhouse library. Once completed, place in drop box, outside Jeff's office in the Clubhouse.

UPDATED POOL CREW LIST

Please thank these volunteers of the Pool Crew! They are the reason that the pool can be open for your summer recreation. Woo Hoo! Pool Crew!

Larry Ciriacks (Waterboy)

Della Davey

Bill Harvey

Bob Barlament

Dan Dickmann

Dennis Ihde

Hank & Noreen Boselie

Daryn Drengler

Merlin & Karen Kneisler

Wayne Bulin

Richard Gonnering.

Dick Ohme

Hey, Gary, where can I find...?

I hear this often. So...to help you out...here is a listing of what's where. This would be a good page to print out, then cut on the dotted lines and then locate in a convenient place so you will have this information handy at all times.

What's on AppFolio

Resident Directories -Photo and Alphabetical.
Board of Directors Meeting Minutes
Architectural Review Requests
Maintenance Requests -Forms & online requests.
Financials - Budgets etc.
Condo Documents -Rules, declarations, bylaws.

What's on www.ACVillas.com

The Official Calendar.
Clubhouse Reservation Form.
Preliminary Work Request Form.
Exterior Improvement Application.
Other forms and applications.
Board of Directors.
Board of Directors meeting schedule.
Condo Committees.
Printable Villas Map.
Welcome Booklet 2023.
Rules & Regulations September 2022.
Newsletters (from present to six months ago).
Library Book List
Social Groups.
And more...



"I'd say it's your gall bladder, but if you insist on a second opinion, I'll say kidneys."



"From your X-ray, I'd say you eat too fast."

Women's Breakfast



Plan to join us for our next monthly
Breakfast Outing

Monday, June 12, 9:00am

Maple Tree Restaurant & Pancake House

2106 S. Oneida St, Appleton

RSVP to Kathryn 920-843-4112

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

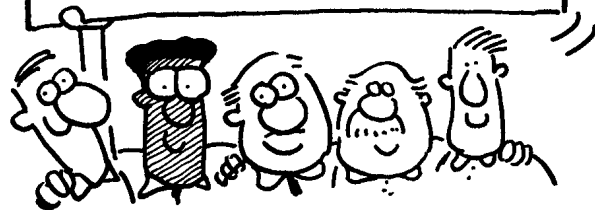
Bring a SMILE, a dish to share and your own
beverage to the Clubhouse.

June 8 Happy Hour

June 22 Happy Hour

Upcoming Events:

Men's Club



Tuesdays
9:00 AM
Clubhouse



Donut Schedule

June 6 Richard Gonnering

June 13 Mike Huss

June 20 John Lundquist

June 27 - Breakfast Outing



Previous Events

Overheard at the Fireside Theater

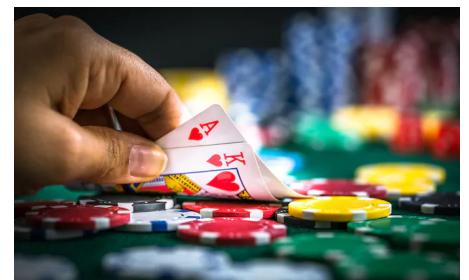
"Why is it that only women attended the play
"Grumpy Old Men"?"



Texas Hold'em is alive and well...



But...This is NOT a poker face!





Condo For Sale

If your friends are looking to purchase a condo at the Villas, one will be on the market this summer.

The Canterbury at 2109 E. Milestone with 1900+ square feet will be for sale soon. For more information, please call Joan Dobberstein at 920-836-2108.

MISCELLANEOUS ITEMS



Photo by Dorothy Nelson

Our robins will try to nest just about anywhere! The Weyenberg's van seems like a good spot!!!



Photo by Helen Kortz



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
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 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 event**", 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 "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

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

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



Dennis & Dianne Ihde
2327 E Sienna Way #33
920.364.0466 920.939.3624
319.939.5018
dendotidhde@aol.com
Pfefferle Management, Inc.



John & Bonnie Lundquist
2325 E Sienna Way #33
920.364.9542 920.585.5608
jlundq1011@aol.com



Tom & Deb Lucy
2324 E. Sienna Way #28
920.639.0782
tlucy@gmail.com



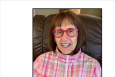
Mike & Jan Sele
2322 E Sienna Way #28
920.574.2953 920.205.3627
920.277.0188
selejm@aol.com
jnsele2@yahoo.com



Jim & Jean Hakes
2320 E Sienna Way #28
920.574.2781 920.378.1133
920.678.469.7418
jhakes1@gmail.com
jeanhakes@gmail.com



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



Barbara Weir
2313 E Sienna Way #34
414.303.9709
barbweir2@yahoo.com



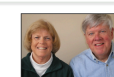
Dale & Martha Lenderts
2311 E Sienna Way #34
414.801.6571 414.339.4902
Printerman@wi.rr.com
marthalenderts@gmail.com



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
dontowle@icloud.com



Bill & Leslie 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