

# The Villas Newsletter

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

Production Editor - Gary Krueger



## Message from the President

The little rain we received Monday of the last week of June has helped our watering needs. Our grass is slightly greener and Judy's flowers are not quite as droopy. I need to thank each and every one of you who answered our call to water not only newly planted trees and shrubs but every plant, shrub, and tree. A special THANK YOU in capital letters to those of you who helped neighbors with this task. When walking Mr. Bailey early in the morning, it was not unusual to see a hose left on the sidewalk from the previous evening's waterings. Why put it away when we/you are going to repeat the process the next day? I get it. Remember, we have not yet reached the middle of summer. There will be more hot, dry weather. We hope you respond as positively in the future.

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## Villas Websites

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

[www.AppFolio.Com](http://www.AppFolio.Com)

**President**, continued from page 1.

We need to talk about our pool. This is one of the gems of our community. It is a gathering place for neighbors and friends and families. It is the great babysitter for our grandkids. It has been brought to our attention that some of our visiting families are swimming without the presence of the condo owner. It is imperative that the owner be present to observe and supervise. Save energetic splashing and cannonball dives for the lakes, beaches, and public pools. On hot days, it is good to replenish fluids. But glass containers are especially a taboo. Can you imagine someone cutting themselves on broken glass? All pool users have a responsibility to make gathering in our pool area a positive experience for all.

It is only the beginning of July. Time, however, goes much too fast. It is not that long before our October general meeting. At that time we will be electing new board members. It is not too early to consider running for a vacancy. There are so many qualified, talented people living here. Give it some thought.

Greg



Ashi Tannan 2330 E. Tuscany Way

## CONDO NEWS



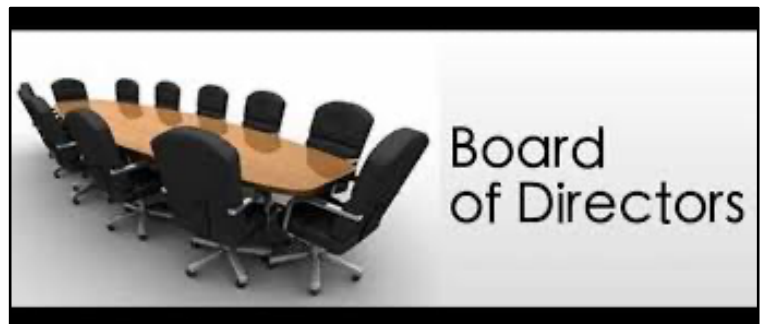
Jeff McLaughlin is our Condo Manager.

**Jeff has 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](mailto:jmclaughlin@pfefferle.biz)



**Board of Directors Open Meeting**

**July 20, 2023**

**6:00PM at the Clubhouse**

### **IMPORTANT MEEETING NOTICE**

The Board will be in Executive session from 5:00PM - 5:45PM for the meeting. Please do not arrive 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.

### **\*Important Reminder\***

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

## Clubhouse Rental Process has Changed

Please read the following new procedure for renting the Clubhouse.

The Clubhouse rental form has changed. Rental fees and security deposits will now be made through Pfefferle's AppFolio App. As of now, by signing the rental form, you are agreeing to have the rental fee of \$75 charged to your HOA account. If the clubhouse is not returned to its prior condition by 7am the following morning after your rental, your HOA account will also be assessed up to \$175 for the security deposit.

If any additional funds exceeding the \$175 security deposit need to be withheld, due to not returning the clubhouse to its prior condition or causing damage, you will receive a detailed statement of the charges and they will be applied to your HOA account.

The new forms can be found on Appfolio and on our website ([www.ACVillas.com](http://www.ACVillas.com)).



### Half-Staff Dates

## The Flag was not lowered in June

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 to the Landscape Committee!** Not only did we get our shrubs replaced but the proactive approach for future watering (both email & hard copy) is wonderful.

🎩 **Hats Off to the volunteers who cleaned the pool furniture!** Bill E, Larry C, Hank B, Tom J, Denny I, Bill H. and Richard G.

🎩 **Hats Off to all the neighbors** who helped other neighbors with watering newly planted shrubs/trees.

🎩 **Hats Off to Dick and Denise H.** for planting and maintaining the flower bed in front of the club house. Much appreciated.

🎩 **Hats Off to our pool volunteers.** A special Thanks goes out to those who helped move, power wash, and return our pool furniture to its proper place. Kudos.

🎩 **Hats Off to our new pool cleaning robot.** The pool is cleaner, and he climbs walls and steps. I wonder if he does windows?

🎩 **Hats Off to Bonnie C.** for coordinating an off site dinner. It was very well attended and everyone had a great time. Consider hosting such an event. Good food, good friends, a beverage or two . . . that's a recipe for success!



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## Landscape Committee News

Lowney's crew completed planting new shrubs and trees. For 3 days the crew worked in hot & dry conditions. Thanks to Cameron, Trevor, Sawyer, Chayce, and Ernie for their outstanding work.

Thanks to the Villas Landscape Committee members, for working to organize this big project.

Please continue to water new plants according to watering guide. Watering new plants is important, especially the first month, whilst the roots are getting established.

Flags will remain where new plants were installed for one month. Starting Monday July 24, Landscape Committee members will assess new plants, and remove flags.

Our next project is creating a 3-5 year plan for landscape improvements. We will continue to inform residents as plans progress.



We appreciate residents using the AppFolio Work Orders, to notify us of landscape issues. Communication and resolution of issues has improved.

*\*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.

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## Fence Issues

1) Although some movement has happened over the last winter season in 2022, the Wood Fence posts are not going to have the tops cut off, pounded down and screwed back down this year. We are looking at a better long term solution where the posts are modified (cut shorter) and then rest on an added concrete patio slab expansion. The three patios that have their wood posts on the slab when built in the last few years, do not have any frost heaving at the wood fence posts. I will be working on costs to modify the patios that have had frost heave at the posts. I hope to have the costs approved by the board and at least one patio completed before winter of this year. If the example works to eliminate frost heave over the winter, several others will be modified in spring of 2024.

2) The Vinyl Fencing that has had frost heave in 2022 has not been forgotten. The original vender that had fixed the concrete foundations that the fencing sat on will not do any more that way. It was costly to him and he did not come out financially. We are presently seeking other vendors that are willing to fix the foundations or we will be forced to go with one that will require taking the old fencing down and then fixing or pouring new foundations and then installing brand new vinyl fencing at the problem locations.

PLEASE NOTE: The Board is aware of both type of fence issues being on the work orders. The Villas's Walk-Around took place about a week ago and all fences that fit these issues (item #1 or #2 above) are already included on the list. Therefore, there is no need to be submitting new work orders for these corrections.

Lee M. Leininger, Project Manager

## Reminders to pool users!

If you need to enter the Clubhouse, please do so through the restroom doors. Also, if you use the restrooms, please be sure that any paper towels and other refuse are put into the trash receptacles and excess water on the floor is dried to prevent slipping accidents. Leave it cleaner than you found it. Your cooperation is greatly appreciated.

## Please remember that the pool is not a drop-off place for your guests.

The pool is for the exclusive use of the Unit Owners and their guests. **Guests are limited to four (4) per Unit, and must be accompanied by a Unit Owner or occupant at all times.** Any person who cannot be identified as a Unit Owner, or who is not accompanied by a Unit Owner, can be asked to leave the pool area.



Ole Grandma Snapping Turtle back once again to lay eggs.







Plan to join us for our next monthly  
Breakfast Outing

Monday, July 10, 9AM



500 E. Wisconsin Ave, Appleton

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

# Happy HOUR

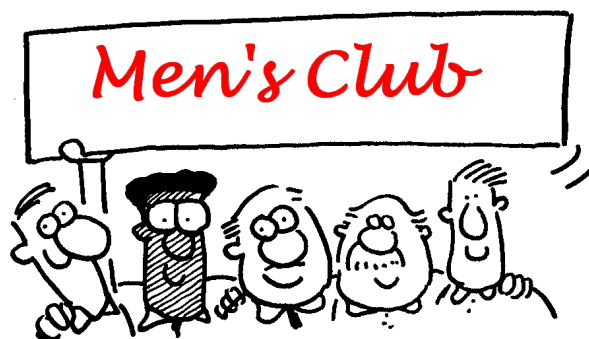
**At the Clubhouse**  
**5:30 Socializing**  
**6:00 Dinner**

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

July 13 Happy Hour

July 27 Happy Hour

# Upcoming Events:



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



## Donut Schedule

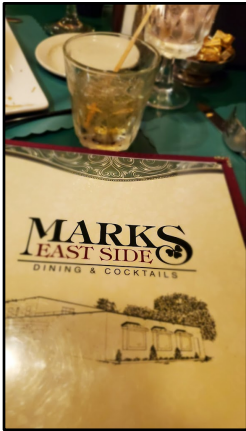
July 4 -NO MEETING-

July 11 Bill Harvey

July 18 Jeff Jensen

July 25 Breakfast Outing





# Fall Dinner Outing September 7, 2023 Marks East Side



Details in the August Newsletter.

## Previous Events



June 14, 2023 the Women's group took a trip to Holland (OK... Little Chute ) for a tour of the windmill. Fun day!



This big guy was showing off to a hen in our yard on Sienna Way!







## Dinner Outing at Pullmans

June 1, 2023







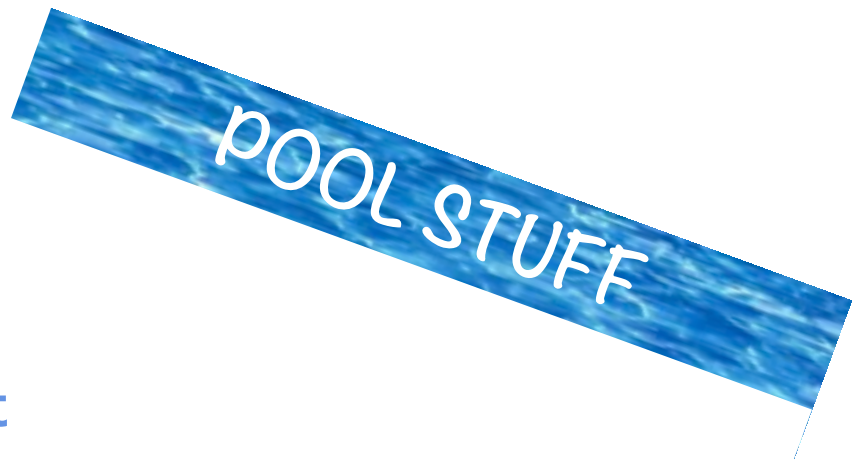
I am the  
CHAIRman!

No! I am the  
CHAIRman!

## Pool Lounge Chair Cleaning

This "trustworthy crew" of volunteers cleaned the pool lounge chairs.

Bill E, Larry C, Hank B, Tom J, Denny I. and Bill H. Richard G.



## Name The Robot Contest

Our Pool Crew has a new robot to assist in cleaning the pool! What a great addition for our hard-working volunteers. There is one small problem...the robot doesn't have a name!

### Name the Robot!

The Pool Crew will sift through the entries and determine the winning name.

Send your entries to [gary@ACVillas.com](mailto:gary@ACVillas.com)

### The winner will receive:

- A one year free pass for two for the Villas Pool!
- Two full years free subscription to The Villas Newsletter!
- One full year of free Happy Hour access!



Poor little Nameless M-600 Pool Robot

# 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  
[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 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 event**", you must contact Jeff McLaughlin of Pfefferle's office (920-560-5035) or ([jmclaughlin@pfefferle.biz](mailto:jmclaughlin@pfefferle.biz)).

### "Clubhouse Reservation Form"

A required rental fee of \$75 and a refundable deposit of \$175 is required and will be handled through your AppFolio account. The form is conveniently located on the website under "Management" and also on Pfefferle Management's Appfolio. Please read and understand the new rental form.

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  
920.364.0466 920.939.3624  
319.939.5018  
[dendotidhde@aol.com](mailto:dendotidhde@aol.com)  
Pfefferle Management, Inc.



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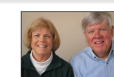
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Sample Photo Directory Page