

The Villas Newsletter

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

Production Editor - Gary Krueger



Message from the President

Our relentless summer continues. Temperatures in the eighties and nineties. A lack of rainfall compounds our problems. It is so sad to watch our grass brown and our ponds evaporate. Our flowers, shrubs, plants, and trees need water. Every time I see a neighbor watering, I shout out a greeting of thanks, "Thank You for Watering". This year, not only are our crabapple trees stressed, so are our lindens lining Tuscany and Sienna. The trees are healthy, however, the weather is causing them to go dormant early. Studies from the agriculture departments at both Iowa State and Michigan State show that when leaves turn brown and fall, photosynthesis stops. This is the process that provides the tree with vital nutrients. If possible, please run a hose to the lindens and give them a good drink of water several times a week.

Continued on page 2.

In This Issue

Condo News	1-5
Hats Off	3
Upcoming Events	4-5
Previous Events	6
Name the Robot Contest	6
Miscellaneous Items	7
Condo Stuff	8

Villas Websites
www.acvillas.com
www.AppFolio.Com

President, continued from page 1.

By now, you probably are aware that we have worked out a plan with Pfefferle to cover the additional cost of paying your fees via Appfolio. The management software company was raising its user costs by \$2.50 per transaction. Your Board of Directors and Pfefferle agreed to only charge each unit \$1.00 per transaction which, for the remainder of the year, will be covered by our HOA fees.

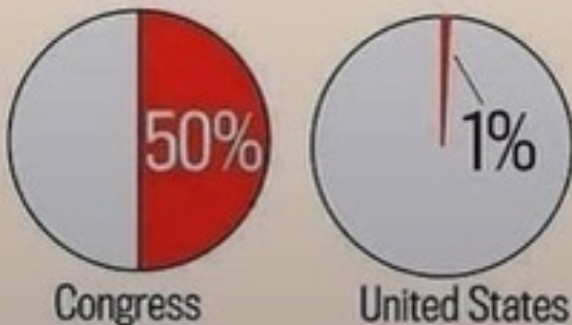
I look forward to seeing you on my walks with Mr. Bailey. I enjoy our talks. I also look forward to cooler temperatures and good soaking rains. Hopefully, I will get my wishes very soon.

Greg Tate

Important Reminder

Last October the Board approved a \$440/ household "Reserve Build" payment, This was to be paid by homeowners in full by August 1, 2023. If you did not pay, contact Pfefferle.

Percentage of Millionaires



Let that sink in and tell me again how you become a multi millionaire earning \$174,000 annually?

CONDO NEWS



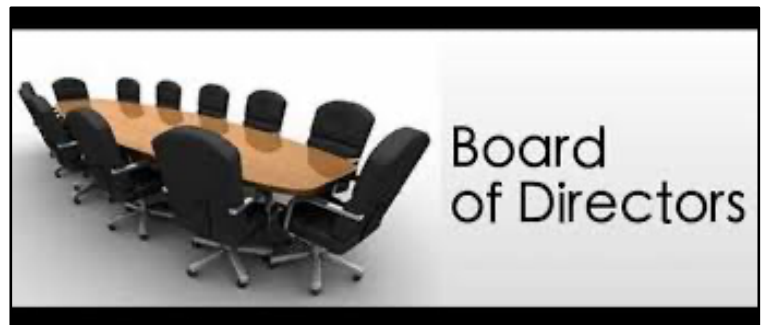
Jeff McLaughlin is our Condo Manager.

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



Board of Directors Open Meeting

August 17, 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.

AppFolio's Transaction Fee Explained

Pfefferle has a contract with AppFolio and that contract allows AppFolio to charge a fee for processing payments. A transaction fee of \$2.49 can be added to a resident's payment, or our association can pay a monthly fee of one dollar per unit to be paid monthly indirectly through Pfefferle. The decision to pay the one dollar per unit was made on The Villas behalf by Pfefferle (and agreed to by The Villas BOD) because it will be the least expensive and will NOT result in any owner being charged individually for routine transactions.




Half-Staff Dates for July


1. Friday, June 30, 2023, in honor of Private First Class Clinton P. Koloski, who lost his life conducting combat patrol near Obermuhlthal, France, during World War II and whose remains have been identified and returned to Wisconsin for burial.
2. Saturday, July 22, 2023, in honor of former State Rep. Michael Endsley, who passed away peacefully on July 13, 2023, at 61 years old.


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 or Greg Tate 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** all of our neighbors who water their plants and trees. I know we're not supposed to leave hoses out after using them but, when I see a hose leading to a tree or shrub, I can't help but appreciate your efforts. Thank you.

 **Hats Off to** our Landscape Committee and Daryn D. It seems as that you never quit working to beautify our neighborhood. Kudos to all of you for your tireless effort.

 **Hats Off to ALL** the volunteers who unselfishly give of their time to keep the Villas an active and vibrant place to live. Thanks!



Women's Breakfast

Plan to join us for our next monthly
Breakfast Outing



2300 E. Main St., Kaukauna
Monday, August, 14, 2023
9AM

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



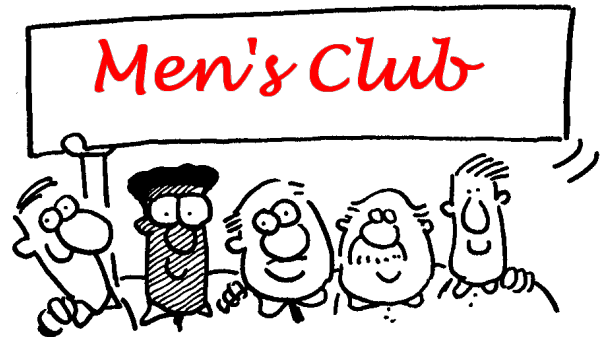
5:30 Socializing
6:00 Dinner

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

August 10 Happy Hour

August 24 Happy Hour

Upcoming Events:



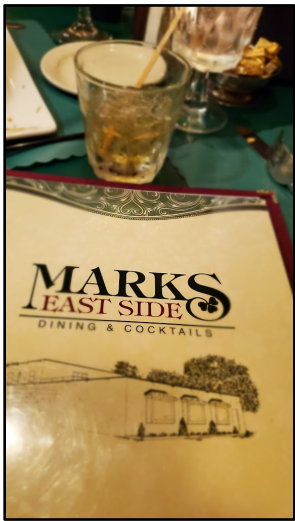
Tuesdays
9:00 AM
Clubhouse



Donut Schedule

August	1	Ray Allar
August	8	Bob Nelson
August	15	Hank Boselie
August	22	Larry Ciriacks
August	29	Breakfast Outing





Fall Dinner Outing

September 7, 2023

Marks East Side

Cocktails at 5:30PM

Dinner at 6:00PM

Order off condensed menu

RSVP by Friday, September 1, 2023

Carla Krueger at 920-209-9390
or Carlak2403@icloud.com

Join the fun!



Villas Annual Golf Outing

Monday, September 11, 2023

Nine holes at Reid Municipal Golf Course

Tee Time 1:30PM

9 holes: walking is \$15.00, riding is \$25 per person

Dinner at Pullmans 5:30 (Prizes to follow dinner)

Happy Hour begins when you arrive!

Order off the menu

RSVP (For golf and/or dinner) by **August 18, 2023**

Please call Jim /Sue @ 920-733-2766 or Bonnie/John @ 920-364-9542



Non-Golfers?!

YES! Even if you are a non-golfer, please join us for happy hour and dinner at Pullmans! RSVP required.

Previous Events



On July 5th, following Villas Men's golf at Autumn Ridge Golf Club, the crew met at Waverly Beach. Yup, it was Hawaiian shirt theme for golf that day! A fun and delicious time.



POOL STUFF

Name The Robot Contest RESULTS

Our new robot assistant for cleaning the pool finally has a name!

The submissions from our residents were evaluated by the pool crew.

And now...the envelope, please!

The winner is Larry Ciriacks, who submitted the name Romeo, because he roams the entire pool surfaces and we love him for doing a great job.

Congrats, Larry!

Lucky Larry will receive the following.

- 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!



MISCELLANEOUS ITEMS

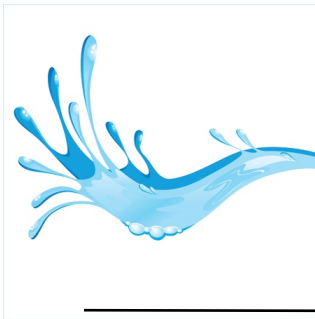


Pond #5 on Easter Sunday at daybreak.



Pond #5 last week!

From pond to puddle! If you want to see what climate change has done locally, go to 2412 Tuscany Way. Roy Weyenberg will be offering tours of the new Villas Grand Canyon on Monday, Wednesdays and Fridays. Please note: All whitewater rapids trips have been canceled.



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).

"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 Pfefferle Management's Appfolio and also on our website under "Management". Please read and understand the new rental form.

To reserve "**condo related events**", please contact Gary Krueger 920-731-2728 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
- Dominos - Every Sunday
1:00 PM



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



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



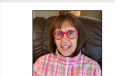
Mike & Jan Sele
2322 E Sienna Way #28
920.574.2953 920.205.3627
920.277.0188
selejm@aol.com
jnsele@aol.com



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
jknappstein@hotmail.com



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



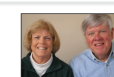
Dale & Martha Lenderts
2311 E Sienna Way #34
414.801.6571 414.339.4902
Printerman@wi.rr.com
marthalenderts@gmail.com



John & Deanna Herzberg
2307 E Sienna Way #35
920.279.9111 920.279.1423
jdherzberg@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