

The Villas Newsletter

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

Production Editor - Gary Krueger



Message from the President

Whether we like it or not, our summer is coming to an end. Of course, our grandkids know all too well that the beginning of school is just around the corner. Have you noticed shadows getting longer earlier? Days are shorter. We may have some warm weather but, we also have cooler days. We have all been down this road many times. The season is changing and autumn is just ahead.

In the good news department, recent rains have “greened up” our lawns and refilled our ponds.

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Villas Websites

www.acvillas.com

www.AppFolio.Com

President, continued from page 1.

Your BOD (Board of Directors) is scrambling to complete repairs and capital projects. It is extremely difficult to find painters, concrete workers and laborers to work on patio fences. Project manager Lee is constantly searching for such contractors. We keep our fingers crossed that his efforts will pay off and soon all work orders will be filled and completed.

So, enjoy this transition time as Wisconsin's seasons change and we enjoy being outside. Stop, wave, smile and say hello as Mr. Bailey, Judy and I go walking through our beautiful neighborhood.

Greg Tate

Landscape Committee News

The Weigela shrubs have been hard pruned by Lowney's crew. Thank you to our Lowney's professionals, Emily, Bailey, Katarina, and Rosia for their hard work.

Our Weigela shrubs needed this hard pruning, in order to promote healthy growth. It's difficult to see the change in size and shape of these shrubs. Spring 2024 we will once again have beautiful new healthy growth.

Please keep in mind, all our shrubs need to be trimmed off of the buildings, lower than or at window height for security, away from fences and air conditioners, and back from walkways for safety.

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.

CONDO NEWS



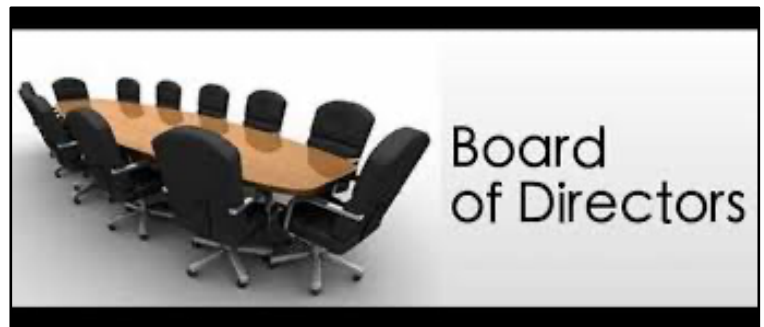
Jeff McLaughlin is our Condo Manager.

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

September 21, 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.



This message is a call for candidates to run for election to become members of the Villas' HOA Board of Directors.

The Board consists of six members. Each year two members will be elected to serve a three-year term to replace those whose terms are expiring. The election will take place during our fall general meeting scheduled for October.

The two members whose terms are expiring are Greg Tate and John Drengler.

Open meetings are held monthly. The Board's primary duty is to be good stewards of the community's finances, which includes budget preparation and expenditure authorization. Further duties are responsibility for possible changes to our Rules and Regulations, review of homeowner change requests, complaint and problem solving, and oversight of our various committees.

General qualifications:

- 1.) Full-time residents are preferred to make meetings easier, but with various electronic means of communication available, "snow birds" can become candidates.
- 2.) Incumbent members are eligible to run for successive terms.
- 3.) Each homeowner unit will vote for up to two candidates. Over-voting will void that ballot.
- 4.) As in the past, proxies can be assigned. There are no provisions for absentee ballots.
- 5.) Additional nominations can be made at the meeting and ballots will provide for that and/or write-ins.

The next step is to write a one hundred word (approx.) bio of yourself, describing why you have interest in becoming a Board member and your pertinent capabilities. Send the bio to Gary Krueger by September 26, 2023. This is to provide adequate time for ballot preparation and the October newsletter posting.



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 ???

There are too many to name here and we do not want to leave anyone off this list, but special "thanks" to those set up before and clean up after our gatherings in the club house. To everyone - you are so appreciated!

Hats Off to our golf organizers! The golf season will soon come to an end and we need to send kudos to . . .

- **Jim "The Commish" Knapstein** for organizing men's golf.

- **Debbie Kogutkiewicz and Nancy Danielson** for organizing the women golfers

- **Sue Knapstein and Bonnie Lundquist** for organizing the Villas' Golf Event.

Hats Off to Bill Eggleston for all his care and prep work for every Happy Hour/Potluck event! He never complains even though the tips are lousy - hugs and many thanks will have to do, Bill!

Half-Staff Dates for August

Wednesday, August 23, 2023, in honor of U.S. Army Corporal Donald L. DuPont, who lost his life in the Korean War and whose remains have been identified and returned to Wisconsin for burial.

Bill Eggleston & Mike Sele



Plan to join us for our next monthly
Breakfast Outing
Monday September 11, 2023
9:00AM



1932 N. Richmond Street

Need a ride? 8:45am sharp at the Clubhouse
RSVP Kathryn at 920-843-4112
(Text or call)
Consider inviting someone new!



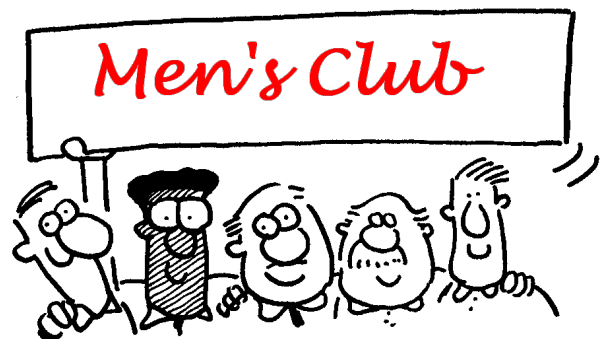
5:30 Socializing
6:00 Dinner

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

September 14 Happy Hour

September 28 Happy Hour

**Upcoming
Events:**



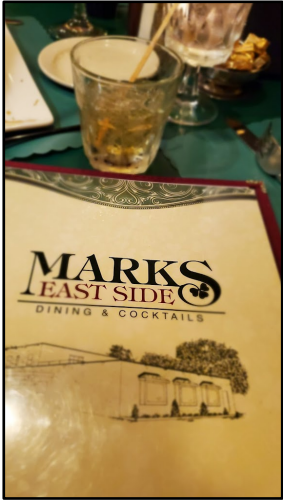
Tuesdays
9:00 AM
Clubhouse



Donut Schedule

September 5 Dale Lenderts
September 12 Roy Weyenberg
September 19 George Arno
September 26 Breakfast Outing





Fall Dinner Outing

Fall Dinner Outing Reminder

September 7, 2023

Cocktails at 5:30PM

Dinner at 6:00PM

RSVP deadline is **TODAY**

September 1, 2023

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

POOL STUFF

Sad News!

The pool will be **CLOSED** soon for the
2023 swimming season.

September 5, 2023 is your final chance
to take a dip in the pool!

Villas Annual Golf Outing

Reminder...For all golfers who have signed up before the
August 18, 2023 RSVP deadline!

The event is taking place Monday, September 11, 2023

at Reid Municipal Golf Course

Tee Time 1:30PM

Dinner (5:30) and prizes to follow at Pullman's



2206 E. Tuscany
Timothy Young

2218 E. Tuscany Way
Kurt & Jackie Eggebrecht

2109 Milestone
Don & Mary Wackwitz



**Guess who kept everyone
awake last night?**

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
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Pfefferle Management, Inc.



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Tom & Deb Lucy
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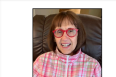
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Sample Photo Directory Page