

The Villas Newsletter

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

Production Editor - Gary Krueger



Annual Meeting 2022

Message from the President

I love taking walks with Mr. Bailey this time of year. The Villas is always beautiful; especially, with the change of seasons. Love the splash of color in wetlands to our north. The greenery lining Apple Creek to our south is doing its color scheme change. Even the trees lining Milestone turn gold and crimson. I find it interesting that it seems more neighbors are out and about in their yards and patios attending to

colorful mums and other plants. We stop and talk to folks more frequently. Our walks, while the same distance, take longer to complete.

Continued on page 2.

In This Issue

Condo News	1-5
Emergency Awareness	3
BOD Candidates	4
Upcoming Events	6-7
Planned Social Events	7
Previous Events	8-10
Condo Stuff	11

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

President, continued from page 1.

Your Board of Directors is doing its autumn thing too. Around the neighborhood we are completing left over summer projects. Lowney's has groomed our berms. The clubhouse will be getting a new roof. The pool has gone into hibernation. A few patios are getting new fences as our budget allows. Speaking of our budget, the BOD is finalizing the budget for 2024 and will present the document at the annual owners' meeting on October 19th. We will also be voting for new board members to replace those leaving their position. Hey, one of those guys is me!

I feel like one of the ghosts in the Charles Dickens novel "A Christmas Carol". Their line of, "My time among you grows short," seems to relate to me. But, I won't be going away. First, I will be joining an exclusive club of ex-Villas Presidents. The membership includes Ron Colling, Bonnie Clow, Anita Jensen, Sue Trams, Mike Bauer, and soon, yours truly.

After my presidency, Judy and I will develop a social committee to oversee clubhouse social gatherings for our neighbors.

And with that, I look forward to writing more explanation in the November newsletter.

Greg T.

ONE WAY TO FIND OUT IF YOU
ARE OLD IS TO FALL DOWN IN
FRONT OF A LOT OF PEOPLE. IF
THEY LAUGH, YOU'RE STILL
YOUNG. IF THEY PANIC AND
START RUNNING TO YOU,
YOU'RE OLD.

To my children:
Never make fun
of having to
help me with
computer stuff.

I taught you how
to use a spoon.

CONDO NEWS



Jeff McLaughlin is our Condo Manager.

Jeff has onsite Clubhouse hours

October is the last month for on-site office hours

Thursdays from 1PM - 4PM

October is the last month for on-site office hours

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

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



IMPORTANT MEETING NOTICE

October 19, 2023

6:00PM

**Board of Directors
Annual Meeting**

Home Owners Association Annual Meeting

Thursday
October 19, 2023
6:00pm



Procedure

The meeting will take place at the Clubhouse on October 19, 6:00pm. This is an important meeting and we need a quorum (77 of the 152 owners) to enable voting for Board of Directors. A quorum is achieved by attendance at the meeting or a signed proxy by an owner who will not be in attendance. Proxy votes and other information will be mailed to each owner within the next couple of weeks. If a quorum is not reached, no action can be taken.

A proxy should specify who the owner has designated to cast their vote. The person designated will then cast the vote (in addition to their own vote). The person casting the proxy vote is under no obligation to vote for the person designated by the absent owner. They have the complete authority to vote any way that they deem appropriate. From a practical perspective though, they have probably been told the wishes of the absent owner and will vote appropriately.

We need to have residents **attend** the meeting in person or assign their **proxy** vote to a trusted neighbor before the annual meeting in order to conduct business!

As of this printing of the October Newsletter, we have two **candidates** for the two vacancies on the HOA Board or Directors.

If you wish to be placed on the ballot please contact Greg Tate or Gary Krueger ASAP!

New WiFi System has been installed in the Clubhouse!



Yup, we finally replaced our old system (destined for a museum!) with a new modem and new WiFi router.

When you are at the Clubhouse you will need to sign in again in order to use the new system.

WiFi Network = **clubhouse**

Login password = **WeLoveCondo\$**

Signs have been posted in the Clubhouse to aid you in connecting again.



Whether a minor or major issue, we need to be prepared to respond correctly and prevent issues from escalating into major problems!

This new monthly section will aid in your emergency preparedness.

Test #1

In the event of a water leak in your condo, do you know where the water shut-off valve is located?

See page 10 for answer...



Candidate John Drenkler

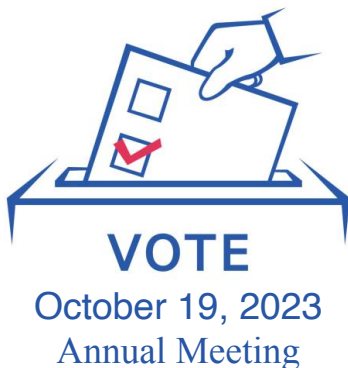
I wish to submit my name for consideration of another term on the Villas Board of Directors.

In my opinion, the Board has a responsibility to oversee and ensure the future viability and value of this HOA.

I feel we made good progress in the past three years towards these objectives and I'd like to be part of continuing the journey.

Sincerely,

John Drenkler



Candidate Bill Benn

To my neighbors at the Villas

My wife Lynn and I have loved living in the Villas the last nine years, and, if you would have me, I would be honored to serve as a board member.

I firmly believe that when a group of leaders with diverse backgrounds, but common ideals work together, they make the best decisions, and we have been blessed with board members with a wealth of experience in education, business and government.

I retired from full-time family practice this January, and I believe that what I learned in my career as a physician can serve you well as a board member. As a physician, my responsibility has been to listen well enough to understand my patient's hopes and fears, develop a plan to address those issues, and help them succeed in those efforts. As a board member, I will endeavor to understand your concerns and wishes, and do my best, with the rest of the Board, to address them.

You all have a wealth of experience in areas that I know less about, so I want to be able to count on all of you to lend those experiences to the board this year, and going forward, so we can keep the Villas as a great a place to live as it has been for all of us.

I would greatly appreciate your vote next month

Apple Creek Rules & Regulations Regarding Holiday Decorations



Holiday Decorations – **Christmas** decorations such as a door wreath, lights, sprays, and other decorations are permitted to be placed on the exterior of a homeowner's unit provided no damage is done by the use of fasteners, tape, etc. (Hint: removable hangers such as the "Command" products made by 3M can be removed without damage)

No lights or decorations can be hung from gables or rain gutters. No plywood signs/decorations or stationary or rotating motion type spotlight which shines on the outside of the condo is permitted. No other exterior decorations are allowed. Decorations cannot be placed on the walkway near the front entrance as this hinders snow removal.

Decorations may be displayed one week before Thanksgiving but decoration lighting cannot be turned on until Thanksgiving. All holiday decorations must be removed by the following January 7. Other holidays can be decorated following the same guidelines, using a display period of one week before to one week after the holiday. Up to six **pumpkins** (not carved or decorated) can be put out in the fall, but must be removed immediately after Thanksgiving.

A decorative wreath, preferably of a seasonal nature, can be mounted on the front door, following the mounting procedure outlined above. Also (1) decorative wreath can be placed on a court yard condo fence as per hanging instructions described.

Also, please keep your driveway and entry areas free of decorations to allow room for the snow removal crew to do their work. If those areas are not kept clear, they might not remove the snow from that area, which then makes the removal your responsibility.



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 our Pool Crew headed by Larry C....The Pool Boy! (See page 9)



Hats Off to Mary Gloudemans for decorating our clubhouse for the season. Happy Fall Y'all.



Hats Off to current and past Board of Directors members. Your passion, dedication, and care for your community and your neighbors is so appreciated. And you put up with Greg T. all this time. Judy T. understands.



Fence Repair Work
September 27, 2023

Half-Staff Dates for September

"Patriot Day", September 11th of each year. The flags are to be lowered to half-staff for the entire day on September 11.

Bill Eggleston & Mike Sele

Women's Breakfast

Plan to join us for our next monthly
Breakfast Outing

Monday October 9, 2023, 9:00AM

Mama D's Cafe

N3994 Columbia Avenue, Freedom



Need a ride? 8:45am sharp at the Clubhouse

RSVP Kathryn at 920-843-4112

(Text or call)

Consider inviting someone new!



At the Clubhouse
5:30 Socializing
6:00 Dinner

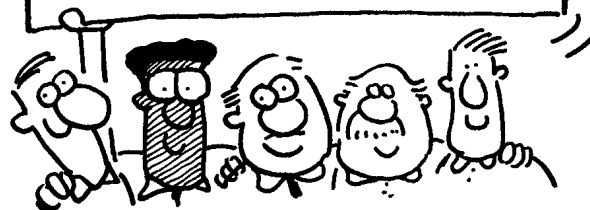
Bring a SMILE, a dish to share and your own
beverage to the Clubhouse.

October 12 Happy Hour

October 26 **HALLOWEEN** Happy Hour

Upcoming Events:

Men's Club



Tuesdays
9:00 AM
Clubhouse



Donut Schedule

October 3 - Ken Jaeger

October 10 - Jerry Lund

October 17 - Bill Verbael

October 24 - Denny Ihde

October 31 - Breakfast Outing



The Villas Annual



Thursday, October 26, 2023

Meet at the Clubhouse - 5:30

Yup, that's the night of our usual Happy Hour but this event will make your happy hour even happier! The usual guidelines are in effect...bring a SMILE, a dish to share and your own beverage to the Clubhouse.

We hope everyone is in the Halloween spirit and dresses in costume (but not the ones you usually wear around here). There will be a prize for the best costume. Did you hear that? A prize!

Start planning your costume and get ready for October 26th. See you there!

I discovered that answering the door naked helps deter trick-or-treaters. Oh, here we go again, here's two dressed as policemen...

I was walking home last night and decided to take a short cut through the cemetery... 3 girls walked up to me and explained that they were scared to walk past the cemetery at night, so I agreed to let them walk along with me. I told them "I understand...I used to get freaked out too when I was alive."

Never seen anyone run so fast!



Greg and Judy Tate are our new social event directors! Each month the following "PLANNED SOCIAL EVENTS" will be included in the newsletter so we can all know and enjoy the fun activities our Villas Community offers.

Let us know what new fun ideas you would like to plan.

The calendar also has current traditional activities open for volunteers to plan.



Thursday, October 26th

Villas Halloween Party 5:30

Our planner is Carole Van Zeeland

Event includes regular Happy Hour with prize for the best costume!

Saturday, December 9th

Villas Christmas Party 5:00

Our planners are Greg and Judy Tate

Committee members are Roy and Kathryn Weyenberg, Bonnie Clow, Gary and Carla Krueger

(Details in future newsletters)

Thursday, February 8th

Villas Valentines Party 5:30

(Will you be the planner?)

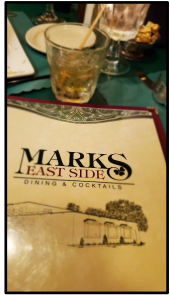
March Quarterly Dinner Out

Our event planner is Kathryn Weyenberg
(Details in future newsletters)

Pre-approved moneys are available, if needed.

To volunteer to plan a party, please contact Greg or Judy Tate 920-815-4500

Previous Events



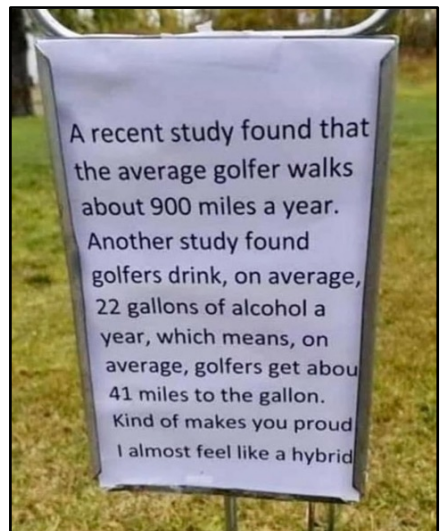
Fall Dinner Outing

At Mark's East Side on September 7, 2023



Villas Annual Golf Outing

Monday, September 11, 2023





Patricia & Patrick Byrne
2113 E. Sienna Way



**I'm so proud of
myself.
I finished a jigsaw
puzzle in 6 months
and the box said
2-4 years!**

Did you find the "Easter Egg"
hidden in the newsletter?

(Easter Egg? Look it up!)

If you find it, let me know. (Gary@ACVillas.com)

POOL STUFF

Thanks to the Pool Crew!

Yes, we realize that it is October but it's never too late to offer thanks for volunteer service well done!

We thank these volunteers of the Pool Crew (regulars and substitutes)! They are the reason that the pool can be open for your summer recreation.

Woo Hoo! Pool Crew!

Larry Ciriacks (Waterboy)

Bob Barlament

Hank & Noreen Boselie

Georgianne Bravick

Wayne Bulin

Della Davey

Dan Dickmann

Daryn Drengler

Richard Gonnering

Bill Harvey

Dennis Ihde

Marla Jensen

Merlin & Karen Kneisler

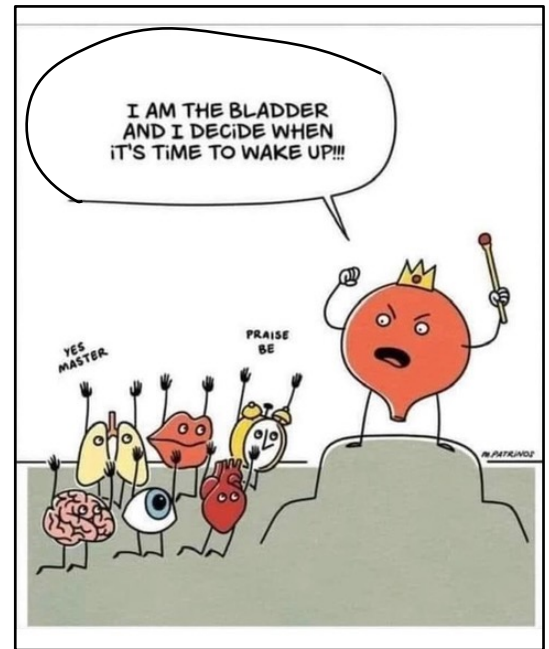
Laura Leininger

Dick Ohme





Widespread gambling, once again, discovered at the Villas!



Test #1

In the event of a water leak in your condo, do you know the location of the water shut-off valve?

Everyone should know the WHERE and HOW of water shutoff.

In most cases at the Villas, the water shutoff is located near your water heater. Find your water heater and determine if you can locate the shutoff valve. It should look like the valve on the top photo (A). The bottom photo (B) shows the water shutoff valve **labeled** for quick access, as there could be more than one valve. The main shutoff valve will be the one entering your condo through the wall. The other one is probably for your water heater. The valve will only turn in one direction and a one-quarter turn will turn the water off.

Knowing this location can save valuable time and money in an emergency. Find and label your valve now.

(A)



(B)



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
920-560-5030

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

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

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
920.364.0446 920.939.3624
319.939.5018
dendotihde@aol.com



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



Tom & Deb Locy
2324 E. Sienna Way #28
920.639.0782
tlocy@gmail.com



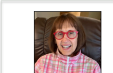
Mike & Jan Sele
2322 E Sienna Way #28
920.574.2953 920.205.3627
920.277.0188
selejm@aol.com
jnsele@aol.com



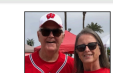
Jim & Jean Hakes
2320 E Sienna Way #28
920.574.2781 920.378.1133
920.678.469.7418
jhakes1@gmail.com
jeanhakes@gmail.com



Jim & Sue Knapstein
2318 E Sienna Way
920.733.2766 920.915.2769
920.915.4506
jknapsin@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



Ann Fowle
2306 E Sienna Way #27
920.997.9522 920.851.5344
donfowle@icloud.com



Bill & Leslie Harvey
2305 E Sienna Way #35
920.739.2268 920.427.0335
920.427.3281
harveywis@gmail.com



Gary & Joan Bernegger
2304 E Sienna Way #27
920.364.9221 920.585.9309
Garyfbern@gmail.com

Sample Photo Directory Page