

The Villas Newsletter

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

Production Editor - Gary Krueger



Photographic proof:
Elves are REAL!

a message from THE BOARD OF DIRECTORS

At the November 16th Villas Board meeting, we handed out laminated contact cards (handy to stick on your fridge or message board, with information on reaching Pfefferle Management for condo-related help. This includes during and after business hours, as well as emergency contact. An additional supply of the cards was left inside the Clubhouse entrance, and also distributed to each of your newspaper boxes.

Creating these helpful cards is a reminder for each of us in the HOA to make sure our contact information is up to date and shared. In case of an emergency or if you just need a helping hand, it's important that not only Pfefferle, but your trusted neighbors know how to get in touch with you.

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Villas Websites
www.acvillas.com

[https://pfefferlemaagement.appfolio.com/
connect](https://pfefferlemaagement.appfolio.com/connect)

"a message from", continued from page 1.

In this edition of the Villas Newsletter, you'll also find a chart (see below) showing the updated Committee organization structure. You'll see the Board members have areas of responsibility for various committees and functions important to the ongoing success and enjoyment of our community.

A number of you already participate and contribute your time to these activities. This way of working now provides clear Board member accountability for communication, direction and feedback with volunteers and committees. The real wish is for others to feel comfortable and welcome in working with the Board and fellow homeowners, all for a better Villas at Apple Creek living experience.

Please feel free to reach out to me or any of the Board members if you have any questions or interest.

I hope everyone had a nice Thanksgiving and enjoys a safe and Happy Holiday with family and friends!

Thank you,
John Drengler

CONDO NEWS



Villas Condo Questions? Need Help?
Contact Pfefferle Management

Log into

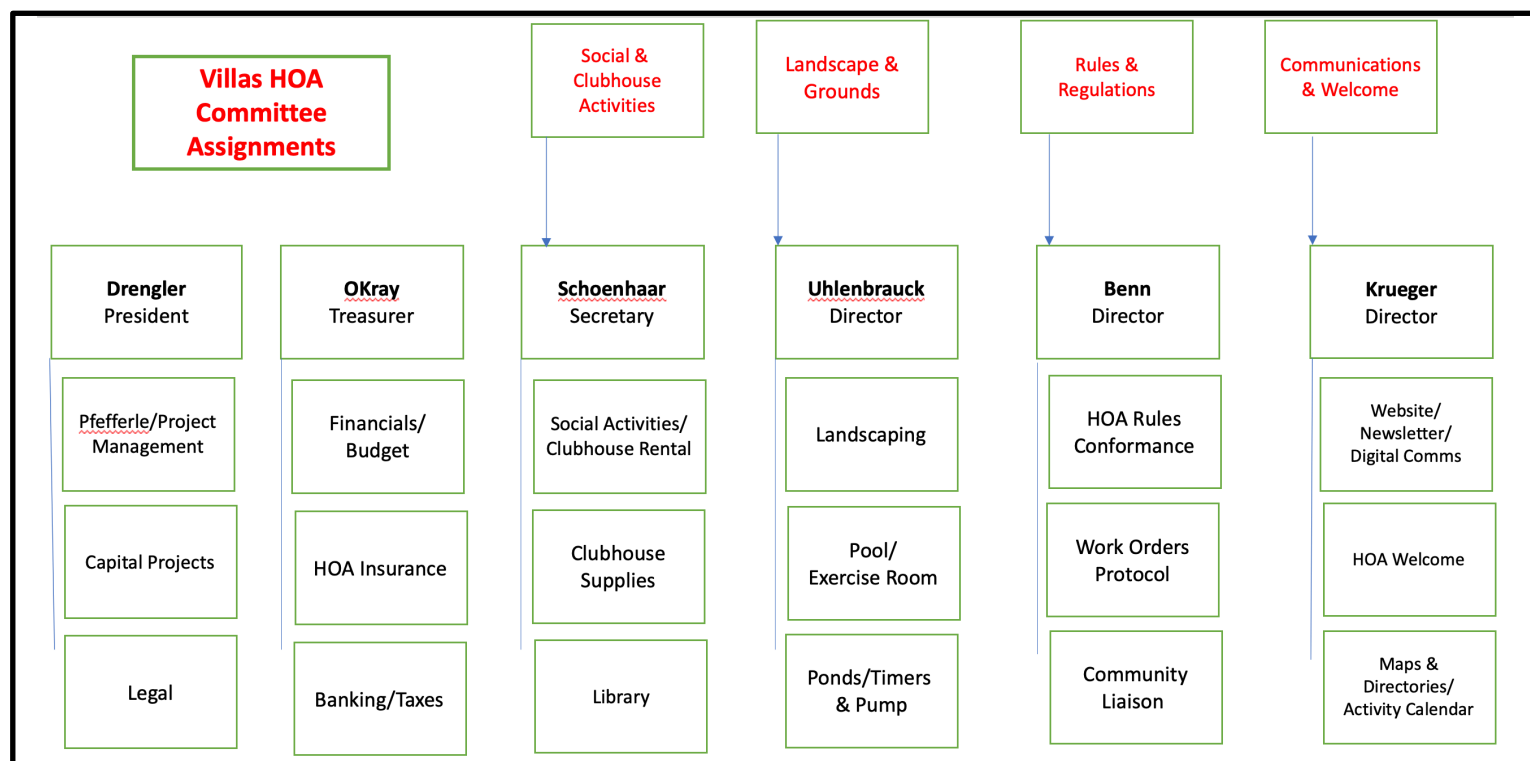
<https://pfefferlemanagement.appfolio.com/connect>
and click on Maintenance tab anytime you wish to submit a maintenance request.

During Office Hours of 8:00 am - 4:30 pm

Contact Gretchen Davis, Pfefferle Manager for
The Villas at Apple Creek
Direct: (920) 560-5030
Email: grdavis@pfefferle.biz

After Hours & Emergency Requests

(920) 730-4284 - messages will be picked up and forwarded to Pfefferle Manager and/or Maintenance staff



Attention Condo Owners!

Important Information regarding
your scheduled condo payments for 2024



In January 2024, your condo dues are going to increase to \$ 410.00 per month.

Any homeowners using AppFolio for payment: if you have set up a flat amount you will need to edit your autopay and change to the new amount (\$410.00).

If you have AppFolio auto pay set up as "pay balance in full" monthly, (NOTHING is needs to be done).

You can make all the adjustments after your December payment is made.



Scheduled Payments

Full Balance	12/01/2023
HOA	
Auto-Payment created by You	<div>Edit Delete Skip this payment</div>

If you having bill pay set up from your bank and the check is mailed to the Pfefferle Office, you will need to change your payment to \$410.00.

If you have any questions, please contact Gretchen Davis.
920-560-5030 or
grdavis@pfefferle.biz

Board of Directors



MEETING NOTICE

December 21, 2023
6:00PM Clubhouse

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.

Note: Beginning in January

The Board of Directors Meetings are scheduled to begin at **4:00pm** for 2024.

January 18, 2024



This is where we recognize good deeds!!! If you have the opportunity to witness any "good deeds", please send your observations to Gary Krueger or John Drengher 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 Roger Chwala from the Merry Widows of Tuscany Way. Roger recently fixed Audrey's thermostat, repaired Annie's refrigerator, oversaw the burst water pipe issue on a Sunday, fixed Jan's furnace on Saturday (and saved a weekend service call) and other acts of kindness too numerous to mention. He's the best neighbor any widow could ask for!

TRASH COLLECTION TIMES

Two years ago, the Board took action to help alleviate falls and slips in the dark and on the ice. As winter approaches, and especially now after the loss of Daylight Savings Time, the sunlit hours are few. In consideration of safety, the Board changed the rules for Trash & Recycling times.

Between November 1 and April 1

Trash containers can be out between **3:00p.m.** Tuesday and 5:00p.m. Wednesday.

On all other months trash containers may not be set out prior to 5:00 p.m. the day preceding collection.



Hats Off to Sandy W., Dee K. and Keith U. for their efforts in updating our exercise room.



Hats Off to Bill H. for literally shoveling goose s*** from the crosswalk between Sienna Way and the Clubhouse. (Come in, Bill but, please remove your shoes!)



Hats Off to John L., Mike S., Jim K. and Greg T. for delivering a little Christmas Spirit to the Sienna Way Bridge. (See cover photo)

As of January 2024

The condo fees (including water and sewer) are \$410 per month

The increase of \$27 per household includes \$25 for dues and \$2 incremental for water & sewer.

Being 30 days past due in your association fees, subjects you to a \$50.00 late fee!

Emergency Awareness



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

Test #2

When should you replace your hot water heater?

See page 8 for answer...



It's always good practice to review some of the documents listed on our website and AppFolio. Knowing the Rules, Regulations, procedures and practices of the Villas is vital in making the Villas the orderly neighborhood we love. A few documents to review now and then are listed below.

- Rules and Regulations
- Directories (Photo and Alphabetical)
- Snow Removal Policy

It was brought to our attention that some are experiencing difficulty in accessing the directories. Below are directions to access Directories and other Documents.

Log into AppFolio.

On the left, select SHARED DOCUMENTS. Go to HOME OWNERS DOCUMENTS. From there you can select Directory, Rules & Regulations etc.

Half-Staff Dates for November

from

Bill Eggleston & Mike Sele

Our flag was flown at half-staff for the following dates:

-November 21, 2023, in recognition of the anniversary of the 2021 Waukesha Christmas Parade tragedy

-November 25, 2023 until sunset Wednesday November 29, 2023 as a mark of respect for the memory of First Lady Rosalynn Carter.



Keep the Villas holiday tradition alive!

Decorate those mailboxes!



Women's Breakfast

Plan to join us for our next monthly
Breakfast Outing

December 11, 2023, 9:00AM

Galvan's Restaurant

2220 Northland Avenue, Appleton



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

RSVP Kathryn at 920-843-4112



Happy HOUR

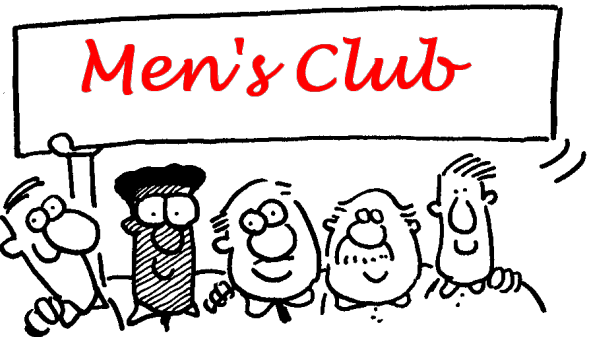
At the Clubhouse
5:30 Socializing
6:00 Dinner

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

December 14 Happy Hour

December 28 Happy Hour

Upcoming Events:



Tuesdays
9:00 AM
Clubhouse



Donut Schedule

December 5 - Randy Kreuscher

December 12 - Bill Benn

December 19 - Jerry Anglea

December 26 - Breakfast Outing

DECK THE HALLS...

THE VILLAS ANNUAL HOLIDAY PARTY

Reminder, Reminder

Greg: Friends and Neighbors! The Villas Christmas Party will be December 9th.

Judy: Tell them where.

Greg: Surely you know... at the Villas Clubhouse, as usual.

Judy: What time is it? And don't call me Shirley.

Greg: 5:00 cocktail hour, 6:00 dinner, 7:00 entertainment.

Judy: Dinner? Beverages?

Greg: Pot Luck and BYOB drinks.

Judy: Attire?

Greg: No thanks, the car already has four.

Judy: No silly, what should people wear?

Greg: Whatever... it's Christmas. Holiday themed would be nice.

Judy: How many will be there?

Greg: We don't know right now. We need a more definitive number by Saturday, December 2nd. We need to plan for seating, place settings, etc.

Judy: So folks should respond to Bonnie Clow btclow@aol.com.

Greg: Yes, **RSVP by Saturday, December 2nd**, please.

Judy: What's this entertainment?

Greg: You'll find out. But remember, this year there will **NOT** be a gift exchange. See you and everyone the evening of Saturday, December 9th.

Santa: Ho, Ho, Ho.



Let us know what new fun ideas you would like to plan. The calendar also has current traditional activities open for volunteers to plan.

Saturday, December 9th

Villas Christmas Party 5:00

Our planners are Greg and Judy Tate

Committee members are Bonnie Clow and Carla Krueger.

(Details in "Deck the Halls" to the left.)

Thursday, February 8th

Villas Valentines Party 5:30

Janet Jaeger has volunteered to host. Details upcoming.



March Quarterly Dinner Out

Our event planner is Kathryn Weyenberg

(Details in future newsletters)

To volunteer to plan a party, please contact our Social Event Directors. Pre-approved moneys are available, if needed.

Greg or Judy Tate 920-915-7097



Test #2

When should you replace your hot water heater?

With regular inspection, draining, and flushing, you can expect a gas water heater to last, on average, anywhere from 8-12 years.

The last thing you want is your water heater breaking down on you when you need it most (especially in the winter) so, take note of some signs that might mean trouble. These include:

Rusty water - Rumbling/gurgling - Cold water

The purpose of a hot water heater is hot water, so, if your heater is on and you're still getting cold water, it's time to call a plumber

Water/moisture

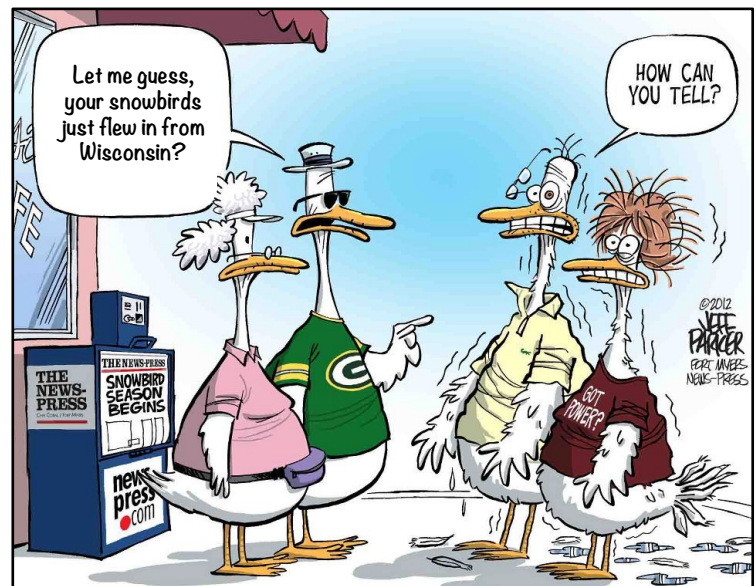
If you notice water or moisture around your hot water heater, it could mean you have a crack or a leak. Check with your plumber, it may be time to replace your water heater.

Age

Check your water heater for manufacturing date to determine the age. If you live on Tuscany Way or the east half of Sienna Way, you are probably at or past 10 years. If yours is around 10 years or older, you may want to consider investing in a new one before your current one starts to leak or cause other problems.



Snowbirds, as you "fly" south this year, please remember to send pictures to those of us without "wings".



Previous Events

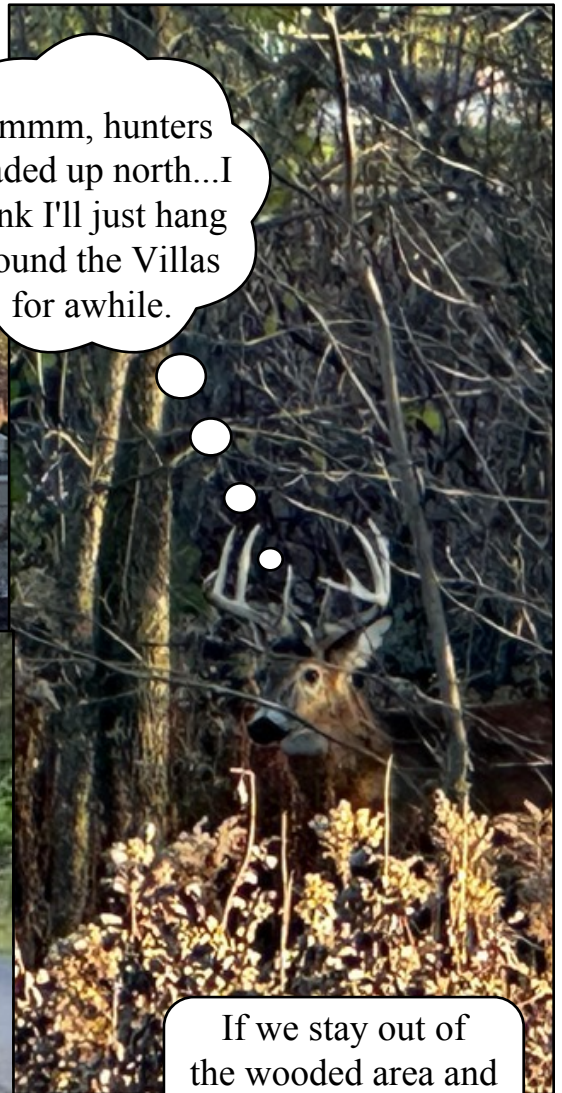


HUNTING 2023

*Large buck photos
taken near Sienna Way
and Lightning Drive,
November 19, 2023*



Hmmm, hunters
headed up north...I
think I'll just hang
around the Villas
for awhile.



Yup, I think I see one!



If we stay out of
the wooded area and
make like we're
Lowney's crew
pruning these plants, I
think we'll be safe.

**I told my wife I saw a
deer on the way to
work.
She said how do you
know he was headed
to work?**



J. Drengler

Condo Info

HOA Board of Directors

John Drengler (3) - President
267-244-3139

David Schoenhaar (2) Secretary
920-840-5605

Tom Okray (2) - Treasurer
920-666-4209

Gary Krueger (1)
920-731-2728

Keith Uhlenbrauck (1)
920-366-4815

Bill Benn (3)
715-572-0407

() = Years remaining on Board

Pfefferle Management

Front Desk
920-730-4284

Gretchen Davis
Pfefferle Condo Manager
grdavis@pfefferle.biz
920-560-5030

Lee Leininger-Project Manager
leiningerspm@services@gmail.com
920-442-1970

Calendar Reservation Procedures

THE OFFICIAL CALENDAR can be viewed at www.acvillas.com under "Social".

All condo events and private party/event reservations are listed on the Official Calendar.

Private Party/Event Registration

A "Clubhouse Reservation Form" is Required. The form is conveniently located on Pfefferle Management's AppFolio and also on our ACVillas.com under "Management". No Fee is required as once your event has been completed your rental fee of \$75.00 will be added to your ledger. If you have any additional charges for cleaning, damages, etc, that will also be charged to your ledger and a statement will be sent to you as a homeowner.

The form needs to be emailed to ALatshow@pfefferle.biz. If necessary, Pfefferle management can mail you a 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
12:30 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

