# The Villas Newsletter

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

Production Editor - Gary Krueger





Friends and neighbors,

Throughout the year you will be hearing from some of the other directors in the Message from the Board. I'd like to start by wishing you all a happy and healthy New Year!

The theme of this month's newsletter is 'keeping the Villas the great place to live through...you guessed it, maintenance!'

Although online technology can be daunting at first, I have become a big fan of Pfefferle's AppFolio. Using AppFolio makes it much easier to track your work requests and our progress. You can either enter through the website, pfefferlemanagement.appfolio.com, or download the app to your phone. If you are having trouble getting signed up, either Gretchen Davis from Pfefferle or I would be happy to meet and get you started. In This Issue

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#### Villas Websites

#### www.acvillas.com

https://pfefferlemanagement.appfolio.com/ connect

Continued on page 2.

"a message from", continued from page 1.

One of the areas of Villas governance that I want to accomplish during my term is getting a quick response to your AppFolio maintenance request letting you know it was received, providing a general timeframe the work for to be accomplished, and along with Pfefferle. communicating updates. If throughout the year this process doesn't get better for you, please let us know.

What can you do to make this maintenance process work better:

1. If you don't get a response from AppFolio requests right away, don't submit a second request. Redundant requests just slow down the system. Contact Pfefferle if you have questions.

2. If your maintenance need is urgent (water leak, loss of power, building damage) please use AppFolio AND call Pfefferle. Refer to the new laminated card we provided for 24-hour contact information.

3. Many of the Villas maintenance issues, like roof, gutter and downspout repair; siding and shutter painting; fence, driveway, sidewalk and masonry repair, are planned and budgeted for in advance as 'capital improvement' projects. You may use AppFolio to communicate any specific issues pertaining to your home, but know the Board will be communicating the timing and progress of scheduled work in these planned improvement areas to the entire Villas HOA.

Please ask any member of our Board of Directors if you have question about these plans. Your feedback is much appreciated.

# **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



The alderperson for district 13 is Sherri Hartzheim. Sherri is our alderperson and she maintains a blog (website) which is updated every Monday at

https://appletondistrict13.blogspot.com/.

Take a couple of minutes to review her blog for interesting information about the current workings of the City of Appleton and our district.

#### Bill Benn



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!

**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.

If you having **bill pay 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



Now I understand why this was marked down!



# Attention! Groups that meet at the Clubhouse!

In order to keep accurate records of when and who is using the Clubhouse, we need to have a contact person designated for each group. We would like each group that uses the Clubhouse to designate one person to be the contact for your group. This will enable us to have an accurate listing of when and who is scheduled on the Official Calendar and help to avoid scheduling conflicts for condo events and private rentals.

Once you have designated your contact person please send their name, email and phone number with the name of your group to:

Gary@ACVillas.com



We're Moving!

In the near future, the **Official Calendar** will be moving from www.acvillas.com to Pfefferle's AppFolio app. ALL events and groups will be scheduled on the official Calendar by Pfefferle. See the information for calendar reservation procedures on the last page of this newsletter.



# **MEEETING NOTICE**

#### January 18, 2024 4:00PM Clubhouse

Remember if you wish to speak during the open forum time at the BOD meeting, please forward your statements or questions by the Wednesday before the meeting to



**REMINDER**...We do not want to look like this! So all outdoor holiday decorations must be removed by **January 7, 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 Drengler 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 Greg & Judy and Carla and Gary! I so enjoyed our December holiday party and thank everyone involved for all the planning and work you did for us. When I moved here in 2019, I knew nothing about the Villas except I liked the condo. I have been so greatly rewarded for my choice. The safe environment, the people, the activities... are all great. "See ya around the campus".

Hats Off to Roy & Kathryn Weyenberg for the Christmas sing-along on December 28. It was a fun evening filled with friends, song and prizes!

# Start the new year off right!

Send in your picture for the Photo Directory.

# Workout Room Update

Our workout room has just undergone an update. Added to the room is a new recumbent bike along with a replacement treadmill. The layout of the room is changed and reflects the efforts to have the room comply with the requirements for handicap access. If you haven't seen it yet, stop by and take a look at your "new" workout room.





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

#### Test #3

What can you do to proactively detect a water leak in your condo?

See page 11 for answer...



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

-Thursday, December 7, 2023, in honor of National Pearl Harbor Remembrance Day

-Tuesday, December 19, 2023 as a mark of respect for the memory and longstanding service of Sandra Day O'Connor, retired Associate Justice of the Supreme Court of the United States. Dear Villa at Apple Creek, Thank You for your generous Donation of \$380.00. Your donation for Operation Christmas Angel will help Veterans families during Christmas.

# Very Grateful, The Patriot Guard Riders of Wisconsin

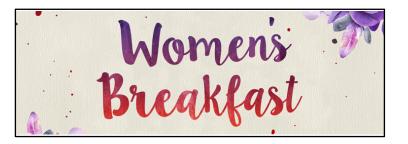
Patriot Guard Riders of Wisconsin is a 501(c)(3) non-profit organization.





Pfefferle's Handyman service rate has increased to \$55.38 per hour, with tax, for any services. There is a one-hour minimum charge.

You are welcome to hire your own in-home maintenance person. Be aware that there is a vendor booklet located in the library. You are welcome to use this resource and encouraged to add your own recommendation to the booklet.

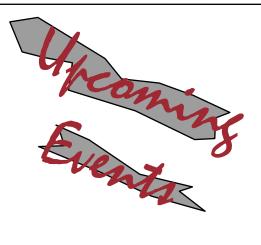


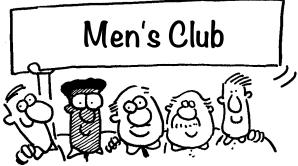
Plan to join us for our next monthly Breakfast Outing January 8, 2024, 9:00AM



2106 South Oneida Street, Appleton

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





Tuesdays 9:00 AM Clubhouse

and DONUTS



At the Clubhouse 5:30 Socializing 6:00 Dinner

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

January	11	Happy Hour
January	25	Happy Hour & Professor Gizmo One Stop World Tour



### Donut Schedule

January	2 Bill Eggleston
January	9 Greg Tate
January	16 Dick Haight
January	23 John Lundquist
January	30 - Breakfast Outing



Let's Get Together in 2024

We are looking for hosts for 2024 events. If you have an idea, let us know. Plans may include events at the regularly scheduled happy hour or other dates of your choosing. Include ideas at the Villas and in the surrounding Greater Fox Valley.

Currently scheduled:

After Happy Hour

## Thursday, January 25th



Professor Gizmo's One Stop World Tour-7:00

#### Thursday, February 8th

Villas Valentines Party-5:30 Janet Jaeger has volunteered to host. Details upcoming.

#### March 7 - Dinner Outing

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

Late Spring - Quarterly Dinner Outing Our event planner is Bonnie Clow

#### **Golf Jamboree**

Hosted by John and Bonnie Lundquist and Jim and Sue Knapstein

#### Halloween Party

Our event planner is Carol Van Zeeland

**Christmas Party** Saturday, December 14, 2024 Event planners are Judy & Greg Tate and Bonnie Clow

#### Other potential ideas!



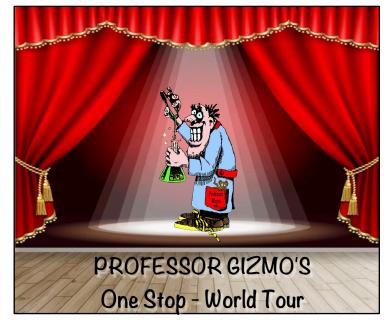
St. Patrick's party Sock hop Kentucky Derby party Picnic Timber Rattler game Boat Cruise Dinner Out Pickleball tournament

4th of July fireworks viewing/party



Other ideas are welcome, just let us know! To volunteer to plan a party, please contact our Social Event Directors. Pre-approved moneys are available, if needed.

# Contact Greg or Judy Tate 920-915-7097 heyofcr@gmail.com



Since the start of the Pandemic in 2020, Covid paralyzed the world and in turn, forced Professor Gizmo to retreat into retirement. But wait, what's this I hear?...Professor Gizmo is returning to the stage? Yes, it's Professor Gizmo's, One Stop, World Tour. You heard correctly...it's a one stop, world tour so don't miss your chance to sieze this one-time opportunity. Professor Gizmo is coming to a Clubhouse near you on the evening of January 25th immediately following Happy Hour. Come for Happy Hour and stay for the amazing presentation or simply join in around 7:00. Don't miss this! You could be witness to a dramatic comeback or a disastrous fall from fame.















the BEST WAY to spread CHDISIMAS CHEER, IS SINGING LOUD for all to hear





Randy! I told you before... Don't touch the pecan pie!!!

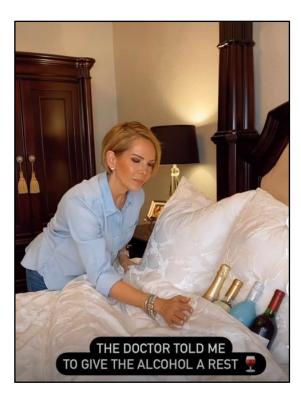


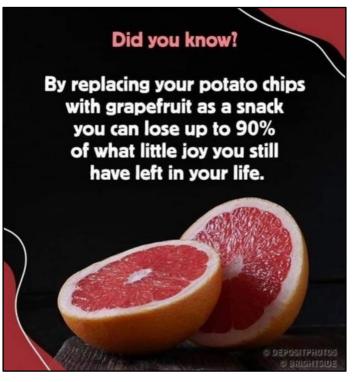
LET'S HAVE A MOMENT OF SILENCE FOR ALL THOSE WHO ARE STUCK IN TRAFFIC ON THEIR WAY TO THE GYM TO RIDE STATIONARY BICYCLES.

Nothing spoils a good story like the arrival of an eyewitness.

~ Mark Twain









#### Test #3

# What can you do to proactively detect a water leak in your condo?

In the unfortunate event of a water leak, it would be nice to have a bit of advance notice before the leak gets out of hand. Well...you can with the help of this little device! They are water/moisture detectors. There are multiple types of water/moisture detectors on the market. Just place them in an area where water leaks are likely. When they detect water they will give off an audible sound to alert you to the detection of water. And for those of you who travel, some units can also send alerts to your phone or...even detect freezing temperatures.

You can purchase them for around \$10 and higher. If you need multiple units they can be purchased for even less per unit.

Ten dollars is a small price to pay for peace of mind.



# CONDO FOR SALE

Located at 2324 E Sienna Way. This Abbey model has 1,800 sq. ft. of hardwood floors throughout and is newly painted. \$356,000

For more details and showings, please call and leave a message or text.

Deb Locy 920-639-0782



**Remember...Between November 1 and April 1,** Trash containers shall not be set out prior to **3:00 p.m**. the day preceding collection. And...for safety, please follow the guidlines below!



# 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

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

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

# 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

# Calendar Reservation Procedures

THE OFFICIAL CALENDAR can be viewed on Pfefferle's AppFolio App. All condo events and private party/event rental reservations are listed on the Official Calendar.

#### **Event Registration Procedures - Private Party or Condo Events**

A "Clubhouse Reservation Form" is required for all rentals. The form is conveniently located on Pfefferle Management's AppFolio App and also on our ACVillas.com website 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. The form needs to be emailed to ALatshow@pfefferle.biz. If necessary, Pfefferle management can mail you a form.

To have " condo events" listed, please contact ALatshow@pfefferle.biz

Villas at Apple Creek Newsletter

# Committees

#### **Project Manager**

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

Communications, Newsletter, Website & Directories: Gary Krueger

Rules Conformance: Bill Benn

**<u>2017 Pool Crew</u>**: Larry Ciriacks-Chair

Social Committee: Greg and Judy Tate

Welcoming Committee: Rosie Forsythe & Helen Hendricks

Library Committee: Carla Krueger

<u>Clubhouse After-Party Checking</u>: Sue Trams-Chair

<u>**Ponds, Fountain Timers</u>**: Roy Weyenberg, Bill Harvey, Gary Krueger</u>

<u>Clubhouse Inventory and Purchase</u> Jeff Jensen

## Photo Directory

Please consider sending in your picture for the Photo Directory. Help keep our directory up to date. It's a great way to get acquainted with your community neighbors. You can do it!

#### Gary@ACVillas.com

Directory available on the AppFolio App.

Password for the Clubhouse WiFi

WeLoveCondo\$