

# The Villas Newsletter

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

Production Editor - Gary Krueger



## *a message from* THE BOARD OF DIRECTORS

### Hello Neighbors!

Since winter weather has taken a break, I thought this would be a good time to explain some the workings of the Communications and Welcome Committee. The first thing that comes to mind is the Villas Newsletter. Lots of time is put into the newsletters and a couple of things would help ease that time involvement.

The Newsletter is a constant work-in-progress. As one edition goes out, work on the next issue begins. Any resident can submit information for inclusion in the newsletter but please be aware that the longer you wait to send it, the more difficult it becomes to include in a developing issue.

Continued on page 2.

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### Villas Websites

[www.acvillas.com](http://www.acvillas.com)

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

"a message from", continued from page 1.

If the information comes in near the very end of the month (especially if it is a "surprise" submission), it takes more time to move articles around to make space for it in the proper area...and we don't want to miss having your information included. Therefore, please send in articles at least 3-4 days before the end of the month. This will ensure the article will fit into that month's edition.

We also want to insure that our information is relevant to our residents. We do not accept ads, nor information that is not directly related to us.

Please send notices of passing of any of our neighbors, but be aware that notices will not be printed unless it is requested by the family.

Another area that falls under my watch is our Villas Email notifications. We do our best to keep the emails to a minimum and only of importance to our community. Not all emails will apply to you, but we hope most will. We try our best to avoid frivolous emails.

Also, we recently revamped the Welcome Committee and its procedures. Rosie Forsythe and Helen Hendricks will co-chair this committee and they are anxious to get out to meet and greet our new neighbors with pertinent information about our community. This information will include a Welcome Booklet, Rules and Regulations document, AppFolio information and introduction to our website (ACVillas.com).

Recently, the Official Calendar of activities was moved from our website to Pfefferle's AppFolio app. All repeating activities on the calendar will continue forever...therefore, it is imperative that if your group disbands or changes times or dates you must notify Pfefferle (ALatshow@pfefferle.biz) of these changes to keep our calendar accurate. On page nine is a list of all activities and the contact person for each group. All Clubhouse events (Rentals or Social Groups) must be listed on the

## 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](mailto:grdavis@pfefferle.biz)

### **After Hours & Emergency Requests**

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

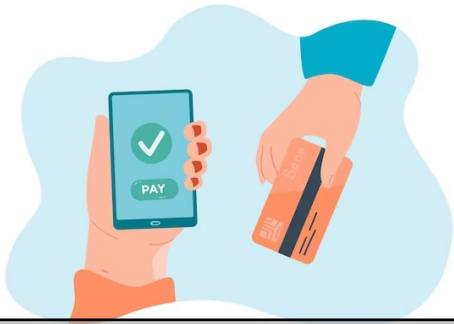
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Official Calendar. To rent or reserve the Clubhouse you need to contact [ALatshow@pfefferle.biz](mailto:ALatshow@pfefferle.biz). For more information on renting the Clubhouse please refer to the last page of this newsletter.

If you have any questions about the Villa's Communications or the Welcome Committee, please feel free to contact me.

Gary Krueger

[Gary@ACVillas.com](mailto:Gary@ACVillas.com)



## Payment Information

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).

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](mailto:grdavis@pfefferle.biz)

## REMINDER!



Owners **MUST** accompany guests at the Clubhouse or pool at **all times**.

If you have guests, you cannot send them over to the clubhouse (or pool) unless you accompany them fulltime.



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!**"



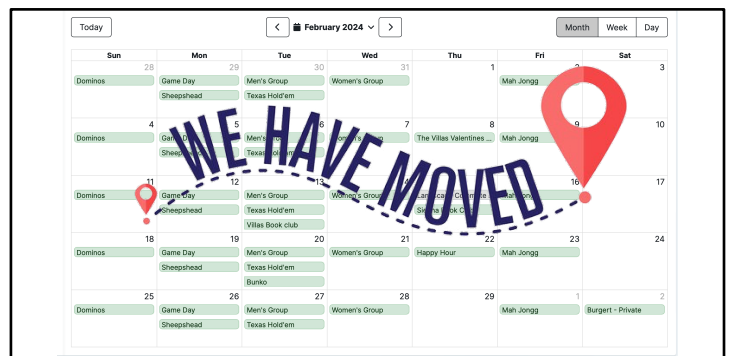
**Hats Off to Professor Gizmo** for coming out of semi-retirement and including the Villas on his one-stop-world-tour and proving once more that bigger is better! (Guess you had to be there.)



**Thanks To** so many of our neighbors who always stay behind at Villas' gatherings to make sure our club house is clean and neat at the events end.



**Kudos To Bonnie C.** for her tireless work and planning for our recent Christmas Party. Without volunteers our activities would suffer.



The **Official Calendar** has moved from [www.acvillas.com](http://www.acvillas.com) to Pfefferle's AppFolio app. ALL events and groups will be scheduled on the official Calendar by Pfefferle. To schedule your activity, please contact [ALatshow@pfefferle.biz](mailto:ALatshow@pfefferle.biz). See the information for calendar reservation procedures on the last





## Board of Directors

### MEETING NOTICE

**No meeting scheduled for  
February**

**Next Meeting**

**March 21, 2024**

**4:00PM Clubhouse**

### Half-Staff Dates for December

from

Bill Eggleston & Mike Sele

Our flag was not flown at half-staff for the  
month of December.

**So Daffy Duck and Elmer Fudd break into a  
distillery.**

**Daffy turns to Elmer and says: "Is this  
Whiskey?"**

**Elmer says: "Yeth but not as whiskey as  
wobbing a bank!!" 🤪🤪🤪🤪**

### Hey! Where can I find...?

We hear this often. So, to help you out...here is a listing of what's where. This would be a good page to print out, then cut on the dotted lines and then locate in a convenient place so you will have this information handy at all times.

#### What's on AppFolio

Resident Directories -Photo and Alphabetical.

The Official Calendar.

Board of Directors Meeting Minutes.

Architectural Review Requests.

Maintenance Requests -Forms & online requests.

Financials - Budgets etc.

Condo Documents -Rules, declarations, bylaws.

#### What's on www.AC Villas.com

Clubhouse Reservation Form.

Preliminary Work Request Form.

Exterior Improvement Application.

Other forms and applications.

Board of Directors.

Board of Directors meeting schedule.

Condo Committees.

Printable Villas Map.

Welcome Booklet 2024.

Rules & Regulations September 2022.

Newsletters (from present to six months ago).

Library Book List.

Social Groups.

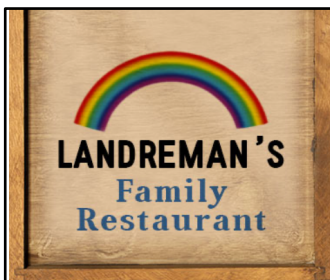
And more...



# Women's Breakfast

Plan to join us for our next monthly  
Breakfast Outing

February 12, 2024, 9:00AM  
Landreman's Family Restaurant  
2300 E. Main St., Kaukauna



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

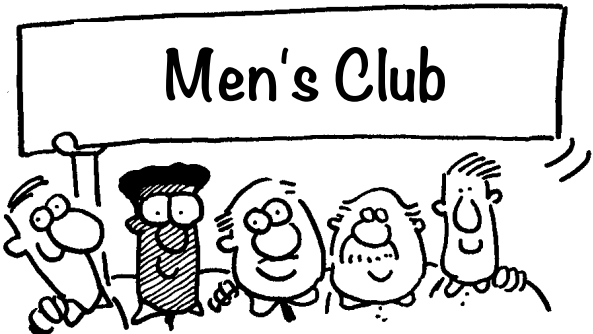
## Happy HOUR

**At the Clubhouse**  
**5:30 Socializing**  
**6:00 Dinner**

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

February	8	Happy Hour Valentines Day Party
February	22	Happy Hour

## Upcoming Events



**Tuesdays**  
**9:00 AM**  
**Clubhouse**



### Donut Schedule

February	6	Bill Harvey
February	13	Jeff Jensen
February	20	Ray Allar
February	27	- Breakfast Outing

**Do you ever feel like your body's  
"check engine" light has been  
on and you're still driving it like  
"nah, it will be fine"?**

## PLANNED SOCIAL EVENTS

### 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:

**Thursday, February 8th**  
Villas Valentines Party-5:30  
Janet Jaeger Host  
Details on next page.

**March 7 - Dinner Outing**  
Our event planner is Kathryn Weyenberg  
Good Company -- See next page for details

**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	Kentucky Derby party
Sock hop	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



**LADIES!!!**  
**It's Bunco Season 2024**  
**We are welcoming New Members!!**

Are you interested in camaraderie and fun?  
Playing or learning how to play **BUNCO** is perfect for that!!

The clubhouse **BUNCO** group is just the thing for you...

**BUNCO** members meet every 3<sup>rd</sup> Tuesday of the month at 6:30.

There is lots of fun and laughter, and it's a great way to keep up with what's going on at the condos. Oh... and there are prizes and half-time yummy snacks!

If you're interested, or if you have any questions, please text or email either

Becky Ruth at 920-216-0113,  
[beckyruth2314@gmail.com](mailto:beckyruth2314@gmail.com) or  
Bonnie Clow, 414-587-9399, [btclow@aol.com](mailto:btclow@aol.com)

**We can't wait to welcome you!!**



## Break out your best Valentine's Day Attire!



It's Party Time!



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

February 8th, 2024

5:30 - Social Time

6:00 - Dinner



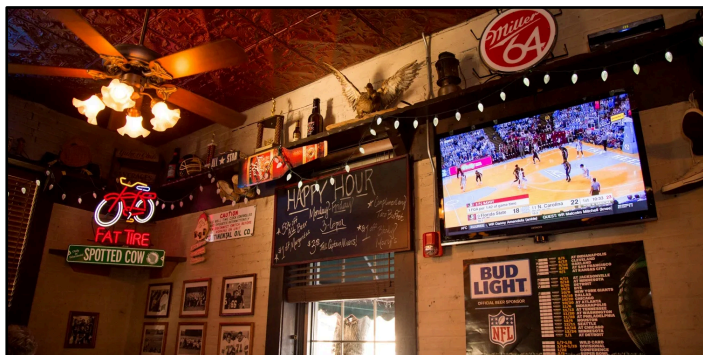
Where Are You???

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

**I got gas today  
for \$1.39.**

**Unfortunately, it  
was at Taco Bell.**

## Come, be in Good Company!



## March Dinner Outing!

When: Thursday, March 7th

Cocktail Hour: 5:30 Dinner: 6:00

Where: GOOD COMPANY

Traditional American Cuisine

110 N. Richmond St, Appleton

**\*\*PLEASE RSVP by March 1st.\*\***

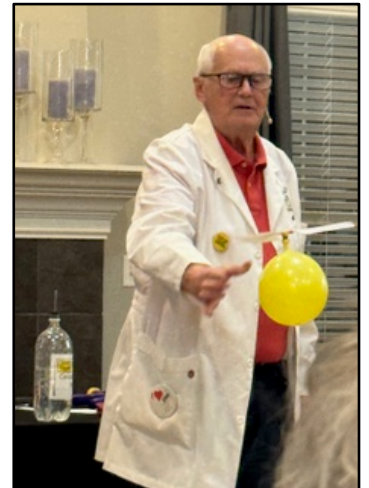
920-734-0806 (Roy) or  
920-843-4112 (Kathryn)



# Previous Events



Science  
Is  
Fun!



## Villas Calendar Contacts

### -Sunday

#### **Sunday Dominoes 1-4pm**

(Weekly)

Patricia (Pat) Peters

[nursecss.pp@gmail.com](mailto:nursecss.pp@gmail.com)

930-364-9925.

### -Wednesday

#### **Woman's Group 8:30-11am**

(Weekly)

Rosie Forsythe

[forsytherv@yahoo.com](mailto:forsytherv@yahoo.com)

920-815-3008

### -Monday

#### **Women's Afternoon Cards (Game Day) 12:30-4pm**

(Weekly)

Patricia (Pat) Peters

[nursecss.pp@gmail.com](mailto:nursecss.pp@gmail.com)

930-364-9925

#### **Sheepshead 12:30-4pm**

(Weekly)

David Schoenhaar

[dwshaar@gmail.com](mailto:dwshaar@gmail.com)

920-840-5605

### -Thursday

#### **Landscape Committee 10am**

(3<sup>rd</sup> Thursday)

Daryn Drengler

[daryndrengler@hotmail.com](mailto:daryndrengler@hotmail.com)

920-915-1642

#### **Sienna Book Club 1-3pm**

(3<sup>rd</sup> Thursday)

Bonnie Clow

[BTClow@aol.com](mailto:BTClow@aol.com)

414-587-9399

#### **Board Meeting 4-7pm**

(3<sup>rd</sup> Thursday)

John Drengler

[drengler.swe@hotmail.com](mailto:drengler.swe@hotmail.com)

267-244-3139

#### **Happy Hour 5-8pm**

(2<sup>nd</sup> & 4<sup>th</sup> Thursday)

Gary Krueger

[Gkrueger7@me.com](mailto:Gkrueger7@me.com)

920-731-2728

### -Tuesday

#### **Men's Group 8:30-11am**

(Weekly)

Steve Danielson

[aftermathnow2002@yahoo.com](mailto:aftermathnow2002@yahoo.com)

920-850-8969

#### **Texas Hold'em 12:30-4pm**

Steve Danielson

(Weekly)

[aftermathnow2002@yahoo.com](mailto:aftermathnow2002@yahoo.com)

920-850-8969

#### **Bunko 6-9pm**

(3<sup>rd</sup> Tuesday)

Becky Ruth

[beckyruth2314@gmail.com](mailto:beckyruth2314@gmail.com)

920-216-0113

#### **Villas Book Club 1-3pm**

(2<sup>nd</sup> Tuesday))

Denise Haight

[dodgersnana@yahoo.com](mailto:dodgersnana@yahoo.com) 262-

370-9643

### -Friday

#### **Mah Jongg 1-4pm**

(Weekly)

Patricia (Pat) Peters

[nursecss.pp@gmail.com](mailto:nursecss.pp@gmail.com)

930-364-9925

### -Saturday

**No Condo Events**

# 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](mailto:grdavis@pfefferle.biz)  
920-560-5030

Lee Leininger-Project Manager  
[leiningerspm@gmail.com](mailto:leiningerspm@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

## Committees

### Project Manager

Lee Leininger  
[leiningerspm@gmail.com](mailto:leiningerspm@gmail.com)  
920-442-1970

### Communications, Newsletter, Website & Directories:

Gary Krueger

### Landscape Committee

Daryn Drengler

### Rules Conformance:

Bill Benn

### 2017 Pool Crew:

Larry Ciriacks-Chair

### Social Committee:

Greg and Judy Tate

### Welcoming Committee:

Rosie Forsythe & Helen Hendricks

### Library Committee:

Carla Krueger

### Clubhouse After-Party Checking:

Sue Trams-Chair

### Ponds, Fountain Timers:

Roy Weyenberg, Bill Harvey, Gary  
Krueger

## 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](mailto:ALatshow@pfefferle.biz). If necessary, Pfefferle management can mail you a form.

To have "condo events" listed, please contact [ALatshow@pfefferle.biz](mailto:ALatshow@pfefferle.biz)

## 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](mailto:Gary@ACVillas.com)

Directory available on the AppFolio App.

Password for the Clubhouse WiFi

# WeLoveCondo\$