

# 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!

It's that time again! Here are the  
**Home Owners Association Annual Meeting Procedures.**

The meeting will take place at the Clubhouse on October 17, 5:00pm. This is an important meeting and we need a quorum (77 of the 152 owners) to enable voting for Board of Directors. 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 John Drenkler ASAP!

A quorum is achieved by personal attendance at the meeting or a signed proxy from an owner who will not be in

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**Villas Websites**  
[www.acvillas.com](http://www.acvillas.com)

[Pfefferle.com](http://Pfefferle.com)  
[appfolio.com/connect](http://Pfefferle.com/appfolio/connect)

"a message from", continued from page 1.

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!

Important items on the agenda for this year includes:

- Nominating and election of Board members
- Highlighting/explaining the 2025 budget (as well as our usual 2024 YTD discussion)
- Reviewing our insurance coverage
- Update on our lawsuit vs. State Farm
- Answering questions submitted in advance

As part of our ongoing condo association's lawsuit vs. State Farm, Ryan Graff our attorney from MGW Law will be in attendance to provide an update. **Any questions should be sent to Gretchen (for Ryan or any topic) no later than October 11, 2024.**

We are looking forward to seeing you October 17, 2024 for our annual meeting.

The Board of Directors thanks in advance you for your cooperation.

# CONDO NEWS



Board  
of Directors  
MEETING NOTICE

## Next Meeting

The Annual General Meeting  
and  
Board of Directors Election

Clubhouse  
5:00pm  
October 17, 2024





Well here we go again...this is the "**THIRD CALL**" for candidates to run for election to 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 17, 2024.

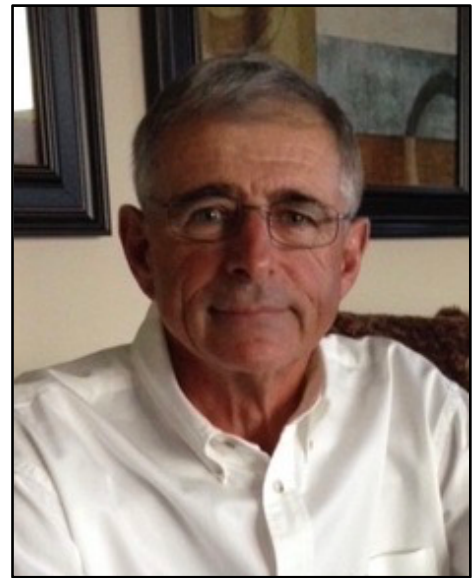
The two members whose terms are expiring are Gary Krueger and Keith Uhlenbrauck. And so far, the only two volunteers to run for the board are Gary Krueger and Keith Uhlenbrauck.



Gary Krueger

I have been a resident of the Villas beginning in December of 2010 and love living here. I enhanced my close connection with the Villas beginning with the newsletter, and later, communications, directories and the website. These volunteer efforts have given me the privilege to be actively involved and aware of the many activities, projects, announcements and happenings taking place over the years. I have served on the board for the past six years and I take my charge seriously. I wish to keep this community active and vibrant. Keeping this neighborhood beautiful and in good repair is a wish of mine and of everyone living here.

If I am re-elected, I will make it my priority to keep the Villas "The place to live!".



Keith Uhlenbrauck

It's been an honor and privilege to serve on the Villa HOA board the last three years. I would like to continue to serve the residents of Apple Villas. I feel I have brought a lot of my business experience to the board and community. Also, my past experience in legal matters in business helped in communicating and making decisions for the community. There have been some major discussions and decisions the board has had to make recently in enhancing our community and supporting all community members. I would like to continue working for the Villa owners and providing the insight to make the right decisions for the community. I would like your vote to continue.





**Villas Condo Questions? Need Help?  
Contact Pfefferle Management**

**Log into**

<https://pfefferle.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)

**Clubhouse Office Hours**

October 17 from 10:00am to 4:00pm  
October 24 from 10:00am to 4:00pm

To insure that Gretchen is in the office and not working somewhere else on our campus on Thursdays, **please use the sign-up sheet** in the meeting room to reserve time with Gretchen.

**After Hours & Emergency Requests**

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



James Odertisin & Beth Miller  
2207 E. Tuscany Way

I asked a supermarket employee where they kept the canned peaches. He said, "I'll see," and walked away. I asked another and he also said, "I'll see," and walked away. In the end, I gave up & found them myself, in aisle C.

Who knew that the hardest thing of being an adult is figuring out what to fix for dinner and doing it every single night for the rest of your life until you die?

A guy walks into a lumberyard and asks for some 2x4s. The clerk asks, "How long do you need them?" The guy answers, "A long time. We're gonna build a house."

I told my physical therapist that I broke my arm in two places. He told me to stop going to those places.

# Villas at Apple Creek

## Rules and Regulations Updates




One of the great features of our AppFolio app is how easy it is to review and become familiar with the Rules and Regulations of the Villas at Apple Creek. These regulations can be changed by a majority vote of the board of directors, but are driven by the overall need and residents' desire to keep the Villas an attractive and safe place to live.


Prior to this year, the most recent version of the rules and regulations were posted in September 2022, but we now have the document updated effective August, 2024. **This can be found on AppFolio under the Rules & Regulations folder.**


The most recent changes involve the following topics:


- **New satellite dish installations.** This regulation can be found in the Rules and Regulations, Article II, Section 3
- **The placement and use of grills and gas-fueled fire pits.** These changes can be found in the Rules and Regulations, Article II, Section 1 and Article V, Section 1, part b
- **The repair and replacement of patios, as a limited common element.** Definition and items included as limited common elements can be found in Article V, Section 1. Patio specifics under Article VI, Section 2.
- **The replacement of windows.** The process can be found in Article VI, Section 5.

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 Drenkler.

 **Hats Off to** Marla Jensen for helping decorate our clubhouse in Autumn Festive Colors. Stop in and enjoy the colors of the season.

 **Hats Off to** Judy T. for making and donating the fall wreath accenting our fireplace.

 **Hats Off to** everyone who participated in the Villas's SWAP event. So many neighbors contributed either by bringing items, taking items, organizing and displaying, cleaning up and packing up and delivering items to Able Light, a nonprofit charity. It was four hours of neighbors interacting. Special thanks to Kathryn and Roy Weyenberg for organizing this event.

 **Hats Off to** Marla once again for cleaning and organizing the storage closet. What a difference!

Instead of cleaning my house, I just watch an episode of "The Hoarders," and think, "Wow! My house looks great."

So my neighbor knocked on my front door at 3 am. 3AM!!! Luckily I was already up playing the bagpipes.

# Your Guide to Holiday Decorations



Ah, yes, tis the season to be...aware of the Villas holiday decorating rules. Here is an excerpt from our updated Rules and Regulations to help you avoid issues.

## Section 2g. Holiday Decorations

Christmas decorations such as one 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.)



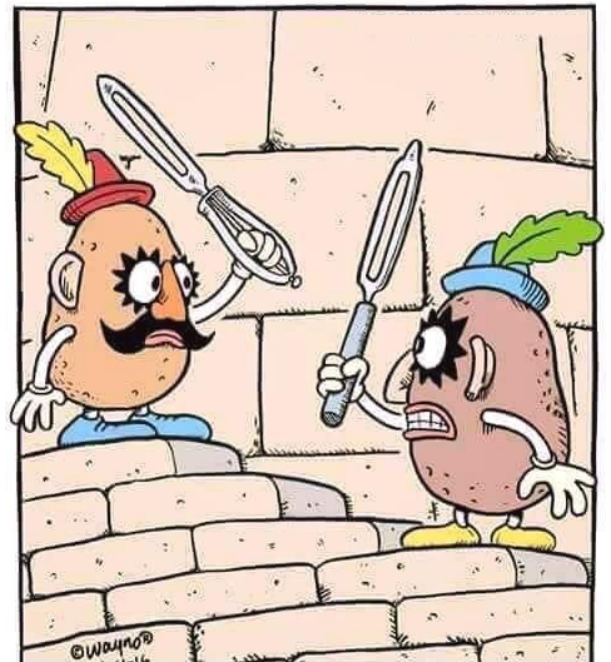
No lights or decorations can be hung from gables or rain gutters. **No** plywood signs/decorations or stationary or rotating motion type spotlight which shines on the outside of the condo is permitted. No other exterior decorations are allowed. Decorations cannot be placed on the walkway near the front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



2h. A decorative wreath, preferably of a seasonal nature, can be mounted on the front door, following the mounting procedure outlined above. **Also one(1) decorative wreath can be placed on a court yard condo fence as per hanging instructions described.**

My name is Idaho Montoya. You peeled my father. Prepare to fry.





## Half-Staff Dates for September

Our flag was flown at half-staff for the month of September on the following dates.

Bill Eggleston & Mike Sele

**Thursday, Aug. 29, 2024**, in honor of former Wisconsin State Rep. James Soletski, who passed away on Tues., Aug. 20, 2024, at the age of 75. Rep. Soletski was elected to the Wisconsin State Assembly, where he served for two terms representing the 88th Assembly District.

**Saturday, Sept. 7, 2024**, in honor of former Wisconsin State Rep. Stephen J. Freese, who passed away on Wed., Aug. 28, 2024, at the age of 64. In 1990, former Rep. Freese was elected to the Wisconsin State Assembly, where he served for 16 years representing the 51st Assembly District. During his time in the Wisconsin State Assembly, Rep. Freese served as speaker pro tempore of the Assembly for 12 years.

**Wednesday, Sept. 11, 2024**, for the nearly 3,000 individuals who lost their lives in the attacks on Sept. 11, 2001

**Friday, Sept. 27, 2024**, in honor of U.S. Army Air Force Staff Sgt. Ralph H. Bode, who lost his life in World War II and whose remains have been identified and returned to Wisconsin for burial.

**Saturday, Sept. 28, 2024**, the flags will be flown at half-staff coinciding with the Final Alarm Ceremony and Silent Procession at the Wisconsin Fire & EMS Memorial Park in Wisconsin Rapids.

For when you polka hole in your tire.



Imagine you are alone and you become very ill or fall and you cannot get to the phone or door and your neighbors notice your absence. It would be prudent to have an emergency contact person that the Villas could use to verify your safety.

Together, with Pfefferle, we have initiated a step to insure your safety.

You will be receiving a letter with financial and voting papers before the Annual Meeting. In it you will also find an Emergency Contact form. This form will remain private and only Pfefferle will have the information in case of an emergency.

**Please fill this out ahead of time and return it at the meeting on October 17, 2024.**

If you cannot make the meeting, please email or mail the Emergency Contact form to Pfefferle.

Thank you!



# Women's Breakfast

Plan to join us for our next monthly  
Breakfast Outing  
Mama D's Cafe  
Monday, October 14, 2024 9:00am



N3994 Columbia Ave., Freedom

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

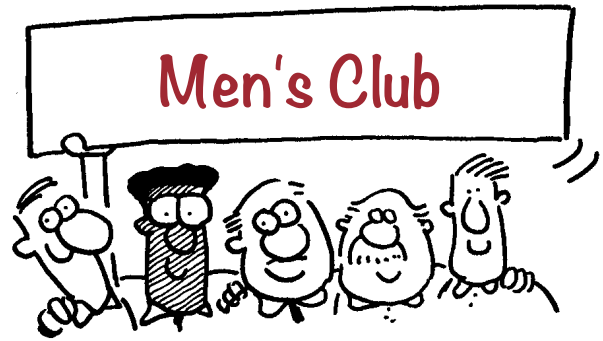
# Happy HOUR

At the Clubhouse  
5:30 Socializing  
6:00 Dinner

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

October 10 Happy Hour  
October 24 Happy Hour

# Upcoming Events



Tuesdays  
9:00 AM  
Clubhouse



## Donut Schedule

October	1	Bob Nelson
October	8	Hank Boselie
October	15	George Arno
October	22	Roy Weyenberg
October	29	Eat Out





## Let's Get Together in 2024/2025

We are looking for hosts for 2024 and 2025 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, October 24-**Halloween Party**-host Carol Van Zeeland

Sunday, November 17-**Packer/Bears Rivalry Game** host Judy and Greg Tate

Saturday, December 14-**Christmas Party** host Judy and Greg Tate and Bonnie Clow

Thursday, February 13-**Valentine Party** host Janet and Ken Jaeger

Looking for a host for a **Fall Dinner Outing**.

Looking for a host for a **Chili Dump Party**.

### **Other ideas welcome, just let us know**

Contact Greg and Judy Tate,  
heyofer@gmail.com 920-915-7097

Funds Available



“Double, double,  
Toil and Trouble,  
Fire burn,  
Cauldron bubble”

*William Shakespeare*

## **Come to the Villas' Halloween Party**

The Clubhouse beckons

Thursday, October 24th

Beginning at 5:30 Happy Hour

Dinner at 6:00

Bring a dish to pass,  
And your own beverage,  
Or should I say Spirits

Costumes optional but suggested.  
Something snappy, something creepy  
Something happy, something ghastly.

On this autumn eve before Halloween,  
You might sample from the smoking Cauldron,

You might do the Monster Mash,

Be warned -

**PACKER/BEARS PARTY**  
Sunday, November 17, 2024  
NOON  
Clubhouse  
BYOB and a snack to share  
(Time subject to NFL change)



## Previous Events



**Monday, September 23, 2024.**  
**Villas Couples Golf Outing**







September 20, 2024



After the "merchandise" was dropped off at the Clubhouse, the "shopping" began!  
(After today's event, we suspect that some may have more room in their condos and some may have less.)



With "shopping" completed, our transportation crew loaded the vans and trucks to deliver the remaining goods to Able Light, a non-profit charity.



Once the transportation crew finished, the cleanup crew completed the mission. A successful day of swapping and donating to charity!



# Condo Info

## HOA Board of Directors

John Dregler (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 Dregler

### Rules Conformance:

Bill Benn

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

To have "condo events" listed, please contact [grdavis@pfefferle.biz](mailto:grdavis@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\$