

# 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!

This is the "FIRST 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.

The two members whose terms are expiring are Gary Krueger and Keith Uhlenbrauck.

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

[Pfefferlemaagement.appfolio.com/](http://Pfefferlemaagement.appfolio.com/)

"a message from", continued from page 1.

Open meetings are held monthly. The Board's primary duty is to be good stewards of the community's finances, which includes budget preparation and expenditure authorization. Further duties are responsibility for possible changes to our Rules and Regulations, review of homeowner change requests, complaint and problem solving, and oversight of our various committees.



### General qualifications:

- 1.) Full-time residents are preferred to make meetings easier, but with various electronic means of communication available, "snow birds" can become candidates.
- 2.) Incumbent members are eligible to run for successive terms.
- 3.) Each homeowner unit will vote for up to two candidates. Over-voting will void that ballot.
- 4.) As in the past, proxies can be assigned. There are no provisions for absentee ballots.
- 5.) Additional nominations can be made at the meeting and ballots will be provided for that and/or write-ins.

This is your opportunity to join the board and make a difference.

The next step is to write a one hundred word (approx.) bio of yourself, describing why you have interest in becoming a Board member and your pertinent capabilities. Send the bio to Gary Krueger by September 27, 2024. This is to provide adequate time for ballot preparation and the October newsletter posting.

# CONDO NEWS



## Board of Directors MEETING NOTICE

**Next Meeting**  
**August 15, 2024**  
**4:00PM Clubhouse**

**ANNUAL GENERAL MEETING  
&  
BOARD OF DIRECTORS ELECTION!**  
**Clubhouse**  
**October 17, 2024**

## Half-Staff Dates for July

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

Bill Eggleston & Mike Sele

Gov. Tony Evers signed Executive Order #235 ordering the flags of the United States and the state of Wisconsin to be flown at half-staff on Sunday, July 21, 2024, in honor of Maj. Gen. (Ret.) Jerald David "Jerry" Slack, who passed away on May 18, 2024, at the age of 78. General Slack will be remembered for his integrity, bravery, and unwavering commitment to service, which left a mark on all those who knew and served with him,"



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

**Log into**

<https://pfefferle.com/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)

**Summer Clubhouse Office Hours**

Now through October 24, 2024, Gretchen will usually be at the Clubhouse Thursdays from noon until 4:00PM.

**Gretchen's August hours are every Thursday, from 11:00am 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.

There are dead shrubs marked with a red flag throughout the campus. Lowney's will be removing these dead shrubs along with the red flags in the near future.

Please weed the one-foot mulch bed (between the building & walkway) next to your home. This small section is the responsibility of the resident. Thank you!

For issues or concerns with landscape items at your residence, please complete a Work Order, which can be found on AppFolio.

\*Gentle reminder\*

Please DO NOT interrupt Lowney's crew to instruct them how to do their job. Workers on our property are using loud machines and sharp cutting tools. SAFETY is paramount! Please allow the crew to do their job uninterrupted.



Russell Berggren  
2233 E. Sienna Way

## Team USA Swimmer Torri Huske Edges Out Gretchen Walsh for 100-Meter Gold Medal After Walsh Set Olympic Record!

**Jerry and Colette Huske's** (2153 E. Sienna Way) granddaughter, Torri Huske, swam the 100-meter free and 100-meter butterfly plus a relay in the 2024 Paris Olympics. During a nail-biting butterfly race, American Torri Huske beat the competition for a first-place spot atop the podium, with Huske even edging out Team USA teammate Gretchen Walsh just one day after her record-setting swim.



Torri Huske (left) and Gretchen Walsh (right) celebrate after Huske's win. PHOTO: OLI SCARFF/AFP VIA GETTY

Huske, 21, won the women's 100-meter butterfly race, beating out Walsh, also 21, by .04 seconds in an exhilarating race that saw the latter take second place.


The wins — which mark the first time in 40 years that Team USA has gone one and two in the women's 100-meter butterfly — came just one day after Walsh broke the Olympic record in the same event's semifinals with a time of 55.38 seconds (Huske came in second during that race).


Torri will swim in the 100-meter Freestyle this Saturday, August 3, 2024.

*Story from People magazine*



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 our social committee for the sheer number and variety of social events that drew large numbers of attendees! If you didn't attend these events, you missed out on some great opportunities. Well done!

 **Hats Off** to Dave Mahr for making the connection to Lillie Collins who entertained one of our Thursday Happy Hours. The evening ended with a standing ovation for our guest.



# Women's Breakfast

Plan to join us for our next monthly  
Breakfast Outing  
Monday, August 12, 2024 9:00am  
Matteo's Cafe  
500 Wisconsin Ave, Appleton



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

# Happy HOUR

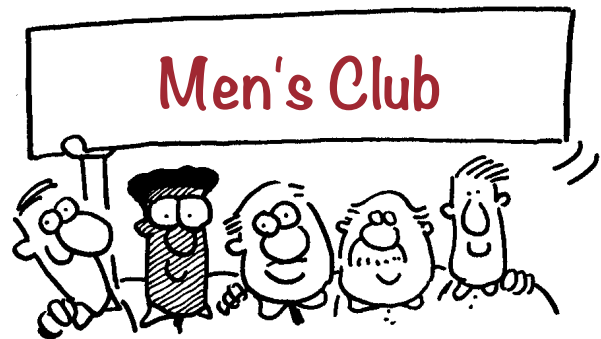
At the Clubhouse  
5:30 Socializing  
6:00 Dinner

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

August 08 Happy Hour

August 22 Special Happy Hour  
Celebrate Summer BBQ  
(see page six for details)

# Upcoming Events



Tuesdays  
9:00 AM  
Clubhouse



## Donut Schedule

August 6 - Bill Eggleston  
August 13 - John Lundquist  
August 20 - Dick Haight  
August 27 - Eat Out



## 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

**SWAP** - More details to come.

**Summer BBQ** August 22, 2024 →

**Golf Jamboree**-Hosts John and Bonnie Lundquist and Jim and Sue Knapstein (see below)

**Halloween Party**-Host Carol Van Zeeland

**Christmas Party**-Saturday, December 14, 2024  
Hosts Judy and Greg Tate and Bonnie Clow

**Other ideas welcome, just let us know**  
Contact Greg and Judy Tate, [heyofcr@gmail.com](mailto:heyofcr@gmail.com)  
920-915-7097

Funds Available



**Monday, September 23, 2024.**

The first tee time will be around 2:00pm... dependent on the number of golfers in our group.

Our outing in 2023 was 27 golfers for 9 holes. Great turn out!!! Please join us this year!

## Let's Celebrate Summer!

The social committee Invites you to a BBQ



Thursday, August 22, 2024  
5:30 pm  
Clubhouse

To insure that we order the appropriate amount of food,

**PLEASE RSVP by AUGUST 15**

Greg and Judy Tate  
920-915-7097

or

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

We will be going to Pullmans for dinner after golf. Exact time will also depend on number of golfers.

We will be playing "best ball format". To reserve your spot for golf and/or dinner, call Jim/Sue Knapstein (920-733-2766) or John/Bonnie Lundquist (920-364-9542). Please let us know if you are coming just for dinner or both dinner and golf.

Anyone can join the group for dinner!!!

Golfing cost and tee times and teams to follow in upcoming newsletters. Thanks, Jim Knapstein

# Previous Events

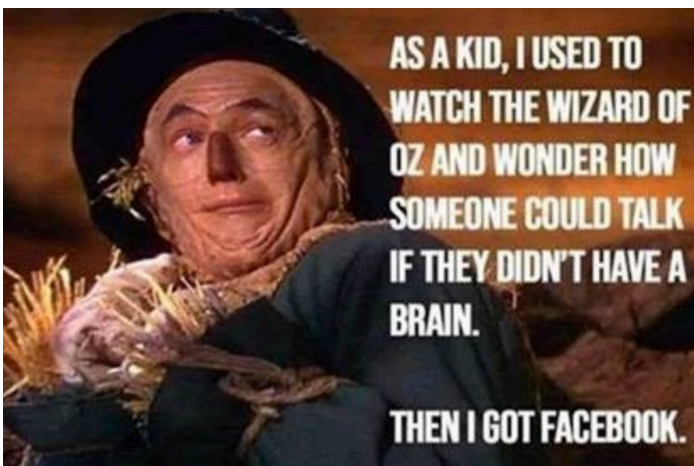
**LILIE COLLINS**

**Entertains at a Condo Happy Hour**

**July 25, 2024**



The Villas Social Committee arranged for Lilie Collins to entertain after an evening social hour. Lilie is a recent Xavier High School graduate and will be attending Belmont University in the fall. Those in attendance had the opportunity to enjoy this up-and-coming star.



# 50s & 60s Sock Hop Dance Party & Trivia Contest

TJ's Musical Experience - Thursday, July 4th,



Oh, yes, and we caught these two rebels who snuck off to the kitchen for a little "after party", party!



# Fireworks and Sing-A-Long

Wednesday, July 3, 2024



**It's funny when people act all smart & intellectual & talk about Mozart, when they've never seen even one of his paintings!**

I was walking past a farm and a sign said 'Duck, eggs'.

I thought: "That's an unnecessary comma - and then it hit me."



**The older I get the tighter companies are putting the lids on jars**

This visitor needs a new calendar...it's nowhere near Thanksgiving.



Well, this is not a welcome visitor... Apple Creek, creeping up to our condos!

**Here is a GREAT VALUE safety offer from Toolin' Around Tim Handyman Service.**

Replace all three of your existing smoke alarms for \$170 total. Each new model KIDDE smoke alarm is \$40 at Home Depot so \$120 for the alarms and Tim will install all three for only \$50. Let's keep ourselves and our wonderful community safe. If you are in need of an upgrade or just need peace of mind, call today to schedule a quick installation in under an hour.



SMOKE ALARM,  
HARDWIRED WITH 10-YEAR  
BACKUP BATTERY

**HANDYMAN**

Toolin' Around Tim  
Handyman Service, LLC

**Tim Young**

2206 East Tuscany Way  
Appleton, WI 54913

**920-858-9529**

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



**Hey, it's your last chance...**

Check to see if your printer is any of the Canon printer models listed below. If it is... you are lucky! I have 19 cartridges for you and they will fit any of the the following Canon Printers. They are yours for the asking.

Contact Gary Krueger - [Gkrueger7@me.com](mailto:Gkrueger7@me.com)



**MG Series**

- Pixma MG5420
- Pixma MG5422
- Pixma MG5500
- Pixma MG5522
- Pixma MG5620
- Pixma MG5622
- Pixma MG6320
- Pixma MG6420
- Pixma MG6620
- Pixma MG7120
- Pixma MG7520

**MX Series**

- Pixma MX722
- Pixma MX920
- Pixma MX922

**IP/IX Series**

- Pixma IP7220
- Pixma IP8720
- Pixma IX6820



# 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\$