

The Villas Newsletter

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

Production Editor - Gary Krueger



a message from
THE BORED OF DIRECTORS

Hello Neighbors!

As president of our vibrant condo community, I am writing to propose an innovative idea that could enhance our living experience while fostering sustainability and community engagement: the introduction of chicken rearing on our property. This proposal aims to highlight all aspects of such an endeavor to encourage informed residents to join in the fun.

Chicken Rearing offers the following favorable aspects:

1. Sustainability: Rearing chickens provides an opportunity to produce fresh eggs locally, reducing our carbon footprint associated with transportation and supporting sustainable food practices.

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Villas Websites

www.acvillas.com

<https://pfefferle.com/appfolio.com/connect>

"a message from", continued from page 1.

2. I am in negotiations with a few of the local grocery chains to sell the excess eggs. Maybe cut condo fees?

3. Community Bonding: The shared responsibility of caring for chickens fosters a sense of camaraderie and cooperation among residents, enhancing our community spirit.

4. Educational Opportunities: Raising chickens offers valuable educational experiences for residents of all ages.

5. Pest Control: Chickens are natural pest controllers,

helping to reduce insect populations on our property without the need for harmful chemicals.

6. Waste Management: Chicken manure can be composted to create nutrient-rich fertilizer for our community gardens or landscaping, contributing to a closed-loop waste management system.

Chicken Rearing does have some minor unfavorable aspects:

Noise: Roosters can be noisy, but on the plus side, they're more quiet than half the dogs around here.

Odor and Property Damage: Chickens may cause minor damage to landscaping or property if not adequately contained. Establishing designated areas and guidelines for chicken enclosures can help prevent this issue. The "green area on the west side of our community would be a great place for "free range" chickens to roam.

To address these concerns, the Board of Directors has voted for the formation of a **Chicken Rearing Committee** comprised of interested residents tasked with developing comprehensive guidelines and regulations. I am so eggcited!

We have further garnered a proposal to have the chicken coops purchased and delivered with the Condo Association supplementing approximately 75% the cost of the extra-large chicken coops.

I look forward to our community's continued collaboration and growth.

Sincerely, John Deringler, President HAO



Extra-Large Chicken Coop
Regular Price \$599.95
HAO Discount ~~-\$499.96~~
Your Cost...ONLY \$ 99.99

OTHER ITEMS IN THE NEWS!

Burglar Arrested!

A Villas at Apple Creek couple discovered a burglar in their home Saturday. Hank told a dumb joke and then they heard a laugh upstairs. The burglary suspect was quickly arrested in the vicinity of 2426 E. Sienna Way.



Students Cook & Serve Grandparents

Last Thursday, North High School hosted the first Grandparents Day for its neighbors.

All Grandparents from around the North High district were invited to school for breakfast. The juniors and seniors served as excellent hosts, as well as taking responsibility for cooking and serving the grandparents as well as the cleanup after the event, which by the way, was quite messy.

Disorderly Conduct

A group of students playing hide-and-seek in the Clubhouse at 11 p.m. caused Tom & Marla Jensen to call the Police in Appleton.

The police arrived but were not able to find any of the students.



CORRECTION

Due to a typing error, last month's story on local musician mistakenly reported that Kathryn's band mate, Roy Weyenberg, was on drugs. The story should have read that Roy was on drums. The Villas Newsletter regrets the error. (or maybe not)

Missing jacket found (at home)

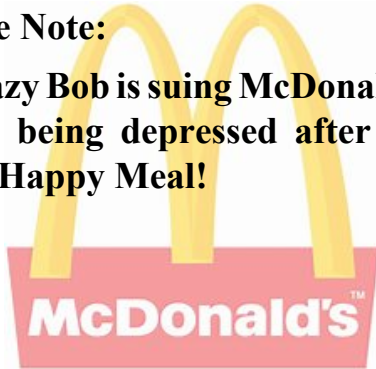
The Villas Public Security officials said a man reported his jacket missing or stolen at 6:20 am April 1, while using the Clubhouse Library. He called back an hour later, how-ever, to say he had found it at home!





April 1, 2024 - Dinner Outing
McDonald's on Tuscany Way
Organized by Bob Nelson

Side Note:
Crazy Bob is suing McDonald's for
still being depressed after eating
his Happy Meal!



Previous Events

Board member, in charge of "Rules
& Regulations", caught rafting in
ponds at the Villas!

Sign says
"No swimming, no
fishing, no skating"
but nothing about
rafting!



Circuses struggling to find new clowns as top
prospects continue to go into politics



HATS OFF TO...

This is where we recognize good deeds!!! If you have the opportunity to witness any "good deeds" please forward them to us.



Hats Off for Denny and Bill for their part in the following Appleton Post Crescent story!

Cougar attacks woman at home in The Villas!

Bill Harvey and Denny Idhe received a distress call late yesterday afternoon from Carole Van Zeeland (A Villas At Apple Creek resident who wishes to remain anonymous), stating that there was a cougar that jumped off a wall and hit her while working at her office desk. The dangerous animal managed to maul her hands quite seriously. Denny and Bill jumped into action and rushed over to 2223 E. Sienna Way and proceeded down the basement stairs to find this ferocious oversized cat in a striking pose. After much discussion and consternation, they defused the emergency, removed the cat to the outdoors and saved the day. Another heroic event that saved a damsel from the jaws of disaster by Bill Harvey and Denny Idhe.

See Page 12 for more accurate details!

Hats Off to the plethora of rabbits that have saved my spring flowers from freezing by eating them off down to the ground!



MAN FRIES EGGS ON HIS BALD HEAD!



He even cooks crispy bacon and pancakes on the side!

He contends that he is only able to do this magical feat in very warm weather.



My favorite
'Holiday'
April Fools
Day!



This vase has had just about
enough of this April Fools
Nonsense!

The REAL Villas Newsletter begins on the next page!

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a message from
THE BOARD OF DIRECTORS

Villas Board Fiduciary Responsibilities

Your board of directors is responsible for setting the annual association dues, reserve funds, and being good stewards of those funds. An annual budget is created based on the monies needed to cover such items as water bills, landscaping, snow removal, insurance, utilities for the club house, pool, ponds, and maintenance of the common areas of the association. Most of these expenses are fixed based on various contracts the board negotiates with its vendors like insurance, lawn care, Association's management contract, the capital project management and maintenance support contract. Others are more variable like utilities and snow removal (subject to number of and severity of storms) even though the hourly rate for work done are fixed by contract.

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"a message from", continued from page 1.

The board reviews, prioritizes and approves the capital projects and maintenance for the Association's common area like roof and gutter replacement/repair, street repair (Sienna and Tuscany), fence repair or replacement as well as work done on residents' patios and sidewalks. With the Villas being constructed between 2006-2012 there are plenty of opportunities for repair and maintenance work to be done. The board must also review and approve the architectural requests of the residents for items such as window replacements and garage, or patio floor coverings.

It should also be noted there are things the board cannot control, like the weather, or the pair of geese swimming in our ponds that decide to invite a hundred or so friends over for a swim, leaving deposits behind, or the Easter bunnies that leave more than just eggs around the Villas.

Soon the snowbirds will be migrating back, the flowers and shrubs will bloom, and the leaves will pop out. All the while your board will keep being good stewards of the association funds.

Tom Okray



Susan Sealy Arquette
2324 E. Sienna Way

CONDO NEWS



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

Summer Clubhouse Office Hours

Beginning April 18, 2024 through October 24,
2024, Gretchen will be at the Clubhouse
Thursdays from noon until 4:00PM.

After Hours & Emergency Requests

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

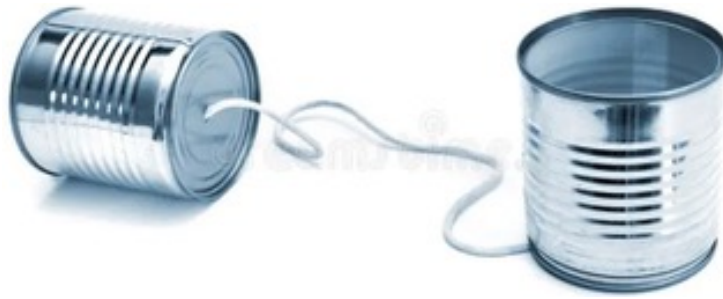
Half-Staff Dates for March

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

Bill Eggleston & Mike Sele

The Communications Committee Needs Your help!

Yes, and we need your help in two areas.



FIRST, in our efforts to establish effective communications, we would like to improve our directories.

In many instances, where two phone numbers are listed, it does not list who is linked to which number. So, even if you use the directory you're not sure who will answer. We would like to rectify this and make our directories more user friendly. So the following is proposed. Please send an email to **GKruieger7@me.com** listing the names of people in your home with their associated phone numbers. We will then link the phone numbers to the correct person in the directory to make sure your call goes to the correct person. Wouldn't that be nice! So, please help.

SECOND, we have had numerous requests for floor plans of the various condo units. To date, we have put together an incomplete booklet of our results. We would like to do better. So we turn to you for help. If you have a color printout of any of the needed condo units please send an email to **Gkruieger7@me.com**, letting us know you have a copy that we could use for a day or two in order to scan it digitally. It will be returned unharmed.

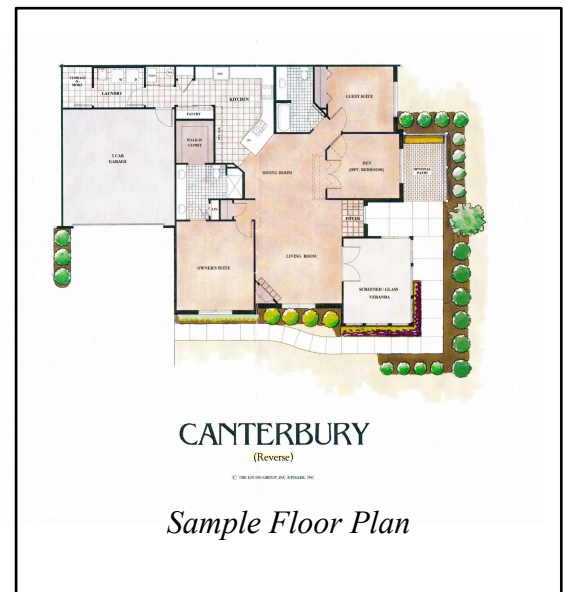
We need floor plans for Abbey, Aboretta, Bramante, Court Yard, Ducal and Villa.

We have accurate floor plans for Canterbury, Chateau and Colonnade.

We will notify you via newsletter article once we have acquired all the floor plans. The booklet will be placed in the Clubhouse library for your viewing.

 <p>Dennis & Dianne Ihde 2327 E Sienna Way #33 920.364.0466 319.939.3624 319.939.5018 dendi@ihde@aol.com</p>	 <p>John & Bonnie Lundquist 2325 E Sienna Way #133 920.364.9542 920.585.5608 jhonda1011@aol.com</p>	 <p>Deb Logg 2324 E Sienna Way #28 920.639.0782 rlcycy@gmail.com</p>
 <p>Mike & Jan Sele 2322 E Sienna Way #28 920.574.2953 920.205.3627 920.277.0188 jseljm@aol.com jmseljo@aol.com</p>	 <p>Jim & Jean Hakes 2320 E Sienna Way #28 920.574.2781 920.378.1133 920.678.469.7418 jhakes1@gmail.com jeanhakes@gmail.com</p>	 <p>Jim & Sue Knapstein 2318 E Sienna Way 920.733.2766 920.915.2769 920.915.4506 jknapstein@hotmail.com</p>
 <p>Barbara Weir 2313 E Sienna Way #34 414-303-9709 bbarweir@yahoo.com</p>	 <p>Dale & Martha Lendens 2311 E Sienna Way #34 414-801-6571 414-339-4902 marthalendens@gmail.com</p>	 <p>John & Deanna Herzberg 2307 E Sienna Way #35 920.279.9111 920.279.1423 jdherzberg@yahoo.com</p>
 <p>Ann Fowle 2306 E Sienna Way #27 920.997.9522 920.851.5344 afowle@cloud.com</p>	 <p>Bill & Leilee Harvey 2305 E Sienna Way #35 920.739.2268 920.427.0235 920.427.3381 harveywss@gmail.com</p>	 <p>Gary & Joan Bernegger 2304 E Sienna Way #27 920.364.9221 920.585.9309 GaryJoem@gmail.com</p>

Sample Photo Directory Page





Board
of Directors

MEETING NOTICE

Next Meeting

April 18, 2024


4:00PM Clubhouse





Dale and Martha
Lenderts attended the
Wisconsin Day picnic
at the Sun-bowl in
Sun City, AZ




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 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 Roy Weyenberg** for performing the magic to make the blemishes disappear from the tables in the Clubhouse.

 **Hats Off to Gary Bernegger** for setting up the Rabbit Trial Project of having rabbits trapped and removed from the Villas' property. (Gary was heard bragged about his recipe for Hasenpfeffer.)

 **Hats Off** again to both Roy & Kathryn Weyenberg for organizing the wonderful dinner outing at Good Company on March 7th. A great time was enjoyed by all!

 **Hats Off to Jean Arno** for organizing and caring for the puzzles in the library in the Clubhouse.



It's April!!!

Daylight time is longer!

So, according to the Rules & Regulations, that means you should place your refuse and/or recycling containers on the curb

ONLY AFTER 5:00pm.

Thank you!





Hello Spring!

Our growing season is here, and Lowney's will be helping us with continued beautification of The Villas.

Lowney's crews will be working on winter cleanup. Fallen branches, leaves & debris collected around buildings & shrubs will be removed, etc.

Fresh mulch will be applied to ALL mulch beds throughout campus in April. Application will begin April 1-April 15.

A separate email notification, will be sent to

residents throughout the season for each fertilizer/weed control applications.

Please continue to use the 'Work Request Form' for landscape issues. E-forms are available on AppFolio. Paper forms are located in the Clubhouse library. Once completed, place paper form in drop box outside Gretchen Davis (Pfefferle Management) office. Or, contact a Landscape Committee member. We can assist in completing a work request form.

Landscape Committee Members:

Dorothy Nelson, Bonnie Clow, Sue Waltman, Laura Leininger, Linda Russo, Sue Lund, Debbie Kogutkiewicz, and Daryn Drengler

* A gentle reminder*

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

"**Cougar Attack**", continued from page 5.

THE REAL STORY

Told by Bill Harvey and Dennis Ihde

We received a call from a damsel in distress (okay, maybe concerned). There was a cougar that jumped off a wall (okay, fell off the wall) and just about hit her working at her office desk (okay, she could have been at her desk). Anyway, we rushed over and ran (okay, walked) down the basement stairs to find this ferocious (okay, stuffed and dead) oversized cat in a striking pose. After much discussion and consternation, we defused the emergency and saved the day. Another heroic event that saved a damsel from the jaws of disaster.



Actual photo after Cougar attack

Women's Breakfast

Plan to join us for our next monthly Breakfast Outing Monday, April 8, 9:00am



500 E. Wisconsin Ave.

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

Happy HOUR

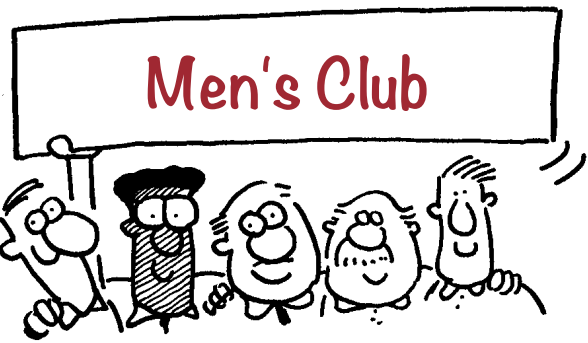
At the Clubhouse
5:30 Socializing
6:00 Dinner

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

April 11 Happy Hour

April 25 Happy Hour

Upcoming Events



Tuesdays
9:00 AM
Clubhouse



Donut Schedule

- April 2 - Roy Weyenberg
- April 9 - Denny Ihde
- April 16 - Ken Jaeger
- April 23 - Jerry Lund
- April 30 - Breakfast Outing



**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, May 9, 2024



Immediately following Happy Hour
Professor Gizmo returns to the Villas
Mark your calendars now

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 Carole 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

Timber Rattler game

Dinner Out

4th of July fireworks viewing/party



Kentucky Derby party

Picnic

Boat Cruise

Pickleball tournament



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



Whoa! What's this I hear?...Professor Gizmo is returning to the stage...again? Yes, it's Professor Gizmo's Second Stop on his One Stop World Tour. You heard correctly...it's a one stop world tour. That's what makes this so special, it's his second stop, and it's all different from the last visit.

Professor Gizmo is coming to a Clubhouse near you on the evening of May 9th, 2024. Come for Happy Hour and stay for the amazing presentation or simply join in after Happy Hour. This might be your only chance to see him. Don't miss this!

Previous Events



March Dinner Outing!

Thursday, March 7th



Planners Roy & Kathryn Weyenberg



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
920-560-5030

Lee Leininger-Project Manager
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
920-442-1970

Communications, Newsletter, Website & Directories:

Gary Krueger

Landscape Committee

Daryn Dregler

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 Alatshaw@pfefferle.biz. If necessary, Pfefferle management can mail you a form.

To have "condo events" listed, please contact ALatshaw@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

Directory available on the AppFolio App.

Password for the Clubhouse WiFi

WeLoveCondo\$