

# 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!

After a few typical Wisconsin weather starts and stops, it's great to see Spring finally arrive at the Villas.

Along with our greened lawns, soon the fruit trees will be flowering and shrubs will be in full leaf (albeit pruned a bit by the rabbits).

In April, our vendor partner Lowney's Landscaping, working in coordination with the Villas' Landscape Committee, was able to complete a significant project applying new mulch to the entire community. Lowney's project manager, Tim Clark, said that a semi-load of mocha-colored mulch was delivered every day for a week and 22 different employees worked on the project.

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## Villas Websites

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

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

# CONDO NEWS

"a message from", continued from page 1.

The overall result is a fresh, updated look for everyone. At last month's Villas Board meeting update on this project, I appreciated the feedback and open communication on not just what went well, but what lessons did we learn to improve upon? Whether an area was over or under-mulched or maybe covered by mistake, it was really important the Landscape Committee heard this feedback from residents and thus could immediately share with Lowney's for corrective action.

Also, we have a few properties where grounds repair projects are happening. The fact that these areas were flagged in advance allowed Lowney's to work smart and not waste time or mulch, plus not disrupting those projects Lee has underway.

Jeremy Stryhn, Maintenance Manager at Lowney's recently commented, "over the years the relationships built between the staff at Lowney's, the Villas at Apple Creek Board and their Landscape Committee has become the model for what we look for in a partnership with an HOA. Our efficiency has only improved as we strive to make things easier for our employees without sacrificing quality and keeping things affordable for residents."

Much appreciation to all involved!

John Drengler



## 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)

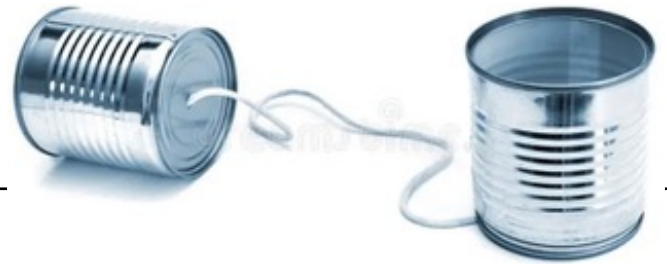
### Summer Clubhouse Office Hours

Beginning April 18, 2024 through October 24, 2024, Gretchen will be at the Clubhouse Thursdays from noon until 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



### Communications Committee needs your help!

Are you looking for a temporary volunteer position that involves only a short time commitment? Well, we have exactly what you're looking for..

We are in need of a few good people to assist Pat Peters in contacting residents to verify phone numbers for our directories. If you are interested, please **contact Pat ASAP** as the committee will be beginning their task soon.

**Residents**, please be aware that this committee will be contacting you to insure your information is correct. Thanks!

**Pat Peters**

**920-364-9925**

**nursecess.pp@gmail.com**

### Pilot Rabbit Trapping Experiment

As you probably know, the Villas has an exploding rabbit population. Gary Bernegger suggested we try using a rabbit trapper to see if we can control the rabbit rampage around our plants and shrubs. At no charge to the villas, the trapper set out traps at approximately eight buildings as a pilot project.

Although the pilot wasn't a huge success, we are rid of three rabbits while also capturing a squirrel and one ferocious field mouse. We knew going in that the time of the year with all available food (emerging flowers and yummy shrubs available) would work against us.

Jeff, the rabbit guy, volunteered that he would be willing to return next winter if invited. We learned that the traps were not an eyesore and that Jeff was careful in parking, not to block driveways, etc.

Just to add a bit of trivia - Jeff's mother grew up on a farm on the south side of the creek. She said. as a young girl, she used to ice-skate on the creek. It's a small world.

We will try agan next winter.

Gary Bernegger



### Mulch Application Day (This was mulch appreciated!)

## ATTENTION Fellow Villa Owners!

From the Rules and Regulations Committee.

When it comes time to sell your property, make sure the new owners are shown how to find the rules and regulations and bylaws in AppFolio which is required by State law, whether you sell your property yourself, or if a realtor handles the sale.

If you can find your owner's manual, even though it might be somewhat obsolete, please pass it on to the new owners as they really appreciate it.

If any of you have experience as a legal secretary, the rules and regulations committee could use your help to make our work look more professional.

Also, if you have any interest in doing walk-arounds in the Villas to help your neighbors who are not in compliance with all the rules and regulations, please let us know.

Bill Benn  
HOA Director



### Save Time and Money


Are you thinking of replacing or adding to any of the items below? If so, please call Lee Leininger at 920-442-1970 for suggestions and requirements before you begin your project.


- 1) Egress Window Well Covers - suggestions.
- 2) Sump Pump replacement suggestions & / or battery backup with possible quantity cost savings.
- 3) Minimum requirements and costs for exterior Window replacement.


Lee M Leininger, Villas Project Manager  
Leininger's PM Services, LLC 920-442-1970



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** the following families for helping out with submitting floor plans for the Villas Floor Plan Booklet... Idhe, Mayernik, Ruth, Hagen, Kolodzik, Schoenhaar, and Danielson.

 **Hats Off to** our hardworking BOARD for addressing so many important Spring concerns. Please know that we appreciate all you do for us!

 **Hats Off to** Mike Sele & Bill Eggleston who maintain and, from-time-to-time, replace our well-worn flag with a new one! Thanks, guys!





## MEETING NOTICE

**Next Meeting**

**May 16, 2024**

**4:00PM Clubhouse**



*We Energies  
is there to help*

The next time you experience an electrical outage or suspect a gas leak or other public service emergencies, reach out to WE Energies. They have multiple services available to provide you with information and up to date status of most outages, problems and emergencies. Do not call Pfefferle for status information about your public services. Pfefferle cannot assist you and chances are they may not be aware of any problems in our area. Contact WE Energies through online or phone.

### Online:

[www.we-energies.com/safety/emergency](http://www.we-energies.com/safety/emergency)

### Phone:

Electrical issues            800-662-4797

Gas issues                    800-261-5325



## Half-Staff Dates for April

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

Bill Eggleston & Mike Sele

## Spring Decorating Time is here!

But...we don't want the Villas to resemble these photos of "decorative yard items".

Therefore, it is important to review the Villas' Rules & Regulations to ensure that you are in compliance. Inspection walk-arounds are scheduled to view decorative items and confirm that the Rules & Regulations are followed correctly.

The Rules and Regulations document can be found on our website ([acvillas.com](http://acvillas.com)) under MANAGEMENT, FORMS & DOCUMENTS or on Pfefferle's AppFolio App. Check it out now!



# Women's Breakfast

Plan to join us for our next monthly Breakfast Outing Monday, May 13, 9:00am



Angel's Restaurant  
1401 John St., 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

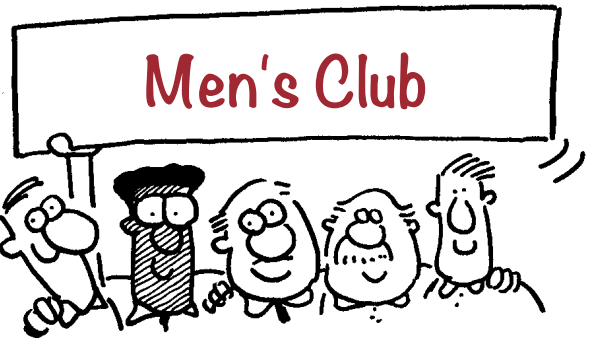
Bring a SMILE, a dish to share and your own beverage to the Clubhouse.

May 9 Happy Hour with Professor Gizmo to follow.



May 23 Happy Hour

# Upcoming Events



Tuesdays  
9:00 AM  
Clubhouse



## Donut Schedule



- May 7 - Richard Gonnering
- May 14 - Larry Ciriacks
- May 21 - Mike Huss
- May 28 - 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:

### 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



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](mailto:heyofcr@gmail.com)



Professor Gizmo is coming to a Clubhouse near you on the evening of May 9th immediately following Happy Hour for the second stop of his One Stop World Tour! Come for Happy Hour and stay for the amazing presentation or simply join in after Happy Hour (~6:30).

Don't miss this!

# Calling all Lady Golfers!!

Join us for some golfing fun!

The Villas Ladies Golf group is getting ready to kick off their season.

If you're interested, our kickoff meeting will be held

Tuesday, May 7 at 10:15 AM at the Clubhouse.

Please join us. If you are not able to attend the meeting but would still like to join us, or just get more information, contact either Debbie Kogutkiewicz or Sue Trams.



## Attention Pool Crew!

All pool testing volunteers are asked to be present at the Clubhouse on **May 23, 2024 at 1:00PM** for retraining on the testing procedures for proper pool chemical levels.



GET Pool Services will be servicing the pool on May 23, 2024 at 8:00AM to prepare the pool for swimming.

Residents will be notified by email when the pool will open for swimming. (Usually, Memorial Day weekend.)

Thank you in advance,

Larry Ciriacks

## News "Shorts"

**Did you hear about the dog that gave birth to puppies near the road? Yup, it was cited for littering.**

**A suspicious hole has been found in the nudist-camp wall. The police are looking into it.**

**My friend Jack says he can communicate with vegetables. That's right...Jack and the beans talk.**

**Two silk worms had a race. They ended up in a tie.**

**Yesterday I went to the paint store to get thinner...it didn't work.**





## Need help with some small projects or home maintenance?



Contact Tim Young (920) 858-9529 at Toolin' Around Tim Handyman Service, LLC for a free home visit to discuss your needs.

Tim recently moved into the Villas last year with his wife Amy. They LOVE their new home, their welcoming neighbors, and the beautiful neighborhood.

Toolin' Around Tim Handyman Service, LLC will begin providing the following services in May, 2024!!

- Painting and Patching
- Window Cleaning
- Furniture Assembly
- Hanging Wall Art & Shelving
- Closet Upgrades
- TV Wall Mount Installation
- Light Fixture Replacement
- Ceiling Fan Replacement
- Smoke Detector Service
- Technology Help (smart TVs, Ring doorbells, smart thermostats)
- Changing Hard to Reach Light Bulbs
- Changing Filters
- Window Treatment Installation
- and more...

Toolin' Around Tim Handyman Service, LLC

Tim & Amy Young  
2206 East Tuscany Way  
Appleton, WI 54913  
(920) 858-9529



## Previous Events



# 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 [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\$