

ACACIA TIMES

Monthly Newsletter of The Acacia Association

November 2020

Upcoming Events:

November 26th and 27th – Office and Shop closed for Thanksgiving

December 12th – Jigsaw Puzzle Exchange at Clubhouse

December 19th and 20th – Holiday House Decoration Judging

December 20th – Santa's Reindeer visit Village of Indian Head Park

Board Meeting Minutes of Tuesday, November 10, 2020

Next Acacia Regular Board Meeting, December 8, 2020

Acacia Association 111 Cascade Dr., Indian Head Park, IL 60525

Website: acacia-ihp.org

Email: acaciaihp@gmail.com

GENERAL ANNOUNCEMENTS

Reminders:

The new lighting rules adopted by the board take effect January 1, 2021.

New fees/fine schedule approved (effective immediately)- included in this newsletter.

Holiday decorations may be placed on townhomes or surrounding private ground no earlier than 30 days prior to the holiday, except Christmas decorations may be placed the day after Thanksgiving. Holiday decorations must be completely removed no later than 7 days after the holiday, except Christmas decorations, which may remain in place until February 1.

If you are unsure whether or not your project is a minor repair or replacement PLEASE call the office to check – that way you will avoid being fined.

Village Elections – Spring 2021

The Village of Indian Head Park will have 3 Trustee positions up for re-election this Spring. If you are interested in running for one of the positions please contact the office and we will get you the information you need to run. The deadline to turn all paperwork in if interested is early December. It would be nice to have one or more residents of the Home Owners Associations in Indian Head Park as a Village Trustee, after all the HOA's make up a large portion of the village and we currently do not have any voting Trustee from an HOA on the Village Board.

Next Acacia Board Meeting is Tuesday, **December 8, 2020** at 7pm at the clubhouse.

**The Acacia Association Board of Directors Meeting
November 10, 2020**

The Board of Directors meeting of Tuesday, November 10, 2020 was brought to order at 7:00 p.m. by President Eckert.

Directors in attendance were: Pres. Eckert, Sec'y Brandush, Tres. Polacek, V.P. Kalinoski, Boyd, Consolo, Kwiatek, and Voyles.

Directors absent: McMillin

Approval of Minutes of the October 13, 2020 Board of Directors Meeting. Polacek, Kwiatek. 8/0/1 Motion passed.

Home Owners comments/questions: None

Treasurer's Report: John Polacek: For November 2020, the Acacia Association Treasurer's Report shows:

Assessment Collection	\$94,655		
Other Sources	\$1,358	Total Collection	\$ 96,013
Total Expenses			\$ 100,081
Net Ordinary Income			\$ - 4,068
Capital Reserve Transfer			\$ 6,000
Net Income			\$ -10,068

We are now spending some of our Operating Reserves to balance the expenditures. This is normal every year.

As of October 30, 2020, the Accounts Receivable stands at \$3,951.82.

22 of 387 members have Past Due Accounts. We continue to do all the law allows to collect the outstanding balances. In October, 2020, 13 members had late payment fees and/or interest applied.

As of October 30, 2020, 235 members use the ACH, automatic bank withdrawal. ACH insures no late payment fee and no interest charge. ACH also saves the office time and money. Please consider this. 61% of Acacia Homeowners use it. Join the crowd! There really are no dangers. Acacia withdraws only the Assessment on the 20th of the month. If there are other charges, you receive a separate statement. When members do not pay on time, there is a cost of collection. Therefore, a \$25 fee is charged the first time you are late escalating to \$50 thereafter. Avoid those charges with ACH.

Overall, we are in good financial condition.

We have two funds –	Reserve Fund	\$241,463
	Operating Fund	<u>\$614,708</u>

Total

\$856,171

I move that we accept the Treasurer's Report as presented. Polacek, Consolo 8/0/1
Motion Passed.

Clubhouse Director's Report: Peggy Rose Kwiatek: There was one clubhouse rental during the month of October. We have had some cancellations of rentals in the coming months because of Covid-19 and the new restrictions of only 25 people allowed in a gathering place.

We have received a new quote for fixing the leak in the clubhouse basement from Seepage Seal waterproofing company. Their quote of \$5,650.00 is much more reasonable than our last 2 quotes and it looks like they do a very thorough job.

We contacted one more waterproofing company, called Everdry. They said they do not work for associations, but will come out for a \$300.00 fee which will be credited if they get the job. I do not like that way of doing business. Therefore, I am in favor of having Seepage Seal do the job.

Upon talking to Joe, he had some thoughts on doing a Christmas Parade similar to the Graduation Parade, but with Santa Claus greeting everyone from a distance at the end of the parade, perhaps throwing out candy canes. I think it is a good idea because the children can still see Santa Claus but from a safe distance.

Recreation Facilities Director's Report: Amy Eckert: Jose had 2 estimates for replacement/repair of the basketball and tennis courts. The estimate from US Tennis to remove and replace surface was \$100,000 - \$130,000 (they did not speak with Jose, just came out and looked at the courts through the fence). MCH Sports Surfaces came out and their quote was about \$50,000. They did not feel that the entire court areas needed to be removed but could be repaired.

We still need to decide how much work we want to do and also consider removing one tennis court and replace with fenced dog playground. There was a letter received with no signature that was read to Board members during Executive Session regarding a potential fenced dog playground.

Election Committee:

Lyn has agreed to head the committee. For those Board members whose terms are up for election please let Lyn know if you plan to run again.

For the 2021 Election there are three, three-year terms and one, one-year term to be filled. If you are interested in getting involved and becoming a part of the Board you will need to submit a resume or letter of interest to the Election Committee by January 12, 2021.

Grounds Maintenance Director's Report: Jack Brandush: The grounds crew completed 11 grounds services requests.

All 387 lamp lights were inspected.

True Green came out and applied the final lawn application for 2020.

The grounds crew is continuing to gather and mulch the leaves.

I finally received a proposal from our snow removal contractor, Schwartz Construction, for snow removal from Acacia driveways from November 1, 2020 to April 30, 2021. They are proposing a 1.8% increase for snow removal and travel costs from \$167 per hour to \$170 per hour. It was also agreed that the maximum travel time is one hour per driver per arrival and departure.

Therefore, I am making a motion that we accept the proposal from Schwartz Construction Group, Inc. of Countryside, IL, to remove snow from Acacia driveways from November 1, 2020 to April 30, 2021 for a cost of \$170 per hour for removal of snow per event and travel cost of \$170 per hour. Electronic vote passed.

Townhome Maintenance Director's Report: Ben Boyd: 13 townhome service requests completed.

Jose, John and I met with Benjamin Moore to discuss upgraded paint to extend paint cycle to seven years.

Jose inspected all paint work on Hawthorn, Deercrest, all work on paint cycle completed.

All touch up from service requests completed at nine townhomes.

Townhome maintenance crew left on 10/23/2020.

Inspected roof on 23 Deercrest for critter trying to gain entrance.

Jose and I met with Michael from Inside-Out to discuss new size for coping that will be used due to change in composite board size.

Benjamin Moore better quality paint brand Ben selected for next year's paint cycle to extend cycle to seven years.

Village Relations Director's Report: Sharon Kalinoski: Nothing to report for November because there were no IHP Village Board meetings since the last Acacia meeting.

Architecture and Landscape Director's Report: Diane Voyles: For the month of October there were 9 requests for new projects and 9 inspections of completed projects. Two homes were inspected for new residents.

Topic for discussion

Gazebos, fines, warning letters

After using the Fine Schedule for a few months, the board decided to change some items to make it easier to enforce and to make it more uniform. After looking over the proposed changes the board approved the new Fine Schedule (amounts) effective immediately.

Welcome Baskets: Peggy Rose Kwiatek: One new welcome basket was delivered at the clubhouse this past month to a new resident from 25 Elmwood. Information about our guidelines and amenities was given. She really appreciated the basket of goodies.

If you have recently moved to Acacia and have not received a welcome basket, please call Peggy Rose at 708-505-4733.

Office Report: Amy Eckert: Complaints or to dispute a fine:
If you have a complaint you want to report you must use the established Complaint process and forms. Both can be found on our website or you can get one at the office.

If you disagree with a fine you must respond in writing to Acacia.

Once either of these has been received it will be forwarded to the appropriate board member for investigation and they will respond in writing.

Please do not expect the office to take your complaint over the phone.

Personnel:

Pasquale is no longer working for Acacia. Tim Rost has accepted the Assistant Operations Manager position on a part time basis.

Homeowner Forum: Maureen from Cascade asked what time the garbage will be picked up? The board responded that the garbage will not be picked up before 9:00 a.m.

New Business: Let's light up for the Holidays.

Think your house looks great when you decorate for the Holidays? Let us know – A committee will pick the 3 best-decorated homes for the holidays.

1. Let us know that you want to participate
2. Decorate the outside of your house
3. The weekend of December 19-20 we will visit houses
4. Prizes will be awarded for 1st, 2nd and 3rd place

Village of IHP Christmas Plans:

I will be meeting with village Trustee and committee to discuss their plans for Christmas activities. As of now there is a plan to have Santa's reindeer visit the village on Sunday, December 20th. The group will be discussing other ideas to go along with this outdoor activity. Watch for updates from Acacia via email blast and signs for final information.

New Event for Acacia Residents Only: JIGSAW PUZZLE SWAP

Date: Saturday, Dec. 12, 2020 at 12:00 noon. FREE.

Location: Acacia Clubhouse

Love doing jigsaw puzzles? Here's a chance to trade for different ones with your neighbors.

This event is limited to 25 people, Acacia residents only. Sign up from Dec. 7 through Dec. 11 at the clubhouse and bring your puzzles anytime the office is open that week. Or bring your puzzles at 11:30 am on Sat. Dec. 12.

Bring **up to 10 puzzles of 300 pieces or more** (not kid's puzzles). You will get a chip or ticket for each puzzle you bring. On Dec. 12 we will draw random numbers at noon to determine the order of picking puzzles to take, one at a time, to be fair.

If you just want to donate puzzles, we will accept them also, and bring the leftovers to the IHP library.

Masks must be properly worn at all times and keep social distancing. See you there!

Motion to adjourn to Executive Session – Eckert, Voyles 8/0/1 Motion passed.

Board returned to Open Session: Various resident issues regarding fines issued were discussed and voted on during Executive Session.

V.P. Kalinoski expressed that the letter to residents regarding the Preliminary Budget made it seem like the decision to increase the assessment was already made. She feels that items like any assessment increase should be clearly stated as proposed and will be discussed and voted on at a Board meeting.

Motion to close Open Session – Boyd, Brandush 8/0/1 Motion passed.

Fee and Fine Schedule

Fees:

Late fee for assessments:

1st month - \$25.00

2nd month and each subsequent month - \$50.00
along with interest on outstanding balance

3rd month - \$50.00 and

account will be turned over to lawyers for
collection, which will add legal and mailing costs to account

Closing Documents:

\$125.00 – bill included with closing paperwork

Request for Records:

\$100.00 to compile records (paid before records pulled)

.10 per page for single side copying

.20 per page for double side copying

Fines:

Policy for Fine Letters:

1st offense for any rule violation receives a warning letter that will
include violation, time frame to correct violation and what fine will be
if not corrected

2nd and subsequent rule violations are fined as follows:

Fine Schedule:

- Garbage out early/not in black bags - \$25.00
- Outside storage of garbage cans - \$25.00
- Front yard lights not on overnight - \$25.00 (unless fixture needs repair and has been reported to office)
- Holiday/Seasonal Decorations displayed after removal date - \$25.00 plus \$50.00 per week until down
- Gazebos and all shades, poles and/or structures that are used for lighting or to create shade on deck or patio up before/after date allowed - \$50.00 plus \$50.00 per week until down
- Signs not displayed as required (school sports sign near front of unit or political sign no more than 1 week prior to election and removed day after) or without Board approval - \$25.00 plus \$50.00 per week until removed
- Disabled vehicles not in garage - \$25.00 plus \$50.00 per week until removed

- Commercial vehicles parked in driveway or cul-de-sac parking areas overnight - \$25.00 plus \$50.00 per week until removed
- Outside parking of non-passenger vehicle (boat, trailer, etc.)- \$25.00 plus \$50.00 per week until removed
- Large toys (basketball hoops, playhouses, etc.) left out overnight or on common property - \$25.00 plus \$50.00 per week until removed
- Unleashed animal - \$25.00 per occurrence/per pet
- Failure to pick up animal waste - \$25.00 per occurrence – actual cost of removal if outside vendor called to clean up
- Placing food for animals on any outside area including private property or common areas - \$100.00 per occurrence
- More than 2 bird feeders, bird feeders on common grounds, failure to clean ground around feeders - \$25.00
- Clotheslines - \$25.00
- Window mounted air conditioners - \$25.00
- Use of Association dumpster without prior approval - \$50.00 plus any additional dumping fees incurred by Association
- Unstained decks (after 1 year) - \$50.00 plus \$50.00 per month until stained

Any outside changes, improvements and repairs to townhomes are ALCC fines and these are defined on Request for Approval forms and there is no warning letter needed.

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The inclusion of any advertising in this newsletter does not constitute an endorsement or recommendation of any advertiser by The Acacia Association.



MANY buyers looking in Acacia + Wilshire Green NOW. Most recent listings attracting multiple offers, at/above list price.

I've worked on 27 transactions in IHP over the past several years, offering hands-on help to all sellers. CALL ME !!!

Thinking of moving? Please call me for current listings for sale, or a free market analysis.

**Sharon Kalinoski CPA, Broker
Indian Head Park (Acacia) resident
1-708-805-0675 herculesUS@yahoo.com**

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**Mark Gill, President 708-299-9964
7000 S. Wolf Road, Indian Head Park
e-mail: mark.gill@att.net**

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Interior
Wood
Grain
Dark
Oak



Interior
Wood
Grain
Light
Oak



Exterior Bronze



Other color combinations
available upon request

Exterior Cocoa



Actual Acacia Project
Photos

