

# ACACIA TIMES

THE ACACIA ASSOCIATION'S MONTHLY NEWSLETTER

June 2022



**Board Meeting Minutes from Tuesday 6/14/2022**

**Next Acacia Board Meeting Tuesday 7/12/2022**

Acacia Association 111 Cascade Drive, Indian Head Park, IL 60525

Website: [acacia-ihp.org](http://acacia-ihp.org)

Email: [acaciaihp@gmail.com](mailto:acaciaihp@gmail.com)

Phone: [\(708\) 246-2400](tel:(708)246-2400)



The Acacia office and maintenance will be closed on Monday, July 4<sup>th</sup>. Enjoy the holiday.

## **MARK YOUR CALENDARS**

**Family Fun Day**  
**Sunday, July 24<sup>th</sup>**  
**From 12:00 noon – 5:00 pm**



### **Blue recycle bags are available from SBC**

- Email your request to [residential@sbcwastesolutions.com](mailto:residential@sbcwastesolutions.com) or call 312-522-1115
- Remember to give them your address and tell them you are an Acacia resident

**Simplicity App – Looking for updates on what’s happening in the village or Acacia. This app is a great place to start. If you are interested in learning how to use it Acacia will set up a training/help session. Call the office and leave you name and phone number so we can contact you when we schedule the training/help session.**

**The Acacia Association Board of Directors Meeting  
June 14, 2022**

The Board of Directors Meeting of June 14, 2022 was brought to order at 7:00 p.m. by Pres. Amy Eckert

Directors in attendance were: Pres. Eckert, V.P. Kwiatek, Treas., Voyles, Sec. McMillin, Directors: Boyd, Chiappetta, Cione, Consolo, Herley

The Pledge of Allegiance we recited.

Liz Benson was introduced as our new Office Manager.

Homeowner Forum:

Tom – Heatherwood Court – They moved into their home in October 2021 and there was a rain barrel when they moved in. They recently received a letter from the Association stating it needed to be moved to the back of the house. They would like the Board to reconsider this decision since it was already there and it helps deal with water retention.

The Board responded that they would address during Executive Session and let him know the answer.

Motion to approve the minutes of the May 10, 2022 Board of Directors Meeting.  
Moved by: Joe Consolo, Ben Boyd – 9/0/0 motion passed

**Treasurers Report – Diane Voyles**

Income	\$91,892.00 (assessments, late fees, closing fees, etc.)
Expenses	\$115,732.69
Capital Expense	\$5,475.00 (wood poles for parking lot lights – final payment)
Transfer to Capital	<u>\$6,000.00</u>
<b>NET INCOME</b>	<b>-\$28,316.00</b>

Summer expenses are generally larger than our monthly income.

As of May 31, 2022:

Operating Account	\$613,016.65
Restricted Fund	\$355,789.48

At the close of May there are 19 accounts past due for a total of \$6,307.12 due to missed assessment payments, late fees and fines. Two accounts are on payment plans. This is a decrease by 8 accounts.

Residents are encouraged to enroll in ACH – automatic payment – for monthly assessments. This avoids any chance of missed payments and late fees. Currently 63% of residents use ACH. There is no charge for ACH and the assessment amount is withdrawn from your account on the 20th of each month.

Since the last board meeting, the following was accomplished:

- Acquired online access to Acacia's 14 accounts which were reduced to 9 in the next items.
- Consolidated 4 separate savings accounts from 4 different banks into 1 Max Safe Money Market account insured up to 3 million. This account is located at the Community Bank of Western Springs.
- Identified all bank charges and fees related to our accounts and removed unnecessary charges resulting in annual savings of \$448.20.
- Closed 3 CD's that were currently receiving .10% interest and combined them into 1 new CD that is paying 1.5 % interest. Penalties on the early closures will be recouped in the first month of the new, higher interest CD.
- Standardized ACH date to the 15<sup>th</sup> of the month effective in September so that all homeowners have the same due date and late date. Letters are going out to all ACH users in June announcing this change.
- Established policy on reissued checks for employees. This was communicated to employees and a form was created for requesting a replacement check.

Submit for approval the following new policy for uncashed checks issued by Acacia Association:

Homeowners with checks NOT cashed after 5 months will be notified in a letter stating the date, amount and status of the check. After 6 months of the check date, if the check is still not cashed, a stop payment will be issued on the original check. A new check will be issued that must be picked up in the Acacia office. Replacement checks will not be mailed. No fees will be charged. The

homeowner will be notified a minimum of 3 times. If the check is not claimed within a year of the original issue date, Acacia will consider the check void and will not continue to pursue the homeowner.

Motion to approve policy for uncashed checks. Amy Eckert, Joe Consolo 9/0/0 motion passed

Submit for Approval the following policy for ACH declines:

When a homeowner's ACH payment has insufficient funds, they are assessed the standard \$25.00 late fee plus the bank fee of \$7.50 that Acacia is charged. The homeowner is notified that their ACH has been refused and they must immediately remit their monthly assessment plus \$32.50 directly to the Acacia office either in a cashier's check or cash. If the ACH is refused again the next month, the standard 2<sup>nd</sup> occurrence late fee of \$50.00 is applied, plus \$7.50 bank fee plus interest charges if the prior month assessment is still outstanding. The payment must be by cashier's check or cash.

The homeowner is removed from ACH and is notified in writing of their current balance and ACH removal status. Standard rules apply to a third offense and onward.

Motion to approve policy for ACH declines as read. Diane Voyles, Peggy Rose Kwiatek 9/0/0 motion passed

### **Clubhouse Director's Report: Peggy Rose Kwiatek**

There were 3 clubhouse rentals in the month of May.

Our annual Acacia Wide Garage Sale was held on Friday, June 10<sup>th</sup> and Saturday, June 11<sup>th</sup>. We had a very successful two days with great weather, as rain held off until the end of the sale each day. I had advertised the garage sale on Next Door and Facebook. I also delivered maps of the participating homes to each home two days before the sale. Garage sale signs were put up at each Acacia entrance and on Wolf Rd. at Plainfield Rd. and Joliet Rd.

### **Recreation Facilities Director's Report – Amy Eckert**

Pool opened on a beautiful Memorial Day weekend  
Busy days so far:

Saturday, 5-28	40 residents 51 guests
Sunday, 5-29	56 residents 5 guests
Monday, 5-30	81 residents 47 guests
Friday, 6-3	43 residents 16 guests
Sunday, 6-5	57 residents 19 guests

Resident numbers don't reflect the number of children because many parents just sign the whole family in.

Remember that no more than 5 guests before 4:00 pm – after that if you plan to bring more than 10 guests you **MUST** contact the office and agree to pay for an additional guard for the time you will be at the pool.

ALL children that are wearing Swim Diapers **MUST** also wear rubber pants over the diaper to use the main pool. (You can find them on Amazon)

Interested in water exercise group? Guards are willing to lead the group - either Tuesday or Wednesday at 11:15 am and the cost would be \$5.00 per session. Let the office know if you want to join us and what day works best for you. They plan on starting the exercise group the first week of July.

The pool hours are as follows:

Monday – Thursday	11:00 – 7:00
Friday	11:00 -8:00
Sat., Sun., Holiday	10:00 – 8:00

These hours have been published in previous newsletters, are listed on the Pool Rules that you received when you renewed your pass and are on the website. If you come earlier than opening time you WILL NOT be allowed to enter the pool to wait for opening.

Lights:

We should be getting the lights installed in next 4 weeks. When they are working on them the pool, courts and playground will all be closed so they have access

with equipment to complete the job. They said it should only take 1 day. We will post signs and email blast when we have the actual date.

**Grounds Maintenance Director's Report: Joe Consolo**

- Since the last Board meeting, we completed 10 grounds service requests.
- We checked all post lights and repaired 26 of 28 that were found inoperable.
- The first application of fertilizer and weed killer was put down by Tru Green.
- We purchased 11 more trees for common areas in Acacia.
- We purchased \$358.13 in gas for the truck.
- We purchased \$1,551.72 worth of gas for the lawn machines and carts.

Blue Bags are provided by SBC to be used for recyclables. They are not being supplied so people can use them for other things. The roll of blue bags that SBC hands out contains 100 blue bags. There is no reason a resident would need more than one roll to cover a number of months. A resident that uses one blue bag a week should be able to go almost two years of use out of one roll. We have one resident that has asked for a roll a week for the last four weeks. That is four hundred bags. That is not fair to our fellow residents

When calling SBC for a bulk pick up, please identify yourself as an Acacia Resident. The person taking the call does not always recognize your address as being in Acacia. Our contract call, for free bulk pick up and no stickers. Other areas in Indian Head Park have to pay such fees.

As part of our contract, SBC will provide a dumpster at a reduced rate. They recently did this for a resident that was moving out as the last minute the day before they were closing on the sale of their Acacia residence.

**Townhome Maintenance Director's Report: Ben Boyd**

- Completed 10 townhome service requests
- Phase II paint and coping cycle began for 60 townhomes
- Power washing currently underway at 37–47 Elmwood
- Carpenters for phase II currently working at 29-35 Elmwood

- Stucco repair for phase II currently working at 21-27 Elmwood

### **Cement Project Update**

- We have provided the cement contractor, Robert Andreas, with the list of 62 Acacia residents that want various projects quoted.
- Over 45 projects have been quoted with the remainder of homes being quoted the week of June 13<sup>th</sup>.
- Quotes to residents will be sent out week of June 20<sup>th</sup> and each resident will have the opportunity to accept or pass on the quote.
- Once the magnitude of the combined accepted quotes have been tallied, Andreas will apply an Acacia discount to each quote so each resident will know what their cement project will cost. I (Ben Boyd) will be working closely with Andreas to negotiate the best discount and project plan to complete the ACACIA CEMENT PROJECT.

### **Driveway Inspections**

The inspections have been completed by Jose, Tim and myself (Ben Boyd). We are waiting on the driveway sealcoating and asphalt bids before we know how many driveways will be replaced. The 2022 budget for driveway replacements and resealing is \$60,000.

### **Curb Cutting Project**

I (Ben Boyd) completed a survey of Acacia driveways. There are 157 driveway curbs that are available for cutting. We have a \$360 preliminary quote to cut the curb but do not have a quote for the asphalt. A six-foot new asphalt strip is needed when a curb is cut on a driveway that is not removed. When the total cost for curb cutting and the asphalt strip is firmed up, I (Ben Boyd) will let all residents know the cost to see if they are interested in moving forward.

### **Village Relations Director's Report: Patti Chiappetta**

**Wolf Road:**

Phase 1 study of Wolf Road is part way done - resident feedback expressed:

- Negative about 5 lanes
- Positive about sidewalks
- Landscaping and wildlife concerns



Comments that were sent to Strand and county will be responded to individually

- Two Cook County individuals attended the board meeting.  
Katie Bell - Project Study Manager – She oversees the project and she wants to make sure to keep project federally funded. She is going to work with village and residents in adapting to resident concerns.  
Tara Orbon – chief Engineer of Project Development and oversees all road projects for Cook County

Here is what they had to say:

- 2018 village applied for grant due to Wolf Road pavement deteriorating.
- 2019 met (County and IHP) and agreed with roadway and drainage issues.
- Will go back to drawing board and look into other alternatives.
- Hoping to provide a project that will be mutually beneficial to all users.
- Next steps will get more public involvement. Will lead and fund public involvement. Amend Strand contract to involve public involvement. Will take 6 months or more to get amended contract and get public involvement.
- Corridor advisory committee which will involve Stake holders i.e. municipalities, water reclamation department and HOA presidents and residents that are impacted by project.
- County said they are putting this on hold until additional feedback from community to get alternatives.
- Some activities will continue while project is on somewhat hold - will look at drainage issues etc. but no major decisions will be made.
- The alternatives presented so far are not the only ones we will receive - they are open to looking into other alternatives.
- Once construction starts no estimated completion time at this point. They can provide that at later date.
- Phase 1 study takes 2-3 years or more. It was stated that from Phase 1 to completed project could take 10 years or more.
- \$718,000 dollars paid so far to Strand for Phase 1 Study out \$1.3 million contract and reimbursement from Cook County to IHP for these costs. Engineers are paid on task basis.
- Acacia drive is different than Wolf Road – it is a federally funded project not county funded.

### Other Information:

Sewer repairs \$167k not to exceed - sanitary sewer repairs are to meet requirement Metropolitan Water Reclamation District. Rainwater causes flooding and non-good water in water drains. It is for public safety to keep the bad water out.

Camera purchase not to exceed \$40k. Police body worn camera's mandated by Illinois and have to have by Jan 2026. Grant opportunities and they did apply for them. So might not cost village.

Shred and recycle event 1/3rd showed up compared to last year. Successful event.

Indian Head Park Police department assisted in wounded warrior program.

Acacia drive should be completed this year. Strike at quarries that are impacting our project. Village to keep residents updated. Landscaping to be done at end of project. Will look into north entrance pothole issue.

Please download Simplicity app to get updates from the village. If you are not comfortable adding apps to your phone or don't know how please reach out to me and I can assist. (watch for more information to come)

### **Architecture and Landscape Director's Report: Jen Cione**

1. There were ten ALLC approvals and inspections
2. Results from property walk through - 11 violations letters and 90 notice letters were sent out
3. We updated the ALCC patio and decks forms

I think we should change the outside inspection that we are doing once a home closes and do it before the home closes. WE have had 2 instances where a new homeowner was stuck with either making a big change or spending a large amount of money because they did not know something was in violation or needed to be done.

1. Deck staining the seller knew about and did not tell buyer
2. Rain barrel in front of house that now needs to be moved to back of house

I think it's a better way to do if the buyer knows what needs to be done before they close on the house - maybe they would be able to negotiate with the seller to get it taken care of.

### **Welcome Baskets: Peggy Rose Kwiatek**

A welcome basket was delivered this past month to a new resident from 14 Stonehearth Lane. We had a lovely talk and our guidelines and amenities were explained. The resident's questions were answered and she expressed her gratitude for the welcome basket.

### **Acacia Office: Amy Eckert**

I would like to welcome Liz Benson to Acacia. She accepted the position of Office Manager, and she will be starting tomorrow, June 15<sup>th</sup>.

We have talked about having a phone directory of Acacia residents available electronically to only Acacia residents. We have had some difficulty getting this done since we have not had a full-time person working in the office – but we have started the process. We have developed a form for residents to complete if they are interested. The form will need to be filled out and returned to the office and then we will email the phone directory to you. Part of the form is the agreement that no one will use the numbers or addresses for any purpose other than personal – for instance – no use of information to solicit residents for any business use, advertising use, etc.

I would like to propose that we increase the fee we charge for closing documents from \$125.00 to \$150.00. This is charged once all the documents are sent, and we send it with the Paid Assessment Letter.

Motion to approve change in closing fee – Amy Eckert, Joe Consolo 9/0/0 motion passed

### **New Business:**

We received a letter from an anonymous resident detailing violations around Acacia. I just want to remind all residents that we appreciate your input and comments BUT we will not accept anything unless it is signed by a resident. This is true for complaints, suggestions, etc.

Also, if there is a violation of our Rules and Regulations that the board looks into - that information is private between the association and the resident. The results of any violation will not be shared with anyone other than Board members.

### **Homeowners Forum**

Tom – Heatherwood Court

1. Why do we power wash – Ben replied that it was needed to clean and inspect houses to be painted
2. With regards to the curb cutting – what about single car driveways that are joined – will they be able to be cut – Ben responded they will not be able to be done unless both residents want to have it done
3. He heard at a village meeting someone say – The county is just going to do what it wants to do on Wolf Road – wonders if that is true - Patti responded that is not what the county said – they said they will work with PIP and look at alternatives to what has already been proposed

Shared that he feels it is a good idea to have an outside inspection of houses before they are sold so buyers are aware of what might be needed before they move in.

Motion to move to Executive Session. Amy Eckert, Peggy Rose Kwiatek 9/0/0 motion passed

Motion to return to Open Session. Amy Eckert, Lyn McMillin 9/0/0

During Executive Session hourly rates for crew were discussed and approved. These will go into effect on July 1, 2022

Motion to close Open Session – Peggy Rose Kwiatek, Joe Consolo 9/0/0 motion passed

# VILLAGE NEWS

## Batteries & Light Bulbs May Be Recycled at Village Hall



**Another benefit to the Village's franchise agreement with SBC Waste Solutions is residents can now recycle their light bulbs and batteries right at Village Hall. Simply bring your old batteries and light bulbs to Village Hall during regular business hours and consider it done!**

## Vehicle Sticker REMINDER

**Stickers must be purchased at Village Hall and displayed by June 30th.**

**Construction update: If you have any questions about the construction on Acacia Drive contact the village of IHP – [administration@indianheadpark-il.gov](mailto:administration@indianheadpark-il.gov)**

**Planning a move to Florida?**

Real Estate Broker for over 24 yrs

Licensed in IL and FL

Rose Mary Woodley, ABR, CNS

Direct 708-977-5298



COLDWELL BANKER  
REALTY



**SHARON KALINOSKI, CPA**  
**REAL ESTATE BROKER**  
**708.805.0675**

**herculesUS@yahoo.com**

Indian Head Park (Acacia)

Homeowner Since 2009



**ASAP**  
**REALTY**<sup>INC</sup>

*Realtors Who Get It Done*

16108 S. Weber Rd., Lockport IL 60441

# INDIAN HEAD PARK MARKET IS **HOT** NOW!

Acacia, Wilshire Green and Indian Ridge are in demand.  
My experience and assistance will help you get top dollar.  
Please call me if you are thinking of selling your home!

## Acacia Sales May 2022

16 Tanglewood Ct.	\$299,000
5 Briarwood Ln.	\$365,000
201 Cascade Dr.	\$365,000



This is not a solicitation for  
business if your property is  
currently listed for sale.

# Serving the Acacia Community Casey Window

(773)392-5569

## Window & Door Installation

- ✓ Quick, Free, no hassle estimates
- ✓ We offer window craftsmanship at its best, that exceeds Acacia window replacement requirements
- ✓ We have satisfied Acacia references to support our work record
- ✓ We stand behind our work with a limited lifetime material warranty and 1 year of at home service labor warranty
- ✓ We provide only the best custom made vinyl and wooden windows
- ✓ And all this at a great price!



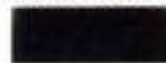
Interior  
Wood  
Grain  
Dark  
Oak



Interior  
Wood  
Grain  
Light  
Oak

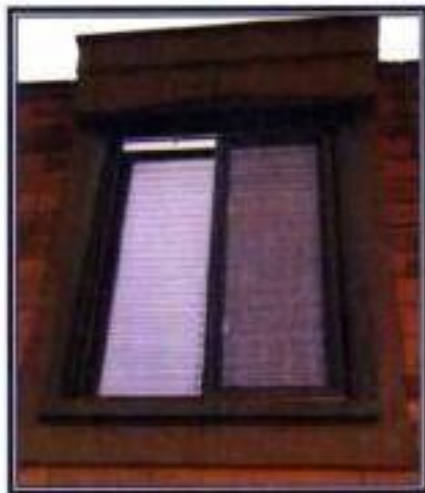


Exterior Bronze



Other color combinations  
available upon request

Exterior Cocoa



Actual Acacia Project  
Photos



Independence is My Choice. Freedom is My Decision. Mobility is My Life

**101 Mobility**<sup>®</sup>  
Your First Choice in Mobility Solutions

## Trusted Experts in Accessibility & Mobility Solutions

### Live Comfortably Right Where You Belong

If you or a loved one are experiencing mobility challenges or concerned about staying independent while aging, 101 Mobility can help make daily living safer and easier. We are a provider of mobility and accessibility products that will help you or your loved one live comfortably right where you belong – at home. We are a locally owned company backed by a nationally recognized name and we are dedicated to you and your family's health and comfort.

101 Mobility sells and installs a wide range of products, including stairlifts, platform lifts, and wheelchair ramps, and we back our products with our signature one-year limited-service warranty. We carry many makes and models and also offer rental options to accommodate your every need. To learn more about our products and installation services, reach out to our team today.

**FREE  
CONSULTATION**

**101 Mobility  
of  
South  
Chicago  
(708 )  
576 -4903**

**Stairlifts  
Ramps  
Bath Safety  
Handrails  
Lift Chairs  
Scooters  
Power Chairs  
Platform Lifts  
Pool Lifts  
Elevators**

## Serving Your Mobility & Accessibility Needs for Over a Decade

From the first phone call to the final installation, we pride ourselves on providing the right solution and unconditional support.

**31,758**

Stairlifts Installed

**150,442**

Customers Helped

**94**

Locations

**WHY CHOOSE US**

