

# THE ACACIA TIMES

*A Monthly Insight into the Happenings at Acacia*

## January 2024

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### SBC Garbage Pickup

Residential@  
SBCwastesolutions.com  
- or -  
312-522-1115

Blue Bags are available in the  
office

### Office Hours

M-F 8:30am – 11:45am  
12:15pm – 3:30pm

### Acacia Association

111 Cascade Drive  
Indian Head Park, IL 60525  
708-246-2400

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

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

## Acacia Elections in February

### IMPORTANT DATES

February 1 – Ballots will be available in the Clubhouse for in-person voting during office hours

February 11 – Voting in the Clubhouse from 12:00pm – 2:00pm

February 24 – Voting in the Clubhouse from 12:00pm – 2:00pm

February 27 - Absentee ballots must be submitted in a sealed envelope marked "BALLOT and returned to the Clubhouse.

February 27 – Last day to cast your vote. Votes will be counted at 8:00pm.

### Yearly Election Announcements:

In-person voting will take place at the Clubhouse during the month of February. Please bring your ID with address on it to receive a ballot..

One ballot per household

Note: If there is a balance due on your account, you will not receive a ballot.

Final day for voting is February 27; votes will be counted at 8:00pm.

### Request for Absentee Ballot:

If you want an Absentee Ballot, please complete the Request for Absentee Ballot Form (included in this newsletter) and submit it to the Office by January 22, 2024.

**Candidate Resumes** – See candidate resumes later in this newsletter.

Next Up...

Family Valentine's Party  
February 9 | 7pm-10pm

Acacia Election  
Voting is February 1-27

## The Acacia Holiday Party

On December 29, 2023, Acacia hosted a holiday party in the Clubhouse. A few brave residents came out to enjoy food and fun with their neighbors, and a great time was had by all.



## Upcoming Events:

### Family Valentine's Day Party at the Clubhouse!

Friday, February 9 | 7:00pm – 10pm



The Social Committee is planning to have an Acacia Family Valentine's Day party open to all Acacia residents. The date will be Friday, February 9th from 7 to 10 pm at the clubhouse. There will be food, music, family games and prizes.

Please R.S.V.P. to the Acacia office with the number of people planning to attend by February 5th.

## Check Out Our New Clubhouse Sign!



Jim Truax, Grounds Supervisor, is a man of many talents and he continues to share them with Acacia. Jim proposed that he build a new sign for the Clubhouse entrance, and he did not disappoint!

He carved and sanded each letter individually, then painted all of it in the Acacia colors to blend seamlessly with the clubhouse. The black mulch accentuates the sign and give the Clubhouse a polished, professional look.

Thanks Jim!

## **Yearly Election Announcements**

### **2024 Voting Procedure**

We are continuing in-person voting again this year.

Voting will take place during the month of February at the Clubhouse during normal business hours Monday thru Friday (8:30am – 11:45am | 12:15pm – 3:30pm.) We are also offering voting at the Clubhouse on two weekend dates:

Sunday, February 11 from 12:00pm – 2:00pm

Saturday, February 24 from 12:00pm – 2:00pm

There is one vote per unit. Note: if there is a balance due on your account, you will not receive a ballot.

**ANNUAL MEETING DATE:** Tuesday, February 27, 2024 at 8:00pm

**LOCATION:** The Acacia Association Clubhouse, 111 Cascade Drive, Indian Head Park, IL 60525

**PURPOSE:** To elect 4 Board members. Directors to be elected, not officers. Officers are elected by the board from among its members. (3) 3-years terms, and (1) one-year term positions open.

**NOMINATING COMMITTEE:** Chairman Jennifer Cione

To have the election be official, we need a quorum of voters – please vote!

### **ABSENTEE VOTING**

If you will not be at your home address for the month of February, you may request the ballot be sent to your out-of-town address from the Acacia office. The Request for Absentee Ballot is included in this newsletter and is on our website. Please submit your request to the office by January 22nd. Please complete your ballot and seal it in the provided BALLOT envelope. This will distinguish it from other correspondence and ensure it remains unopened until ballots are counted on February 27 at 8:00pm.

### **CANDIDATE RESUMES**

There are 6 candidates running for 4 open board seats

See Candidate Resumes later in this newsletter.

**THE ACACIA ASSOCIATION**  
**REQUEST FOR ABSENTEE BALLOT**  
**ANNUAL MEETING FEBRUARY 27, 2024**

This request applies ONLY if you will be OUT OF TOWN during the month of February.

Please mail my ballot with instructions to the **OUT-OF-TOWN** address below.

NAME \_\_\_\_\_

OUT-OF-TOWN ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

Signature \_\_\_\_\_

Acacia address \_\_\_\_\_

Date \_\_\_\_\_

This request form must be returned to the office immediately. Ballots will be mailed after January 22, 2024

Your ballot will be mailed to your **OUT-OF-TOWN** address **ONLY**. Your ballot must be returned so we receive it before February 27, 2024 to be counted.

# Acacia Association Board of Directors Meeting

## January 9, 2024

The Board of Directors Meeting of January 9, 2024, was brought to order at 7:00 p.m. by President Joe Consolo

Directors in attendance were President Joe Consolo, Vice President Jen Cione, Treas. Wayne Dubin, Secretary Melissa Allison, Directors Amy Eckert, Ben Boyd, Peggy Rose Kwiatek, and Jen Cagney. Director Bill King was absent.

The Pledge of Allegiance was recited.

**Motion to approve the minutes of December 12, 2023, Board of Directors Meeting. Ben Boyd / Peggy Rose Kwiatek 8/0/1**

### Homeowner's Forum

#### Diane Voyles – 49 Briarwood Square

Diane states that while she appreciates Homeowners Forum at the beginning of the meeting so a resident can state their concerns, it does not allow for comments based on this evening's meeting. She also noted that she did a cursory inspection of the grounds and identified a list of homes that have deck violations. She provided the list to the Board. Diane is concerned that the association has completed no capital projects in 2023 and have none identified for 2024. She asks Ben about the Reserve Study and Ben responds that he has been in touch with our provider and they have given us the spreadsheet for us to actively manage. Ben suggests a resident meeting to discuss the capital projects being planned. Ben states the Reserve Study is the foundation for all future budget planning. Diane states the Finance Committee should be open to all residents.

#### Jack Brandush – 15 Deercrest

Jack asks the Board if they have given any more consideration to his concern about leaving dogs unattended outside while leashed. Joe responds that they will review again.

### Treasurer's Report

Income	\$ 99,737	Assessments, late fees. closing fees, etc.
Expenses	\$124,712	
Capital Expense	0	None this month
Transfer to Capital	\$ 6,000	

NET INCOME                      \$- 30,975

As of December 31, 2023

Operating Accounts	\$474,664
Capital Reserves	<u>\$222,524</u>
Total	\$697,188

At the close of December there are 25 accounts past due for a total of \$11,891.23 due to missed assessment payments, late fees, and fines. Two of our accounts are in attorney's hands.

Residents are encouraged to enroll in ACH – automatic payment – for monthly assessments. This avoids any chance of missed payments and late fees. Currently 64% of residents use ACH. There is no charge for ACH and the assessment amount is withdrawn from your account on the 15th of each month.

**Motion to approve the Treasurer's report as prepared by staff: Wayne Dubin / Ben Boyd 8/0/1**

## **Clubhouse Director's Report**

There were 7 clubhouse rentals in the month of December.

I hope everyone noticed the new Acacia sign in front of the clubhouse. It looks very nice and I would like to thank Jim Truax for a job well done.

The Acacia Adult Holiday Party was held on Friday, December 29<sup>th</sup> at the clubhouse. We had a good turn out and everyone enjoyed the food, music and games.

Bunco night was held at the clubhouse on Tuesday, January 2<sup>nd</sup> at 6:30 pm. Our hostesses Lyn McMillin, Alice Williams and Phyllis Gorman planned a beautiful spread of food and a good time was had by all. Our next Bunco night will be on Tuesday, February 6<sup>th</sup> at 6:30 pm in the clubhouse. Don't worry if you don't know how to play Bunco. We will teach you! Food will be provided. Please bring your own beverage and \$5 for prize money.

The Social Committee is planning to have an Acacia Family Valentine's Day party open to all Acacia residents. The date will be Friday, February 9<sup>th</sup> from 7 to 10 pm at the clubhouse. There will be food, music, family games and prizes. Please R.S.V.P. to the Acacia office with the number of people planning to attend by February 5<sup>th</sup>.

A new sliding glass door was installed in the Clubhouse leading to the pool.

Amy asks if the AED has been ordered yet. Peggy Rose responds that she will order it; Amy offers to share her research on appropriate models.

## **Recreation Director's Report**

The new Pumproom heater that was voted on and approved at last month's meeting was installed at a cost of \$2,485.00 which is below the approved cost of \$2,800.00.

The state pool inspector was here after the season ended and suggested we service the boiler for the pool in order to extend the life for a few more years. We contacted Heat Engineering who recently installed the new heater for the Pumproom, but they don't service this type of equipment. We then contacted Clearwater Pools and they have an HVAC provider who can service the unit for approximately \$1,900.00.

**Motion to have the boiler cleaned at a cost not to exceed \$1,900.00. Melissa Allison / Ben Boyd 8/0/1**

## Grounds Director’s Report

No report this month.

## Townhome Maintenance Directors Report

- Two emergency service projects were completed in December. We are fortunate to have a few crew members who live close by.
- Eight garage panels replaced from damage during resealing drives – one left to do.

Proposals to bring to board for approval:

Project	#	Vendor	Bid
Reseal driveways	195	Roy’s	\$27,268.64
Replace driveways	20	Territory Paving	\$45,448.00
		Total driveways	<b>\$72,716.64</b>
		Total budgeted	\$75,000.00
		Total projected savings	\$ 2,284.36
<b>Motion to accept quotes Roy’s and Territory Paving for 2024. Ben Boyd / Melissa Allison 8/0/1</b>			
Coping	60	Komperda	<b>\$68,700.00</b>
		Total budgeted	\$72,000.00
		Total projected savings	\$ 3,300.00
<b>Motion to accept Komperda’s quote for 2024. Ben Boyd / Peggy Rose Kwiatek 8/0/1</b>			
Painting	60	Aldoco Painting	<b>\$81,000.00</b>
		Total Budgeted	\$80,000.00
		Total projected over budget	\$1,000.00
<b>Motion to accept Aldoco Painting quote for 2024. Ben Boyd / Melissa Allison 8/0/1</b>			

Net Effect on the budget is a saving of \$4,584.36

Amy asks Ben if the sealcoating included crack filling; Ben will check. Ben adds that he is forming a committee to study the use of alternate building materials to maintain the townhomes as our current program appears to be unsustainable. The goal is to identify new products, one-time costs, maintenance costs, and overall benefits in order to make a recommendation to the Board.



## **Village Relations Report**

### **December 14, 2023 Meeting**

The Secret Service Inservice on Fraud Prevention that was held in December is available on the village YouTube channel.

Property Tax Levy was approved – this is necessary so that IHP can collect their share of taxes from various entities – gas tax, road tax, etc.

Discussion on ways to finance the repair/replacement of equipment at the pump house, which is a \$1,000,000 to \$2,000,000 project. Finance committee is looking into issuing bonds, loans and grants to cover part of the cost.

Frosty Fest was a success again this year. Families enjoyed visiting with Santa, the reindeer, and crafts for the kids.

Police Department is still working on cameras for areas of the village. The holdup right now is approval/permits from Cook County.

Committee of the Whole will meet on January 25th . This is an open meeting for all village residents and gives the Village Board the opportunity to discuss and get ideas from residents. There is no action taken by the Board at this meeting.

### **Wolf Road Information:**

The Corridor Advisory Committee (CAC) met for the first meeting on December 13th . The meeting agenda, presentation and handout are all posted on their website: [wolfroadstudy.com](http://wolfroadstudy.com) – click About and then click on Corridor Advisory Committee (CAC).

The feedback that was submitted on the website by residents and HOAs is also on their website – click Project Updates and the links are under What We Heard from You.

One of the goals for those of us that are part of the CAC is to share information and gather feedback from residents. In order to do this, I would like to plan a meeting open to our residents (and possibly those from surrounding HOAs) later this month.

## **Architecture & Landscape Committee Report**

Projects approved to start = 3

Projects completed and inspected = 0

### **A reminder for decorations on townhomes**

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

## **Welcome Baskets Report**

Nothing to report this month. Remember, if you have recently moved to Acacia, you may contact the office and request a welcome basket visit.

## **Office Report**

We are currently transferring money into our Chase accounts. The 2022 audit is completed.

A new Acacia map has been created in vector format giving us a more legible map to distribute to our vendors and residents.

We have a proposal from Cambridge Financial Services for accounting and tax preparation services for 2024. The amount is \$4,250 which is \$1,300 less than Mugnolo & Associates.

**Motion to accept the proposal from Cambridge Financial Services for 2024. Joe Consolo / Ben Boyd 8/0/1**

## **Old Business**

None

## **New Business**

None

## **Homeowners Forum**

### **Jerry Rizzo – 2 Sweetwood Court**

Jerry reads a letter about his position on vinyl siding. He believes this is the long-term solution for the association. He asks Amy why the committee on vinyl siding chose not to move forward in 2012. Amy responds that it would have required a special assessment and the crew did not know how to install vinyl siding so it was tabled. Jerry emphasizes that vinyl siding is maintenance free and will allow us to control our assessments.

**Motion to close Open Session – Ben Boyd / Amy Eckert 8/0/1**

**Motion to adjourn from Executive session back to General Session – Ben Boyd / Peggy Rose Kwiatek 8/0/1**

The Board discussed a dispute with a resident and agreed to pursue legal action if necessary.

**Motion to adjourn the General Session – Ben Boyd / Peggy Rose Kwiatek 8/0/1**

**The Acacia Association**  
**Election 2024**  
**Candidate Bios in Alphabetical Order**

**Jack Brandush**

I'm Jack Brandush and I have been an Acacia resident for 47 years, currently living at 15 Deercrest Square. I am retired Environmental Engineer, managing air and water pollution control, hazardous waste and materials, energy and water conservation, recycling, and employee safety concerns for 40 years. I was a member of Acacia's Board of Directors from 2011 to 2021 and was one of the four Officers as Secretary, Grounds Director, Recreation Director, Director of the Architectural and Landscaping Control Committee and an ALCC member during that time. I had to resign in 2021 when I sold my townhome and was no longer an owner, but only a resident and member of the association. Now that I am again an owner, I am running for a position on the Board of Directors, and would like to use my Acacia experience and knowledge and work with the current Board to continue to control costs, look for cost saving ideas, keeping the assessment as low as possible, while continuing to give Acacia residents the services that have made this townhome complex a great place to live. I would also use my work experience to make sure that Acacia and its employees operate in a safe manner. If elected, I will serve in any capacity that is most needed by the Board and the community and will strive to move Acacia forward. Thank you for your consideration.

**Jennifer Cagney**

My name is Jennifer Cagney and I moved into Acacia in May 2018. I graduated from Benedictine University with a bachelor's degree in math with a secondary education endorsement. I have been teaching math ever since and am currently in my 11th year teaching. I have a master's degree in teacher leadership with a special education endorsement from Elmhurst College. This is the first home I have owned and, like many others in the community, when I was looking to buy, I knew I wanted to buy a townhome in Acacia. I believe the main role of the board is to represent every person in the community and make decisions in the community's best interests. I also believe that every person in the community should feel comfortable talking with and expressing concerns to any member of the board. I am interested in being a part of the board because I think I can do both of these important jobs well. This past Fall I was put on the board to fill an open spot and have been working to help represent the community.

**Wayne Dubin**

After almost finishing my first year on our board, (I was elected for the 1-year term), I am realizing that it takes more than 1 year to gain enough experience to be well rounded. In my position as Treasurer, I'm getting a good handle on where the money is going. I was responsible for resecuring over \$8,000 worth of "missing" merchandise. I am still investigating the breach of the clubhouse that happened when the missing merchandise reappeared. Having had previous swimming pool experience here as a Certified Pool Operator I maintained the pool for the season along with instructing those who will be a part of the operation in the future. Again, I am asking you for your vote. INTEGRITY STILL MATTERS

**The Acacia Association**  
**Election 2024**  
**Candidate Bios in Alphabetical Order**

**Glenn Fiala**

Hello fellow neighbors, my name is Glenn Fiala and I'm running for a position on the Acacia Homeowners board. I have lived in Acacia for over 25 years. Recently retired, this affords me the time to dedicate to being an active member of the Board. My career has given me a comprehensive background in financial matters, from budget and market analysis to financial reporting directly to various boards. I have board experience as a board member representing the Village of Indian Head Park on the I & M Canal Civic Center Authority and also a non-profit counseling service. Peers would say I generally see both sides of issues and am a team player. One of the major issues facing the Association is the ongoing increase in the cost of townhouse maintenance. Solutions for this must be well reasoned, cost effective, aesthetically pleasing and in compliance with the homeowner covenants. I would appreciate your vote. Thank you!

**Peggy Rose Kwiatek**

I have served on the Acacia Board of Directors for the past 8 years and have been a resident for over 10 years. Currently I'm serving as the Clubhouse Director. In the past, I have served as the Director of the Architecture and Landscape Control Committee (ALCC), and the Director of Townhome Maintenance, so I have gained a lot of experience in knowing what is needed to run an efficient homeowners association. I've always strived to keep Acacia growing by listening to homeowners and doing what's best for our community. When I moved to Acacia in 2013, there was not a welcome committee. So when I was elected to the board, I started a welcome basket project where I would make baskets of useful items and information about our community and take them to new residents. I would arrange for a visit to sit down with the new owners and welcome them to Acacia. I would explain our guidelines and amenities and answer any questions the new residents had. I truly believe that Acacia is a wonderful place to live, and would like to be able to continue serving on the board and would ask that you consider electing me for another term. Remember this is your association and your input is always welcome. Please remember to vote in our annual election. Thank you.

**Julie Wright**

My name is Julie Wright. At the age of 23, in 1991, thirty-three years ago, I became a proud homeowner of an Adams unit in Acacia where I still reside today with my 16-year-old daughter, Natasha. I am very interested in joining the Acacia Board of Directors offering my time and talent. I would like to share with you my professional background. For the past 30 years, I have been employed in the commercial insurance industry specializing in workers compensation and property and general liability insurance. I am licensed in the state of Illinois as an insurance producer and certified as a Construction Risk Insurance Specialist. I have held positions ranging from operations manager, underwriting and sales. For the past 13 years I have been employed by AmTrust Financial, a multi-national insurance company headquartered out of New York. I work on the Premier Client Experience Team as Senior Account Manager. I am responsible for a \$110 million book of business expediting issue resolutions for national brokers and top tier clients. I am involved in providing risk management resources and training to our policyholders to minimize the severity and frequency of claims. I advocate for policyholders to avoid increases in their annual premiums by offering employers return-to-work programs for injured employees and education awareness of fraudulent claims. I've been on committees with a focus on faith,

**The Acacia Association**  
**Election 2024**  
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wellness, philanthropy, and morale. In 2021, I was named Top Regional Sales Performer. I've seen great passion, strength, and dedication in the Board of Directors elected in 2023. I would like to join them offering my professional knowledge and expertise as we as a community move forward with strong ethics and commitment to the homeowners within our Association. Please consider voting for me to join the Acacia Board of Directors. Respectfully, Julie Wright



16108 S. Weber Rd., Lockport IL 60441



SHARON KALINOSKI  
CPA & Real Estate Broker  
Indian Head Park  
(Acacia) Homeowner  
Since 2009

### DOWNSIZING? UPSIZING? RELOCATING?

- Free market analysis
- Facilitated 38 transactions in IHP
- Hands-on help to all home sellers
- Ask me about \$500 closing rebate
- Please call if you are thinking of selling your home

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