

THE ACACIA TIMES

A Monthly Insight into the Happenings at Acacia

April 2023

In this Issue:

Board Meeting Minutes

Pool Passes

Food Drive

Village of IHP Spring Fling

SBC Garbage Pickup

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

Next Blue Bag delivery is 4/21

New Office Hours

On Board Meeting Days the
office will be open from
Noon – 5:00pm.

Acacia Association

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

www.acacia-ihp.org

acaciaihp@gmail.com

Happy Spring



Spring Has Sprung!

And that means renewing Pool Passes! **Dates for Pool Passes**

Sunday, April 30	Noon – 2:00pm
Sunday, May 7	Noon – 2:00pm
Tuesday, May 9	Noon – 6:00pm
Thursday, May 11	5:00pm – 7:00pm
Saturday, May 13	11:00am – 2:00pm

And for all our participants in the fastest-growing sport in America....
the Pickleball Nets are Up!

Next Up...

Village of IHP Shred Event
Saturday, April 15

Food Drive at Acacia
Saturday, April 20

Pool Pass Renewals:

IMPORTANT! No one will be allowed to use the pool without an Acacia issued pool ID. Accounts must be up-to-date in order to issue or renew a pool pass.

Overview

Acacia is implementing a new Pool Pass system which will provide data on how our pool is used. Statistics such as member and guest check-ins, guest pass management, member and guest usage graphs, occupancy by day and time, including the number of children using the pool, will be available in real-time and will allow us to better anticipate our pool staffing requirements. With the data being captured, we can then analyze our peak usage times and profiles of who uses the pool. For example, how many households actively use the pool? Do they have children? Who is using guest passes and how often? What is the largest amount of people at the pool at any one time? The data is captured via barcode so we will be issuing new passes to residents that include the barcode label.

Process

All residents must come to the clubhouse to show proof of residency before we can issue a pool pass.

Renewing residents: We would like all family members to come in for new photos. If this is not possible AND you are renewing, please bring last year's passes with you for any family member that will not be present. **Proof of residency** for current pool ID holders **must** be Illinois Drivers License or State ID with Acacia address for adults, and proof of school enrollment for children (ID card, report card or class schedule.)

New Residents or those getting pool ID for first time: all family members will need to come in and have pictures taken for pool ID. **Proof of residency** for new pool ID holders **must** be Illinois Drivers License and either Closing papers, a property tax bill, or utility bill with name and address.

Renter Requirements: you will need to have on file in the Acacia Office a copy of your current signed lease that shows dates and signatures as well as a signed copy of the Rules for Renters. These documents require signatures of both the owner and renter and can be found on our website at www.acacia-ihp.org/forms. Please call the office to make sure we have your documents on file.

If you have any questions about the above or if you feel you have special circumstances not covered please contact the Acacia Office and your message will be given to the Recreation Committee. We will work with you to resolve any issues.

Dates for Pool Passes

Sunday, April 30	Noon – 2:00pm
Sunday, May 7	Noon – 2:00pm
Tuesday, May 9	Noon – 6:00pm
Thursday, May 11	5:00pm – 7:00pm
Saturday, May 13	11:00am – 2:00pm

Upcoming Events:

Food Drive to Benefit Share Food Share Love



**Acacia will host a food drive for Share Food Share Love
On April 20 from 8:00am – 6:00pm – Acacia Clubhouse**

Share Food Share Love is operated as an agency of the Greater Chicago Food Depository which makes a daily impact across Cook County with a network of 650 pantries, soup kitchens, shelters, mobile programs, children's programs, older adult programs and innovative responses that address the root causes of hunger.

Acacia resident Betty Sloan works to collect food for this wonderful organization and has asked for any non-perishables with a special call for **jelly, pasta, canned fruit, toilet paper, and diapers**. They also accept grocery store gift cards which allows them to purchase needed items.

A Gentle Reminder

As Spring approaches bringing with it warmer weather, we would like to offer a gentle reminder to be respectful of each other's privacy. The beauty of Acacia is that it offers so much open green space for our common areas, but we can forget that these common areas are our neighbors' homes, and sometimes the boundaries get pushed a bit.

Please be mindful of your pets and their droppings. We know that there are parts of Acacia that some residents have described as "dog-walking highways" so you can imagine their frustration when gifts are left behind for them to clean up and/or be fined for. So, pet owners, let's be neighborly and pick up the poop!

Blackhawk Park is a beautiful space with a path and a playground and we encourage all of our residents and their families to take advantage of this area within our community.

Lastly, a reminder to slow down now that the weather is warming up. We have lots of walkers and kids in the neighborhood so please be aware as you're driving through so everyone stays safe!



Acacia Resident Tom McKirchy was featured in Smoke Signals this month in the Resident in the Spotlight section.

Tom is passionate about rescuing animals and got his start when a two-day old sparrow fell out of its nest. After that rescue, his following started on Facebook and now people reach out to him for help. Read more about Tom [here](#) on page 9 of Smoke Signals.

Village Events:



Saturday, April 15th **9:00am – 1:00pm**

Recycle/Shred Event – Public Works Building
Paint, electronics, shredding – must be village resident

Saturday, April 29th **2:00pm – 8:00pm**

12 vendors as of now – family day events –
train, face painter, music, libations, balloons



The Heritage Library has Book Discussions
held on the 4th Sunday of each month at 3pm. The
lineup is as follows:

April 16 – The Little Paris Bookshop by Nina George

May 21 – The Great Alone by Kristin Hannah

For more information contact Laurie at
lmole40@gmail.com

Acacia Easter Party



On April 1, Acacia hosted our Easter party. We had a great turnout and the kids had a great time with games and crafts. Thank you to the Acacia Social Committee for all their efforts!



SBC Presentation – Shawn Flood

Shawn Flood from SBC joined us at the Board Meeting to educate the community about the new recycling totes that are being offered to Acacia residents. Shawn began by thanking Acacia because our account was instrumental to their growth, and he appreciates our business.

The only complaints that Shawn has fielded are regarding blue bag distribution, and the apparent miscommunications between SBC and our residents when ordering additional bags. He offered as a solution the common toter in three sizes: 20 gal, 35 gal, and 65 gallon sizes (all sizes are on display in the clubhouse and on SBC's website at [SBC Residential Program](#)).

He explained that not only are blue bags not environmentally friendly, but they are no longer accepted at recycling facilities whose machines work faster with loose recyclables. In fact, blue bags slow down the sorting process and cost more to dispose of. He confirmed that blue bags will still be available to Acacia for those who have overflow or do not choose the toter at this time. He believes that eventually the entire waste hauling industry will eliminate blue bags and rely solely on toters, and he hopes that over time we can transition. He confirmed that if you choose a toter and then want to return it, you can resume with blue bags.

Q&A

What do the carts look like?

See the SBC website at [SBC Residential Program](#)

Can we exchange for different size?

Yes

How do we handle overflow?

Use a blue bag

How soon can a resident start?

Immediately

Can we recycle Styrofoam?

No, please see Western Springs monthly program

How can we recycle newspapers?

Place in brown bags and put in recycle container

How do we handle yard waste?

Place in yard waste bags that can be purchased at the grocery store and add it on trash day

Should we add a liner if we choose the small 20 gallon, open-top container?

No, adding a liner defeats the purpose

Batteries, lightbulbs, e-waste and expired medicines are not recyclable through our residential program. Please contact the Village Hall for information on recycling these items.

The Acacia Association Board of Directors Meeting April 11, 2023

The Board of Directors Meeting of April 11, 2023 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, Directors Peggy Rose Kwiatek, Tom Herley, Ben Boyd, Amy Eckert, and Bill King. Absent: Secretary Melissa Allison

The Pledge of Allegiance was recited.

Motion to approve the minutes of the March 14, 2023 Board of Directors Meeting. Moved by: Ben Boyd, Peggy Rose Kwiatek 8/0/1

Homeowners Forum [Click here to listen to the audio recording of the Board meeting](#)

Diane Voyles – 49 Briarwood

Diane states that she received a letter in her mailbox which looked like an agenda from a board meeting, and she said she is disappointed that the new board met in private. The agenda was not titled Executive Session, and 90% of the topics listed are not Executive Session topics. Joe Consolo responded that this was a transition meeting for the new board to discuss their responsibilities, and the agenda Diane received was never sent out so it must have come from someone in the meeting. Joe emphasized that nothing was done behind the residents' backs. Amy states that motions were passed; Joe states the motions were for ordering t-shirts for the crew, and chemicals for the pool, both budgeted items.

Jodi Davidson – 9 Sweetwood

Jodi asks how business is transacted between meetings and notes that some board members are new and may not know the process.

Patti Chiappetta – 26 Elmwood Drive

Patti addresses her initial comments to Ben Boyd and Joe Consolo. She gives the definition of integrity as a state of being whole, and then asks what they plan to do to fix what they broke. Ben responds "by working together." She next addresses the fiduciary duties of board members and asks how the residents can trust them now, and then moves to the issue of transparency. She asks if the board is making decisions on major changes within Acacia and will the residents be given a chance to vote. Joe responds that the residents' input is valuable and that is why we have SBC here tonight giving a presentation about recycling. Patti asks about the status of the stucco walls and if the board making decisions without the homeowners. Ben responds that our stucco is over 50 years old, it is in disrepair, and is expensive to maintain. He states that he is investigating Acacia's options and costs and comparing it to our future costs with stucco. Lastly, Patti reminds Ben that when asked about the Menards audit, he said "a little birdy" told him. Patti asks him to reveal the identity; Ben declines to say. Patti tells him that is not transparent.

Homeowners Forum

Carol Mason - 23 Elmwood Square

Carol asks who is in charge of maintenance. Ben responds that the townhome crew is returning in May and we are reviewing staffing levels, but nothing will happen until the crew arrives. Carol states she doesn't want a lot of part-time people here, or people from the city. Ben asks what she means by part-time people because our entire crew is seasonal. Carol states that we know these guys, and she wants to know if we are bringing in people from another area, will they be properly vetted to be sure they are legal residents, not fresh out of jail, or have committed crimes. Ben assures her all appropriate hiring practices will be followed. Carol states that years ago Acacia tried siding and other solutions for stucco replacements that were too expensive. Ben states that maintaining stucco is also expensive and he is investigating options. She is concerned about a special assessment and Ben states he has no plans for that, he is trying to determine other cost-effective solutions. She ends by encouraging Ben to keep checking because we already did all that. The crowd reminds her that technology has changed.

Patrick Ferguson – 48 Elmwood Court

Patrick states that 10 years ago his East wall was stucco and at one point it was removed and replaced with two layers of 3/8" plywood with black paper in between. When the paint crew came through, 75% of the plywood was rotted causing his utility bills to soar. He asks if siding tests were conducted and states that no one has any actual data as to what the original costs were and how much money has been saved by not having to paint over the aluminum. He states that removing stucco and replacing with plywood changes the structure requires a building permit, and the resulting structure would then not meet building codes. He thinks Acacia needs to get every home maintenance free on the exterior.

Jodi Davidson – 9 Sweetwood

Jodi states she has served on two condo boards and the biggest problem she encountered was responding to residents as to why they don't get a vote. She explained that not everything needs to go to a vote, that residents can offer ideas and suggestions, but it is the board members who decide in some cases. She also reminds the group that Covid changed everything prices, policies, etc., and that we need to start pulling together as a community, and not see it as "us and them."

Donna - Cherrywood

Donna agrees that the board should be empowered, but if they are changing the aesthetics of the community and the value of the real estate, the residents should be given more of a vote. She cites the paint colors chosen as an example – she feels the brown tones represent the definition of depression and dates the community. She feels the white paint on the stucco looks terrible and highlights the bumps and cracks. She suggests that we paint some models and leave them up for a year so residents can make better choices.

Tom McKirchy – 25 Heatherwood Court

Tom confirms the dates for the Grounds crew return.

Homeowners Forum

Jack Brandush – 15 Deercreek

Jack reminds the board to check the by-laws when discussing the outside look of the townhomes such as siding as any major changes must be approved by a 2/3 resident vote and must be done by special assessment which also must be voted on by the owners.

Diane Voyles

Diane agrees with previous comments about uniting Acacia, but she is concerned about the new board's intent and if there is indeed transparency and willingness to listen. She cites the sidewalks in the village – Acacia did not want them, but they were done anyway. She is concerned that the intent of the board is to get rid of Acacia's staff and replace them with a management company which will cause residents to move away. Joe states that is not true. He is researching costs and services so that the board can present the data between self-management and professional management. He hopes this will encourage more residents to get involved on a volunteer basis to keep Acacia self-managed to continue to keep assessment low.

Elizabeth Sheil – 17 Deercreek

Elizabeth states her unit is an end unit facing a grassy area and when she purchased it she anticipated it would be very private. She understands there are common areas, but her front yard is a virtual dog-walking highway. She has had cross-country skiers in her front yard, and kids routinely play under her deck and near her end wall, making it very loud. She has also had people looking in her windows and would like to remind neighbors that we should all expect a level of privacy in our homes, and to please be respectful.

Livia Calugari -

Livia asks about putting a restroom on Acacia grounds or in the playground. Joe states this is a Village issue. Amy responds that the village only issues permits for port-a-potties for special events, but they cannot remain open for the season.

Joe Diorio

Joe suggests the board circulate a petition to request the Village to install a rest room in the park.

Patrick Ferguson – 48 Elmwood

Patrick concurs with Elizabeth Sheil, and he has also experienced neighbors with their animals walking too close to the townhomes and looking in his window. He has received three fines for dog waste that he believes were not from his dogs. He thinks we need to have more respect for each other.

Patrick's driveway is severely cracked. He contact four black-top sealing companies including the one Acacia uses. They refused to come out because they only use water-based products which is not sturdy enough for what we need. 2 of the other 3 companies suggested a complete removal and re-install. The fourth company is emailing an estimate, and recommending a black sand to fill in the cracks, use a tar-based to cover, and seal with oil-based sealant.

Homeowners Forum

Anna Brown – 29 Cherrywood

Anna likes that the pickleball nets are up, but asks if we can add another bench to the court area. Currently, we have one bench and a second one would allow more seating for the players. Joe responds we will investigate.

Treasurer's Report – Wayne Dubin

Income	\$110,775.00	Assessments, late fees. closing fees, etc.
Expenses	\$40,632.75	
Capital Expense	0.00	None this month
Transfer to Capital	\$6,000.00	
NET INCOME	<u>\$64,142.00</u>	

As of March 31, 2023

Operating Accounts	\$526,759.69
Capital Reserves	\$287,296.78

At the close of March there are 19 accounts past due for a total of \$11,107 due to missed assessment payments. late fees, and fines. Two of these accounts are in attorney's hands.

The Financial Committee is "on hold".

Motion to approve the Treasurer's report as prepared by staff: Ben Boyd, Joe Consolo 8/0/1

Electronic motion to approve additional fee to Carmen Mugnolo for 2022 audit in the amount of \$500.00. 8/0/1

Electronic motion to hire Judy Strawn to temporarily fill the Bookkeeping position 7/0/2

Clubhouse Director's Report – Peggy Rose Kwiatek

There were 5 clubhouse rentals in the month of March.

An Easter party for the children of Acacia was held on Saturday, April 1st at the clubhouse. There were games, crafts, music and snacks. The children really enjoyed the games and prizes, and the parents thanked the social committee for providing all the fun.

Bunco night was held at the clubhouse on Monday, April 3rd at 6:30 pm. Our hostess Anita planned an Easter themed spread of food and a good time was had by all. Our next and final Bunco night for the season will be held on Tuesday, May 2nd at 6:30 pm. Ladies, age 21 and over, are invited. No children please. Don't worry if you don't know how to play Bunco. We will teach you!

A new panel of patio shades that had been damaged has now been replaced in our Clubhouse Great Room.

Amy asks about the status of the kitchen remodel. Peggy Rose agrees to send the quotes with a recommendation to the board for review.

Recreation Director's Reports – Jen Cione

The Pickleball Nets are up!

If you need a key for either the basketball or tennis courts, please visit the office. We ask for a \$10 deposit and you keep it until you return it. Please remember to lock the courts when you are done!

Activities

It's time to start planning our summer fun! Past activities that were popular include Family Fun Day, Kids Swim Night, and the End of Summer Adult Swim Night. More information on those events later.

Pool Season

We will include all information for the 2023 pool season in the newsletter. This will include the process for issuing passes and guest passes, the pool rules and hours, and the proof of residency we will require to issue pool passes to both owners and renters. We have identified dates as follows:

Dates for Pool Passes

Sunday, April 30	Noon – 2:00pm
Sunday, May 7	Noon – 2:00pm
Tuesday, May 9	Noon – 6:00pm
Thursday, May 11	5:00pm – 7:00pm
Saturday, May 13	11:00am – 2:00pm

We need a Certified Pool Operator on staff to be in compliance with the Illinois Department of Public Health. Courses are offered online and we plan to have two staff members take the required training in order to become certified.

Purchase of new Pool Pass Software.

Our process for issuing pool passes for Acacia has become outdated and very time-consuming. The Recreation team has been investigating advances in Pool Pass software to help manage the process of issuing resident passes, managing guest passes, and more importantly, providing statistics on how and when the pool is used and by whom. We have identified a company, Access Granted, that specializes in front desk pool management for Homeowner's Associations.

Motion to purchase hardware and software to implement Pool Pass from Access Granted at a cost not to exceed \$1,600. This was not budgeted for; monies could come from Operating reserves. Moved by: Jen Cione / Ben Boyd 8/0/1

Grounds Director's Reports – Bill King

- 2 Service requests pending
- Purchased \$121.96 in gas for the truck
- Electronic motion to hire Jim Truax for Grounds staff 8/0/1

Welcome to Jim Truax our new Foreman for the grounds crew. Jim has started and already is working on improving the front entrances. Two staff members started 4/10/2023; five Grounds crew members will return April 17th.

Grounds Priorities:

- Power wash the entrance signs
- Remove mulch in areas along Acacia Drive where grass will be planted
- Begin seeding areas around the grounds with grass seed
- 10 yards of Biosoil will be coming Thursday to be rototilled into bare areas before seeding
- Purchasing 100 lbs of shady grass seed and 50 lbs of sunny grass seed this week.
- Transplanting privet bushes to consolidate
- Mulch and Fertilizer are coming but dates have not been provided yet.
- Mulch contractor will work with residents to provide costs for private work; details to follow

We are forming a Grounds Committee to solicit ideas for plantings. The two areas we would like to start with are the three entrance signs and the area along Acacia drive. Please contact Bill King if you're interested in joining the committee.

Townhome Maintenance Director's Reports – Ben Boyd

See Information sheet for Residents.

It is important for residents to understand the 2023 budget was generated prior to having actual bids to various categories. It is my job as your THM Director to have Companies quote for the various categories on Information Sheet.

Painting contractors - bid is due next week

Paint and supplies – I have inventory sheet and will order paint closer to start date of painting

Lumber - I have inventory of lumber will order when needs during THM

Driveways

Replace 26 drive ways – will be quoted by three Contractors – Done-Rite, Roy's, Silhouette (contractor used in past years)

Re-seal 194 drives and Parking lot – Done-Rite, Roy's, A & M (contractor used in past years)

What I am investigating as a cost savings in the future

1.) Re-seal with a tar-based re-sealer that will not need to be redone until four to five years! We in the past re-seal a residents drive every other year – Why? Because we scrape drives coating off by having a snow removal company using metal plow that SCRAPES OFF THE SEAL. Last year we paid \$33,431 to have our drives re-sealed and today they look terrible. Snow plows next season will have rubber guards to protect the drives!

2.) Investigating a paint that will last 20 years.

3.) Investigating cost to have stucco covered with siding.

I welcome any resident input at acaciaboardtownhomes@gmail.com

Townhome Maintenance Director's Reports, continued – Ben Boyd

TOWNHOME DIRECTORS RESIDENT INFORMATION SHEET - April 11, 2023

I believe that Acacia residents need to be informed as to the spending in 2023 to maintain Acacia Townhomes.

Phase three, of the seven year painting/coping cycle has 55 Townhomes in 2023

26 drives to be replaced

194 drives to re-seal

re-seal the club house parking lot

INFORMATION

Income 2023 \$1,193,056

Expenses 2023 \$1,127,842

Categories

2023 budget

2023 actual

Paint contractor \$72,000

Paint contractor bills 2022 \$71,520 work in 2023

Paint/supplies \$38,000

Lumber \$98,000

Driveways \$87,000

Total 2023 \$295,000 26% of budgeted expenses

Labor cost THM \$128,354 24 % of budgeted expenses

Total \$423,354 38% of total expenditure 2023 goes toward THM

Village Relations Director's Report – Amy Eckert

Upcoming Events:

Saturday, April 15th – 9:00 – 1:00 - Recycle/Shred Event – Public Works Building
Paint, electronics, shredding – must be village resident

Saturday, April 29th – 2:00 – 8:00 Spring Fling – IHP Plaza
12 vendors as of now – family day events – train, face painter, music, libations, balloons

Village of IHP election results (unofficial at this time)

Amy Jo Wittenberg – Mayor

Jim Gazis – Trustee

Danielle Svestka

Christina Saldana

They will be sworn in at the May 2023 Village Board Meeting

March 9th Meeting:

Wolf Road Update

Hopefully Cook County will approve amendment to agreement, and we can start Public Involvement Plan (PIP). Once PIP is approved by IDOT – then work on Corridor Advisement Committee (CAC) will also begin.

Pedestrian Access Plan

- Master Plan – Plainfield and Wolf – still in Phase I study (County roads)
- Joliet Road waiting for Phase I study – (State Road)
- Tollway – several residents had questions – Andy will be designing FAQ page for village website. Several issues reported about standing water, noise wall, large space under Plainfield Road
- Acacia Drive -final landscaping will begin soon

Financials – question: How much is in interest bearing accounts – approximately all but \$300,000.

Commercial Signage in Village. Clean up current sign ordinance to add more specific details considering size, lumens, flashing/neon signs, hanging signs etc. and giving a 5-year time frame for current businesses to become compliant.

Truck regulations: nonlocal truck traffic banned on village owned streets (not Wolf, Plainfield, Joliet) – this will allow police department to issue citations to non-local trucks – does not include local moving, delivery trucks.

Village Hall Sign – needs to be replaced since it was removed during construction on Acacia Drive – RFP sent out to 44 companies and only 1 submitted only – that bid came in under maximum cost) – recommend approval so it can be installed.

Second Reading of Budget – open public hearing for budget 2023-2024

Balanced budget – revenues will meet or exceed budget

Decent cash reserves – cash on hand in case reimbursements are late

Will end year with about \$580,000 to use for special projects

Village Relations Director's Report, cont'd – Amy Eckert

Money comes from:

- General fund – taxes and fees
- Local imposed taxes – video gaming, business license, tickets etc.
- Special Funds – grant funding, bond issue, SEASPAR, motor fuel tax
- 85% of village on water – pay water fees
- Generate about 6 million in funds

Core services will be delivered but not everything we want to do will be possible

Each department will have goals for where monies are spent

Administration - scan and digitalize records

- Records destruction as needed

- Village Hall beautification – replace trees, etc

- Budgeting software program

Police – continue body cameras program

- Expansion of license reader cameras program

Public Works - GIS mapping program – software provides real time and historic data

- on location of storm sewers, trees, etc

- Tree Program – Annual tree program – grant from Morton Arboretum – continue to look for grant funding for planting trees and maintenance

- Storm Sewer work – ditches, culvert work, surveying

- New street signs – public works ordered 3 sample signs - will be set up at village hall and on village website to look at them when they arrive

- Street sweeping program – just started this year and need to continue

Capital Program

Pump House Rehabilitation Program – crucial to insure water system – cost split over 2 years

New squad vehicle

Road program 65th, 70th and Arrowhead Trail – 3 worst road in village

Slip lining water mains (if grants are available)

Fee Schedule:

Removal redundant fees and non-applicable fees and consolidate others.

Businesses concerned over cost of business license – eliminate sign fees for most village businesses.

Water and Sewer price increases: raise price based on inflation – 4.5% (effective May 2023 so you will see the increase on your July bill)

Current Rates:	New Rate:
Water - \$11.97/1,000 gallons	\$12.51/1,000 gallons
Service Fee - \$37.33	\$39.01
Sewer - \$1.00/1,000 gallons	\$1.05/1,000 gallons
Service Fee - \$13.33	\$13.83

Board Goals: In order of preference with current board: Note – dollar amounts are all estimates until goal is chosen then actual price will be sought

- Landscaping for Wolf Road – above and beyond what the county will do - \$300,000

- Triangle façade study for business development district and special service area \$45,000

- Sacajawea Park – plantings, trees, mulch - \$20,000

- Comprehensive review of zoning code and land use plan - \$100,000

- Frontage Road/Flagg Creek improvements and landscaping - \$350,000

- Household stormwater grants 50/50 split with homeowners - \$250,000

Village Relations Director's Report, continued – Amy Eckert

Board Goals, cont'd:

Allocating \$10,00 to purchase Ring cameras for resident that would like one
Triangle façade improvements - \$350,000
Blackhawk Park improvements: sports courts, landscaping, dog run - \$300,000
New electronic sign - \$50,000
Sacajawea Park updated playground equipment - \$200,000
Sacajawea Park cement sidewalk - \$50,000

Table rest of discussion until April meeting – most agree on 1, 2 and 3
Public comments from residents – mainly storm water issues, dog run
Close public hearing on budget.

Facilities Study – Draft Report - discussion only – Initial Assessment has been done – this covered what is needed to bring each building up to current code and safety issues.

Heritage Center– \$320,000

Village Hall – \$900,000

Public Works – \$450,000

Currently continuing work on space needs assessment – ie. storage space, use of space, etc.

Final report would be more specific with conceptual floor plans of buildings, etc.

After final report is received the board would make decisions as to what needs to be done and when.

Road Plans – Village roads rated as to repair needed- this year work will be on:

65th Place

Arrowhead Trail

70th Place – along with parking lot for Public Works

Cascade Drive – postponed due to upcoming water main work in the next few years

Financial Committee: Treasury management to work to increase interest we earn

Pump House update – waiting on engineering review of change orders – will come to board later for vote

Camera Project – LPR (License Plate Reader) cameras - currently have 4 installed – plan is to install at all entrances to village, next would be cameras at entrances to all HOAs/neighborhoods and HOAs could install them and share cost with the village, lastly would be around the shopping areas – again sharing cost with village.

Architecture & Landscape Committee – Jen Cione

Projects approved to start = 6

Projects completed and inspected = 8

Reminder - temporary deck/patio gazebos or sunshades may be erected May 1 and must be completely removed, including all framing, by November 1. These are allowed only on the deck or patio in back of the house.

Welcome Baskets Report – Peggy Rose Kwiatek

Nothing to report this month.

Office Director's Report – Joe Consolo

On March 22, 2023, we were informed that our desk top version of QuickBooks was being phased out as of May 31, 2023. QuickBooks is only going to be made available as an online version based on a monthly subscription. The migration to QuickBooks online will require a collaboration between Bookkeeping and the Office in order to transfer the data and to learn the new system. We are also still in the middle of our audit which also requires Bookkeeping attention. Sharon has built a great business through hard work doing tax returns for clients. Sharon was not able to devote the additional time we would now need to transfer the QuickBooks file at this time. We mutually agreed to let Sharon step down, and we brought back Judy Strawn to help with this project and do our bookkeeping until we hire a new bookkeeper after we are past this emergency period.

We are currently setting up an Acacia email system so residents can directly email a Board member. The email will be tied to officer positions so they will pass down to the next person to hold their position. This way Board members can communicate without using their personal email addresses.

We are currently working on the camera system and seeing about having cameras in the garages. For some reason there were no cameras in garages.

We have a room called the AR room where we keep confidential files and our accounting information. The room is accessible by a keypad. We have had to erase codes going back twelve years for people who no longer should have access to the room because they no longer work here or are no longer a Board member who needs access.

On April 3, Jose Rivera submitted his resignation effective April 14, 2023. Jose has found a new position that offers him additional benefits. We immediately hired Jim Truax to supervise our lawn crew for this season. The Grounds crew comes back April 17, 2023. We did not have time to place an ad for the position and go through an extensive interview process. Hiring Jim gives us the ability to do so for the future. We want to thank Jen Cione and Bill King for their efforts in getting someone in right away.

We are now working on getting someone in to supervise the Townhome Maintenance workers, who return May 8, 2023. Ben Boyd will be leading that effort as Town Home Maintenance Director.

The Office computer continues to run slow. TMC2 proposed two scenarios: replace the hard drive with something faster, or go straight to a new computer and avoid the risk of the hard drive not fixing the problem.

**Motion to purchase a new computer for the Office in an amount not to exceed \$1,200.00.
Joe Consolo / Ben Boyd 8/0/1**

New/Ongoing Business

SBC Waste Solutions

Joe asks the board their response to the SBC presentation. Most agree that if Acacia can offer the residents a choice between toters and bags, and SBC still provides for free, then it seems reasonable. Joe notes that if Acacia can go to toters, we have many more options for waste hauling than just SBC, and we can get competitive bids. The board agrees that all toters must be pulled into garages by 10:00am the next morning (typically, Saturdays.) subject to a \$25.00 fine. Unresolved is how we will police the area for violators.

New/Ongoing Business, cont'd

Elimination of deposits

Joe reads a summary of reasons for eliminating deposits for facility rentals, ALCC requests, and tennis/basketball keys. The basis of the suggestion is that accepting, managing, and refunding deposits is a time-consuming accounting process that requires multiple administrative tasks which ultimately costs Acacia money.

Clubhouse rentals - Peggy Rose, Clubhouse Director, thinks we should keep the clubhouse deposit as it provides incentive for the renter to clean up more thoroughly and get out on time, per the terms of the agreement. Peggy Rose feels they won't perform if no money is coming back to them. Amy reminds Peggy Rose that we have had instances that there are balloons in the fans, or equipment is broken, and she thinks the \$30 deposit hold back are necessary to cover those costs. Joe reminds them that Sharon and Judy both stressed the time-consuming process of deposits and wonders if the costs are offsetting the income. Ben asks if that is the job of the paid attendant to ensure that all rules are followed? Peggy Rose responds, yes, but the \$30 is an incentive for the renter. Ben states it is the job of the paid attendant to enforce the rules and not rely on deposits to incentivize. Ben states most parties are good – Peggy Rose says it's because they want their deposit back. He also asks what we pay the clubhouse attendant - \$15 per hour- and their responsibilities – open and close the clubhouse, provide instruction on where to find supplies, wash the floors and clean the bathrooms. Peggy Rose thinks it is unrealistic to think that a renter would abide by the contract terms if not provided an incentive in the form of a deposit refund.

ALCC deposits – Amy states her concern with the example of approving an ALCC request for one style of windows, seeing that a different style of windows are on sale and installing something that was not approved. She asks how will ALCC know to inspect the work, and find the violation, if the homeowner never notifies the office that the job is finished because they have no deposit to be refunded. *(Currently, the office reviews all ALCC requests for old applications and then calls the homeowner to see if the work was completed; often they forget they have a deposit with us. This is what triggers the inspection for those who don't call to let us know the work is completed.)* Jen notes that violators are rarely forced to make the corrections at their expense. She suggests that we hold the deposit checks; Amy states this is not good business practice. Amy suggests that we reduce the amount of the deposit. Jen states we should be working with the residents to make it more financially feasible to improve their homes. Jen asks Liz's opinion; Amy says she is not a board member, and Liz does not answer. Diane Voyles, a former board member and now resident, states she was on ALCC and thinks it is a mistake to do this. We have fined people in the past, can we continue to do so?

Tennis & Basketball keys – Amy thinks it would be difficult to give everyone's key deposits back and asks if we are just going to say "we are no longer taking deposits, here is your money back?" Amy asks if we decide to get rid of the key deposit can people come in with their key and get their deposit refunded? Yes, they can.

Motion to table Deposits discussion Joe Consolo, Ben Boyd 8/0/1

Homeowners Forum

Patrick Ferguson – 48 Elmwood Court

Patrick thinks that our current structure for ALCC deposits do not make sense. His example requiring a \$250 deposit for a home improvement project that costs \$150. He believes the deposits should be commensurate with the value of the work.

Tom McKirchy – 23 Heatherwood

Tom wants to confirm that all trees on common grounds will be mulched this year. Bill confirms.

Linda Cooney – 15 Deercrest

Linda is concerned about the invisible dog fence that was approved. She thinks they are unsafe and says they are only 70% reliable, meaning 30% of the time the dog could escape. She asks that the board review this policy as it not only puts other residents and their animals in danger, but it also provides a false sense of security. If installed, who certifies that they are installed properly - Acacia or the Village? Jen states that she was not in favor of this, but the village allowed it, she thought that the dog was too large. Jack Brandush asks if the board knows that the village requires a permit for the invisible fence. Amy said they do not; Jack shows her the village ordinance for invisible fences which states a resident needs a permit and that the invisible fence must be 6' in from the property line. Amy said she confirmed with the village that no permit was required. Jodi Davidson asks why an invisible fence is allowed if our Rules & Regs state that all pets must be leashed when outdoors. It seems illogical. Amy attests to the fact that Liz confirmed with the village prior to ALCC approving. Jen and Linda agree that Acacia is a densely populated area and while it may be ok for single-family homes in the village, the invisible fences are not well-suited for Acacia. Linda thinks it creates a liability for Acacia. Joe agrees to review; Jen reminds him that we can make our own rules. Jen states she had a conversation with Amy and thought it should be limited to small dogs under 30 pounds. Linda states that there should be a sign indicating that there is an electronic fence, yet Acacia does not allow signs. Amy thinks they need a sign up only during training. Jen states that people walking need to know about the fence; Amy states that ALCC approved it; Jen reminds Amy she did not want to approve it. Ben suggests rescinding the approval based on the village providing inaccurate information. Amy asks how we handle it, just tell them the board made a mistake? Jen reminds Amy she did not want to approve; Amy states she wasn't part of ALCC; Jen reminds Amy she was the President at the time. Jen feels the decision was rushed because it was happening on election day. Ben confirms that we have one resident with an invisible fence. Linda Cooney asks that we approve no more. Ben asks how we balance the leash law with the invisible fence – they are at odds with each other. Jen thinks it should have been discussed, instead it went through quickly without a vote. Joe states the invisible fence needs more discussion and research based on accurate information from the village, and experience from other associations with similar characteristics.

Marlene Chaney -

Marlene thinks that deposits don't work because people will do whatever they want. You could make them exorbitant and that may get their attention, but otherwise, they will walk away from a deposit in order to do what they want.

Homeowners Forum

Diane Voyles – 49 Briarwood

Diane asks how we get mulch to stay. Bill responds that one-third of the mulch will be replaced each year to top off what washed away, acknowledging that this is a recurring annual cost. Patrick Ferguson asks if we are getting seasoned hardwood mulch – we do not know.

Diane asks about 9 Stratford where the fire occurred. They have blue tarps on the roof which have been there too long and she suggests that in the interest of fairness we require them to change to brown tarps (we have required other residents to do so.)

Diane asks Ben to not allow painters to paint in cold weather and not pay them until the job is complete. Ben states that the reason the painters could not finish is because our crew was not finished with the prep. Diane asks if we can enhance the crew, or hire out. Amy responds that we asked for additional crew last year, but the painters could not provide them. Amy states our maintenance crew was done well ahead of schedule; Ben claims she is wrong about that as he followed the crew around last year.

Jodi Davidson – 9 Sweetwood

Jodi asks if the free recycling toter will stay with the home after a sale. Yes, the toter can remain with the home.

Jack Brandush

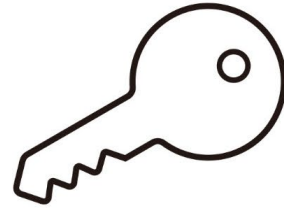
Jack asks if ALCC will do a sweep of the Acacia property to cite violations. He has noticed several issues with lights, garage doors, decks, antennae, etc. and suggests ALCC do a thorough inspection.

Motion to close Open Session and go to Executive Session – Joe Consolo /Peggy Rose Kwiatek 8/0/1

Motion to close Executive Session and Return to Open Session – Amy Eckert / Peggy Rose Kwiatek 8/0/1

Motion to close Open Session – Ben Boyd / Joe Consolo 8/0/1

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