

# August 2025

## Acacia HOA Newsletter

### Next Board Meeting

**Tuesday, September 9th at 7 PM.**

**All residents welcome.**

#### Reminder!

Garbage collections for Acacia residents occur on Fridays beginning at 7 AM.

Garbage placed outside on non-garbage days, overnight or in non-black bags will be subject to a fine. Please make sure all garbage bags are properly tied and secured to prevent early morning critters from ripping the bag(s) open and spilling the contents onto your lawn/curb.

#### Fall Shots!

Flu, Pneumonia, RSV, etc. shots for the Fall will be offered in September or October.

Finalized dates will be announced once they are confirmed.



#### Pet Rule and Guideline Reminders

No dog or cat is allowed to be outside without a collar and leash (not longer than 8 feet) at any time.



## UPCOMING EVENTS

### Kid's Swim Night

Date: 08/30/2025

Time: 7PM - 9PM

Kid's Swim Night is scheduled for Saturday, August 30<sup>th</sup> at 7PM. Ages are from Kindergarten - 8<sup>th</sup> Grade. Each child needs one parent present. Friends are welcome too!

### Movie in the Park

Date: 09/13/2025

Time: 6:30PM

Come join us at Blackhawk Park on Saturday, September 13<sup>th</sup> for a movie night featuring **Wonka**. Serving hot dogs, sides, popcorn and cotton candy.

### Pool Closing

Monday, September 1<sup>st</sup> at 7 PM

**GET IN TOUCH  
WITH US**

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

📞 (708) 246 - 2400

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



📍 111 Cascade Drive, Indian Head Park, IL 60525



# Acacia Association Board Updates

## **Financial Advisory Committee**

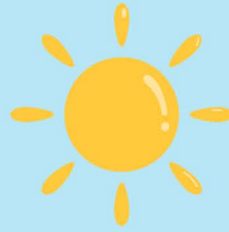
Tuesday, September 2<sup>nd</sup> at 6 PM.  
Establish a capital expense policy for board review/approval and review the 2026 capital expense recommendations.

All homeowners welcome.

## **Townhall Meeting**

Wednesday, September 10<sup>th</sup>.

Review the budget process, expenditures, capital reserves/expenses, the reserve study, and have an open forum on 2026 capital investments.



## **Architectural and Landscape Control (ALCC) Committee Reminder**

A friendly reminder to residents planning any exterior modifications or additions to their homes—please ensure compliance with our association guidelines. Submit your requests to the ALCC via email or stop into the office during business hours for timely consideration and approval.

## **Financial Transparency**

Our commitment to financial transparency remains unwavering.

Residents are encouraged to review the board meeting minutes, which are available on our website.



## **Community Announcements**

Thank you for the positive feedback on our crew's efforts. It's heartwarming to know you appreciate the hard work of our grounds crew. Your recognition motivates us to keep providing a beautiful and welcoming environment.  
We appreciate your support!

## **Dues Payment Reminder**

Dues are due by the 1<sup>st</sup> of the month.  
Please ensure payment to avoid any late fees. You can make your payment by check or cash, and you can drop it off at the office or the locked mailbox. Late fees will be added for any payment received after the 15<sup>th</sup> of the month.







16108 S. Weber Rd., Lockport IL 60441



**SHARON KALINOSKI, CPA**  
Full-Service Realtor-10 Years  
Indian Head Park  
(Acacia) Homeowner 

**FOR SALE**  
Wilshire Green Condo



**SHARON'S  
TOTAL SALES  
ARE OVER  
\$10 MILLION**

**SOLD**  
Indian Ridge | 3 BR | \$330,000



**INDIAN HEAD PARK HOMES  
ARE IN HIGH DEMAND!**

Please CALL ME if you are thinking of selling your home.

**SOLD**  
Acacia | 3 BR | \$366,000



**SHARON HAD  
44  
REAL ESTATE  
TRANSACTIONS IN  
INDIAN HEAD  
PARK**



**Phone: 708.805.0675 | Email: HerculesUS@yahoo.com**

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



 111 Cascade Drive, Indian Head Park, IL 60525





# Family fun day was a great success!

We had ping pong, sack races, bozo buckets, bags, and the adults had a great time playing volleyball in the pool!



Thank you to Bill & Lee for cooking, and to Linda, Dawn, Vonda, Peggy Rose, Leslie, Amy, Jennifer, Kathy, and Bill for volunttering!





# ACACIA BOARD MEETING MINUTES

July 8, 2025

**Approved August 11, 2025**

## PLEDGE OF ALLEGIANCE

**Roll Call** – President Eckert, Vice President Brandush, Treasurer Voyles, Secretary Cione, Directors Jarosik, Holub, King, Arnold, McKirchy

**Motion** to approve the minutes of the July 8, 2025, Board Meeting – Jack Brandush, Diane Voyles – 9/0/0

## TREASURERS REPORT

As of June 30, 2025

| Account Type       | Amount       |
|--------------------|--------------|
| Operating Accounts | \$113,289.55 |
| Operating Reserves | \$110,723.22 |
| Capital Reserves   | \$324,888.53 |

Past due assessments are over \$60,000.00. Dozens of unpaid assessments are due to the \$10.00 increase that was not collected in March ACH. An email reminder was sent recently, resulting in many homeowners making payments which should result in lower arrears reported next month. There is a perception or rumor that a board error was made that caused this. In fact, some homeowners are refusing to pay. There was NO ERROR made. The HOA increase was approved in January, effective in March due to Acacia covenants. There was no active treasurer in office as the previous board treasurer had resigned in November and due to the short timeframe until the next election, signature cards were not updated at the bank. No one (but the previous treasurer) had authority to update the ACH accounts at the bank. After the election and installment of the new board on March 11, account ownership was transferred, and every ACH had to be updated to the new, \$270.00 amount. It took approximately 6 hours of work to update 268 accounts and many more hours to clean up accounts for those who had moved or discontinued ACH.

On June 30, statements were mailed to homeowners in arrears. We have done our very best to update our records prior to creating the June statements. Due to the inconsistent bookkeeping, some of these amounts may be in question and we will work with every homeowner who feels they have been cited in error. No late fees or interest were added to anyone prior to June.

Residents are encouraged to enroll in ACH – automatic payment – for monthly assessments. This avoids any chance of missed payments and late fees. Currently 70% 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.

### **Next month:**

Continue to work on reducing late accounts.

Begin to plan for town hall financial meeting.

### *Financial Advisory Committee:*

The meeting was held on 7/1 attended by 3 Acacia Board Members and 2 homeowners. At that meeting we reviewed the capital investments that are now established, discussed the need for an official policy on how Acacia will define capital expenses and reviewed 2025 expenses and suggested projects. To date we have spent \$8,200.00 on a power washer, ladders, club car and 2 mowers. We are still looking at pool furniture and clubhouse floor for 2025. Bill will work on getting quotes for the floor.

The group agreed to meet next September 2nd when we will establish a capital expense policy for board review/approval and look at 2026 capital expense recommendations. All homeowners are welcome to join if you are interested.

### **CLUBHOUSE**

There were 7 parties in the clubhouse during June.

The rotted wood from the entrance was removed and the framing updated. Then the walls were covered with vinyl brick material. During this process it was determined that the electrical wires and outlets needed replacement or removal.

Motion to approve Ziggy Electric to replace and remove electrical wiring in the entrance area at a cost of \$2,200.00. Bill King, Amy Eckert - Role call vote – 9/0/0

The updating of the kitchen continues. This is a work in progress. We are able to fully use the kitchen as the work progresses. We are working in a few more areas and hope to finish soon.

We needed to have some inspections done in June. The fire alarm system needed inspection, and it was done by American Backflow and Fire Protection at a cost of \$340.00.

**Motion** to approve payment to American Backflow and Protection \$340.00. Bill King, Anita Holub. Role call vote 9/0/0.

We needed an annual inspection of our fire sprinkler system. We did not pass the inspection, so I had a company look at the system, but they did not submit a bid. I then called American Backflow, and they submitted a bid of \$550.00. I checked what we paid last year for the inspection, and it was \$950.

**Motion** to approve payment to American Backflow and Fire Protection \$550.00 for our 2025 inspection. Bill King, Hank Arnold. Role call vote 9/0/0;

## **RECREATION**

Pool is open and running well. We are asking that residents please listen to attendants when they are enforcing the Board adopted rules for the pool – i.e., no running, eating only at the tables, no roughhousing in the pool, requirement that residents stay at the pool with their guests at all times. Also please be considerate and clean up any area when you do eat at a table.

Pool ID cards are taking longer than anticipated to be printed – so if you had your picture taken this year or needed a replacement ID we will send an email blast when they come in.

We needed to replace the motor on the robot vacuum at a cost of \$1,039.00. To purchase a new one would have been \$3,500.00 or more.

Basketball courts are open again – we were able to replace the lock and have it keyed to our current keys. Jim has purchased the paint necessary to cover the graffiti and when the weather allows the courts will be closed while this is being done.

## **GROUNDS**

Things are going great. Crew is working their way through the property trimming and weeding.

## **TOWNHOME MAINTENANCE REPORT**

Acacia Maintenance personnel have completed about half of the scheduled townhome units for power washing, repair and replacement of wood. The contract painters have also started painting the units. Acacia Maintenance personnel have done a great job considering the hot and humid conditions that they had to endure over the last three weeks.

We have chosen a contractor for driveway replacement and sealcoating. I obtained approval from the Board by electronic vote as follows:

Acacia requested bids from four contractors, and we received three quotes for sealcoating 137 driveways and repaving 13 driveways. Two of the three quotations were over the budgeted amount of \$70,679, but one bid was under the budgeted amount. The quote was as follows:

- Repaving 13 driveways at 8500 square feet for \$46,854.07.
- Crack filling Driveways at approximately 2500 linear feet for \$1,625.00
- Sealcoating 137 driveways at 100,800 square feet for \$11,984.00
- Total Cost for the project is \$60,463.07

I would also like to put a 10% contingency on the project for additional work that may be needed, like additional stone for the sub-base.

Electronic motion to hire Maul Paving of Plainfield, IL to repave 13 driveways, sealcoat 137 driveways and crack fill where necessary for an amount not to exceed \$66,463.07.

**Motion** was approved via electronic vote – 9/0/0.

We have also approved a motion electronically to purchase a golf cart as follows: request to purchase one golf cart for the Acacia Crew and Staff. Two of the golf carts are no longer operational and cannot be repaired. This would be a capital expense, and two carts have been described for replacement in the Capital Reserve Study for 2025. However, at this time, I would like to get just one cart. I have quotes from Nader for a cost of \$7500 plus tax and delivery and GCP Sales for \$5507.08 including tax and delivery. I am in the process of negotiating a trade in price with GCP Sales so that their total price might even be lower. Looking in our records (Thanks to Amy), we discovered that we purchased two carts from GCP sales in 2019.

Electronic motion that Acacia purchase one 2013 Club Car Turf 2 gas reconditioned golf cart from GCP Sales, Yorkville, IL for not more than \$5507.08.

**Motion** was approved by electronic vote. 9/0/0

It turned out that we were able to obtain a \$500 trade reduction so that the total cost was just less than \$5,000.

While the crew were maintaining our homes, on this current cycle, we came across a Texcote wall, that had to be completely redone. In speaking with both Jack Brandush and John Ridzy (maintenance supervisor), we have concluded that installing vinyl siding would be our best option to cover that wall. The cost of repairing and replacing far outweighs the cost of siding. In keeping with the style that is prevalent in the community, we have decided to use board and batten style vinyl siding. Coincidentally, this is the



same siding, I propose we use the 16 stucco/textcote garage walls, on this cycle. HAVBB10 is the product code, made by Royal Building Products. It's an insulated siding that needs virtually no maintenance and offers a limited lifetime warranty.

I have a proposal from All Exterior Contractors (same company that did front entrance) for \$2515.00.

**Motion** to hire All Exterior Contractors to do the one wall for \$2515.00. Tom McKirchy, Hank Arnold. Role call vote 9/0/0

Once the siding is up, we will make our final decision, if this is the siding we will be going forward with. (Garages on cycle, and future walls/garages.)

In speaking with both Jack and John on this, we've decided that for now, we will focus on replacing textcote and leaving real stucco alone for now.

This month, I plan on speaking with both Diane and Jack regarding the Exterior Maintenance Committee. I'd like to get it back up again, so we can begin discussing other stone, and vinyl siding options for our homes. My hope is we can get it going by August and hopefully have some new interesting ideas we can implement in 2026 and beyond.

Determination for walls that could be replaced with siding will come from both Ruben and Ramone, our stucco/textcote specialists, John Ridzy, Jack Brandush, and myself.

## **VILLAGE RELATIONS**

Villages of IHP and Burr Ridge sent a letter informing Cook County that the preference for Wolf Road is Alternative #1 – full sidewalk from Plainfield to 79 th Street on west side of Wolf Road and partial sidewalk on east side of Wolf Road. Maps and information are all posted on the website – [wolfroadstudy.com](http://wolfroadstudy.com). The next Public Meetings regarding this will be sometime in 2027. Any questions should be directed to [info@wolfroadstudy.com](mailto:info@wolfroadstudy.com).

Plainfield Road reconstruction from County Line Road to East Avenue will be holding a Public Meeting on August 4, at 5:30 pm at Highlands Middle School.

Received a grant for Pavement Management Plan that scored all roads in the village as to their condition. The road average for the village is 83% (out of 100). These plans will be used to develop 5 – 10-year road maintenance/improvement plan.

- The Board adopted a municipal grocery tax to replace the state grocery tax – the tax will remain the same as it is now.
- Board stated that lateral sewer lines from the building to the sanitary sewer line are the responsibility of the homeowner. This is to clarify as there have been many questions regarding who is responsible when issues occur.
- Discussed a new ordinance regarding electric scooters, bikes, etc. We are required to follow the state law regarding use of these items and IHP must

enforce whether or not we have an ordinance restricting their use. Police Department will be issuing all information on this.

- Reminder that the next water bill will be for a period of 2.5 – 3 months due to the change in computer systems to generate bills.

## **ALCC**

After speaking to a couple board members this month, June didn't shape up to be a good month for the annual inspection. So, we should be out in July.

ALCC requests for approval this month - 4, Inspections, completed – 6.

Those of you that have parking in your cul de sacs, please park your vehicles at least 12" from the surrounding curbs, especially on Mondays and Tuesdays, while our crews are still tending to grass cutting. It gives them room to get those areas completed.

Reminder that garbage cannot be put out the night before pickup, please place out in the mornings of specified pick-up day. If using totes they must be returned to your garage by 10:00am the next morning. NO totes, cans can be stored outside.

With summer in full swing, and kids not in school, we ask that you please keep toys, exercise equipment, etc, put away overnight, and off common areas.

## **SOCIAL**

Acacia wide garage sale was held in June and 13 houses participated. Unfortunately, the weather was not as cooperative – it was extremely hot all 3 days. Thanks to all those that participated.

Acacia picnic will be held on Sunday, July 27<sup>th</sup> – join us for a hot dog, chips, cookies, games for the kids and adult volleyball. 11:00 – 2:00.

## **OFFICE**

We have received several resumes from people interested in the Office Manager position. We had the opportunity to interview 1-person last week and hope to interview others as needed.

Reminder that until we hire someone the office hours are 8:30 – 12:00. If you need something and can't make it in during those hours, please email or call and we can set up a time for a board member to meet you at the clubhouse.

## **NEW BUSINESS**

Several years ago, the board started looking into paying seasonal crew members for short term leave. We never got around to finalizing anything and since this came up again, I thought we might want to address it and adopt a policy so that going forward there was some direction. I included some additional thoughts in red that we should consider when forming a policy.



Short-term out of work policy for seasonal crew members.

Designed to provide income to seasonal employees who are unable to work due to a medical issue unrelated to work. Do we want to include minor work-related accidents/incidents?

If there were an accident at work that required major time off and/or extensive medical treatment, we would most likely use workmen's compensation to cover. Right now, we have been just paying doctor's visit charges for minor issues, i.e., something in the eye, stitches needed, etc.

Should we require use of accrued sick leave before we pay any wages? Seasonal crew members accrue 2 hours of paid sick leave for every 40 hours worked. They are allowed to use the hours for themselves or family members that may need their help with medical appointments and for when they are off work due to weather.

Employees are required to provide an order from a medical person stating unable to work and a release from medical person stating cleared to return to work. Also, Acacia

Incident Report would need to be completed if work related.

**HOMEOWNERS FORUM**

Resident expressed that she does not want siding on her house.

Resident Cleo asked when siding choice would be finalized.

**Motion** to adjourn to Executive Session – Eckert, Brandush – 9/0/0

**Motion** to adjourn Executive Session – Eckert, Cione – 9/0/0