

# THE ACACIA TIMES

*A Monthly Insight into the Happenings at Acacia*

**August 2023**

**In this Issue:**

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**National Night Out**

**End of Season Party**

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**SBC Garbage Pickup**

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**Revised Pool Hours**

Mon – Thur 11:00pm – 3:00pm  
Friday 12:00pm – 8:00pm  
Sat, Sun & Holidays  
11:00am – 8:00pm

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**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)



The **SEASPAR** event was canceled due to inclement weather. We will update you as soon as we get more information on the rescheduled date.

**Pool Hours for the Week of 8/14**

Monday – Thursday from 11:00am – 3:00pm

Friday from 12:00pm – 8:00pm

Saturday & Sunday from 11:00am – 8:00pm

Next Up...

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**August 20 – Pizza & Ice Cream at the Pool from 1:00pm – 3:00pm**

**August 25 - End of Season Party at the pool from 8:00p – 11:00p**

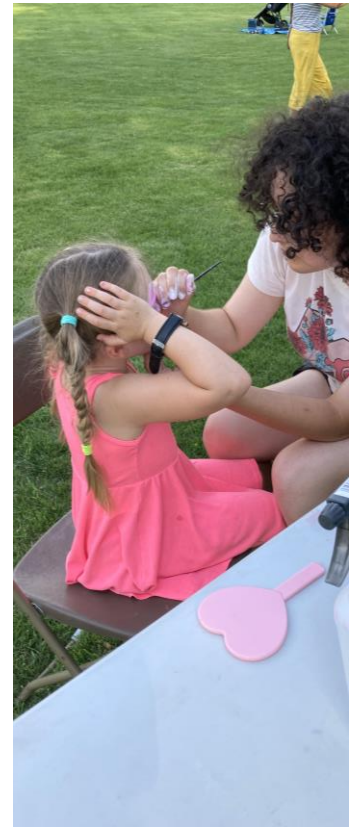
# NATIONAL NIGHT OUT

Indian Head Park Police Department hosted the 1<sup>st</sup> National Night Out event for our village on August 1<sup>st</sup>. **National Night Out** is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie.

The event was well attended and there were many great attractions for residents of all ages. Some of the attractions included Touch a Truck, Model A Club cars, police and fire department vehicles, exotic reptiles, popcorn and snow cones, bands playing in the park,

Cook County canine units and the landing of 2 helicopters in Blackhawk Park. Along with all those there were several local business and service organizations that were sharing information with residents.

It was a great night and there are already plans for next year's event. Special thanks to Officer Rob Verber for organizing, all the volunteers that helped, IHP police department and everyone that came out to enjoy the night.



**IT'S BACK!!!**

## **Acacia's "End of the Summer Adult Pool Party"**



**Friday, August 25<sup>th</sup>  
8:00p -11:00 pm**

On Friday, August 25th, we will bring back our "End of the Summer Adult Party" to be held on the pool patio from 8 to 11 pm.

This party is open to all Acacia adult residents, no children please. Everyone is asked to bring a dish to share and their own drinks. Greet your neighbors as we say goodbye to summer.

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### **Roofing Companies and Storm Damage**

Please be aware that some roofing companies may approach you about replacing your roof after storm damage. Illinois law has changed so please check with your insurance company to be sure you are covered.

### **Privacy Please**

Another gentle reminder that the beauty of Acacia is the natural setting and open spaces. Please be aware of your neighbors' privacy as you stroll the grounds.

**Join Us for  
Pizza & Ice Cream  
at the Pool**



Join Cleo Walters and Joe Consolo at the pool to enjoy pizza and ice cream. Cleo is treating the pool to a bunch of pizzas, and Joe is handing out ice cream.

**First come, first served!**

**SUNDAY, AUGUST 20**

**1:00PM – 3:00PM**

**HOSTED BY CLEO WALTERS**

# **The Acacia Association Board of Directors Meeting**

## **August 8, 2023**

The Board of Directors Meeting of August 8, 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, Secretary Melissa Allison, Directors, Ben Boyd, Amy Eckert, Bill King, and Peggy Rose Kwiatek.

The Pledge of Allegiance was recited.

Motion to approve the minutes of July 11, 2023, Board of Directors Meeting. Moved by: Ben Boyd, Bill King 8/0/0

**Mayor Amy Jo Wittenberg attended the meeting** to personally thank the Acacia board and the residents for all the help and support with the inaugural National Night Out event held in Blackhawk Park on August 1<sup>st</sup>. The event was a big success, and she is soliciting ideas for next year for unique attractions to include. She encouraged all residents to attend the Village Board meetings and mentioned that they are actively soliciting Acacia's participation in Village committees. She also encouraged all residents to sign up for the Village e-newsletter which is released on alternate months with Smoke Signals, the printed newsletter.

Ben Boyd asked Mayor Wittenberg what she saw as the Village's biggest challenges this year. She responded that they are re-prioritizing the short-, mid-, and long-term goals for the village. She also noted that the Pump House construction project is a concern and currently overbudget, but they are working on it. The Wolf Road project is restarting with a new advisory council, including resident participation in the form of the Citizens Advisory Council (CAC) which is an unusual step for a government funded project. The first meeting is scheduled for October and a new website dedicated to the Wolf Road project will be launched soon. Finally, she reminded all residents to access the Simplicity app for more information about Village happenings.

## **Homeowner's Forum**

### **Cleo Walters - 6 Nacona Lane**

Cleo asked when the lifeguards leave – August 14 is their last day for weekday coverage. Chicagoland Pool will supply guards on the weekends thru Labor Day. Cleo is willing to help at the pool Monday – Thursday from 11:00am – 3:00pm if the board is interested so long as Acacia posts signs that this is a “swim at your own risk” environment. She also thinks we should bring back hair ties for long hair so the skimmers don't get clogged.

### **Jack Brandush – 15 Deercrest**

Jack asks the board to consider opening the pool for lap swimming, perhaps before the pool open. The board will consider this request.

### **Gus Stamas – Westwood**

Gus asks what we did before Chicagoland Pool and did we have an issue getting guards. Amy responded that service or self-managed, lifeguards are in short supply.

**Susana Aguilar – 12 Deercrest**

Susana began by stating that she had a pine tree behind her house which had been cut down, and now the weeds are overtaking it. She put in a service request on June 6 and by July 7 when she inquired again, the weeds were over 5' tall. She was informed that the crew would take care of it by the end of the season which she points out is 8 weeks away. She feels her house looks abandoned, that Acacia is dismissing her concerns, and that the only way to be heard is to come to the board meeting. She is at her limit and wants Bill King to visit and inspect. She is concerned about mice and other critters that may be living in the weeds. Bill King will investigate.

**Tom McKirchy – 25 Heatherwood**

Tom stated that he has a real problem with the sealcoating, that it has been almost a month and there is no resolution to the garage door damage that was done when the tar splashed after the rainstorm. He stated that someone came out to clean it, spilled the cleaning solvent on the driveway and then seal coated over that leaving a stain behind. They also seal coated over some leaves which are now separating from the driveway. Tom feels this is an insurance claim and that they will not be able to fix this. His opinion is that if they seal coat over grass then they are not professional.

**Susan Palmer – 13 Heatherwood**

Susan states that all of Heatherwood has the same tar issue on the houses and garage doors and they would like updates. She also mentioned that her neighbor still has white stripes on their driveway and wants to know why they were not seal coated as there was no car in the driveway preventing them from doing so.

**Grace Meyer – 227 Cascade**

Grace asked why there was no Family Fun Day this year. She loved the tradition as a child and even though she is older now she thinks it was a worthwhile effort that residents would have volunteered for. Jen responds that we did not have enough lifeguards to produce the event.

**Meghan Tyrrell – 9 Cherrywood**

Meghan asked why the driveway cracks were not filled prior to seal coating. Ben responded that the contract did not include filling cracks. Meghan questioned why seal coat if the cracks are not filled first. Ben asked Amy when the driveway cracks were last filled. She responds that we need to review old contracts, but she thought that last year's included it.

**Jack Brandush**

Jack stated that if grass is growing in the cracks of the driveways it is indicative of the foundation being compromised.

**Tom McKirchy – 25 Heatherwood Court**

Tom stated that while he loves living in Acacia, he thinks all of Heatherwood Court looks bad. Tom strenuously argues that a professional seal coating company would not have sent their crew out on that particular day.

**Patti Chiappetta – 26 Elmwood**

Patti stated that grass clippings are still an issue. Bill replied that long grass tends to be thrown in all directions. Patti stated she has not seen anyone blow the grass. Amy agrees.

**Amy Eckert – 102 Cascade**

Amy stated that there is a thick layer of grass clippings on the mulch so much so that you cannot see the mulch and wonders why we paid to mulch.

**Grace Meyer – 227 Cascade**

Grace stated that she runs everyday and she agrees about the grass clippings.

**Anith Holub – 8 Sweetwood**

Via email Anita asked if we can purchase another bench for the pickleball court. Melissa stated that they will budget for it next year.

**Treasurer's Report**

Income	\$ 98,011	Assessments, late fees. closing fees, etc.
Expenses	\$108,679	
Capital Expense	0	None this month
Transfer to Capital	\$ 6,000	

NET INCOME	<u>(\$ 16,668)</u>
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As of July 31, 2023

Operating Accounts	\$457,853
Capital Reserves	<u>\$314,737</u>

Total Reserves	\$772,590
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At the close of July there are 24 accounts past due for a total of \$9,634 due to missed assessment payments. late fees, and fines. Two of these accounts are in attorney's hands.

The Financial Committee is tentatively planned to begin again in September.

Motion to approve the Treasurer's report as prepared by staff: Wayne Dubin / Melissa Allison  
8/0/0

## **Clubhouse Director's Report**

There were 5 clubhouse rentals in the month of July.

The water aerobics class has been a hit this past month with an average of 15 participants each Monday. The class will continue thru the month of August every Monday at noon at the pool. Come out and enjoy a good workout with a professional aerobics teachers for only \$5 a class. On Friday, August 25th, we will bring back our "End of the Summer Adult Party" to be held on the pool patio from 8 to 11 pm. This party is open to all Acacia adult residents, no children please. Everyone is asked to bring a dish to share and their own drinks. Greet your neighbors as we say goodbye to summer.

Starting on Tuesday, September 5th, Bunco night is back! Come out for a fun night of Bunco and treats at the clubhouse and bring your own drinks. Ladies only, 21 yrs and older. Please bring \$5 for prize money.

## **Recreation Director's Report**

Last month we had a day the pool closed for one day due to an "poop" incident in the pool.

The pool inspector came out August 3 and did our annual inspection. We passed with flying colors. Thanks to Wayne, our pool has been kept up to code.

The pool committee is reviewing the contract with Chicagoland Pool that was signed last year. We are going to possibly look into other pool management companies as well as a "swim at your own risk" environment. We have had a couple of people we have contacted indicate that very few HOA's have lifeguards.

Wayne added that some years ago, the pump motor for the lap pool burned out. A replacement new motor was eventually found at a cost of around \$5,000.00. He suggested sending out the old motor to be rebuilt which is common practice. It was rebuilt at a cost of around \$2,100.00, less than half the cost of a new one. We now had a backup. This motor cannot be located. A new motor these days will cost around \$8,000.00 to \$10,000.00.

Amy asked that a trash can be located on the basketball court.

## **Grounds Director's Report**

The recent tornado caused electric problems that ruined the pump in our fountain in the garden next to the pool. It is now running again with a new pump.

About two weeks ago a strong wind knocked down a tree which fell into the yard behind 33, 35, 37 and 39 Briarwood. Besides the tree, the only other damage was the destruction of a privacy wall. We also had a tree the trunk of which was split down the middle. The tree was at the North East corner of Acacia at 63rd and Laurel. The tree was leaning into the street. Both trees were over 70 feet tall. They were removed last Thursday. The board electronically approved \$1,500 but the bill was \$1,945 because the tree was bigger than expected and a third tree was taken down.



Motion to pay Family Tree \$1,945.00 for the removal of three trees damaged by the storm. Bill King / Amy Eckert 8/0/0

The crew has finished trimming on over half the houses in Acacia. We began the trimming on the houses on this year's paint cycle. Please do not request trimming of trees and bushes plus weed removal. We will get to all the units but we can't skip around the grounds. We hopefully will make a second round of trimming on problem areas that have come up since the first trimming.

We are working on plantings around our entrance signs. A special shout out to Leslie Buch and Cathy Graffam for the design. I also need to thank Lee Poepke for the planting. The North entrance North sign is almost finished. The North entrance South sign plantings should be finished this Saturday. The crew removed the old plantings last week. Then a design for the South sign will be developed. Since we have no water source near the signs, all the plantings are drought resistant. There will also be plants flowering from spring to fall. Incidentally, at National Night Out the folks from Wilshire Green noted how beautiful our north entrance looks.

## **Townhome Maintenance Directors Report**

THM crew are working on Sweetwood Court (6 of 23 have been readied for painting.) Painting has finished Cascade Drive and have started on Sweetwood Court (1,3,5,7)

With the accident of Jose Antonio Ambriz we have lost a carpenter on the THM crew- This situation is being evaluated to see what we can do to attract and hire a carpenter to complete the maintenance cycle this year. It is important to know that all OSHA guidelines were being adhered to and the ladder moved, and Jose Antonio fell and broke his right wrist and injured his facial bones, he is recovering at home awaiting possible surgery for broken bones in wrist and face.

195 drives were resealed in July — During the resealing a Microburst happened, and 8 garage doors were splashed with coal tar. The weather radar was clear, and the Microburst caught the resealing crew by surprise. We are working with Roy's paving company to have the coal tar removed from the garage doors.

I want to thank the residents who moved cars to allow 'resealing —the schedule changed according to the weather conditions, but we did prevail, and all drives are completed and look spectacular. My hope is that we have a snowplow company this winter, who has guards on the blade, and does not score the drives. If this happens, we will no longer need to reseal drives every other year.

Next year I will be asking for a resident team to help with the inspection of drives and the selection of those that need to be replaced in 2024.

THM has discovered two balconies that are in poor condition and may need to be removed and a new balcony built- This will be the homeowner's responsibility. I have contacted an outside carpenter to inspect the balconies and the Acacias in-house engineering drawings to evaluate the situation. The two in question are in the rear of the townhome. In past years the homeowner,

who had a rotting balcony, had two choices. One to remove and rebuild the balcony. Number two, to remove the balcony and sliding glass doors, and install two windows and re-shingle wall.

In September we will replace 27 drives — I will keep the 27 residents apprised of start date.

## **Village Relations Report**

**Wolf Road** – met with Strand, Cook County and have been given a draft Public Involvement Plan (PIP) and plans for the Citizens Advisory Committee (CAC). Village will review PIP and make changes as needed and will be done by end of July. The village will have a total of 5 on the CAC. Applications for the CAC will be on-line and should be available in August. Applications will be due at the end of September. Hopefully the first CAC meeting will be in October. There will also be a dedicated e-mail and web site so if anyone has information regarding safety issues, water issues along Wolf Road they will email the project director directly.

**Tollway** – currently working on the bridge area under 294 on Wolf Road. They are installing shoulders which hopefully will eliminate the standing water that accumulates there.

Great job from Public Works in IHP, police and fire departments, utility companies and surrounding towns for the storm clean up.

**Ordinance for zoning change:** request for rezoning one area in the triangle where currently a house is located. Request is to rezone to mixed use so new owners can develop a possible catering or restaurant with an apartment on the second floor of current building. Discussion only.

**Ordinance to establish a Committee of the Whole** – lays out the rules and procedures for the COW. The purpose of the COW is for the board to discuss in a more informal way policy at length and ideas – no action can be taken. These meetings would be open meetings so all residents will be able to attend. (1st reading tonight – possible vote at August meeting).

**Ordinance to increase the number of gaming terminals at 7 Eleven** – motion passed.

### **Reports:**

Public Works – pump house, facility study

Finance – looking at cash flow over next year - major expenses coming up – pump house

Economic – triangle development, meeting with current village businesses for input

Landscape – meeting every other month right now looking at full village –along Plainfield, tollway, Wolf Road.

All the above meetings are open to the public and the days/times and agendas are published on the village website.

August 1 st National Night Out

Movie in the Park with SEASPAR – canceled due to weather – hoping to reschedule

Police - Emergency phones in the parks – waiting for Comcast to get wiring installed.

Return to Open Session:

Motion to remove village of IHP COVID-19 vaccination policy – motion passed

## **Architecture & Landscape Committee Report**

Projects approved to start = 4

Projects completed and inspected = 7

ALCC approved our second solar panel project this month.

Ben asked Peggy Rose to investigate the cost and feasibility of installing solar panels on the Clubhouse and Pump Room and to identify the projected utility cost savings.

## **Welcome Baskets Report**

Two welcome baskets were delivered this past month to new residents at 43 Briarwood and 5 Cherrywood. Both were lovely visits and Acacia's guidelines and amenities were explained. Both families expressed their appreciation for being welcomed into our wonderful community. Remember, if you have recently moved to Acacia, you may contact the office for a welcome basket visit.

## **Office Report**

Liz and Judy have completed the changeover to Quickbooks online. Judy is continuing to train Liz on the balance of the job responsibilities.

We recently ran out of three-part service request forms. Rather than order new ones we are going to make single page forms and digitize them. The cost of the three-part form has more than doubled since the last time we ordered them. By making this change, we are saving \$1,000.00.

Our Worker's Comp premium for the coming year was reduced resulting in a savings of \$1,903.00.

With the recent accident to one of our carpenters, we realized there was no written procedure as to the process when an employee is injured. We are going to be documenting this process along with a written procedure for the use of ladders for our employees. We operated in the dark ages for too long. We need to operate in a more professional manner by having written procedures. We recently wrote a job description for our carpenters since our insurance carrier needed one for the worker's compensation claim.

We have recently put a hold on the kitchen remodel until there is a comprehensive plan for the entire club house. To do this remodel hodgepodge without an overall concept would not be in the best interest of the residents.

We have also recently had Bob Lyons, a plumber, in to look at the locker rooms downstairs. The shower systems in the men's locker room will need to be replaced. We will have to open the wall to do so. The company that made the current shower heads is no longer in business. We are going to have to remove the water fountain in the men's locker room, because it would be

cheaper to take it down than to fix it. We have paint for the woman's locker room. We will have it done on a paint day when the crews are not able to work outside due to rain. Bob Lyons fixed a broken faucet for the sink in the woman's bathroom. Bob would only charge us the costs of the parts, and would not accept any fees for his labor.

Motion to purchase a one-year subscription to Community Associations Institute (CAI) at a cost of \$305 which covers up to 15 board members. Ben Boyd / Melissa Allison 8/0/0

CAI provides information, education and resources to the homeowner volunteers who govern communities and the professionals who support them. CAI members include association board members and other homeowner leaders, community managers, association management firms and other professionals who provide products and services to associations. B

Motion to engage the services of Patrick Hayes, C.P.A. to assist on accounting issues at a cost of \$125 per hour as needed, not to exceed 20 hours through 12/31/2023. Amy Eckert / Ben Boyd 8/0/0

This support is separate from Carmen Mugnolo, who as our auditor has a conflict of interest on providing day-to-day support. Mr. Hayes is familiar with QuickBooks Online and can provide direction on an ad-hoc basis. We have another quote from one of Carmen's associates at a cost of \$225 per hour. The other person suggested by Carmen was not a good fit for our needs.

Joe attended a meeting of the Association presidents north of Joliet Road to discuss the sidewalks planned for the east side of Wolf Road. The current plan is to connect as many of the existing sidewalks that run through the subdivisions, leaving only a small section of sidewalk to be installed on Wolf south to Indian Ridge and Indian Ridge Lakes. Joe asks for residential support as they move through the planning phases.

## **Old Business**

Amy asked why we did not purchase the AED machine which was approved last year. Jen replied that per insurance regulations, it is unnecessary, and they decided to defer the purchase. Amy asked that it be purchased due to the age of our community and the peace of mind of having a device close by.

Motion to purchase AED machine to include adult pads, pediatric pads, and a cabinet at a cost not to exceed \$3,000.00. Amy Eckert / Ben Boyd 7/1/0

## **New Business**

None

## **Homeowners Forum**

### **Vonda Schure – 149 Cascade**

Vonda asked if she could add a handle to the exterior of her overhead garage door to make it easier to lift when the power goes out. ALCC will discuss and get back to her.

**Susana Aguilar – 12 Deercreech**

Susana confirms that someone will follow up with her about the weeds in the back of her home. Bill King agrees that he will investigate.

**Mike Rohloff – 35 Briarwood**

Mike noticed that many new residents have inherited landscaping that they either do not want or do not know how to maintain. He suggested that Acacia notify new residents that our crew is here to help with the landscaping and if they want old plants removed and re-seeded we can assist with it. Ben suggested that Peggy Rose add this to her welcome visits.

**Cleo Walters – 6 Nacona Lane**

Cleo asked if the board would consider keeping the pool open one extra week after Labor Day.

**Jack Brandush – 15 Deercreech**

Jack suggested that we include extra money in the budget to be allocated to inspecting the older trees on the property. He thinks with the recent storms and the resulting tree damage we should anticipate more of the same and we should identify our riskier areas.

**Tom McKirchy – 25 Heatherwood Court**

Tom asks if having an AED device will decrease our insurance premiums. No, it will not.

**Motion to close Open Session and go to Executive Session – Ben Boyd / Melissa Allison 8/0/0**

During Executive Session, there was discussion about the accident that happened to one of our employees.

**Motion to close Executive Session and Return to Open Session – Ben Boyd / Peggy Rose Kwiatek 8/0/0**

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



16108 S. Weber Rd., Lockport IL 60441



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