

Acacia Newsletter June 2025

UPCOMING EVENTS

Acacia Wide Garage Sale is scheduled for Friday June 20th, Saturday, June 21st and Sunday, June 22nd, 9:00 am – 3:00 pm. We have several residents who have already signed up so if you want to join them let the office know by this Friday, June 13th so we can add your address to the map. If you want to list some of the prize possessions that you will be selling you can add them too.

REMINDER FOR ALL – KEEPING EVERYONE SAFE

Now that the pool is open, and the crew is in full swing working there is a lot of traffic in the parking lot. PLEASE be careful when walking, riding a bike or scooter and driving in the parking lot.

DO YOU STILL OWE MONEY ON YOUR MARCH ASSESSMENT?

Many residents that pay by ACH still owe the \$10.00 increase that was not collected in March yet was budgeted for. PLEASE get your checks or cash into the office ASAP. We will begin adding 1% interest on these amounts on July 1, 2025.

We continue to pursue the homeowners in arrears, working on creating monthly statements, some of which go back to 2023. We are all doing our best to get the statements out. Once this is done, homeowners will be required to pay in full, sign up for a payment plan or be turned over to the attorney for collection.

Remember you will not be allowed to use the pool or clubhouse until you are current with your HOA.

FINANCIAL COMMITTEE – ALL ARE WELCOME

The next Financial Committee meeting is planned for 6:00 pm on July 1. We will likely look deeper into the individual account budgets/expenses YTD. Anyone may join if you are interested.

NEW OFFICE HOURS – 10:00am – 2:00pm

We are doing our best to be open as much as possible, but if we are closed you can always drop payments, ALCC requests, etc. in the mailbox attached to the front door. If you need to come, please give us a call at 708-246-2400 and we can plan to meet with you to accommodate your schedule.

ACACIA WEBSITE REFRESH

We are working on updating the Acacia website and a few forms have been taken down and will be replaced with updated ones. If there is a form you need, and it's not there call the office and we can get it to you.

WE NEED YOUR HELP ACACIA! LET'S MAKE THIS SUMMER FUN

If you have any ideas for fun pool activities, we'd love to hear them. In years past we have planned ice cream sundae day, root beer float day, kids' night swim. We'd like to bring some of that back. Talk to our expert party planner Director Anita Holub, call the office at 708-246-2400 or email suggestions to acaciaihp@gmail.com

POOL RULES – KEEP EVERYONE SAFE

The pool attendants are enforcing rules and policies set by the board - it's their job, so please be respectful. If you have a question or problem, please bring it to the attention of the board Recreation Committee. We appreciate everyone's cooperation in having a great pool season.

POOL OPEN EARLY FOR EXERCISING & MOMS WITH TOTS!

Water exercisers and parents with small children using the baby pool only are welcome from 9:00 – 11:00 Monday through Friday. Enter through the clubhouse and sign in before using the pool. At 11:00 when the pool opens to everyone the rope at the 5' marker needs to be in place.

WATER AEROBICS CONTINUES

Water aerobics should be starting next week – will meet every Tuesday at 10:15 – cost is \$10.00 per class. Enter through the clubhouse and sign in before you go to the pool.

POOL IDENTIFICATION

If you still need a Pool ID, please contact the office at 708-246-2400 or by email at acaciaihp@gmail.com so we can set up a time for you to come and get your picture taken.

If you lose your ID, we will replace it for \$10.00 per ID.

PROTECT OUR ACACIA COURTS

The lights for the basketball and tennis/pickleball courts have been set to stay on until 10:30 pm now that the weather is nice – PLEASE remember to lock the gates when you leave. You are protecting your/our courts from vandalism and any other damage that might occur.

NEXT ACACIA BOARD MEETING

Tuesday, July 8th - 7:00pm at the Clubhouse

The Acacia Association
111 Cascade Drive
Indian Head Park, IL 60525
708-246-2040
AcaciaIHP@gmail.com



16108 S. Weber Rd., Lockport IL 60441



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

FOR SALE: DARIEN
3 BR | 2 Bath | \$324,900



SOLD
127 Acacia Circle-Units #105 & 303



SOLD
Acacia | 3 BR | \$366,000



INDIAN HEAD PARK HOMES ARE IN HIGH DEMAND!
Please CALL ME if you are thinking of selling your home.
My experience will help you GET TOP DOLLAR!



Phone: 708.805.0675 | Email: HerculesUS@yahoo.com

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



LARGE ITEM GARBAGE PICK-UP FOR ACACIA IS FREE!

Just a reminder that every Acacia Household can have one free pickup for large items, (couches, mattresses, etc.) per month. Please keep our clubhouse clean, and do not dump old furniture in our dumpster. Call SBC at 312-522-1115



WASTE SOLUTIONS
INC

312-522-1115

May 2025 Approved Board Meeting Minutes

President Eckert opened the May 13th, 2025 Meeting at 7:03pm, followed by the Pledge of Allegiance.

Roll Call Attendance was taken by President Eckert.

Present: President Eckert, Vice President Brandush, Treasurer Voyles, Director McKirchy, Director Jarosik, Director Arnold, Director King and Director Holub.

Absent: Secretary Cione

Treasurer Voyles made a motion to approve the April 8th, 2025 Meeting Minutes, Vice President Brandush Seconded the motion.

Motion passed with a roll call vote 8-0-1

Treasurers Report

As of April 30, 2025

Operating Accounts \$177,489.40

Operating Reserves \$110,719.58

Capital Reserves \$289,773.43

Past due assessments are at 60,424.77. Dozens of the unpaid assessments are due to the \$10.00 increase that was not collected in March yet was budgeted for. Each homeowner was asked to bring in a check to cover this remainder. PLEASE get your checks into the office ASAP. We will begin adding 1% interest in these amounts on July 1.

Seventeen homeowners owe over \$1,000.00. This will be addressed in this next month.

Remember you will not be allowed to use the pool or clubhouse until you are current with your HOA.

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.

Completed this month:

- The Financial Advisory Committee meeting was held on 4/29 attended by 2 Acacia Board Members and 2 homeowners. At that meeting they reviewed the current financial accounts and the reserve study. The next meeting will be at 6:00 pm on May 27. All are welcome to attend.
- Completed removal of previous board members from Chase accounts
- Obtained and reviewed reserve study

Updated Financial Policies to reflect Chase bank charges - Include policy in newsletter

***Treasurer Voyles made a motion to approve new financial policies.
President Eckert seconded motion.***

Motion passed with a roll call vote of 8-0-1

- Opening a money market account at Republic Bank, adding \$25,000.00 to Capital Reserves.
(not included in the above amount yet since the add was on 5/9)
This will be added quarterly.

Next month:

- Address past due accounts and establish payment plans
- Obtain and review the recent reserve study.
- Financial Advisory Committee meeting – establish Capital reserve investment guidelines

New Business

How does the board suggest we proceed with missing minutes from the 2024 board meeting and no reports at all in the 2025 annual meeting? Should we have another meeting?

President Eckert and the Board have decided to have a semi-annual meeting in 2025, and to set a date at the June 10th, 2025 Board Meeting.

Clubhouse

- There were three clubhouse rentals for April 2025
- The new air compressor for the fire sprinkler system was installed and we are now in compliance with the fire department regulations. The warning sign has been removed.
- Our Backflow system was tested and passed. The company sent the results to the village.
- We are waiting for a replacement countertop so we can continue the kitchen rehab. The counter that was sent to us was cut incorrectly. We must wait 2 to 3 weeks for the replacement.

Recreation

- The pool has been cleaned and filled for the year. The company is coming back to test the new heater to make sure it works.

- The committee met to update the Pool Rental Contract. It was decided that the rental hours would be for 3 hours – 7:00 – 10:00 pm. The cost would be \$25.00 per hour plus a \$25.00 deposit refundable if no damage was done during rental.

President Eckert motioned to adopt the new Pool Rental Contract.

Seconded by Vice President Brandush.

Motion passed with a roll call vote. 8-0-1

- Pool Rules have been updated and are included. Pool hours for this year will be Monday – Friday 11:00 – 7:00, Saturday, Sunday and Holidays 10:00 – 7:00. The pool will be open for water exercising from 10:00 – 11:00 Monday through Friday. Water aerobics will be offered on Tuesday from 10:15 – 11:15 at a cost of \$10.00 per person. Each family will receive 20 guest passes and additional passes may be purchased if needed at a cost of \$5.00 per guest.
- We sent out an email blast looking for additional Pool Attendants. As of today, we have received 7 applications, and we have sent applications to 2 more people.
- We will be setting up days/times for next week for anyone that needs a Pool ID. We will send an email blast with the information. And don't worry if you don't have your ID by the time the pool opens, we will let you in with an ID that shows you live here. You will need to bring proof you live in Acacia to get a Pool ID. Cost for lost ID \$10.00.
- **REMINDER** – anyone that uses the basketball and tennis/pickle ball courts – PLEASE MAKE SURE YOU LOCK THEM WHEN YOU LEAVE. PARENTS, PLEASE REMIND YOUR CHILDREN THAT THIS NEEDS TO BE DONE EVERY TIME THEY USE THEM.

Grounds

- The Grounds Crew has had a very good start to the Spring Season and is getting things in tip top shape! All Work Requests should be dropped off at the Club House Office.
- We had 7 Stumps, and 2 Trees removed this month by Bluders Tree Service and the Crew removed part of another Tree which I believe was hit by lightning.

We also had another Tree removed on an emergency basis a couple of weeks ago when we had a very Windy couple of days.

- SBC can no longer recycle items collected in blue bags because the bags themselves are not recyclable. You can get a recycle bin from them for free – and you can choose the size you need – from small rectangular bin to large toter.

Please call SBC Waste Solutions at 312-522-1115 or email residential@sbcwastesolutions.com for recycling bin details.

Townhome Maintenance

- Acacia Townhome Maintenance has requested that a new pressure washer for the cleaning of townhome surfaces be purchased because of intermittent problems with the existing washer. The Capital Reserve study conducted in July, 2024 also indicates that the existing pressure washer had a useful life of one year and that two should be purchased for \$8,264. However, Maintenance is only requesting the replacement of the one washer at a cost of \$650.00. This is a commercial grade washer with an adjustable pressure regulator which adjusts from 300 psi to 3300 psi and will deliver 4000si and 4/gpm if needed.

Vice President Brandush made a motion to approve the Acacia purchase one Briggs & Stratton, 4000 PSI Gas Pressure Washer with Triplex Pump, Model 020507A, and Briggs & Stratton Engine from Northern Tool Company for a cost not to exceed \$800.00. This cost can come from Capital Reserves.

The motion was seconded by Director McKirchy.

Motion approved by roll call vote. 8-0-1

- We need to replace 10 ladders of various lengths due to wear and tear. They have been ordered from Home Depot and should be delivered soon.

Vice President Brandush motioned to approve the purchase of 10 new ladders from Home Depot at a price not to exceed \$1600.00. This cost will come out of Capital Reserves.

The motion was seconded by Director McKirchy.

Motion approved by roll call vote. 8-0-1

Village Relations Report

Wolf Road update:

President Wittenberg provided an update on the Wolf Road Phase One redesign. The Boards of Trustees for both Indian Head Park and Burr Ridge have expressed their support for Alternative One – the Baseline Sidewalk. The next phase of the study will require substantial coordination with the Illinois Department of Transportation (IDOT), the Federal Highway Administration, and other jurisdictional agencies. This portion of the process is expected to take significant time. Once the impacts are better understood, the findings will be presented during Corridor Advisory Committee Meeting Number Three and Public Meeting Number Three, which represent the final public involvement milestones of the study. These meetings are currently anticipated to take place in early 2027. The original timeline projected these meetings for 2026; however, revised estimates now place the completion of the Phase One study in summer 2027 due to extended review periods required by IDOT and the Federal Highway Administration.

Upcoming Village and Township Events:

Saturday, May 31st – Electronic/Paint and Shredding Event – 8:00 am – 12:00 noon at Public Works -11308 70th Place – Indian Head Park residents only – Bring you ID Add- Acacia wide Grage Sale – June 20, 21 and 22 – 9:00 – 3:00. If you are participating, please let the office know by June 10th so we can include your house on the map of participants.

ALCC

- Currently, I'm putting the policies together for a new form. My assumption is the board will vote on it when I get that done. I'm going to have samples, and talking to Amy this afternoon, I think the options are severely limited, and we're happy about that. It will be one color for the almond portion, and you'll have one option for the dark brown. That's it. I will get a hold of the samples, and we can decide. All in all, I do believe the form should be signed off by ALCC director, another ALCC member, and THM. I will try to have all this done by next week.
- I also want to mention, I decided to continue the baseboard look we have in the front of the clubhouse, to go all the way around the side. My reasoning is, the rotted wood under the stucco will be replaced (it's been done), and they add the baseboard using LP Smartguard, which we have in stock. This way, the guys don't have to replace the stucco they removed to get at the wood, saving us a little bit of money on stucco and labor. I encourage you all to look

at it next time you go to the clubhouse. Opinion on doing it to the garages in front?

It's Springtime! Make your Property & Acacia Look Beautiful.

Our Maintenance Crew Members are now repairing walls, textcote, and wood trim getting them ready to be painted. Grounds Crew is busy cutting grass, trimming bushes and weeding the common ground areas. How about the areas of your townhome that are your responsibility?

- Do you have an old roof that is more than 20 years old? Are there shingles missing?
- Does your gutter or downspout need to be repaired or replaced?
- How about old windows that are fogged up?
- Have an old door that needs to be replaced because it leaks outside air?
- A crumbling sidewalk or bushes that need to be replaced?
- Maybe the deck needs to be repaired or stained?

Spring is the perfect time to complete those projects now that winter has ended. Remember, some of those projects may need to be approved by the ALCC Committee. So, let's have a community that looks beautiful so everyone can be proud of it.

OFFICE

We are finalizing the job description for Office Manager and Bookkeeper. I would like to be able to post for the Office Manager position this week.

President Eckert motion to adjourn the May 13th, 2025 meeting. Motion seconded by Vice President Brandush

Motion passed with a roll call vote. 8-0-1

Motion to close Executive Session and return to Open Session- Amy, Tom 8/0/1

Executive Session motions to be made:

Item #1 - on hold until the June meeting

Item #2 - Motion to change hourly rate for office substitute - Amy, Tom 8/0/1

Item #3 - Motion to set pay rate for pool attendants - Amy Anita 8/0/1

Item #4 - discussion only

Item #5 - Motion to employ Linda Merrifield as part time bookkeeper - Amy, Tom 8/0/1

Motion to close Open Session - Amy, Hank 8/0/1