



October 2025

Acacia HOA Newsletter



NEXT BOARD MEETING

Tuesday, November 11th, 2025

7:00 pm in the Acacia Clubhouse

ALL HOMEOWNERS WELCOME!

Reminder!

Garbage collections occur on Fridays @ 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.



Paws for Thought

Just a reminder about pet rules and guidelines.

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



THE MONTHLY HEADLINE

Homeowners must submit a copy of their homeowners' insurance policy to the office.

Only the Declarations page is required.

Please feel free to drop off a copy at the office during business hours, Monday to Friday from 9:00 am to 3:00 pm, or email a copy to acaciaihp@gmail.com.

**GET IN TOUCH
WITH US**

✉ acaciaihp@gmail.com

☎ (708) 246-2400

🌐 www.acacia-ihp.org

📍 111 Cascade Drive, Indian Head Park, IL 60525



**BOARD UPDATES
AS OF
SEPTEMBER 30TH**

ACCOUNT TYPE	AMOUNT
Operating Accounts	\$10,481.08
Operating Reserves	\$69,835.68
Capital Reserves	\$325,996.31

- Preliminary budget for 2026 was adopted. Copies are being mailed to all owners.
- The assessment amount for 2026 will increase to \$285.00 per month starting January 1st, 2026.
- Financial Advisory Committee will meet on Tuesday, November 4th at 6:00 pm at the clubhouse – all homeowners are welcome to attend.

DUES PAYMENT REMINDER

Friendly reminder that monthly assessments are due by the 15th. Please ensure timely payment to avoid late fees. You can drop your payment off at the Acacia office.

*****Also, Acacia offers ACH services at no charge!*****

Please call the office for more details!





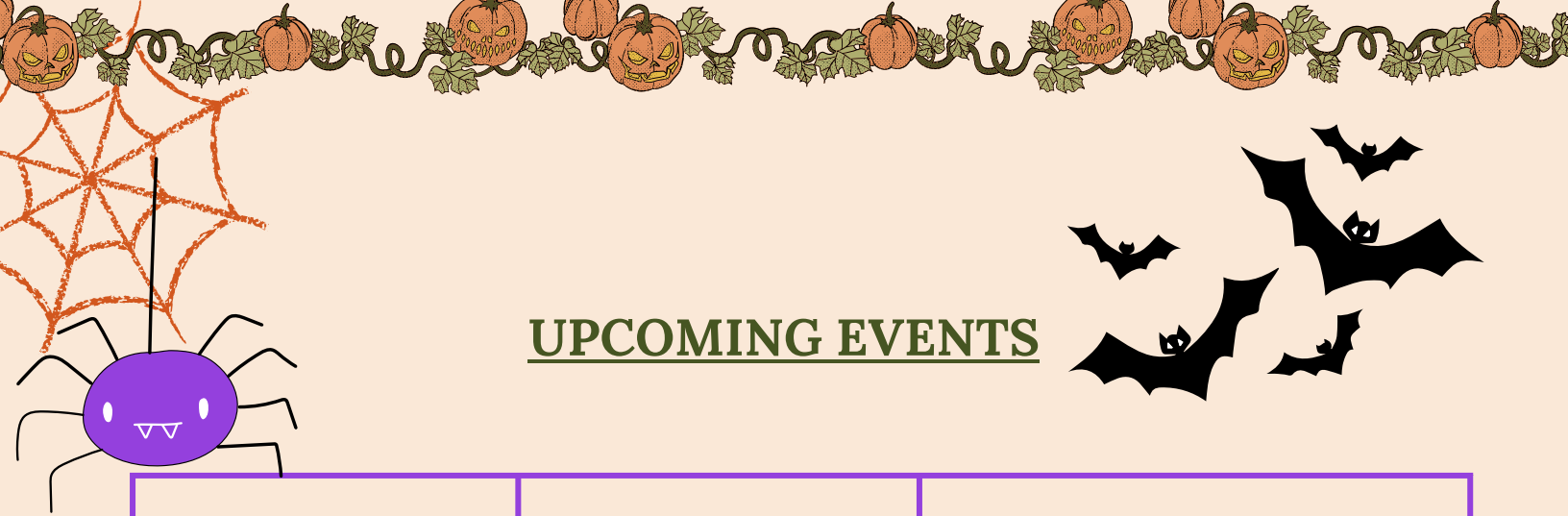
ALCC NEWS

- A new form is now available for the ALCC Request for Approval of Siding Installation for Townhomes. This form outlines all requirements.
- If you plan to install siding, please review and understand these requirements. Submit your Request for Approval, along with the security deposit, before starting any work.

NEW OFFICE HOURS

- Beginning Monday, October 20th, office hours will be 9:00 am – 3:00 pm.
- If you need assistance and cannot visit during open hours, please call or send an email, and we will arrange a convenient time to meet.
- All homeowners are required to provide a copy of their Homeowners Insurance Policy Declarations page to the office by January 1st, 2026. You can send it via email, or ask your agent to send it to us directly on your behalf.
- Penalties will be assessed if not submitted. You will be receiving a letter with all the information this week.





UPCOMING EVENTS

DATE	TIME	EVENT
October 23 rd	8:00 am – 6:00 pm	Food Drive for Share Food/Share Love
October 24 th	7:00 pm – 10:00 pm	Card Night at the Clubhouse
October 25 th	3:00 pm – 6:00 pm	Ghouls and Goblins at Blackhawk Park
October 31 st	3:30 pm – 6:00 pm	Trunk or Treat in the Acacia Parking Lot
October 31 st	3:00 pm – 7:00 pm	Trick or Treating Hours for the Village of IHP





GROUNDS RESPONSIBILITIES

According to the Acacia Homeowners Association By-Laws and Regulations, the owner's/resident's private property includes the flower boxes attached to the townhome and also the area between the unit and the lamppost in front, and from the back of the unit to the shortest privacy wall. As a basic rule-of-thumb, the fifteen (15) feet surrounding the unit is considered "private property" and is the unit owner's/occupant's responsibility to maintain. (As a practical matter, the grounds crew will trim the grass in such areas when on the mowing cycle.) If you have erected a deck or patio and then installed landscaping around it, that area is also your responsibility to care for, even if it extends into the common area.

The Acacia Crew will groom the property once a year, following a preordained trim cycle. If you want your area tended to earlier, you may do it yourself or hire an outside landscaper or one of the crew as a "side-job". The Crew's names and phone numbers are listed on the Acacia website.

Care of these areas is NOT included in your monthly assessment. In fact the Acacia By-Laws Article V, Section 2 specifically provides that, among other things, the "purpose of [the monthly] assessment is for the improvement and maintenance of the Common Properties". Otherwise, it would be unfair to use the monies of all the residents to care for the private property of the few residents who do not maintain their own property.

The Acacia Association



Acacia Crew Party!



Thank you all for everything you do to keep Acacia looking its best!!!





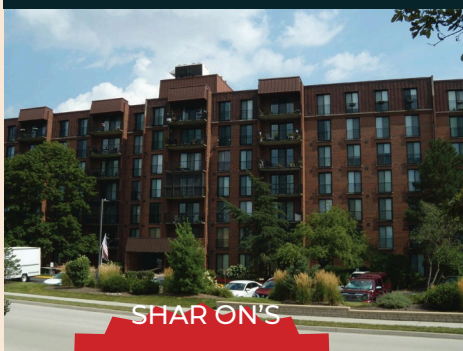
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SHARON'S



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SOLD



ACACIA | 3 BR | \$366,000
SOLD



**TOTAL SALES
ARE OVER
\$10 MILLION**

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

SHARON HAD

44

**INDIAN HEAD PARK
TRANSACTIONS IN**

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

Phone: 708.805.0675 | Email: HerculesUS@yahoo.com

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



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6686 Joliet Rd.
Indian Head Park, IL 60525

September 2025 Board of Directors

September 9th, 2025

APPROVED MEETING MINUTES

The meeting will be called to order at 7:02 pm by President Eckert.

Pledge of Allegiance

Roll Call – President Eckert, Vice President Brandush, Treasurer Voyles, Secretary Cione, Holub, King, McKirchy – Director Hank Arnold – Absent & Director Jason Jarosik – Absent.

Motion to approve the minutes of August 12th, 2025, Board Meeting. Jack, Diane. 7/0/0

TREASURERS REPORT

As of August 31st, 2025:

Account Type	Amount
Operating Accounts	\$52,766.23
Operating Reserves	\$109,834.37
Capital Reserves	\$324,888.53

Monthly HOA overdue statements remain the primary concern. There are currently ten (10) homeowners who have been sent to our attorney for collections. We have made some progress on collections, and to date, we have 44 homeowners owing \$56,000.00. This includes the ten (10) sent to our attorney. After much thought, we have decided to collect the remaining 50 \$10.00 open amounts directly from homeowner ACH accounts. If payment has not been received or we have not been notified to stop, I will process an ACH withdrawal of \$10.00 on October 1st. Residents of Acacia are urged to sign up for ACH, enabling automatic payment of their monthly assessments. This eliminates missed payments and late fees. Currently, 70% of residents use ACH. ACH transactions are free of charge, and the assessment amount will be automatically withdrawn from your account by the 15th of every month. The board met with the HOA management group, *Association Partners*, on Monday, August 25th, to gain an understanding of what financial services they could provide and share details of Acacia's requirements. A few days after that meeting, Jim from *Association Partners* let me know that due to the level of complexity, they would not pursue our business. The board also met with a bookkeeping company, *My Bookkeepers*, which was contacted by Jack after our last board meeting. That company would fit nicely with Acacia, as they would allow us to maintain our current bank and utilize our current QuickBooks program. They would partner with us to perform all of our financial reporting, collections, and bill payments. Their quote was \$2800.00 per month with a minimal setup fee. I would like to accept their quote as this will ensure that Acacia's finances do not fall into the dismal state that we encountered in March.

Motion to accept My Bookkeeper's proposal for financial services for \$2,800.00 per month. Diane, Amy 7/0/2. Transition will begin on November 1st.

Also, Amy and I attended an online presentation of the ONR Software and determined that it is not a good fit for Acacia. This software has been cancelled.

Next month:

Continue to work on reducing late accounts.

The Town Hall meeting is scheduled for Wednesday, September 10, at 6:00 PM. We will review budget processes, expenditures, and capital reserves, including expenses and the reserve study. An open forum will discuss 2026 capital investments.

Financial Advisory Committee:

The Financial Advisory Committee met on September 2nd and would like to submit the following suggestions for next year's capital projects based on the reserve study:

- Pool Furniture
- Clubhouse Windows, as *needed*
- Investigate the cul-de-sac parking conditions
- Purchase of one (1) additional club car
- Resurfacing the baby pool

The next Financial Advisory Committee meeting is scheduled for Tuesday, November 4, 2025, at 6:00 PM. All homeowners are welcome to join!

Per Diane, after the November 4th meeting, the meetings will be scheduled quarterly.

CLUBHOUSE REPORT

- We had four (4) parties in the Clubhouse for August. We already have two (2) baby showers scheduled for September.
- September's Bunco night will be returning, along with card night as well.
- Acacia Clubhouse Kitchen Update: All of the cabinets have been installed, and the countertops are finished. The backsplash is currently being installed.
- We have been told that our sprinkler system and fire alarm system are overdue for their five-year inspections. It turns out that American Backflow and Fire Prevention missed this when they fixed our systems. To make it up to us, they are going to do the inspections at a discount. Normally, it would cost \$1,000 for each system, but they are offering to do both for just \$1,360.

*****Motion to accept the American Backflow and Fire Prevention inspections quote for \$1,360.00. Bill, Amy 7/0/2***

RECREATION

- Pool rentals throughout the season went well. There was a total of six (6) pool rentals for August.
- New pool furniture options will be reviewed in Spring 2026, with more choices available next season. We will also conduct an inventory of all of our current pool furniture.
- The locks on the tennis and basketball courts have been stolen, and there has been a lot of trash left behind that the Grounds crew has to clean up. The camera covering the courts has been disconnected, and we will contact the company to reactivate it.

Please clean up after yourselves when using the courts. We appreciate your cooperation.

GROUNDS

The crew has been busy! The grounds and lawns look really great!

The landscaping crew is making great progress with the annual grooming of all the townhomes.

They started back on Briarwood and have finished Deercreek, Stonehearth, Briarwood, Pembroke, Stratford, Heatherwood, Tanglewood, Sweetwood, and both sides of the northern part of Cascade. They are currently finishing in the southern part of Cascade. Elmwood and Westwood will follow.

As a reminder, a different route is followed each year for the crew to groom.

We are putting to good use the five (5) cubic yards of topsoil purchased last month to continue our project of revitalizing several areas of the property. As of now, eleven areas have had fresh topsoil applied, and new seeds are growing. This is a great time of year to plant grass seeds!

Pending approval by the Board, we are expecting *Family Tree* to come in and trim eleven (11) trees that are of concern, potentially dangerous, and cannot be reached by our Grounds crew. Also, *Family Tree* will remove twelve (12) stumps. Jim has been using extension saws to trim the lower branches of several trees per day.

Motion to accept the proposal from Family Tree to trim, remove trees, and grind stumps not to exceed \$7,000.00. Amy, Jack 7/0/0

TOWNHOME MAINTENANCE REPORT

The crew continues to make phenomenal progress on completing the paint cycle. We expect to complete the work by the end of this month. Also, we will start getting estimates on the next painting cycle soon.

As most of you know, I've been working on a siding project for the past two (2) years. We have the contractor we are going to use nailed down, and next month we will sort out the budget details.

Hopefully, we will be able to get the project voted on at the next meeting.

Some residents have asked about installing their own siding, and I am happy to let you know that the board has decided on an approved type of siding.

***Motion to approve HAVBB10 – color sand siding as the only product for siding. Tom, Anita
7/0/2***

Tom provided additional details of the HAVBB10 siding, such as:

- ***Vertical Siding***
- ***Color is Sand***
- ***Haven Building Products & Siding Accessories, such as corner brackets***
- ***Royal is the Manufacturer of the approved HAVBB10 siding***
- ***Residents may choose any contractor; however, they must install the approved siding HAVBB10***
- ***10-year labor warranty***
- ***Lifetime manufacturer warranty***
- ***Residents must have all work approved by ALCC before starting any work.***
- ***ALCC will be developing the Request for Approval, which will include the above information as well as what parts of each unit can be sided.***

Tom addressed that the labor guarantee would be for 10 years from the manufacturer. If a homeowner decides to put it on their house, the contract is between the homeowner and the contractor. We will also state this on the form for acquiring siding that the association provides.

Jack stated that the requirement should be that the homeowner is responsible for any repairs to the vinyl siding.

Amy stated that we will need each neighbor to also sign an approval form/waiver, indicating that they agree to have the siding installed.

Tom asked if the board would approve Cleo's siding replacement form, since she had HAVBB10 is installed, which is now approved by the board to be used going forward. Motion passed to approve Cleo's ALCC form. 7/0/2

Jack provided an update regarding sealcoating of the driveways on the 2025 cycle to be about 2/3 completed, and the rest of the driveways will be seal-coated on the 11th of September.

VILLAGE RELATIONS

Movie in the Park Night is scheduled for Saturday, September 13th. The PG movie, *Wonka*, will begin at 6:30 pm at Blackhawk Park. Guests of Movie in the Park will be treated to grilled hot dogs, side dishes, freshly popped popcorn, cotton candy, and treats.

Do not forget to bring blankets, chairs, and your favorite picnic supplies!

ALCC

Decorations can be put up thirty (30) days before the holiday and remain up to seven (7) days after the holiday.

An exception is made for Christmas, for which decorations can remain up until February 1st.

Deck Inspections were completed. Letters will be sent out to residents who have violations.

SOCIAL

Welcome, all new residents to Acacia!

We will be having a *New Residents' Night* on Wednesday, September 17th, from 7:00 pm to 8:00 pm at the Acacia Clubhouse.

Please stop by for a Welcome Packet, some fresh popcorn, and a small welcome gift. The welcome packet will include all the Acacia Association Rules and Regulations. This is for all new residents, owners, or renters who have moved to Acacia this year!

Please RSVP to the Clubhouse by September 15 if you will be attending. You can respond by sending an email to acaciaihp@gmail.com or by calling 708-246-2400.

We look forward to meeting you!

We also had a great time for Monday Night Football – Bears vs. Vikings. There were about 35 people in attendance, and also a new homeowner who thought it was pretty cool to have events like this in the community.

OFFICE

Tricia is updating the website. She has added the new pool and clubhouse rental contracts. Additionally, she reformatted the ACH form and uploaded it to the website. The next step is to remove the election information and update the site with any upcoming announcements and events.

Diane asked if we could update the current Rules & Regulations.

As stated in our Covenants, all homeowners must submit to the office a copy of their homeowners' insurance policy – just the declarations page. The office will be sending a reminder to all owners with the budget and assessment information. Please make sure you do this by December 31st of this year. Diane asked if we could update the current Rules & Regulations.

Tricia is working on a spreadsheet that will sort out each homeowner's policy due date by month, so that we can notify the residents that they will have to provide the new effective declarations page to Acacia when received. Jack proposed a \$25 a month fine until they comply. Diane asked if we could table this request and first determine the fine schedule. Motion to table until next month. Diane, Amy 7/0/2

NEW / OLD BUSINESS

At the last meeting, we discussed the time of the monthly board meetings. In accordance with our bylaws, the board may set or modify the date and time of meetings through the adoption of a formal resolution.

*****Motion to adopt a resolution to change the time of the monthly board meetings to begin at 6:00 pm instead of the current 7:00 pm.** - TABLED UNTIL NEXT MEETING***

Vaccines, such as Flu, Covid-19, RSV, etc., for Acacia Residents will be provided on October 18th, 2025, at the Acacia Clubhouse, from 10:00 am – 12:00 pm.

We have received several estimates to replace the existing parquet flooring, and one (1) quote to refinish the existing parquet flooring, and they are provided below:

HOME DEPOT – We have received an estimate to install laminate flooring over the existing floor, for a total of \$7,098.40. This estimate is good until September 11, 2025. The installation can be fully completed within a single day. Home Depot will move all furniture off and back onto the floors. Anita was able to speak to the flooring department manager, and he provided a further discount for installation of the new floor, including trim, with the total now being \$6,717.92.

CHRISTOPHER HEGGIE REMODELING – We received two (2) estimates from local independent contractor, Christopher Heggie, who would also move all furniture off and back onto the floors.

Please see details for each estimate below:

1. The first quote is to sand and refinish the parquet flooring by matching and using a similar color of the existing vinyl flooring in other areas of the building, for \$5,040.00.
2. The second quote is to install heavy-duty, waterproof, and scratch-resistant vinyl plank flooring for \$10,337.00, which includes all materials, labor, staining of new thresholds to match new flooring, replacing the floor vents, and installation of new base shoes in all areas.

FLOOR N' DÉCOR – Diane received a quote from Luna to replace the parquet flooring with vinyl plank flooring; they responded with a quote of a little over \$18,000.00.

After the discussion, this was tabled until next month. Amy, Jack 7/0/2

Paid time off policy for seasonal crew members. Last month, I shared suggestions with all board members; this month, I propose these for Board adoption.

SHORT-TERM OUT-OF-WORK POLICY FOR SEASONAL CREW MEMBERS:

Designed to provide income for seasonal employees who are unable to work due to:

1. A medical issue unrelated to work.
2. Work injury is not severe enough to file with Workers' Comp.
 - a. Acacia will pay for necessary medical treatment.
3. Crew members must use their accrued sick time before becoming eligible for short-term paid leave.
4. Employees need to get a note from a doctor or medical person saying they are not able to work and another one that says they are good to go back to work.
5. If the injury is work-related, you must complete an Acacia Incident Report.

HOMEOWNERS FORUM

Mike

- Asked about the BSI Backflow postcard survey that was sent out to all Acacia residents, and whether it is a scam or if we have to complete it.
 - Per Amy, yes, all Acacia residents must complete the survey, and it is not a scam.
- Many new Acacia homeowners have complained about neglected landscaping at some houses.
- He has seen multiple homes with big globs of patching that look disgusting – it may be easier to put siding over certain walls to hide the globs of patching.

Susan

- She has noticed when walking her dogs that many black garbage bags are left out too early, and she cleaned yards by picking up trash lying all around.

Cynthia

- She would like to remove a flowerbed and have a textile with rocks on top installed. Jim recommended a Grounds crew member whom she had hired some time ago; however, she was very unhappy with the work they performed. She is now going to hire an outside contractor to complete the job, and she does not know whether or not to complete the service request form or an ALCC form to get approval.
- Also, she has said that her home has not yet had any trimming or weeding done to her yard; the Grounds crew is making their way over to her section, and within 2-3 weeks, should have this completed.

Lee

- How can we save two (2) trees that are almost dying? Tom said he would discuss the matter with Jim and guaranteed that, unless the arborist insisted on removal, Jim would make efforts to preserve the tree instead of taking it down.

Karen

- Did we receive any more estimates for bookkeeping?
- Could you please provide the current number of rentals?
 - Amy replied about 17, or that is how many we know of, but there is a possibility that there can be more; some people do not provide any information, and how are we to know? Bylaws state that you have to own your home for more than a year before renting.
 - Maybe include an additional form in the Welcome Packet, or do we need to mail a letter to get all rentals accounted for?
 - Tom asked if there is a max cap for rentals in Acacia.
 - Amy replied no, currently there is no max cap for rentals.

Motion to adjourn to Executive Session. No return to open session. Amy, Diane 7/0/2

Motion to adjourn Executive Session. Amy, Jennifer 7/0/2