

# THE ACACIA TIMES

*A Monthly Insight into the Happenings at Acacia*

**December 2023**

**In this Issue:**

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**Frosty Fest at the Village**  
**Election Information**  
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**SBC Garbage Pickup**

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

Want a recycling toter? Call  
SBC and give them your  
address – they deliver!

Blue bags are available  
in the office

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**Holiday Hours**

The Office and Shop will be  
closed on December 25 and  
January 1

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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)



*“May the Spirit of the Holidays be  
with you throughout the New Year.”*

From the Acacia Board of Directors and the entire staff, we  
wish you a safe and happy holiday!

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Next Up...

**Garbage pickup will be Saturday,  
December 30<sup>th</sup> and January 6<sup>th</sup>  
for the Christmas and New Year Holidays**

**Monthly Assessment increases to  
\$260.00 effective January 1, 2024**



# FROSTY FEST

Visit Santa and his live reindeer!  
Join the scavenger hunt, craft stations,  
enjoy some hot chocolate and much more!  
Santa will be arriving on a Fire Truck!!

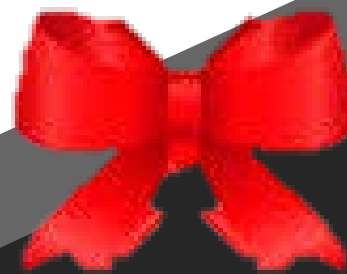
*Food drive sponsored by the KJO Foundation:* Please share a non-perishable item. The food drive will be supporting the St. Cletus Food Pantry.



**Sunday, Dec 17 from 11am to 1pm  
at IHP Village Hall**



# Santa Visits Acacia!



## Upcoming Events:



An adult Holiday Party is being planned for Friday, December 29 at 7:00 pm in the clubhouse. Please come out to celebrate the holiday season with your friends and neighbors in Acacia.

Everyone is asked to bring a dish to share and your own beverage.

Adults only, please.

### **Adult Holiday Party Friday, December 29 - 7:00pm - Clubhouse**

## Acacia Elections in February

### **IMPORTANT DATES**

January 9 - Submit résumés

February 1 – Absentee voting begins

February 27 - In Person voting at the clubhouse

It is now time for Acacia's Annual Elections.

Please remember to submit your résumé or letter of interest to the election committee by January 9, 2024.

There are four positions open:

- (3) three-year terms
- (1) one-year term

The election will be held on February 27, with absentee ballots starting February 1. When you are submitting your letter or résumé please do not put the position you would like. This is determined by the board after the election. Please consider joining the Acacia board of directors, we always want new and interesting ideas to help our community grow.

## Need Help with the Snow?

Acacia maintains a list of folks who provide snow shoveling assistance to our residents:

**Livia** – 917-825-9812

**Chano** – 773-829-5812

**Javier** – 815-514-4779



## Speaking of Snow...

**A SNOWSTORM IS A GREAT TIME TO READ A BOOK!**

Stop in the clubhouse to participate in Acacia's Book Exchange. Share your books you no longer want and help yourself to some new ones.

We have a wide variety of books and magazines available.

## 2024 Monthly Assessment

Please note that the Board approved an increase in the Monthly Assessment to \$260.00 effective January 1, 2024. Payment booklets will be sent early next week to those residents who pay by check. We continue to encourage residents to pay by ACH to eliminate late fees.

## Townhome Maintenance Summary

Ben Boyd, Director of Townhome Maintenance held a townhall style meeting to discuss the lessons learned this year, the progress made this year, plans for future maintenance, and a breakout of the assessment and how we use the funds.

A copy of the presentation is available in the office.

## Holiday Garbage Schedule

SBC will push the trash pickup by one day during the weeks of Christmas and New Year's.

Christmas week – Saturday December 30 | New Year's week – Saturday January 6

# The Acacia Association - 2024 Final Budget

## Ordinary Income/Expense

### Income

4001 · Assessment Income	\$1,207,440
4020 · Late Fees & Fines	\$3,400
4021 · Closing Fee Income	\$2,500
4030 · Newsletter Ads	\$1,000
4040 · Recreation Facilities	
4041 · Clubhouse Income	\$5,000
4042 · Pool Income	\$1,500
4999 · Uncategorized Income	\$2,580
<b>Total Income</b>	<b><u>\$1,223,420</u></b>

### Expense

6010 · Payroll Expenses	\$572,070
6100 · Contract Services	
6102 Lawn Services	\$9,000
6103 Pest Control Services	\$900
6110 · Scavenger	\$66,000
6115 · Cleaning Service	\$3,640
6120 · Professional Tree Service	\$20,000
6125 · Pool Management	\$12,486
6130 · Snow Removal	\$17,000
6140 · Painting Contractor	\$80,000
6145 · Print & Reproduction Services	\$250
6146 · Computer/Printer Service	\$5,580
6147 · Quickbooks Payroll Support	\$1,800
6149 · Web Site Development & Mtce	\$0
<b>Total 6100 · Contract Services</b>	<b><u>\$288,656</u></b>
6180 · Insurance	
6182 · Workers Comp Insurance	\$11,700
6183 · Auto (Vehicle)	\$1,200
6184 · Liability Insurance	\$6,800
<b>Total 6180 · Insurance</b>	<b><u>\$19,700</u></b>
6190 · Professional Fees	
6192 · Accounting	\$7,000
6196 · Legal Fees	\$2,200
<b>Total 6190 · Professional Fees</b>	<b><u>\$9,200</u></b>
6200 · Office & Administration	
6210 · Clubhouse Supplies	\$4,000
6220 · Office Supplies	\$2,000
6230 · Licenses and Permits	\$1,500
6250 · Postage and Delivery	\$900
6280 · Fire Alarm System	\$4,200
6285 · Security Systems	\$2,000
<b>Total 6200 · Office &amp; Administration</b>	<b><u>\$14,600</u></b>

## The Acacia Association - 2024 Final Budget

<b>6300 · Repairs &amp; Maintenance</b>	
6310 · Driveway Repair-Asphalt/Coating	\$75,000
6330 · Equipment Repairs/Maintenance	\$5,000
6340 · Pool Maintenance	\$6,250
6345 · Tennis Court Maintenance	\$1,000
6347 · Playground Maintenance	\$1,895
6350 · Clubhouse Repairs & Maintenance	\$3,700
6360 · Townhome R&M	\$12,000
6392 · Vehicle Mtce & Gas -Truck	\$2,000
<b>Total 6300 · Repairs &amp; Maintenance</b>	<b>\$106,845</b>
<b>6400 · Supplies</b>	
6403 · Lumber	\$72,500
6404 · Paint & Paint Supplies	\$35,000
6406 · Pool Chemicals	\$5,000
6407 · General Maintenance Supplies	\$5,000
6408 · Small Tools	\$1,500
6409 · Tree & Shrub Cost	\$4,000
6410 · Gasoline for equipment	\$6,000
6411 · Grounds Supplies	\$2,000
6412 · Grounds Equipment	\$4,000
6413 · Pool Maintenance/Supplies	\$8,500
6415 · Front Door Replacement/Painting	\$750
6420 · Special Events	\$3,000
6421 · Welcome Baskets	\$100
<b>Total 6400 · Supplies</b>	<b>\$152,350</b>
<b>6501 · Bank Service Charges</b>	<b>\$4,000</b>
<b>6620 - Federal Taxes</b>	<b>\$2,500</b>
<b>6650 · State</b>	<b>\$600</b>
<b>6700 · Utilities</b>	
6710 · Gas (for heating)	
6711 · Gas - Clubhouse	\$7,000
6712 · Gas - Pumphouse	\$4,000
6720 · Electric	\$9,000
6730 · Water	\$9,500
6740 · Telephone	\$4,200
<b>Total 6700 · Utilities</b>	<b>\$33,700</b>
<b>6800 · Bad Debt Expense</b>	<b>\$2,500</b>
<b>Total Expense</b>	<b>\$1,206,721</b>
<b>Net Ordinary Income</b>	<b>\$16,699</b>
<b>Other Income/Expense</b>	
<b>Other Income</b>	
7010 · Interest Income	\$10,000
<b>Total Other Income</b>	<b>\$10,000</b>
<b>Other Expense</b>	
8022 · Transfer - Capital Replacement	\$26,699
<b>Total Other Expense</b>	<b>\$26,699</b>
<b>Net Other Income</b>	<b>-\$16,699</b>
<b>Net Income to Reserves</b>	<b>\$0</b>

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

### **December 12, 2023**

The Board of Directors Meeting of December 12, 2023, was brought to order at 7:00 p.m. by President Joe Consolo

Directors in attendance were President Joe Consolo, Treas. Wayne Dubin, Secretary Melissa Allison, Directors Amy Eckert, Ben Boyd, Peggy Rose Kwiatek, Bill King, and Jen Cagney. Vice President Jen Cione, was late.

The Pledge of Allegiance was recited.

Motion to approve the minutes of November 14, 2023, Board of Directors Meeting. Amy Eckert Ben Boyd 8/0/1

### **Homeowner's Forum**

#### **Jack Brandush – 15 Deercreech**

Jack asks if we as a community can ask that residents not tie their dogs outside unattended in front of their homes. His position is that it creates a safety hazard for other residents and potentially for the dog, too.

*The Board thanks Jack for his suggestion and will discuss.*

#### **Elizabeth Sheil – 17 Deercreech**

Can residents put bins out the night before garbage pickup?

*The Board responds that bins might be ok if they are completely closed; pending discussion.*

#### **Lee Bowers – 2 Stonehearth**

When are we going to have an exercise facility in the clubhouse? Universal machines, 2-3 treadmills, 2-3 bicycle machines.

*The Board responds that this is impractical at this point as we have no available space for the equipment.*

#### **Rada Trajkov – 3 Nacona Lane**

Is the board planning to update the playground, put more equipment for kids? This one is very unsafe for kids and outdated. Since we have more families with a kids in a neighborhoods, we should have better playground.

*The Board responds that the playground was recently upgraded and would like to hear what Ms. Trajkov thinks needs to be replaced.*



**Diane Voyles – 49 Briarwood**

Diane states that she senses that the Association rules are not being enforced in the community. She sees decks that are in disrepair, trash that is out too early. She believes there is no point in establishing rules if they won't be enforced.

*Ben responds that all residents should feel free to say something if they see something so it can be addressed.*

**Treasurer's Report**

Income	\$100,138	Assessments, late fees. closing fees, etc.
Expenses	\$214,617	
Capital Expense	0	None this month
Transfer to Capital	\$ 6,000	

NET INCOME            \$-120,479

As of November 30, 2023

Operating Accounts	\$389,574
Capital Reserves	<u>\$340,455</u>
Total	\$730,029

At the close of November there are 22 accounts past due for a total of \$8,886 due to missed assessment payments, late fees, and fines. None of our accounts are in attorney's hands.

Residents are encouraged to enroll in ACH – automatic payment – for monthly assessments. This avoids any chance of missed payments and late fees. Currently 63% 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.

Motion to approve the Treasurer's report as prepared by staff: Wayne Dubin / Ben Boyd 8/0/1

**Clubhouse Director's Report**

There were 4 clubhouse rentals in the month of November.

A great big thank you to our social committee for putting up the Christmas decorations in the clubhouse. Working hard along with me were Pat Sheneman, Kathleen Creighton, Dawn Moll, Anita Holub, Vonda Schure and Amy Eckert. The clubhouse looks very festive.

Bunco night was held on Monday, December 4th at 6:30 pm at the clubhouse. Hostesses for that night were Amy Eckert, Janice Stojetz and Carol Mason who brought food with a Christmas theme. A good time was had by all. Our next Bunco night will be on Tuesday, January 2nd. New players are invited.

A children's Christmas party was held on Saturday, December 2nd from noon to 2 pm. We had a great turn-out with 20 children and 22 adults. There were pizza and drinks, snacks, crafts and games. Santa Claus was there to greet all the children and hand out gifts. A special thank you to our social committee and Ben Boyd for bringing Christmas cheer to our Acacia residents.

An adult Holiday Party is being planned for Friday, December 29 at 7:00 pm in the clubhouse. Please come out to celebrate the holiday season with your friends and neighbors in Acacia. Everyone is asked to bring a dish to share and your own beverage. Adults only, please.

## **Recreation Director's Report**

No activity this month.

Wayne tells Melissa that the heater in the pump house is broken and we need a new one to heat the space so that the fire extinguishers and other pipes don't freeze.

Motion to replaced pump room heater at a cost not-to-exceed \$2,800.00 Melissa Allison / Ben Boyd 8/0/1

## **Grounds Director's Report**

Improvements continue. Christmas garland was placed on the entrance signs. Christmas trees were planted in the islands. Many compliments about them. Thank you Liz for picking them out. Black mulch which highlights the plants was put in front of the signs. Additional plants are coming in the Spring.

The crew has been kept on longer this year because the leaves were falling later than usual.

Motion to approve the addition of rubber blades on the Schwartz snow removal machines at a cost of \$1,300 per machine (includes installation and removal.) Bill King / Ben Boyd 8/0/1

The Board recognizes that using rubber blades for snow removal may not get as clean a sweep as a metal blade, but it also won't damage the driveways as the metal is doing today. Due to the significant cost savings anticipated for driveway resealing, the Board decided this was an acceptable outcome.

## **Townhome Maintenance Directors Report**

THM crew accomplished its goal of getting 55 townhomes in this year's paint cycle ready by October 18, 2023. Painting and coping have been completed. I will bring for Board Approval the contracts for painting, coping, resealing, and driveway replacement at our January Board Meeting. Garage panels that were damaged should be scheduled for replacement in December.

The townhome maintenance meeting on 12/07/23 went well. Below is a summary, which will also be available on the Acacia website.

**Review of Acacia Townhomes**

- Acacia has 387 townhomes that the THM crew is responsible for
- Review of Acacia Townhomes (#'s and clusters)
- THM crew's main responsibilities and review of crew activities
- 4<sup>th</sup> Year Paint Cycle
- THM Supervisor's Responsibilities
- THM Director's Responsibilities

**What I learned in 2023 and what I see for the Future**

- Residents service request frustration
- Review ground crew responsibilities when cleaning up around the 387 units.
- #1 priority of the THM crew
- Residents' frustration discussed.
- Discuss Acacia's response to resident frustration.

**Wood Purchase 2023**

- 383 (4'x8'x3/8") pieces of plywood – why so many?
- The solution to wood rot is to cover stucco and wood walls with vinyl siding. Acacia has some townhomes with siding (pictures available in the office)
- A committee is being formed to determine feasibility. It is open to any resident who would like to sit on this committee along with Ben Boyd and Jack Brandush.
- Driveway resealing for residents happens every other year. Why?  
Steel blades on snow removal equipment caused tar to be scrapped off (pictures available in the office). Rubber guards will be used, extending the life of a driveway and saving Acacia \$27,000 for each year we do not reseal.

**Acacia Assessments 2024**

- Breakout of the \$260 monthly assessment

The entire presentation is available to look at in the Acacia office.

Please send any questions to me at [bboyd503@gmail.com](mailto:bboyd503@gmail.com). Merry Christmas to all and a Happy New Year!

**Village Relations Report**

Upcoming Events:

**Wednesday, December 13th** – Fraud Prevention Presentation – Village Hall – 11:00 am  
Hosted by IHP Police – guest speaker from the US Secret Service

**Sunday, December 17th** – Frosty Fest – Village Hall 11:00am – 1:00pm  
Come see the reindeer, visit with Santa, crafts, snacks, scavenger hunt and more  
Next Village Board Meeting is this Thursday, December 14th at 7:00 at Village Hall.

Amy adds that there will be a meeting at the Village about the Wolf Road CAC on Wednesday, December 13 to discuss the results of the surveys and other items. Look to the Wolf Road website for more information (there is a link on our website.)

## **Architecture & Landscape Committee Report**

Projects approved to start = 3

Projects completed and inspected = 7

### **A reminder for decorations on townhomes**

Holiday decorations may be placed on townhomes or surroundings no earlier than 30 days prior to the holiday and must be completely removed no later than 7 days after the holiday, except Christmas decorations, which may remain in place until February 1.

## **Welcome Baskets Report**

Two welcome baskets were delivered this month at 47 Elmwood Ct. and 10 Sweetwood Ct. The new residents were very appreciative of the basket and being welcomed into our community. Our amenities and guidelines were explained, and their questions were answered. Remember, if you have recently moved to Acacia, please contact the office for a welcome basket visit.

## **Office Report**

The 2022 Audit is expected to be completed by the end of the month.

## **Old Business**

Joe asks Jen Cione for an update on the election. Jen responds that she has reached out to several people to form a committee. The group discusses an alternate place for vote counting this year as the 4-Season room has poor lighting and acoustics.

## **New Business**

Wayne summarizes and requests a vote on the budget. Amy asks questions about the reserve funding and the Recreational Facilities income. Amy confirms that we are not transferring into reserves on a monthly basis. Wayne responds that we will add approximately \$26,000 to the reserves after paying for all identified expenses, including coping. Amy is concerned that we will need to pay taxes on the facility rental income; further if we are making that much money then we are charging our residents too much. Amy would like to look into it because she thinks it is not understandable. Melissa explains that we have always had these line items on our budget and, in fact, the Pool Income line item is the same as last year. Peggy Rose explains that the income is before the expenses of the attendant and other items that are then deducted to reduce our net income. Ultimately, we do not profit from our facility rentals.

Motion to approve the proposed 2024 budget. Ben Boyd / Wayne Dubin 8/1/0

## **Homeowners Forum**

**Motion to close Open Session – Ben Boyd / Peggy Rose Kwiatek**

**Motion to adjourn from Executive session back to General session - Ben Boyd / Peggy Rose Kwiatek.**

The Board during Executive Session voted to give our four Administrative/Operations employees a cost of living raise effective January 1, 2024. The Board further voted to give the Administrative/Operations employees Christmas bonuses as has been the practice of the Board for several years. However, the Board broke with past practice and gave out bonuses at a reduced rate from past practice.”

**Motion to adjourn the General Session - Peggy Rose Kwiatek / Melissa Allison.**



16108 S. Weber Rd., Lockport IL 60441



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## COMING SOON, EARLY 2024!

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