

September

Acacia HOA Newsletter



UPCOMING EVENTS

Fall Shots!

Flu, Pneumonia, RSV, etc.
shots for the Fall will be
offered on October 18th in the
Clubhouse from
10 am - 12:00 pm.

There is no charge for the
vaccines. Please bring your
identification and insurance
information.



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.

Next Board Meeting
Tuesday, October 14th
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.

**GET IN TOUCH
WITH US**

acaciaihp@gmail.com
(708) 246 - 2400
www.acacia-ihp.org

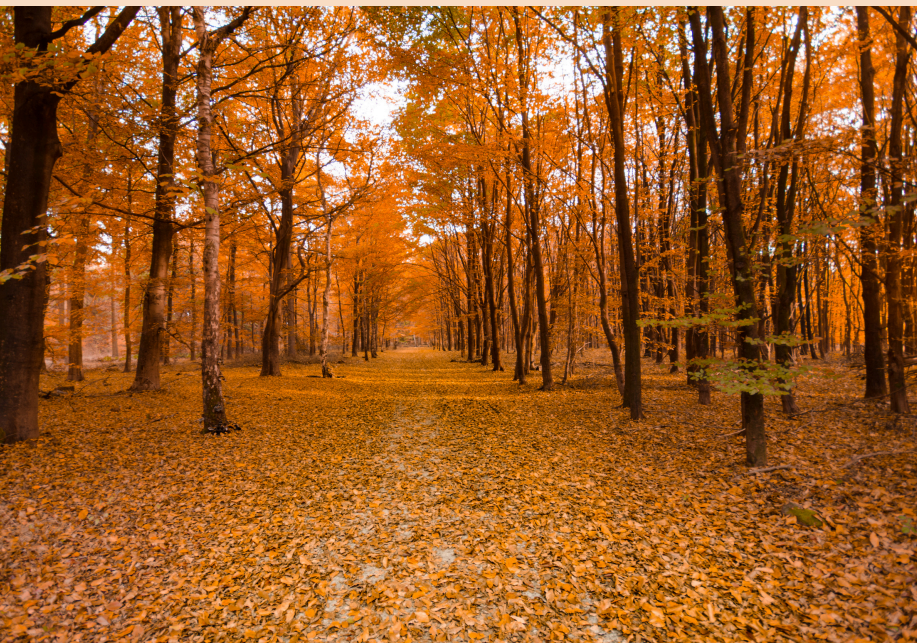


111 Cascade Drive, Indian Head Park, IL 60525

Board Meeting Highlights from September 9th, 2025

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

- The Acacia Town Hall Meeting on September 10th was attended by 7 (seven) board members and 9 (nine) homeowners. The budget process and timeline were reviewed, and the difference between the operating and capital reserve budgets was defined. Capital projects being considered for 2026 were presented as: pool furniture, resurfacing the kiddie pool, clubhouse windows (as needed), a club car, and cul-de-sac parking maintenance.
- The main topic of conversation was vinyl siding and how to pay for it. Currently being discussed is starting with vertical siding on garage side walls for the 2026 paint cycle at a cost of \$129,000. Possible payment options include capital reserves, a special assessment, HOA fee increase, a bank loan, and resident subsidies. A survey was suggested to allow homeowners to rank their preferred payment option. The board will decide if and when to proceed with the survey.
- Other suggestions were increased grounds maintenance at each home from 1 (one) time to 2 (two) times per summer, improved grooming around trees and mulch.



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!



111 Cascade Drive, Indian Head Park, IL 60525

Recreation News

- The locks on the tennis and basketball courts have been stolen again, and there's been a lot of trash left behind that the Grounds crew has to clean up.

Please clean up after yourselves when using the courts.

We appreciate your cooperation!



ALCC News

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

- Halloween decorations can go up on October 1st and must be taken down by November 7th.
- Thanksgiving decorations can go up on October 30th and must be taken down by December 4th.
- Christmas decorations can go up on November 26th and must be taken down by February 1st.



Office News

- Homeowners must submit a copy of their homeowners' insurance policy to the office. Only the Declarations page, usually the first page of your policy, is required.

Please feel free to drop off a copy at the office during business hours, Monday to Friday from 8:30 am to 3:30 pm, or email a copy to acaciaihp@gmail.com.

Upcoming Events

Sponsored by the Lyons Township Clerk's Office

DATE	TIME	EVENT
September 15 th	5:00 pm - 7:00 pm	Appeal Your Property Tax Assessment
September 16 th	11:30 am	Pizza & Movie - Moonstruck**
September 20 th & October 18 th	10:00 am - 1:00 pm	Repair Clinic
September 24 th	1:00 pm	Fraud Protection & Advocacy for Seniors**
October 4 th	8:00 am - 12:00 pm	Paper Shredding
October 28 th & 29 th	10:00 am - 12:00 pm	AARP Safe Driving Course**

*****Registration Required*****

Please call 708-482-8300 Option# 4

or go to

mprice@lyonsts.com

for more details.



**THE TOWNSHIP OF LYONS
INVITES YOU FOR**

**PIZZA AND A MOVIE:
"MOONSTRUCK"**



11:30

TUESDAY SEPTEMBER 16

**IN THE COMMUNITY ROOM
6404 JOLIET RD, COUNTRYSIDE**

RSVP

AERICKSON@LYONSTS.COM

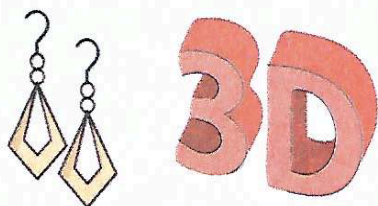
OR CALL 708.482.8300

OPTION 4

"Better Not Bigger Government" from Clerk Elyse Hoffenberg"



**Now with
Jewelry Repair
& a 3D Printer!**



**Sept 20 & Oct 18
Time: 10am-1pm**

FREE REPAIRS & KNIFE SHARPENING!

Where community members bring in broken household items to be fixed by skilled volunteers! This is a hands-on way to reduce waste, build community, and empower people to fix rather than throw away.



From Clerk Elyse Hoffenberg
"Better Not Bigger Government"

STATIONS

- ✓ Small Appliances
- ✓ Lamps
- ✓ Costume Jewelry
- ✓ Sewing Repairs - 3 Garments Max
- ✓ Knife Sharpening - 3 Blades Max
- ✓ Donuts & Coffee for all to enjoy!

**AT THE
TOWNSHIP OF LYONS
6404 JOLIET RD
COUNTRYSIDE**

**NO RSVP Necessary!
First Come, First Served.
STRONG PARTNERSHIP**



The Township of Lyons
welcomes Kwame Raoul's
Community Outreach Team for
the presentation:



FRAUD PROTECTION AND ADVOCACY FOR SENIORS



Learn to:

- Understand how to **recognize potential fraud** attempts
- Learn how to be ready to **stop the scams**
- Reach out to Attorney General's **Senior Help Line**

**Wednesday
September 24, 1:00**

**Community Room at The Township of Lyons
6404 Joliet Rd, Countryside
RSVP aerickson@lyonsts.com or call
708.482.8300 option 4**

"Better Not Bigger Government" from Clerk Elyse Hoffenberg

Township of Lyons Clerk's Office **Shred Event**



Saturday, October 4
8am-12pm
(or until the truck is full)



Note:
4 box
maximum

Where:
Township of Lyons Offices
Address: 6404 Joliet Road
in Countryside

Have questions? Visit: www.lyonstownshipil.gov
Or call 708-482-8300 Option 4

"Better Not Bigger Government" from Clerk Elyse Hoffenberg

August 2025 Board of Directors

August 12, 2025

The meeting was called to order at 7:00 pm by President Eckert.

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 July 31, 2025:

Account Type	Amount
Operating Accounts	\$99,629.17
Operating Reserves	\$110,378.58
Capital Reserves	\$324,888.53

HOA past due statements were sent in June and July. Over \$60,000 remains unpaid, with 54 homeowners owing \$20 or more and 55 still not paying the \$10 increase from March. Only two have requested payment plans; 15 will be referred to attorneys for owing over \$1,000. Starting August, 1% interest will be charged on all balances of \$10 or more. Beginning January 2026, only homeowners current on HOA payments and fines may rent the clubhouse or use the pool; this policy will be strictly enforced. Residents are urged to enroll in free ACH automatic payment for their monthly assessments to prevent missed payments and late fees—currently, 70% already do so, with withdrawals made on the 15th of each month.

Acacia has had 5 bookkeepers over the past several years. The bookkeeper's responsibilities include bill payments, payroll, monthly reports, bank reconciliation, and HOA fee collections. Recent turnover has led to inconsistency in these functions. The current bookkeeper will be leaving at the end of this year. As a result, alternative solutions for managing the financial aspects of the HOA have been considered. Seven companies listed below were contacted regarding these services:

- VanEck and Dykstra, Inc. – Does not offer this service.
- Association Partners - Provided an estimate of \$1,496.00 per month.
- SP Management – Did not provide a bid.
- Real Manage – Offers only full service and supplies a monthly quote for that package
- Oak and Dale Properties – Did not respond to calls.
- Elite Management Associates – Provided an estimate ranging from \$5,000.00 to \$6,000.00 per month.
- Master Care Building Services – Did not respond to phone call.

I've asked the Association Partners to present their services and processes to the Acacia board. I'm also reviewing unused ONR software purchased by the previous board and will discuss its potential value with a representative on Wednesday, August 13th.

It was recommended that a third-party non-management company be founded to manage financial tasks and provide a detailed list of responsibilities as part of the quotation.

Next month:

Continue to work on reducing late accounts.

The Town Hall meeting will be on Wednesday, September 10th, at 6:00 pm. Plan to review budget processes, expenditures, capital reserves/expenses/reserve study. Open forum on 2026 capital investments.

Financial Advisory Committee:

The next meeting is on September 2nd at 6:00 pm. We will establish a capital expense policy for board review/approval and look at 2026 capital expense recommendations. All homeowners are welcome.

CLUBHOUSE REPORT

The installation of our new kitchen is ongoing; however, the kitchen remains fully operational and hosted seven rentals in July, including two occasions with both afternoon and evening events on the same day.

Our annual sprinkler inspection was conducted, but unfortunately, we did not pass the inspection. The fire department was promptly notified of this outcome and provided us with a 30-day window to rectify the system deficiencies; after this period, the building will be closed until the repairs are completed. Additionally, the fire department requires a comprehensive inspection every five years, and our facility was either due or overdue for this assessment.

We contacted two companies regarding the inspection. Based on knowledge of previous charges from one company last year, we received a significantly lower bid this year. In the end, only one company submitted a bid, while the other inspected the system but did not provide a proposal; our deadline necessitated proceeding with the bid received.

The inspection identified the following findings:

- Open valves letting water in
- Missing control valve and drain signage
- Main drain valve needed
- Find and repair system leak; some drips are non-functional
- Replace faulty drips
- Replace several valve handles
- Incomplete sprinkler inventory
- A contract valued at \$5,806 has been approved by electronic vote with American Backflow and Fire Prevention Inc., who are scheduled to be on-site all day Wednesday to conduct work on the system.

Motion to approve system repairs by American Backflow. Director King and President Eckert seconded the motion. 9/0/0

- ❖ New Issues with our monitoring system, continuously going off. American Backflow will work on it tomorrow as well.
- ❖ Assess the option of installing a new sprinkler system and evaluate the potential costs involved.

RECREATION

There have been nine (9) pool rentals this summer, with six (6) more planned for August.

New pool furniture options will be reviewed in Spring 2026, with more choices available next season.

DATES TO REMEMBER:

Tie-Dye Event: Sunday, August 24th, 1–3:30 pm by the pool. Each resident may bring one item for tie-dying.

Kid's Swim Night will be held on Saturday, August 30th, from 7 – 9 pm, for children aged Kindergarten – 8th Grade. Each child needs one parent present; friends are welcome, too.

GROUNDS

The crew removed branches and several trees affected by the storm without assistance from outside sources. They filled the dumpster six (6) times and removed a large dead pine. Two trees still need to be cleared before requesting a quote for stump removal.

Forever Green fertilized and treated weeds on July 16th. The lawns look excellent!

The landscaping crew is efficiently completing annual grooming of the townhomes, working from Briarwood through Deercrest, Stonehearth, up Cascade's north side, and finishing Buttonwood yesterday.

Five more cubic yards of topsoil were delivered to fill in where needed.

Due to extreme heat warnings and poor air quality from Canadian wildfires, the crew's schedules were adjusted: breaks were extended, work ended early during intense afternoon heat, and the air-conditioned clubhouse was opened for cooling. The crew also started work one hour earlier at 7:00 am on these extremely hot days.

The crew appreciates the cooperation of the residents for their understanding!

TOWNHOME MAINTENANCE REPORT

The crew continues to make steady progress despite the exceptionally hot temperatures, maintaining an impressive work pace. They have completed approximately two-thirds of the cycle, with the painting team closely following. We anticipate an early project completion and plan to utilize any additional time to address service requests and resume projects that were previously put on hold.

Maul Paving has installed the 13 new driveways scheduled for this year and will commence seal coating and crack filling upon completion of these installations. In a few cases, the removed driveways consisted of thicker asphalt than expected, which required extra gravel to compensate. A minor adjustment will be applied to the final invoice; however, Jack secured the contract under budget, allowing flexibility for such contingencies. Village Inspections have been completed.

In recent weeks, several contractors have visited the site to provide estimates for next season's vinyl siding project. We have received bids from three contractors, and Jack and I will review these proposals before presenting our recommendation for a vote during the 2026 budget planning process. The bidding companies include John Komperda Construction, Licitra Roofing and Construction, and All Exterior Contractors. I would like to thank Anita for her efforts in reaching out to Licitra and Komperda and facilitating their contact for estimates.

VILLAGE RELATIONS

Movie in the Park, in cooperation with SEASPAR is Saturday, August 16th – starting at 7:00 pm. Come join us for a hot dog, chips, salads, popcorn, cotton candy, and the movie Wonka. Don't forget your chair, blanket, and bug spray.

ALCC

Three (3) requests for approvals within the last month.

Reminder to people that when you turn in your request for approval forms, we need to have your signature, the contractor's signature, and your deposit submitted before the requests can be approved.

Trash and recycling pick-up is every Friday (days may change due to holidays, and notice will be posted).

Trash must be **securely** tied in black bags to keep the critters out.

Garbage placed outside on non-garbage days, overnight, or in non-black bags will be subject to a fine.

SOCIAL

Family fun day was a great success! We had lots of games and prizes for the children, and they had a lot of fun, and so did the adults! We had ping-pong, sack races, bozo buckets, bags, and the adults had a great time playing volleyball in the pool. A big thank you to Bill and Lee for cooking all the hot dogs for us. They were delicious! A big thank you to all the volunteers listed below, who helped make this day run so smoothly!

- ❖ Vonda Schure
- ❖ Dawn McKirchy
- ❖ Linda Cooney
- ❖ Kathy Gianone
- ❖ Amy Eckert
- ❖ Bill King
- ❖ Leslie Buch
- ❖ Peggy Rose Kwiatek
- ❖ Jennifer Cione

OFFICE

We hired Tricia Smalec as our new Office Manager. She began working for Acacia on July 21st. The office hours are now 8:30 – 3:30 – closed for lunch 12:00 – 12:30 – Monday through Friday. We are happy to have Tricia on staff. Electronic motion to hire Tricia Smalec was made and voted on – 9/0/0.

NEW BUSINESS

A resident inquired whether the board would consider offering short-term rental spaces in the clubhouse parking lot for boat or other vehicle storage. Covenants and Bylaws currently do not allow storage of vehicles other than passenger cars on driveways or in cul-de-sac parking areas. Board input is requested. Flu shots for the fall will be offered in September and October. Finalized dates will be announced once they are confirmed.

Short-term pays for crew illnesses/injuries:

Last month, I shared some ideas on developing a policy where we would pay seasonal crew members for either an illness or a work-related injury. I am including my suggestions again and would like board input on whether we should develop such 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 use workers' compensation to cover it. 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 the 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 who may need their help with medical appointments, and when they are off work due to weather.

Employees would be required to provide an order from a medical person stating they are unable to work and a release from a medical person stating they are cleared to return to work. Also, the Acacia Incident Report needs to be completed if it is work-related.

HOMEOWNERS FORUM

❖ Jen

- Asked what ground cleanup entails?
 - Director Arnold responded, the ground cleanup entails trimming bushes, weeding, edging, and all over grounds cleanup.

❖ Cleo

- Asked if we were extending the pool dates past Labor Day?
 - Board responded no.
- Asked if siding had been approved yet?
 - Board has not responded yet.

❖ Mike

- Completed the work that Maul Paving did on the driveways.
- Asked if there is a schedule for tree trimming.
 - Director Arnold responded that there is a schedule.
- Asked the crew to look at the tree behind his house to see if it needed to be removed.

❖ Ken

- Asked if we could write a rule to restrict aggressive dogs?
 - Board responded that, legally, we cannot do this.
 - The board also stated that if a resident has any issues with aggressive animals, they should contact the IHP Police Department.

Motion to adjourn to executive session. No return to open session. Eckert / Brandush 9/0/0