

# Approved Minutes of the Acacia Association

## Board of Directors Meeting – April 8th, 2025

Meeting was called to order at 7:00 pm by President Amy Eckert.

Pledge of Allegiance

Roll Call: President Amy Eckert, Vice President Jack Brandush, Secretary Jennifer Cione, Treasurer Diane Voyles, Directors Hank Arnold, Tom McKirchy, Bill King, and Director Elect Anita Holub were all present.

Absent: Director Jason Jarosik

Oath of Office – Director Anita Holub since she was unable to attend March 11, 2025, meeting.

Motion to approve of minutes from March 11, 2025, meeting.

Director Brandush / Treasurer Voyles 8/0/1

### Director Reports

#### Treasurer Report:

As of April 4, 2025:

Operating Account \$323,497.07

Capital and Operating Reserves Account \$401,492.75

- Past Due Assessments cannot be recorded at this time, because of missing detailed entries. This is a priority set forth and we will begin reporting on this at the next meeting.
- We want to encourage residents to sign up for ACH for monthly assessment fees. Seventy percent of our residents are enrolled. ACH is no charge to our residents, and is pulled on the fifteenth of every month, which avoids late fees and other penalties.
- Treasurer Voyles reported that she identified all three bank accounts, two certificates of deposit, and one treasure bond. All account signatures for and security passwords for bank accounts have been updated. Also, the CD that came to terms in March was reinvested, which will get four percent interest for eight months.
- Looking forward, our course of action will be identifying past due accounts, and establish payment plans for those residents. Obtain and review the recent Acacia Reserve Study. We would like to reestablish the Financial Advisory Committee and schedule the first meeting.

Vice President Brandush asked Treasurer Voyles about \$35,000 that was designated on the 2025 Budget that was designated specifically for past dues bills that were supposed to be paid in 2024, and if this an accurate representation of amount of past due bill debt we have.

# Acacia Association May 2025 Newsletter

## Upcoming Events:

**Tuesday, May 27, 2025 6:00pm** – Acacia Financial Meeting (All Acacia Residents are welcome to attend, meeting is held at the clubhouse)

**Saturday, May 31<sup>st</sup>, 2025 8:00 am – 12:00 noon** – Electronic/Paint and Shredding Event –at Public Works -11308 70<sup>th</sup> Place – Indian Head Park residents only – Bring you ID

**June 20, 21 and 22 – 9:00am – 3:00pm - Acacia Wide Grage** - If you are participating, please let the office know by June 10<sup>th</sup> so we can include your house on the map of participants. Please call the office at 708-246-2400.

## It's Springtime!

### Make your Property and 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. 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.

**Silvia's is in the Willow Plaza just off of Willow Springs Road and Joliet Road intersection!**

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**Call Silvia today at 708-354-0195 for your next hair care appointment!**



Treasurer Voyles responded that the past due bill debt for 2024 is closer to \$200,00.00 due, but because our Operating Reserves are so high, we should be able to cover that, by still leaving our Reserve Accounts at 300,000.00, which we would like to be higher. Past due bills from 2024 are the coping project, pool resurfacing, and large landscaping bill.

Motion to approve Treasurer's Report for March 2025.

Treasurer Voyles / Brandush 8/0/1

### **Clubhouse Report:**

- Kitchen Update: The cabinets have been purchased and are currently being assembled. The
- countertops and faucet are in, and we will go pick those up from Menard's. Please note that the entire kitchen remodel is paid for by Menard's rebates.
- Fire Suppression System: A small leak was found, along with two sprinkler heads that need to be replaced within the clubhouse suppression system. Also, the fire suppression system compressor went bad, and needs to be replaced which is a \$5,000.00 job. A temporary compressor needs to be installed due to the fire code. Reliable did the installation at a cost of \$1,000.00.

Motion to approve installation of a new compressor by Reliable at a cost of \$5,000.

Director King / President Eckert 8/0/1

- The backflow system in the clubhouse needs to be inspected every year. We had a proposal to have this done at a cost of \$332.85, which is less than the previous year.

Motion to approve bid from American Backflow and Fire Protection in the amount of \$332.85.

Director King / President Eckert 8/0/1

- Fire Extinguishers: All the fire extinguishers have been inspected. Two need to be replaced (which is mandatory after six years), for a total cost of \$800.00.
- Things are beginning to pick up for the clubhouse rentals - We already have some dates for November and December filled. If you're thinking about renting you need to complete the Clubhouse Rental Agreement as soon as possible and bring a deposit to the clubhouse before we can save the date for you.
- The Board is looking into updating the Clubhouse Rental Agreement, including hours and costs, to make it more affordable for residents and to encourage rentals. Secretary Cione presented the current rental costs and three proposals to the board for consideration.

Motion to approve to lower Clubhouse Party Rental pricing to \$225.00 after \$50.00 deposit is returned.

Secretary Cione / President Eckert 8/0/1

### **Election Report:**

- A resident asked how many votes were taken in total in this past election. 169 ballots/votes were taken in. Per Election Rules, we must have a 20% Acacia Resident turnout for the election, which is about 98 votes needed.

#### **Recreation Facilities:**

- President Eckert and Treasurer Voyles and I (Secretary Cione) will be meeting to go over pool hours, staffing needs and rules for the season. We will also be setting up times and days to update and issue pool passes as needed.
- We have a proposal from Clear Water Pools for the maintenance of our pool for the 2025 season. The contract is the same as last year – they will service the pool three times per week and purchase all the necessary chemicals as well as open and close the pool for the season.

Motion to approve the contract with Clear Water Pools in the amount of \$11,350.00 plus chemicals.

President Eckert / Director Arnold 8/0/1

Vice President Brandush stated that he does not like contracts with open ended terms, in that the Clear Water Pools Contract is the set amount of \$11,350.00, PLUS chemicals. He is concerned of the mark-up cost and suggests a “not to exceed \$3,000.00” clause in our contract and would also like more detail in invoices.

#### **Grounds Report:**

- Schwarz Plowing: A bill of \$7,995 for two plowing events with a total of 37 hours and travel time that was paid.
- One bid was received for Tree and Stump removal from Bluders Tree Service ... currently waiting for the second Bid.
- Garbage Day Notes

Only BLACK Bags are to be used for Garbage ... White bags are not allowed, and it was noted that many Residents are using them. WIND – It seems Fridays have been very windy recently and as the totes have been blown over and many boxes not secured paper, and boxes are blowing throughout Acacia. Please secure your boxes either under a bag or between totes and tie your bags closed. Thank you all in advance for helping and keeping Acacia tidy. Reminder that garbage is not to be put out until Friday morning and totes need to be brought in by Saturday morning.

- **Recycling** 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](mailto:residential@sbcwastesolutions.com) for recycling bin details** \*\*\*

Please note: Our Grounds Crew is back soon so if you have anything needed, please feel free to put in your service requests which can be filled out in person at the Clubhouse, or they are also available online on our Acacia website.

## **Townhome Maintenance:**

- Last month, Jack Brandush and I (Director McKirchy) met with our maintenance supervisor John, and another maintenance supervisor Roy. We discussed lumber for the upcoming painting cycle. We will be using the same material we were using before LP Smartguard. John ordered the lumber from Hillside lumber, as they had the lowest prices, for what we require. Depending on availability we will most likely end up using both, but our focus is on Hillside. Their prices are as follows,

Hillside:

Standard:

Plywood - \$62.94 (90 sheets) Plywood - \$68.00 (90 sheets)

2x4x8 - \$3.38

2x4x8 - \$4.32

2x6x12 - \$9.61

2x6x12 - \$10.80

It will be delivered on the 21st of this month.

- Coincidentally, April 21, 2025 is when our maintenance crew will return to work. Amy will handle their safety information before they start work. Service requests will be tended to in the order they are received. I personally checked every driveway in Acacia.
- I had a list of the 10 worst driveways to be replaced, and I graded them all A through D. With D being the worst of course. Jack, and myself, will review my list, and make our decision soon. I would expect this month sometime, as we also would like the driveways to be worked on in June, as opposed to September as was previously done. We will also use the list to see what absolutely NEEDS seal coating and determine a way to complete them. There is a lot that need seal coating. Currently, we have a quote from Territory Paving, Jack Brandush has two more paving companies that he'd like to get estimates for, and we're working on getting them out for estimates. We will decide and inform you at the next board meeting.
- We currently have a quote from Aldeco painting to paint our townhomes. 2 other quotes were given as well, and we've decided to move forward with Aldeco, as they have been here before, they do a good job, they're fast, and most importantly they don't break personal property.
- Regarding the coping that was completed in February by John Komperda, we had a couple instances of wind damage. A couple of pieces were damaged, and after inspection of the issue, it was decided we perform an inspection of the work that was done in January and February. We have Roy, who came on April 7, he is working with a couple crew members to inspect the properties coping. Our maintenance supervisor John Ridzy will also be on hand. I spoke with Mr. Komperda regarding this situation, and he will join Jack Brandush, and myself, during the inspection. The work comes with a guarantee on workmanship for 10 years and a 30-year warranty on the product.

## **ALCC Report:**

- There were 4 requests and 2 inspections so far this month. We're working hard to make sure we look beautiful this summer.

- Regarding requests, if you have a contractor working on your property, and they are listed on your ALCC service approval request, please make sure the contractor signs the ALCC Request Form. There have been a few instances of no signature.
- We have sent out fines for not removing dog waste from the property. A friendly reminder, PLEASE clean up after your dogs. It annoys neighbors, and our crew doesn't need to be working in yards that have dog poop in them.
- Another reminder, gazebos can be put up starting May 1. Removal including all framing should be done by November 1. We know people are itching to get their decks and properties ready for spring and summer. But we're less than a month away.
- Vegetable gardens are not allowed in the front yard of your property. They are allowed in the back of your units on your own property. ALCC will be out in the neighborhood checking on decks, and other landscaping needs.
- ALCC must approve all exterior changes/maintenance to your townhome or lot. If anyone has any questions, if they see us, we'd be happy to answer you. You can also come to the office, and request to talk to one of us at any time with questions, comments or concerns.

#### **Village Events:**

- Spring Craft and Vendor Show  
Sunday, April 13, 2025 – 10:00 – 4:00  
Walker Park Recreation Center – Free Admission  
7425 S Wolf Road
- Legal services for powers of attorney for healthcare and property and living will declarations.  
Tuesday, April 15, 2025 – 10:30 – 11:30  
Township of Lyons Community Room  
6404 Joliet Road, Countryside  
RSVP: aerickson@lyonsts.com or 708-482-8300 option 4
- IHP and Aging Care Connections Luncheon  
Thursday, April 17 – 1:30 – 3:30 pm IHP Village Hall, 201 Acacia Drive  
How to avoid Probate w/ Marc Gugliuzza, CFP  
Delicious lunch no charge!  
Registration Required: awn@agingcareconnections.org or 708-603-2259.  
LIMITED SEATING of 50. Register early!
- Easter Egg Hunt and visit with the Easter Bunny  
Saturday, April 19th – 11:00 – 1:00  
Egg Hunt starts at 11:15 – bring your basket.  
Visit with the Easter Bunny, petting zoo and pony rides.
- Warning Signs of Alzheimer's  
An education program presented by the Alzheimer's Association  
Tuesday, April 22, 2025 – 10:30 – 11:30

Township of Lyons Community Room  
640 Joliet Road, Countryside

RSVP: aerickson@lyonsts.com or call 708-482-8300 option 4.

- Recycle Event

Saturday, May 31st – 8:00 – 12:00

Electronic/Paint Disposal and Shredding

More info to come.

#### Office Updates:

- In September 2024 Acacia investigated software for assisting with managing our association. A contract was signed with ONR Applications with the intent to “trial it” before moving to use the software. ONR Suite included website management, communications (emails), E-signatures and consents, E-voting, calendar scheduling, Service Requests and many others. Since this software was not trialed, I called the company to see if we could cancel the contract. I was informed that the contract was for the purchase of the software and that it was past the 90-day trial, and we could not cancel. The remainder of the contract cost is \$12,000.00. Since we have this software until December 31, 2025, I hope that we will have the time to investigate how this can help us.

Motion to pay the remaining portion of the contract with ONR in the amount of \$12,000.00. President Eckert / Vice President Brandush 8/0/1

- The office hours for now are 8:30 – 12:00 noon Monday through Friday. If you need something outside those hours, please let us know and we will plan to meet you. Please use our mailbox on the front door, email or call and leave us a message. We need to have our taxes for 2024 prepared and our annual audit conducted.

An electronic motion was made and approved as follows:

Motion to accept contract from Cambridge Financial in the amount of \$4500.00.

Motion carried 8/0/1

- Coupon books for assessments are available in the office – stop by a pick one up if needed. The 2023 audit has been completed and is available in the office.

Motion to close Open Session and move to Executive Session and will not be returning to Open Session. President Eckert / Vice President Brandush 8/0/1

Minutes respectfully submitted by President Amy Eckert

**Acacia Board of Directors Meetings are the Second  
Tuesday of Every Month**

**Next Meeting is Tuesday, June 10<sup>th</sup>, 2025 at 7:00pm**

## **Pool Information**

- The pool opens on Saturday, May 24<sup>th</sup>. Pool hours this year are Monday – Friday 11:00 – 7:00, Saturday, Sunday and Holidays 10:00 – 7:00.
- Pool ID pictures for new residents and those that do not have one will be sent in an email and posted on the sign outside the clubhouse. If you have your ID from last year, and you are good to go.
- Please note: No one that owes money for assessments, fines, fees will be allowed to use the pool until the balance is paid in full.
- Pool Rules for this year are included in this newsletter
- We are working on adjusting to more comfortable temperatures in locker rooms.
- Board approved rules for the pool – include them

## **Friendly Reminders from Acacia**

- PLEASE KEEP THE BASKETBALL AND TENNIS COURTS LOCKED AT ALL TIMES – This is to protect our property and to make sure it is available to our residents.
- 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 from small rectangular bin to large toter. Please call SBC Waste Solutions at 312-522-1115 or email [residential@sbcwastesolutions.com](mailto:residential@sbcwastesolutions.com) for recycling bin details.

## **Village of IHP Updates May 2025:**

- 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.
- Vehicle stickers are ready for purchase. You can go to Village Hall to purchase one. They need to be displayed by June 30<sup>th</sup>, or you can be fined – and the price goes up too.

**Property After Death/Property Fraud Alert Event with the Township of Lyons**  
**Join Cook County Clerk Monica Gordon, the Township of Lyons and the Clerk's Office Staff**  
**This is an in-person event.**

To register for the event please provide us with your name and email.  
For more information contact Robin Staggers at (312) 603-3974 or  
[robin.staggers@cookcountyil.gov](mailto:robin.staggers@cookcountyil.gov).



**Cook County Clerk's Office**  
**Clerk Monica Gordon**

**PROPERTY AFTER DEATH**  
**& Property Fraud Prevention Forum**

**Wed., June 11, 2025 | 5:00pm-7:00pm**  
**Township of Lyons**  
**6404 Joliet Rd., Countryside, IL 60525**

- ✓ Learn how to transfer your home, your car and your bank account to your loved ones
- ✓ Protect Your Home from property fraud
- ✓ Speak with Licensed Professionals

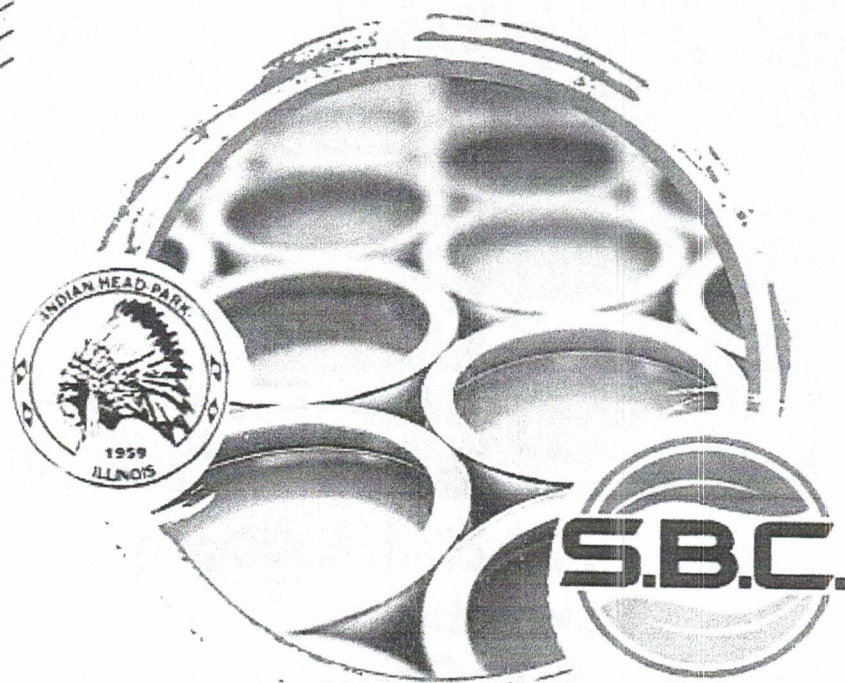


This Workshop is Brought to you by Cook County  
**Clerk Monica Gordon** & hosted by Township of  
Lyons **Supervisor Chris Getty, Assessor Patrick**  
**Hynes, & Clerk Elyse Hoffenberg**

**Special Notice:** This information is provided compliments of Cook County Clerk Monica Gordon and does not constitute as legal advice in any way, shape or form. Furthermore, it is provided without any Title examination or review of your individual estate plan. Please contact an attorney or licensed estate planning professional if you have additional questions, comments or concerns, as the Cook County Clerk's office staff may not assist you with the preparation of any legal documents.

# ELECTRONIC AND PAINT RECYCLING EVENT

Join Us and the Village for a  
Sustainable Saturday



Bring your old electronics and leftover paint to be recycled safely and efficiently. We're committed to keeping our environment clean and green!

**Date: May 31st 2025**

**Time: 8:00 AM - 12:00 PM**

**Location: IHP Public Works -**

**11308 70th Pl, Indian Head Park, IL 60525**

## What to Bring:

- Electronics: Old computers, phones, printers, and other electronic devices.
- Paint: Leftover cans of paint (please ensure they are sealed properly).
- Documents for Shredding: Any paper materials you need securely destroyed.

**SBCWASTESOLUTIONS.COM**

# **New 2025 Acacia Swimming Pool Rules**

In conjunction with Illinois Public Health rules the Acacia Association has implemented the following rules.

If you are exhibiting any signs of illness, please DO NOT come to the pool.

**NO LIFEGUARDS ON DUTY – SWIM AT YOUR OWN RISK**

## **Pool Hours**

**Monday through Friday – 11:00 am to 7:00 pm**

**Saturday, Sunday and Holidays – 10:00 am to 7:00 pm - *Hours subject to change***

**Monday – Friday from 9:00 am to 11:00 am – *Exercise & Mother & Children Under 4***

***Pool is open for exercising – lap swimming, water walking, etc. & parents with children aged 4 and younger can use the baby pool only.***

**Water Aerobics – Tuesdays 10:15 – 11:15 - \$10.00 per class**

***FROM 9:00am – 11:00am YOU MUST ENTER & SIGN IN AT THE CLUBHOUSE***

**Only those swimming laps or doing water exercises allowed during this time**

- You must sign in at the clubhouse office as you enter.
- **EVERYONE** entering the pool area **MUST** present his or her Pool ID at check-in desk.
- Children under the age of 16 must have a responsible adult with them to use the pool.
- When bringing a guest resident must register guests and remain at the pool with them.
- **NO** more than 5 guests will be allowed per household before 4:00 pm. Residents will have 20 free guest passes per household – additional passes may be purchased for \$5.00 per guest.
- Attendants have the authority to take safety breaks as needed. During safety break no one is allowed in the pool.
- Attendants are responsible for enforcing all safety and pool rules and have the right to remove anyone from the pool that is not following them.
- No running, boisterous or rough play is allowed at any time.
- Shoes worn to the pool must be removed at the entrance to the pool and can be placed on the shelves in the shoe coral. Pool shoes may be worn on deck and in the pool.
- Bathing attire is required when swimming – no street clothes may be worn in the pool.
- Any child wearing diapers **MUST** wear swim diapers when using the pool.
- No diaper changing on pool deck. There are changing tables in the locker rooms.
- Only children under the age of 4 are allowed in the baby pool. Children in the baby pool **MUST** always have a responsible adult present in this area.
- Designated eating areas are the 2 patio areas outside the pool deck area. There is no eating allowed on the deck and no eating or drinking in the pool.

- No glass is permitted anywhere in the fenced pool or patio areas. Coolers/bags may be checked when you check in.
- Flotation devices/pool toys which obstruct the view of the attendants are not permitted. No river rafts are permitted at any time. The attendant on duty will determine this restriction.
- The pool is closed when the outside temperature is below 68 degrees. Swimmers can swim while it is raining – however in the event of thunder or lightning the pool will be immediately closed to all swimmers. The pool will remain closed for 15 minutes after that last thunder or lightning occurrence.
- No pets are allowed in the pool or patio areas at any time.
- Smoking is only allowed in the grassy area outside the pool.

**QUESTIONS REGARDING THE INTERPRETATION OF POOL RULES SHOULD BE DIRECTED TO A BOARD RECREATION COMMITTEE MEMBER.**

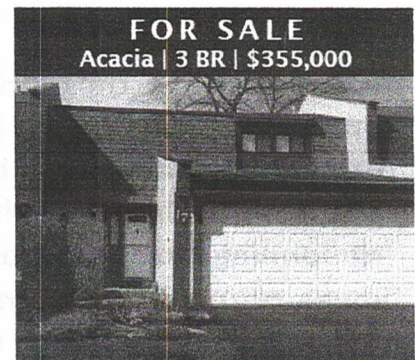
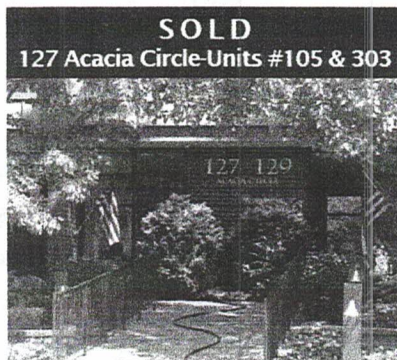
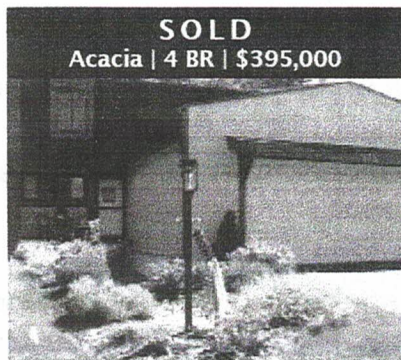
Please always respect all other swimmers and attendants when using the pool. Any issues or harassment will be reported to the Recreation Director, and they will determine the consequences.



16108 S. Weber Rd., Lockport IL 60441



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



**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.

