

# ACACIA TIMES

Monthly Newsletter of The Acacia Association

December 2020

What's Inside:

**2021 Budget**

**Board Meeting Minutes of Tuesday, December 8, 2020**

**Next Acacia Regular Board Meeting, January 12, 2021**

Acacia Association 111 Cascade Dr., Indian Head Park, IL 60525

Website: [acacia-ihp.org](http://acacia-ihp.org)

Email: [acaciaihp@gmail.com](mailto:acaciaihp@gmail.com)

# **GENERAL ANNOUNCEMENTS**

## **Upcoming Events**

12/12/20 Puzzle Exchange at noon

12/20/20 Village Holiday Events in Blackhawk Park 11:00-1:00

12/19/20-12/20/20 Holiday decoration contest in Acacia judging

## **Holiday Hours:**

Christmas Eve – Office closed; Maintenance closed at noon.

Christmas Day – Office and Maintenance closed.

New Year's Eve – Office and Maintenance closed at noon.

New Year's Day – Office and Maintenance closed.

## **Election Information:**

If you are interested in running for the Acacia Board your resume or letter of interest is due to the office by January 12, 2021.

The election takes place on February 12, 2021.

Next Acacia Board Meeting is Tuesday, **January 12, 2021** at 7pm at the clubhouse.

**The Acacia Association Board of Directors Meeting  
December 8, 2020**

The Board of Directors meeting of Tuesday, December 8, 2020 was brought to order at 7:03 p.m. by President Eckert.

Directors in attendance were: Pres. Eckert, Sec'y Brandush, Tres. Polacek, V.P. Kalinoski, Boyd, Consolo, Kwiatek, McMillin, and Voyles.

Approval of Minutes of the November 10, 2020 Board of Directors Meeting. Polacek, Consolo. 9/0/0 Motion passed.

**Home Owners comments/questions:** 2 residents from Deercrest had questions about the coping project and it was explained that it will be addressed in the Townhome Maintenance report.

**Treasurer's Report: John Polacek:** For November, 2020, the Acacia Association Treasurer's Report shows:

Assessment Collection	\$80,620		
Other Sources	\$ 1,449	Total Collection	\$ 82,069
Total Expenses			\$ 85,537
Net Ordinary Income			\$ -3,468
Capital Reserve Transfer			\$ 6,000
Net Income			\$ -9,468

We are now spending some of our Operating Reserves to balance the expenditures. This is normal every year.

As of November 30, 2020, the Accounts Receivable stands at \$4,751.

23 of 387 members have Past Due Accounts. We continue to do all the law allows to collect the outstanding balances. The previous month, 17 members had late payment fees and/or interest applied.

As of September 30, 2020, 237 members use the ACH, automatic bank withdrawal. ACH insures no late payment fee and no interest charge. ACH also saves the office time and money. Please consider this. 61% of Acacia Homeowners use it. Join the crowd! There really are no dangers. Acacia withdraws only the Assessment on the 20th of the month. If there are other charges, you receive a separate statement. When members do not pay on time, there is a cost of collection. Therefore, a \$25 fee is charged the first time you are late escalating to \$50 thereafter. Avoid those charges with ACH.

Overall, we are in good financial condition.

We have two funds –	Reserve Fund	\$247,629
	Operating Fund	<u>\$617,623</u>
	Total	\$865,252

I move that we accept the Treasurer's Report as presented. Polacek, Kwiatek 9/0/0  
Motion passed.

The preliminary budget had an increase of \$10 per month to \$235. However, that budget had a surplus of \$24,482. With an increase of only \$5 per month to \$230, the surplus would be \$1,262. Therefore, the following motion was proposed:

Motion to increase the assessment to \$230.00 per month. Brandush, McMillin. Roll call taken. 9/0/0 Motion passed.

**Clubhouse Director's Report: Peggy Rose Kwiatek:** There were no clubhouse rentals during the month of November.

I would like to thank Amy Eckert, Lynda McMillin, and Alberta Mytys for helping me put up Christmas decorations in the clubhouse.

Ben Boyd has asked me to take on the responsibility of heading a committee to choose new colors for our townhomes. I will be calling volunteers to set up a meeting soon. A representative from Benjamin Moore Paints has left me color samples and has offered to make artist renderings of our townhomes with our color choices.

**Recreation Facilities Director's Report: Amy Eckert:** We received our refund for the shortened season from Chicagoland Pool Management.

**Grounds Maintenance Director's Report: Jack Brandush:** The Acacia Grounds Crew completed 2 grounds services requests for the month.

Acacia Maintenance repaired or replaced lamp post lights at 47 locations.

Next month, I will be proposing funds for the following projects:

- Replacement of the 36-inch mower.
- Trimming of large trees in the designated area for 2021.
- Removal of dead trees throughout the property.
- Removal of tree stumps.
- Lawn care for the 2021 season.
- Weed removal in common ground areas.

Our crew has left for the season and they did a great job collecting and removing leaves.

**Townhome Maintenance Director's Report: Ben Boyd:** Completed 2 Service Requests. Jose responded to an emergency balcony failure at 41 Elmwood. Cleared area and secured balcony.

Coping complaints have been voiced – Jose inspected the installation and found it secure. He will work with Inside Out to correct the fasteners and peak covers that need to be adjusted. As for the shine, Jose and Inside Out believe that the shine will fade as the coping ages in the weather. It can also be painted like all other coping has been painted during the paint cycle.

Ben answered questions/concerns from Linda and Ellen, residents on Deercreek who had the coping done and had voiced concerns with the appearance and quality of the work.

I move to approve going forward with seven-year paint cycle to paint 55 units 2021. Boyd, Polacek 9/0/0 Motion passed.

I need to have the board vote to approve going forward with coping to follow the seven-year paint cycle and cope 55 units – The board agreed to go ahead with this project but decided to hold off on a vote until all quotes have been received.

I am researching with Jose to replace the 1x12x14'/16' cedar going forward.

I am researching with Jose to have a different wood to be installed before coping. To again save money. The composite is \$80.00 per plank.

**Village Relations Director's Report: Sharon Kalinoski:** November 12, 2020 IHP village board meeting

The video recording had not been posted to the IHP website as of Dec. 6. I was sent a link to a Facebook live recording. The recording audio was silent for the first 13 minutes, and very difficult to hear at times. There were audio difficulties throughout most of the meeting.

Mayor's report stated Covid cases in IHP increased by 43 since early October, to 135; with a 20% increase in the past week. He said to follow Covid guidelines and wear masks indoors. However, there was a male village employee **without a mask** present during the entire meeting, another village employee removed his mask for extended periods multiple times, and several members of the public removed their masks while speaking, thereby defeating the mask purpose. (A village employee tested positive for Covid later in Nov., which led to the village hall being closed for several days.)

Several audience members from businesses spoke about a proposed gas station at the corner of Joliet and Wolf roads.

Property tax levy for 2020 approximately 2.3% increase. Per village administrator, average increase for a home in Acacia will be \$4.59

Dec. 20<sup>th</sup> – Village Holiday Activities at Blackhawk Park – Santa and Santa’s reindeer, craft project, sing along, food donations for local food pantry, make a card for senior resident center.

Police Chief Stelter discussed a bid for 15 officer body cameras at approximately \$36,000.

**Architecture and Landscape Director’s Report: Diane Voyles:** For the month of November there were 5 requests for new projects and 4 inspections of completed projects. One home was inspected for new residents.

No warnings or fines were issued for Halloween, fall, or Christmas decorations. The warm weather had many homeowners out decorating early. Since the Acacia crew decorated the entranceways several weeks before Thanksgiving, it would have been unfair to ask homeowners to wait until Thanksgiving weekend. Next year we must coordinate better with the crew.

Reminder new lighting rules go into effect January 1, 2021.

Kim will update the Rules and Regulations for 2021 and have them on the website by the end of December.

**Welcome Baskets: Peggy Rose Kwiatek:** Two new welcome baskets were delivered at the clubhouse this past month to new residents from 17 Deercrest and 27 Cherrywood Ct. Information was given about our guidelines and amenities. Both residents expressed their gratitude for the basket of goodies and said they felt very happy living in Acacia.

If you have recently moved to Acacia and have not received a welcome basket, please call Peggy Rose at 708-505-4733.

**Office Report: Amy Eckert:** The office is open but we are encouraging everyone to use our website for necessary forms, drop your payments and requests in the mail slot and call if you have questions. If you do need to come into the clubhouse PLEASE REMEMBER THAT YOU MUST WEAR A MASK THAT COVERS YOUR MOUTH AND NOSE AT ALL TIMES.

**Homeowner Forum:** A resident had a complaint about the number of letters they had received since April.

Vonda from Cascade asked what is between the townhomes? Amy answered that there is nothing between homes. Jack stated that some homes have cinder block between them. It depends on which builder built the home.

**New Business:** Dec 12<sup>th</sup> – Puzzle Exchange – drop off puzzles at the clubhouse on Friday, Dec, 11<sup>th</sup> from 5:00-7:00. Come back on Saturday at noon and pick out new to you puzzles.

Dec. 20<sup>th</sup> – Village Holiday Activities at Blackhawk Park – Santa and Santa’s reindeer, craft project, sing along, food donations for local food pantry, make a card for senior resident center.

Holiday House Decoration Contest: If you want to enter your house for the contest please call the office and let us know. Judging will take place the weekend of Dec 19-20<sup>th</sup>.

Election Information:

If you are interested in running for the Acacia Board your resume or letter of interest is due to the office by January 12, 2021.

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**Motion to adjourn to Executive Session** – Eckert, Polacek 9/0/0 Motion passed.

**Board returned to Open Session** – Eckert, Kalinoski 9/0/0 Motion passed.

**Executive Session** – The board approved compensation changes for year-round employees and end of year bonuses.

**Motion to close Open Session** – Eckert, Boyd 9/0/0 Motion passed.

Acacia extends its condolences to the family of Liz Gohdes, who passed away last week. Liz and her late husband, Bill were original owners and lived in Acacia until their passing.

# The Acacia Association

2021 Final Budget

## Ordinary Income/Expense

### Income

4001 · Assessment Income	\$1,068,120
4020 · Late Fees & Fines	\$3,400
4021 · Closing Fee Income	\$2,000
4030 · Newsletter Ads	\$1,000
4040 · Recreation Facilities	
4041 · Clubhouse Income	\$2,400
4042 · Pool Income	\$1,000
4999 · Uncategorized Income	\$0
<b>Total Income</b>	<b>\$1,077,920</b>

### Expense

6010 · Payroll Expenses	\$473,058
6100 · Contract Services	
6102 Lawn Services	\$7,500
6103 Pest Control Services	\$900
6110 · Scavenger	\$78,400
6115 · Cleaning Service	\$4,000
6120 · Professional Tree Service	\$20,000
6125 · Pool Management	\$43,000
6130 · Snow Removal	\$10,000
6140 · Painting Contractor	\$45,000
6145 · Print & Reproduction Services	\$180
6146 · Computer/Printer Service	\$200
6147 · Quickbooks Payroll Support	\$750
6149 · Web Site Development & Mtce	\$200
6160 - Coping Project	\$84,000
<b>Total 6100 · Contract Services</b>	<b>\$294,130</b>
6150 · Depreciation Expense	\$0
6180 · Insurance	
6181 · Casualty - general	\$0
6182 · Workers Comp Insurance	\$16,220
6183 · Auto (Vehicle)	\$2,200
6184 · Liability Insurance	\$12,000
<b>Total 6180 · Insurance</b>	<b>\$30,420</b>
6190 · Professional Fees	
6191 · Professional Fees Other	\$0
6192 · Accounting	\$5,400
6196 · Legal Fees	\$2,000
<b>Total 6190 · Professional Fees</b>	<b>\$7,400</b>
6200 · Office & Administration	
6210 · Clubhouse Supplies	\$1,600
6220 · Office Supplies	\$1,100
6230 · Licenses and Permits	\$1,000
6250 · Postage and Delivery	\$600
6255 · Newsletter Expenses	
6256 · Newsletter Postage	\$0
6257 · Newsletter Printing	\$0
6280 · Fire Alarm System	\$2,300
6285 · Security Systems	\$1,500
<b>Total 6200 · Office &amp; Administration</b>	<b>\$8,100</b>



# The Acacia Association

2021 Final Budget

<b>6300 · Repairs &amp; Maintenance</b>	
6310 · Driveway Repair-Asphalt/Coating	\$60,000
6330 · Equipment Repairs/Maintenance	\$4,500
6340 · Pool Maintenance	\$2,400
6345 · Tennis Court Maintenance	\$200
6347 · Playground Maintenance	\$400
6350 · Clubhouse Repairs & Maintenance	\$1,200
6352 · Garage Repairs & Maintenance	\$600
6360 · Townhome R&M	\$8,200
6392 · Vehicle Mtce & Gas -Truck	\$1,500
<b>Total 6300 · Repairs &amp; Maintenance</b>	<b>\$79,000</b>
<b>6400 · Supplies</b>	
6402 · Fertilizers & Sprays	\$2,000
6403 · Lumber	\$27,000
6404 · Paint & Paint Supplies	\$27,000
6406 · Pool Chemicals	\$5,400
6407 · General Maintenance Supplies	\$2,600
6408 · Small Tools	\$1,200
6409 · Tree & Shrub Cost	\$6,000
6410 · Gasoline for equipment	\$3,600
6411 · Grounds Supplies	\$2,400
6412 · Grounds Equipment	\$200
6413 · Pool Maintenance/Supplies	\$2,000
6415 - Front Door Replacement/Painting	\$1,800
6420 · Special Events	\$2,400
6421 - Welcome Baskets	\$150
<b>Total 6400 · Supplies</b>	<b>\$83,750</b>
<b>6501 · Bank Service Charges</b>	<b>\$2,400</b>
<b>6620 - Federal Taxes</b>	<b>\$1,400</b>
<b>6700 · Utilities</b>	
6710 · Gas (for heating)	
6711 · Gas - Clubhouse	\$4,000
6712 · Gas - Pumphouse	\$2,800
6720 · Electric	\$8,800
6730 · Water	\$8,000
6740 · Telephone	\$3,000
<b>Total 6700 · Utilities</b>	<b>\$26,600</b>
<b>6800 · Bad Debt Expense</b>	<b>\$2,400</b>
<b>Total Expense</b>	<b>\$1,008,658</b>
<b>Net Ordinary Income</b>	<b>\$69,262</b>
<b>Other Income/Expense</b>	
<b>Other Income</b>	
7010 · Interest Income	\$4,000
<b>Total Other Income</b>	<b>\$4,000</b>
<b>Other Expense</b>	
8022 · Transfer - Capital Replacement	\$72,000
8040 · Capital Reserve Expenditures	\$0
<b>Total Other Expense</b>	<b>\$72,000</b>
<b>Net Other Income</b>	<b>-\$68,000</b>
<b>Net Income</b>	<b>\$1,262</b>

# Holiday Festival at Blackhawk Park

Come and enjoy the first Holiday Festival in Blackhawk Park, Sunday, December 20th, 2020. The festivities are 11:00 am - 1:00 pm.

## Winter Activities Include:

- Visit Santa and take pictures with his LIVE Reindeer -
  - Candy Canes -
- Christmas Parade in the Park -
  - Music & Holiday Cheer -
  - Craft for the Kids -

**Bring a non-perishable food item for donation to the Lyonsville Church Community Outreach table.**

## Items in need are;

- Canned Fruit
- Pasta Sauce
  - Cereal
- Jelly / Jam
- Mac & Cheese
- Flavored Rice
- Flavored Noodles

**Please note masks are required and please follow social distancing guidelines due to COVID-19.**

**The Village of Indian Head Park  
708-246-3080  
[www.indianheadpark-il.gov](http://www.indianheadpark-il.gov)**

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**MANY buyers looking in Acacia + Wilshire Green NOW. Most recent listings attracting multiple offers, at/above list price.**

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**Sharon Kalinoski CPA, Broker  
Indian Head Park (Acacia) resident  
1-708-805-0675 herculesUS@yahoo.com**

**ASAP Realty Inc. main office Lockport IL**

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## LAMP REPAIRS



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- Kitchen & Bath Remodeling ● Tile
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● Reasonable Rates ● Reliable Estimates

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*For a no-obligation estimate, contact:*

**Mark Gill, President ☎708-299-9964  
7000 S. Wolf Road, Indian Head Park  
e-mail: [mark.gill@att.net](mailto:mark.gill@att.net)**

### *Planning a move to Florida?*

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# Serving the Acacia Community Casey Window

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## Window & Door Installation

- ✓ Quick, Free, no hassle estimates
- ✓ We offer window craftsmanship at its best, that exceeds Acacia window replacement requirements
- ✓ We have satisfied Acacia references to support our work record
- ✓ We stand behind our work with a limited lifetime material warranty and 1 year of at home service labor warranty
- ✓ We provide only the best custom made vinyl and wooden windows
- ✓ And all this at a great price!



Interior  
Wood  
Grain  
Dark  
Oak



Interior  
Wood  
Grain  
Light  
Oak



Exterior Bronze



Other color combinations  
available upon request

Exterior Cocoa



Actual Acacia Project  
Photos

