



# FEBRUARY 2026

## NEXT BOARD MEETING

Tuesday, March 10th @ 7:00 pm  
in the Acacia Clubhouse  
ALL HOMEOWNERS WELCOME!

## ANNUAL ACACIA BOARD MEETING

The meeting will be held  
on Tuesday, February 24,  
2026, at 8:00 pm at the  
clubhouse. Year-end  
summaries and the  
election results will be  
reported at this meeting.

## PAWS FOR THOUGHT

Just a Reminder About Pet  
Rules & Guidelines.

Dogs and/or cats are not  
allowed to be outside without  
a collar and leash (not longer  
than 8') at any time.

"Scoop the Poop": Please be a  
considerate neighbor and  
always pick up after your dog.  
Keep Pets Close to the Street:

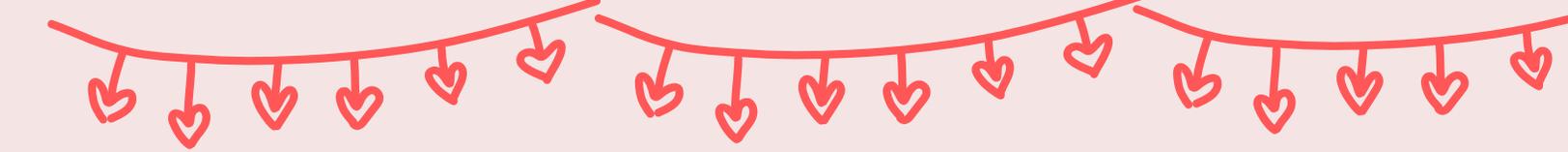
Please walk your dogs near  
the street or on a designated  
common path.

Please help us respect the  
boundaries of your neighbors'  
private property by ensuring  
pets do not use their yards as  
relief areas.

GET IN TOUCH  
WITH US

✉ [acaciaihp@gmail.com](mailto:acaciaihp@gmail.com)  
☎ (708) 246-2400  
🌐 [www.acacia-ihp.org](http://www.acacia-ihp.org)

📍 111 Cascade Drive, Indian Head Park, IL 60525



# ACACIA ASSOCIATION NEWSLETTER

## ELECTION NEWS

Just a reminder that we need everyone to vote in our Board election. Even though there are 3 open positions and 3 people running we still need to conduct a valid election – and if we don't get enough ballots turned in, we will have to do the election all over again. PLEASE turn in your ballot so we can install new board and continue with the day-to-day business of Acacia.

## INSURANCE POLICY DECLARATIONS PAGE

Owners were notified and required to submit a copy of their Homeowner's Insurance Policy Declarations Page to the office by January 1, 2026, or they would receive a fine for noncompliance.

As of now, there are still many owners who have not complied with this rule.

Starting March 1, 2026, any owner who has not turned this in will be fined \$100 (\$50.00 for both January and February) and will incur an additional \$50.00 fine for each month it is not turned in.

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# ACACIA ASSOCIATION NEWSLETTER



16108 S. Weber Rd., Lockport IL 60441



**SHARON KALINOSKI**  
CPA & Real Estate Broker  
Indian Head Park  
(Acacia) Homeowner  
Since 2009

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- Facilitated 45 transactions in IHP
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- Over 10 years of experience
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In-home consultations by appointment.

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

**GET IN TOUCH  
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# Acacia Association Board of Directors Meeting Reports

## February 10, 2026

**Motion:** Electronic vote to approve February 10, 2026, Board Meeting Minutes sent and voted on February 16th. Brandush, McKirchy 9/0/0

- The meeting was called to order at 7:02 pm by President Eckert.
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL** – President Eckert, Vice-President Brandush, Treasurer Voyles, Secretary Cione, Directors Jarosik, Holub, King, Arnold, and Director McKirchy.

**Motion:** Electronic vote to approve January 13, 2026, Board Meeting Minutes sent and voted on January 15th. Arnold, Eckert 8/0/1

### TREASURERS REPORT

As of January 31, 2026:

ACCOUNT TYPE	AMOUNT
Operating Accounts	\$ 115,098.43
Operating Reserves	\$ 30,101.60
Capital Reserves	\$ 381,760.73

Operating accounts will continue to increase as this is our slow time of year, with less staff and outdoor projects being worked on. We are making good progress with our new bookkeeping team, working together with Trish, the office manager, to complete the day-to-day tasks and identify gaps.

A total of 22 homeowners still owe Acacia money totaling over \$50,795.57. One homeowner is in foreclosure, and 4 are scheduled for eviction in March 2026. There is \$3,116.90 outstanding by 13 homeowners who are NOT with the attorney. A few homeowners missed the January increase. These were contacted to collect the \$15.00 shortfall, and no late fees were applied. In February, we will begin adding late fees for everyone not paid in full (\$285.00) by the 15<sup>th</sup>. As reported last month, several homeowners were asked to pay less in January to decrease the excess on our books. This campaign was a success, bringing the number of credited homeowners down from over 30 to less than 10.

I continue to encourage using ACH to pay your HOA fee. The number of homeowners on ACH continues to rise. Use of ACH ensures the fees are paid on time and saves processing time for our office manager, who records and deposits the checks. If the below pay day schedule does not work for your last name, I can put you in a different group or even assign a different date earlier in the month.

- A to G on the 12<sup>th</sup> of the month
- H to N on the 13<sup>th</sup> of the month
- O to T on the 14<sup>th</sup> of the month
- U to Z on the 15<sup>th</sup> of the month

I have requested monthly reports from our bookkeepers. We will begin discussing the reports next month when the new board takes office. Monthly reports will be placed in a binder in the office for anyone interested to review.

**Motion:** To accept the financial report as prepared. Holub, Brandush 9/0/0

We have the potential to file for eviction for 4-5 homes. Hopefully, these accounts will be brought up to date before that happens.

### **FINANCIAL ADVISORY COMMITTEE:**

The Financial Committee met on February 4, 2026. The audit was received in 2024. One CD is maturing in February. It will be renewed for the term offering the highest interest rate. Capital spending was discussed for 2026 with a suggested cap of 40,000. Items included are the clubhouse floor, pool furniture, club car, clubhouse window(s), and kiddie pool resurface.

The next meeting will be on May 5th at 6:00 pm. All homeowners are always welcome to join.

### **CLUBHOUSE REPORT**

We got a break in January with only 2 parties.

In February, we have 4 parties booked. We had Bunco night last Wednesday. Bunco night is always the first Wednesday of the month. All are welcome.

We had a Kid's Valentine's Day Party last Saturday from 1 to 3 pm.

Our annual meeting will be on Tuesday, February 24th, beginning at 8 pm in the Acacia Clubhouse.

Our election is underway, and ballots can be put in the ballot box in the Clubhouse during office hours, or they can be inserted into the locked mailbox by the Clubhouse front door entrance. There are three parties scheduled so far in March.

Cook County will use the Club House for the primary election on March 17th.

### **RECREATIONAL FACILITIES REPORT**

No report at this time.

### **GROUNDS MAINTENANCE REPORT**

The grounds are cold but tidy. The crew has been patrolling for garbage and fallen branches. A couple of trees were trimmed where branches were rubbing up against the house. Two downspouts have been reattached, which had fallen due to the high winds.

All of the Acacia Christmas decorations have been removed and stored away.

The grounds crew will return for the 2026 season the first week of April.

We are beginning to order supplies to prepare for the upcoming season.

**Motion:** To approve the invoice total of \$2,144.52 to purchase new crew shirts and sweatshirts for the 2026 season. Arnold, Eckert. 9/0/0

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## **TOWNHOME MAINTENANCE**

No report at this time.

## **ALCC REPORT**

No report at this time.

## **VILLAGE RELATIONS REPORT**

No report at this time.

## **SOCIAL ACTIVITIES REPORT**

The Valentine's Day kids' party on Saturday, February 7, was a huge success! We had 19 children show up and a lot of adults. The children really enjoyed playing bingo, bags, ping-pong, and Bozo buckets. They made a variety of Valentine arts and crafts and enjoyed popcorn and many other delicious snacks. A very special thanks goes out to Bojana for supplying the Valentine backdrop and beautiful heart balloons for photos, and to Livia and Rada for breaking down the tables and chairs after the party, and to my husband, Bill Holub, for shopping, setting up, and cleaning up after the party.

## **OFFICE REPORT**

### **XFINITY PROPOSAL:**

I sent the proposal to our lawyers to have them look it over to make sure we would not get into something that would be negative for Acacia. They responded and sent an addendum with changes they felt would be good for us. I sent it to our representative from Xfinity and am waiting for their response.

Note – I am including the proposal and counter, so you all know what we are dealing with – no need to include in minutes.

Once we hear from Xfinity, we will be able to vote on this item.

Director King asked if the exclusivity clause in the contract extends to the Homeowners who do not currently have Xfinity as their provider; President Eckert confirmed that the clause is only for the Clubhouse.

**Motion:** To accept the proposal if approved by the lawyers. Eckert, Arnold 9/0/0

### **DECLARATIONS AND BYLAWS:**

I requested information from lawyers about updating our documents. Here are the options presented:

1. An entirely new Declaration and Bylaws for the Association (which could make substantive changes and would need to be approved by the required number of owners as outlined in the current Declarations and Bylaws). The cost of this would not exceed \$5,000.00. This would be for basic work to rewrite, review, and take into consideration our Board's input, and a Zoom call for consultation if needed. Additional costs for recording the document.

2. An amended Declaration and Bylaws that solely update to bring the documents into compliance with current law and correct scrivener's errors, but do not make any substantive changes, and could be approved by the Board and would not require the approval of owners. The cost of this would not exceed \$3,500.00. This would include basic work to review, revision to bring into compliance, considering any suggestions from the Board (as long as it does not change the original documents), Zoom call for consultation if needed. Additional costs for recording the document.

Possible additional cost incurred if the documents are not currently in Word format with proper formatting so that they can work off.

**Motion:** I move to have Costello, Sury, & Rooney Law Firm update our Declaration & Bylaws to bring them into compliance with current law and correct any scrivener's errors at a cost not to exceed \$4,000.00. Eckert, Brandush 9/0/0

### **INSURANCE:**

Reminder that all owners are required to submit to the office a copy of their insurance declarations page showing that they have a homeowners insurance policy in place. Many owners have not done this yet, and they will begin to be fined \$50.00 each month if they do not comply with this requirement. You can either email it, drop it at the office, or put it in the locked mailbox outside the front entrance of the Clubhouse, or your insurance agent can also email it to the office. Don't risk a fine – send it in. Residents will receive another email requesting their homeowner's declaration page. Starting March 1st, accounts without submission will incur a \$100 fine, with an additional \$50 added each month until the form is received.

### **OLD BUSINESS**

1. There were some things regarding the floor installation that were changed after we voted last month, so we need to review and discuss them again.

**Motion:** I move to rescind the motion from January 2026 to approve the installation of new flooring in the clubhouse. Eckert, Voyles 9/0/0

Discuss the new information about flooring – Anita. Updated costs that include everything from the installation and purchasing of the product.

**Motion:** To accept the revised proposal from Floor & Décor not to exceed \$8,000. This is a capital expense. Holub, Voyles 7/2/

2. I am mentioning the following rule again for a vote. I have modified it to account for personal issues. No board member who has terminated/withdrawn from their position on the Acacia Board before serving their entire term may run for office within 2 years of termination. Exceptions may be made about health or personal issues at the board's discretion. The Board decided to table this issue.
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## ELECTION COMMITTEE INFORMATION AND UPDATE

Ballots were mailed on Friday, January 30<sup>th</sup>. Many owners have received them, and some are still waiting for them to arrive. Ballots can be mailed back to the office, dropped in the outside locked mailbox, or brought into the office during open hours and dropped in the ballot box. And remember that your ballot needs to be submitted in the **sealed envelope** to be counted, and be in by 8:00 pm on Tuesday, February 24<sup>th</sup>, to be counted. PLEASE take the time to vote so that we have a large enough response to make it a valid election – we really don't want to have to repeat the process.

Thank you to Susan, Bobbette, Alberta, Hank, & Jack for getting the ballots and envelopes ready to be mailed.

## HOMEOWNERS FORUM

### Homeowner - Mike

- Regarding the new SBC Contract, is it still true that we will have to pay for the garbage toter, but for the recycling, will it still be free?
  - **BOARD RESPONDED** – Yes.
- Regarding ballots for those homes that are currently being sold, will the previous owners receive the ballots?
  - **BOARD RESPONDED** – No, we are not able to forward the ballots to them since we do not have a forwarding address.
- Just wanted to let the Board know that in Illinois, thanks to the [Homeowners' Native Landscaping Act](#), which was passed in 2024, prevents HOAs from banning residents from planting flower or fruit/herb gardens in their front yards.
  - **BOARD RESPONDED** – We will need to look into this, and if this is true, we will need to update the Rules & Regulations.

### Homeowner – Janine

- Wanted to let you know that there were Village of Indian Head Park employees working overnight to clean out the drains and remove the debris, so that the water could properly drain; however, they were also piping out so much water towards her home and her neighbor's home, who are very elderly, which ended up flooding her neighbor's basement. She walked outside to speak to the village employees and asked why this was happening. The employees then told me that it's Acacia's fault and to discuss the matter with them directly.
  - **BOARD RESPONDED** – Village of IHP employees incorrectly stated that the Acacia Association was responsible. The Village of IHP manages maintenance and service calls like this. Any questions regarding work that IHP is doing that might affect a homeowner's property can be asked through the village's website, and someone from the village will respond to them.

**Motion:** To close the Board Meeting with no return to open or executive session. Eckert, Arnold. 9/0/0