

THE ACACIA TIMES

A Monthly Insight into the Happenings at Acacia

February 2024

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SBC Garbage Pickup

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- or -
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Blue Recycle Bags are
available in the Acacia office

Office Hours

M-F 8:30am – 11:45am
12:15pm – 3:30pm

Acacia Association
111 Cascade Drive
Indian Head Park, IL 60525
708-246-2400

www.acacia-ihp.org
acaciaihp@gmail.com

Acacia Elections in February

IMPORTANT DATES

Final voting days are:

Wed. Feb 21st (8:30am - 3:30 pm)

Thurs. Feb 22nd (8:30 am - 3:30 pm)

Fri. Feb 23rd (8:30 am - 3:30 pm)

Sat. Feb 24th (Noon to 2 pm)

Mon. Feb 26th (8:30 am - 3:30 pm)

Tues. Feb 27th
(8:30 am - 3:30 pm, 5pm - 8pm)

February 27 - Absentee
ballots must be
submitted in a sealed
envelope marked
"BALLOT and returned
to the Clubhouse.

February 27 – Last day
to cast your vote. Votes
will be counted at
8:00pm.

Candidate Resumes –
See candidate resumes
later in this newsletter

Each owner will need to show
identification prior to receiving the ballot
and then sign to acknowledge receipt.
There is only 1 vote per household.
•Ballot must be filled out and immediately
put into the ballot box at that time.
No ballots can leave the clubhouse.
•Any owner that owes money will not be
allowed to vote until their account is paid
in full.

**Your vote counts! Stop in the clubhouse to fill
out an election ballot today.**

Valentine's Party at the Clubhouse!
***Food, music, games, prizes and some
community love!***



Acacia Association Board of Directors Meeting

February 13, 2024

The Board of Directors Meeting of February 13, 2024, was brought to order at 7:00 p.m. by President Joe Consolo.

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

The Pledge of Allegiance was recited.

Motion to approve the minutes of the January 9, 2024, Board of Directors Meeting. Peggy Rose/Melissa Allison 8/0/2

Treasurer's Report

Income	\$103,984	Assessments, late fees. closing fees, interest.
Expenses	\$ 33,587	
Capital Expense	0	None this month
Transfer to Capital	<u>0</u>	
NET INCOME	\$ 70,397	

As of January 31, 2024

Operating Accounts	\$417,967
Capital Reserves	<u>\$224,380</u>
Total	\$642,347

At the close of January there are 21 accounts past due for a total of \$9,691.34 due to missed assessment payments, late fees, and fines. Two of our accounts are in attorney's hands.

Our Evergreen Bank CD matured and we moved \$200,000 into a 2-month CD for 5.00% APR. This will be reviewed in April. The interest was deposited into reserves.

Residents are encouraged to enroll in ACH – automatic payment – for monthly assessments. This avoids any chance of missed payments and late fees. Currently 65% 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.

Finance Committee Update: The Committee met and drafted the mission statement and purpose. The first draft outlines responsibilities, committee organization, relationship to management. The Committee stresses the importance of having a reserve study that can be adjusted as capitol expenditures are approved and completed during each year going forward. I recommend that we contract to have the Reserve Advisors do a complete evaluation in spring of 2024. This will be Acacia's reserve study foundation for our future years.

Motion to approve the Treasurer's report as prepared by staff: Melissa Allison/Wayne Dubin 8/0/2

Clubhouse Director's Report

There were no clubhouse rentals in the month of January.

Bunco night was held at the clubhouse on Tuesday, February 6th at 6:30 pm. Our hostesses Anita and Diane planned a Valentine's themed spread of food and a good time was had by all. Our next Ladies' Bunco night will be on Tuesday, March 5th. Come out and have some fun with your neighbors. Don't worry if you don't know how to play Bunco. We will teach you!

The Acacia Family Valentine's Day party was held on Friday, February 9th at 6:00 pm in the clubhouse. The social committee put together a great party with pizza, snacks, drinks, music, games and prizes, but unfortunately, we had a low turnout. Hopefully we will have a better turnout for our Children's Easter party which is being planned. Details to come!

A new AED machine which is a defibrillator is being ordered for our clubhouse. It is a very important piece of life-saving equipment. I have contacted the Pleasantdale Fire Department to set up a CPR class that includes instructions on using the AED machine. An instructor will come to our clubhouse to train anyone who would like to learn for only \$45.00 per person. It is a 2-hour class that we will schedule on either an evening or a Saturday sometime in March. Please call the office if you are interested in taking the class.

A BIG THANK YOU to Bob Lyons for fixing our pipes in the four-season restroom that froze over the cold weather. And also, for all of his hard work in the past on our locker rooms. And to Vonda Schure for providing the pizza at the Acacia Christmas Party, as a gift from her family.

Recreation Director's Report

We are hiring Pool Attendants and a Pool Manager for the 2024 season. We sent an email out to all residents and the job descriptions are posted on the website. Please contact the office if you are interested.

Grounds Director's Report

Spring clean-up has begun. With no snow cover, Jim has gone over the grounds and picked up all the branches and litter from the grounds. He also took care of the removal of a very large limb that was blown down by the wind. He filled the dumpster twice with branches and our grounds look nice and tidy.

Jim also made a new address sign for over the entrance which matches the colors and design of the new club house sign.

Snow removal: We had one snowstorm during the month that called for us to plow the driveways. The new rubber blades seem to be working well. We don't see damage to the driveway or our parking lot. If this works, we won't have to seal the driveways as often. The village plowed snow in front of our cleared driveways. We need better communication with them as this is unacceptable.

Townhome Maintenance Directors Report

January THM had no activity.

House of Doors will replace the last garage panel in March.

Exterior Maintenance Committee met on 1/21/24 and drafted a scope of activities to investigate. An invitation was extended to residents to join the committee. The members are; Ben Boyd, Tom Hinshaw, Wayne Dubin, Diane Voyles, Jack Brandush, Hank Arnold, Paula Horvath, Patrick Ferguson, Tom McKirchy, Dawn Mol. Our 1st full committee meeting will be 3/18/24 at 6:00 pm at the clubhouse.

Tentative committee report to BOD October 2024.

Village Relations Report

Presidents Report – Wolf Road:

First CAC (Corridor Advisory Committee) meeting was held December 2023. All materials from the meeting as well as a map of the road and feedback are posted on the website – wolfroadstudy.com. The feedback received so far can also be found on the website. Even though the time period for feedback is closed people continue to share their feedback and can continue to do so.

Fence Code: Board is cleaning up the wording of the ordinance, so the wording is clear and consistent for all areas of the village. This will continue to be discussed in Planning and Zoning Committee.

Police Department: In light of the issue of busses carrying migrants potentially stopping in IHP the police department developed a procedure where they will work to get the bus to the landing site in Chicago.

Finance Committee: working on budget for 2025, financing for the pump house.

Public Works: new employee to start Jan 27th, looking at all village buildings for areas that may need repairs or updates, discussing street signs as what we have now does not meet codes.

Village Administrator: A note for all HOAs – any building project that might need a village permit must have the HOA approval before the village will issue a permit.

Note: there is a list of what needs a permit on the village website and the Acacia office.

Feb 1st – Committee of the Whole Meeting

Village Manager:

Hired Police Chief and Assistant to the Chief of Police

Hired Public Works Superintendent and Crew Leader

Currently have an Administrative Intern

Recruiting for an Assistant to the Village Administration

Reviewed and updated progress on the goals that were identified at the 1st Committee of the Whole Meeting (all information is available on the village website or YouTube channel by viewing the Committee of the Whole meeting).

Feb 8, 2024 Village Board Meeting

President’s report:

Update on Wolf Road –

- Feedback of plans for Wolf Road continued to be submitted and has been added to the Wolf Road website
- Mapping feedback that has been received will be added to the Wolf Road website once it is compiled
- If you have questions or would like more information you can contact the Village or any of the CAC members

Finances: at the end of January 2024 the village had \$2,530,000 on hand.

Action Items planned for 2024 by the Village can be found on the website. General areas include: hiring an Assistant Village Administrator, Zoning Review, Budget, Police Staffing and Capital Plan for public works. This is a work in progress so some changes may be made as items are completed or adjusted.

Director of Police Operations position was approved and will begin Feb. 29th.

Fund balance policy was approved – this states that the village will have 3 months of funds available at all times in the general funds.

Bond issue for the pump house passed – village will begin the process of issuing bonds or other sources of funding for the pump house.

Architecture & Landscape Committee Report

Projects approved to start = 0

Projects completed and inspected = 0

Welcome Baskets Report

Nothing to report this month. If you have recently moved to Acacia, you may contact the office and request a welcome basket visit.

Office Report - Nothing to report.

Election Update

The Candidate Meet and Greet was well attended. The clubhouse opened for voting on February 11th and will open again on Saturday February 24th Noon – 2 pm. You can also vote during Acacia office hours Monday – Friday 8:30 am to 3:30 pm.

Official vote counters are Jen Bigenwald, Mike Rohloff and Susan Herley. Official vote counter watchers are Jen Cione and Leslie Buch.

Old Business - None

New Business - None

Homeowners Forum

Diane Voyles

Basketball court gates were left open. Have pool rules been finalized?

A: Someone from the board will check to make sure the courts are locked. The Recreation team is working on the rules. There will be some new rules added as well as enforcement of current rules.

Kathleen Creighton

She is noticing that resident lamp posts are not working.

A: Please call the office if any resident notices these lights out and Jim Truax will attend to them.

Vonda Shure

Some dogs are not on leashes and suggested putting a reminder in the newsletter or email the residents about the importance and safety of dogs being leashed at all times.

A: We will incorporate the message into the next newsletter and send out an email.

1 Deercrest Lane has a dangerous cable line out on the grass and has been there for some time. AT&T needs to have them buried. Other residents also added that there are cable boxes/lines that are not buried and appear dangerous.

A: General consensus is that AT&T is not responsive and the board will look to the village for help. This needs to be remedied.

Resident Questions (emailed) for the Board

William Mueller

I was wondering about something. I live in a Dearborn. A few years ago I replaced windows and wanted to replace the slider in the master BR with a window. This required the balcony to be removed. The permit process and fees added probably 75% to the cost of the replacement and so I stopped the project. It seems this is a standard type of revision for Dearborns and other balconies. Is there a way to have Indianhead Park come up with standard specifications, etc. so that this permitting process can be reduced. Having a window rather than a balcony certainly reduces maintenance and painting.

A: The permit process and fees are handled by the Village of Indian Head Park.

Betty Sloan

Too late for this election but I think it would be helpful to know whose terms of office is expired as well as who remains on the board. Maybe those names should be included on the ballot we submit. Would definitely help as I want to choose people to form a well rounded board.

A: All current board member's names will be added to next year's ballot.

Lyn McMillin

When will the grounds crew be back? Can they rake where the leaves are (where the trees lost their leaves late in the season)? Can you explain again about blue bags? Are we continuing them or do we need a recycling bin? Is there a charge for the bins? How is this paid? Is there a small garbage bin?

A: Some of the Grounds Crew will be back on April 8th and will rake the leaves. Blue bags will continue to be available at the Acacia Office. Residents can choose to use either blue bags or a recycling bin. Recycling bags and bins are free to residents. Recycling bins can be ordered through SBC 312-522-1115 or residential@sbcwastesolutions.com Pictures of the 3 different sized bins you can choose from are located on the Acacia website.

Rada Trajkov

I asked question on last meeting regarding playground and they asked me what needs to be updated! So, last year they updated only swings and add wood chips (but first hey said it's going to be rubber. So, slides are so outdated and dangerous for kids! So unsafe. Kids needs more equipment to play. There are so many nice playgrounds. Why we can not have nicer one? All this equipments should be removed and replaced with a nice new playground so our kids can enjoy it.

A: Feasibility, which includes the cost of a new playground, will be looked at in the spring.

Jack Brandush

During the January meeting, it was reported that Acacia had a deficit to the budget of \$180,000 in 2023, even though there was a 6% increase in the assessment for the year. What accounts did the deficient occur and how much was the deficient in each of those accounts? If I misheard the \$180,000 figure, did we have a deficient, how much was it, and what accounts did they occur?

At the end of 2021, Acacia had a total reserve of \$817,738. At the end of 2023, the total reserve was \$697,188 for a drop of \$120,550 or 14.74% in two years. With the capital reserve additions going down from \$72,000 per year in 2021, 2022, and 2023, to \$26,699 in 2024, how does Acacia plan on replenishing our reserves for capital and operating expenses?

Jack Brandush (continued)

A: Our deficit was \$83,624. We transferred \$72,000 from operating funds to reserve funds bringing the deficit to \$155,624. Even though we didn't technically "spend" the money, in accounting terms it's considered a loss to the operating funds. \$33,021 paid last year was for work and/or merchandise secured in 2022. If we remove the \$72,000 and the \$33,021 from the \$155,624, the deficit is lowered to \$50,603. We paid \$124,000 for 2 non-budget services, coping and mulch projects. As far as replenishing our reserves, we need to take a serious look at our big expenses, for example exterior maintenance. We have formed a committee to do just that. We simply cannot continue to spend over one million dollars every 5 years on exterior maintenance doing the same thing over and over.

Judy Leigh

When I go to the Acacia Association website using my laptop computer and click on the link to display the Board member candidates, I get the screen shown in the screen print below. It only allows me to see four candidates. Instructions say "mobile users - click arrow for more names." I'm using a laptop and I do not see an arrow anywhere on the screen. Please let me know how I can see information for the rest of the candidates before I vote.

A: There is a section on the screen that you can hover over to bring up the arrow to click on to move over to the other candidates. If you are still having issues, the information about each candidate is located in January's newsletter, which is posted on the website or you can pick up a copy in the office.

Q: Another, unrelated question is how Heather Martinez, a real estate agent, got my email address. She recently sent me an email advertising her services. Your website states: "We will never use e-mail addresses for advertising purposes, nor will your e-mail address be shared with anyone."

Response from Heather Martinez: First and foremost, I would like to apologize for any confusion. No one from the Acacia office provided me with any homeowner contact information. Realtors have access to data such as phone numbers and email addresses via tax records within the Multiple Listing Service (MLS). My sole intention is only to provide residents with market updates and reiterate how much these homes are in demand. I do not call numbers on the national Do Not Call list. Additionally, I adhere to our strict Realtor Code of Ethics. Rest assured, any information I utilize is solely for the purpose of serving my clients better and ensuring they are well-informed about market conditions affecting their homes. Thank you for understanding. Please feel free to reply "unsubscribe" and you will be promptly removed from future marketing emails.

Motion to close open session - Melissa Allison/Wayne Dubin 8/0/2

Motion to adjourn from Executive session – Peggy Rose Kwiatek / Wayne Dubin 8/0/2

The Board discussed a legal matter involving a resident.

Motion to adjourn the board meeting – Peggy Rose Kwiatek / Bill King 8/0/2

The Acacia Association
Election 2024
Candidate Bios in Alphabetical Order

Jack Brandush

I'm Jack Brandush and I have been an Acacia resident for 47 years, currently living at 15 Deercreech Square. I am retired Environmental Engineer, managing air and water pollution control, hazardous waste and materials, energy and water conservation, recycling, and employee safety concerns for 40 years. I was a member of Acacia's Board of Directors from 2011 to 2021 and was one of the four Officers as Secretary, Grounds Director, Recreation Director, Director of the Architectural and Landscaping Control Committee and an ALCC member during that time. I had to resign in 2021 when I sold my townhome and was no longer an owner, but only a resident and member of the association. Now that I am again an owner, I am running for a position on the Board of Directors, and would like to use my Acacia experience and knowledge and work with the current Board to continue to control costs, look for cost saving ideas, keeping the assessment as low as possible, while continuing to give Acacia residents the services that have made this townhome complex a great place to live. I would also use my work experience to make sure that Acacia and its employees operate in a safe manner. If elected, I will serve in any capacity that is most needed by the Board and the community and will strive to move Acacia forward. Thank you for your consideration.

Jennifer Cagney

My name is Jennifer Cagney and I moved into Acacia in May 2018. I graduated from Benedictine University with a bachelor's degree in math with a secondary education endorsement. I have been teaching math ever since and am currently in my 11th year teaching. I have a master's degree in teacher leadership with a special education endorsement from Elmhurst College. This is the first home I have owned and, like many others in the community, when I was looking to buy, I knew I wanted to buy a townhome in Acacia. I believe the main role of the board is to represent every person in the community and make decisions in the community's best interests. I also believe that every person in the community should feel comfortable talking with and expressing concerns to any member of the board. I am interested in being a part of the board because I think I can do both of these important jobs well. This past Fall I was put on the board to fill an open spot and have been working to help represent the community.

Wayne Dubin

After almost finishing my first year on our board, (I was elected for the 1-year term), I am realizing that it takes more than 1 year to gain enough experience to be well rounded. In my position as Treasurer, I'm getting a good handle on where the money is going. I was responsible for resecuring over \$8,000 worth of "missing" merchandise. I am still investigating the breach of the clubhouse that happened when the missing merchandise reappeared. Having had previous swimming pool experience here as a Certified Pool Operator I maintained the pool for the season along with instructing those who will be a part of the operation in the future. Again, I am asking you for your vote. INTEGRITY STILL MATTERS

Glenn Fiala

Hello fellow neighbors, my name is Glenn Fiala and I'm running for a position on the Acacia Homeowners board. I have lived in Acacia for over 25 years. Recently retired, this affords me the time to dedicate to being an active member of the Board. My career has given me a comprehensive background in financial matters, from budget and market analysis to financial reporting directly to various boards. I have board experience as a board member representing the Village of Indian Head Park on the I & M Canal Civic Center Authority and also a non-profit counseling service. Peers would say I generally see both sides of issues and am a team player. One of the major issues facing the Association is the ongoing increase in the cost of townhouse maintenance. Solutions for this must be well reasoned, cost effective, aesthetically pleasing and in compliance with the homeowner covenants. I would appreciate your vote. Thank you!

The Acacia Association
Election 2024
Candidate Bios in Alphabetical Order

Peggy Rose Kwiatek

I have served on the Acacia Board of Directors for the past 8 years and have been a resident for over 10 years. Currently I'm serving as the Clubhouse Director. In the past, I have served as the Director of the Architecture and Landscape Control Committee (ALCC), and the Director of Townhome Maintenance, so I have gained a lot of experience in knowing what is needed to run an efficient homeowners association. I've always strived to keep Acacia growing by listening to homeowners and doing what's best for our community. When I moved to Acacia in 2013, there was not a welcome committee. So when I was elected to the board, I started a welcome basket project where I would make baskets of useful items and information about our community and take them to new residents. I would arrange for a visit to sit down with the new owners and welcome them to Acacia. I would explain our guidelines and amenities and answer any questions the new residents had. I truly believe that Acacia is a wonderful place to live, and would like to be able to continue serving on the board and would ask that you consider electing me for another term. Remember this is your association and your input is always welcome. Please remember to vote in our annual election. Thank you.

Julie Wright

My name is Julie Wright. At the age of 23, in 1991, thirty-three years ago, I became a proud homeowner of an Adams unit in Acacia where I still reside today with my 16-year-old daughter, Natasha. I am very interested in joining the Acacia Board of Directors offering my time and talent. I would like to share with you my professional background. For the past 30 years, I have been employed in the commercial insurance industry specializing in workers compensation and property and general liability insurance. I am licensed in the state of Illinois as an insurance producer and certified as a Construction Risk Insurance Specialist. I have held positions ranging from operations manager, underwriting and sales. For the past 13 years I have been employed by AmTrust Financial, a multi-national insurance company headquartered out of New York. I work on the Premier Client Experience Team as Senior Account Manager. I am responsible for a \$110 million book of business expediting issue resolutions for national brokers and top tier clients. I am involved in providing risk management resources and training to our policyholders to minimize the severity and frequency of claims. I advocate for policyholders to avoid increases in their annual premiums by offering employers return-to-work programs for injured employees and education awareness of fraudulent claims. I've been on committees with a focus on faith, wellness, philanthropy, and morale. In 2021, I was named Top Regional Sales Performer. I've seen great passion, strength, and dedication in the Board of Directors elected in 2023. I would like to join them offering my professional knowledge and expertise as we as a community move forward with strong ethics and commitment to the homeowners within our Association. Please consider voting for me to join the Acacia Board of Directors. Respectfully, Julie Wright

From the Village of Indian Head Park

What Requires a Building Permit

A building permit is required for the following scopes of work:

- Additions
- Alterations to existing structures
- Changes in grade
- Concrete Driveways, and Asphalt Driveways when changing size or grade.
- Decks
- Demolitions
- Electric or plumbing service upgrades (including sewer clean out installations)
- Fireplace installations
- Garage floor replacement
- Hot tubs
- In-ground swimming pools
- Installation of RPZ sprinkler devices
- Remodeling

What Does Not Require A Building Permit

A building permit is **not** needed for the following projects:

- Certain interior decorating projects
 - Carpet replacement, Cabinet replacement, Painting, Replacement of flooring
 - Various other interior routine home improvement projects
- Faucet or appliance replacement
- Roof shingle replacement (without structural alterations to the roof line)

Over-the-Counter Permit

An over-the-counter permit can be obtained for the following projects:

- Air conditioner
- Boiler
- Furnace
- Hot Water Tank replacement
- Sewer repairs
- Tuck-pointing a chimney
- Asphalt driveway resurfacing or replacement (if the grade or size of the driveway and property is not altered)
- Window and door replacement (as long as the project does not require any solid walls to be cut, it is not a door located between the house and garage, or located in a bedroom and/or basement)

For more information, <https://www.indianheadpark-il.gov/267/Building-Permits>



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