

THE ACACIA TIMES

A Monthly Insight into the Happenings at Acacia

November 2023

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Bunco December 4

TH Maintenance Meeting

SBC Garbage Pickup

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SBCwastesolutions.com
- or -
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Want a recycling toter? Call
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Acacia Association
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708-246-2400

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



FROM THE ACACIA ASSOCIATION!

"Let us be grateful to people who make us happy; they are the charming gardeners who make our souls blossom." - *Marcel Proust*

"Showing gratitude is one of the simplest yet most powerful things humans can do for each other." - *Randy Pausch*

"THERE IS ALWAYS, ALWAYS SOMETHING TO BE THANKFUL FOR." -UNKNOWN

"Thanksgiving is a joyous invitation to shower the world with love and gratitude."
- *Amy Leigh Mercree*

"We should just be thankful for being together. I think that's what they mean by Thanksgiving, Charlie Brown."
- *Marcie, A Charlie Brown Thanksgiving*

Next Up...

**Garbage day will be
Saturday, November 25th**

**Visit with Santa
December 2**

Date: Saturday, December 2, 2023

Place: Acacia Clubhouse

Time: 12:00 noon – 2:00pm



A children's Christmas party is being planned for Saturday, December 2nd from noon to 2 pm.

There will be pizza and drinks, snacks, crafts and games. Santa Claus will be there to greet all the children and hand out gifts.

RSVP: 708-246-2400 by Tuesday, November 28th.

Please provide the number of children and adults attending

Bring a wrapped gift (please tag with the child's first and last name) to the clubhouse by Thursday, Nov 30th.



Upcoming Events

November 20 - Clubhouse

Do you want more information about Medicare?
Attend an informative seminar.



Monday 10:30am
November 20, 2023
ACACIA Clubhouse
111 Cascade DR
Save your spot
RSVP 708-246-2400



Wendy Mulligan
Insurance producer



BANKERS LIFE

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November 21 – Village Hall



Receive Property Tax Assistance

Join us for a workshop to learn about recent reassessments in **Lyons Township**.



- Understand your assessment notice
- How to determine if an appeal should be filed
- Learn how to file for an appeal
- Participate in live Q & A session

Tuesday, November 21
6:00 p.m. – 8:00 p.m.

Indian Head Park Village Hall
201 Acacia Drive
Indian Head Park, IL 60525



cookcountyassessor.com



Ladies'
Bunco
Night for fun & friendship!



**Bunco will meet on Monday
December 4th**
due to a conflict at the Clubhouse on Tuesday.

Townhome Maintenance Meeting Wednesday, December 6th 6:00pm at the Clubhouse

Ben Boyd, Director of Townhome Maintenance is planning a townhome meeting, at the club house on December 6, 2023 at 6:00 PM. The meeting is to discuss what THM accomplished in 2023 and what they are studying for next year. All residents are welcome to attend.

The Acacia Entrance Signs are Lit!

Take a drive past the North entrance and check out the beautiful job that resident Lee Koepke did on installing new lights for the Acacia signs. Brighter wattage and better positioning make all the difference highlighting the entrances.

Thanks also to Jim Truax who dismantled the stonework and straightened the letters.

Thanks to Lee and Jim for making Acacia that much more beautiful!



Decorations on townhomes

Holiday decorations may be placed on townhomes or surroundings no earlier than 30 days prior to the holiday and must be completely removed no later than 7 days after the holiday, except Christmas decorations, which may remain in place until February 1.

Trash in Neighbors' Cans

We have had reports of residents using their neighbors' trash cans for their garbage. Please use only your own containers for your trash.



Extra eyeglasses? Extra cellphones?

A reminder that we have a collection box in the Clubhouse for the Lions Club.



SCAM ALERT

Please be aware of clicking on any links in text or email which appear to be from the Post Office. The Post Office uses only [upsp.com](https://www.usps.com); any other address is fake. They will not notify you of a missing package unless you have already signed up for their alerts.

TRUNK-OR-TREAT

THANKS TO ALL THE VOLUNTEERS AND FAMILIES



Clubhouse Connections

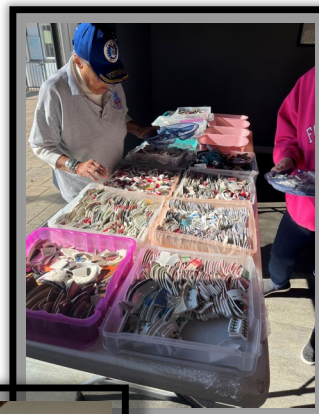
FOOD DRIVE

Thanks to all the residents who donated to those the food drive benefiting Share Food Share Love



MOSAIC CLASS

An art class making beautiful holiday Mosaic pieces.



Acacia Association Board of Directors Meeting

November 14, 2023

The Board of Directors Meeting of November 14, 2023, 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, Directors Amy Eckert, Ben Boyd, Peggy Rose Kwiatek, and Jen Cagney. Absent: Bill King

The Pledge of Allegiance was recited.

Motion to approve the minutes of October 10, 2023, Board of Directors Meeting. Peggy Rose Kwiatek / Ben Boyd 8/0/1

Homeowner's Forum

Diane Voyles – 49 Briarwood

Diane notes the pool budget shows a lower amount due to the lack of lifeguards. She asks that the entire Board vote on the removal of lifeguards. Melissa responds that \$43,000 was expensive for a lifeguard/service contract given that Chicagoland Pool was unable to consistently secure lifeguards. She explains that the plan is to hire pool attendants with a preference for anyone with lifeguard experience which will allow us to control the hours and better manage the pool. Diane reiterates that her problem is not with the outcome but with the process – she believes a vote is in order because this is a significant change. Peggy rose asks who we plan to use as attendants. Melissa responds that all are welcome to apply and that the attendants will report to the pool supervisor who will manage the schedule. Amy asks how the rules will be changed based on swim at your own risk policy.

Jack Brandush – Deercrest

Jack asks why we are showing a surplus in the 2024 operating budget. Joe responds that it is designated for operating reserves. Jack states this should be shown as a line item. Amy states there should never be a line item for operating reserves; we've never done it before and felt lucky at the end of the year when there was a surplus. Amy states we should not develop a budget for operating reserves, only capital reserves. Dianes states that the assessment increase is over the amount of the surplus.

Melissa calls a vote to eliminate the lifeguard company and hire attendants and require residents to sign a waiver acknowledging this is a "swim at your own risk" environment. Melissa Allison / Ben Boyd 7/1/1.

Treasurer's Report

Income	\$ 99,462	Assessments, late fees. closing fees, etc.
Expenses	\$ 92,308	
Capital Expense	0	None this month
Transfer to Capital	\$ 6,000	

NET INCOME \$ 1,454

As of October 31, 2023

Operating Accounts	\$372,921
Capital Reserves	<u>\$334,485</u>
Total	\$707,406

At the close of October there are 26 accounts past due for a total of \$8,234 due to missed assessment payments. late fees, and fines. None of our accounts are in attorney's hands.

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.

The preliminary budget was mailed to homeowners the week of October 30 as planned. We now need to vote on the HOA increase to \$260.00. The final budget must be approved at the December board meeting.

Amy notes a correction to be made to the Treasurer's report from Total Reserves to Total.

Motion to approve the Treasurer's report as prepared by staff: Wayne Dubin / Ben Boyd 8/0/1

Clubhouse Director's Report

There were 4 clubhouse rentals in the month of October.

Our first Trunk-or-Treat event was a success with 10 cars participating and around 70 children attending. The volunteers did a great job decorating their trunks and some even showed up in costumes! Acacia supplied the candy and treats. It was a cold and snowy afternoon, but everyone had a good time. A big thank you for the nice resident who surprised all of the volunteers with Dunkin' Donuts hot chocolate!

Bunco night was held on Wednesday, November 8th at 6:30 pm at the clubhouse. Hostesses for that night were Pat Sheneman and Julie Wright. A good time was had by all. Our next Bunco night will be on Monday, December 4th. New players are invited.

Acacia held it's annual food drive on Nov. 9th at the clubhouse.

All the food and paper goods are donated to "Share Food, Share Love" pantry which serves our

local area. Thank you to all the generous Acacia residents that contributed. It was a great success!

The women's locker room wall was repaired and the locker room is now freshly painted.

A mosaics class was held at the clubhouse on November 11 for all of Acacia. We had seven women participate and made beautiful Christmas designs. Thank you to Diane Voyles for planning the event.

A children's Christmas party is being planned for Saturday, December 2nd from noon to 2 pm. There will be pizza and drinks, snacks, crafts and games. Santa Claus will be there to greet all the children and hand out gifts. Parents are asked to send a wrapped gift for their child to the office with the child's first and last name on it. (Do not let your child see it. It's a surprise.) Please call the office with how many people will be attending.

A few board members have expressed their desire to see a new sliding glass door on the inside of the clubhouse as you enter the front door instead of the wooden French doors we now have leading to the pool. It would give an open and bright look when you enter the clubhouse and show off our beautiful pool area. We have an estimate from Casey Window, who has done many sliding glass doors in Acacia, of \$2500.

I would like to make a motion to approve of Casey Window changing the wood doors to a sliding glass door which would match the sliding glass doors in the Great Room. Peggy Rose Kwiatek / Ben Boyd 7/1/1. **Capital Expense**

Jim Truax has offered to build a sign for the front of the clubhouse reading "Acacia Homeowners Association Office & Clubhouse". It would be very similar to the sign on Cascade. He would only charge us for the cost of the materials, which he estimates to be \$295.

I would like to make a motion to approve of Jim making the sign. Peggy Rose Kwiatek / Ben Boyd 8/0/1

Recreation Director's Report

No activity this month.

Wayne adds that the missing pump motor for the pool has mysteriously reappeared downstairs in the electrical room of the clubhouse. Along with that, the snowblower, electric power washer, and approximately \$600 to \$700 worth of pool chemicals appeared. This room has been frequented throughout the summer and was empty. Apparently, the clubhouse was breached and this is under investigation. Amy notes that it is a small room for all that equipment and asks if it was noticed when the fire inspector was here. Patrick Ferguson asks if the clubhouse has a security system. Wayne replies, only cameras, no alarm system.

Grounds Director's Report

A very special Thank You to Lee Poepke for the installation of a new low voltage light system at the entrance signs. He volunteered to put in the new lights. The lights on the signs are much brighter than the old lights. The ground level lights are mostly between three plants, These plants are in a triangular configuration with a plant in each corner of the configuration. Next year these decorative grass plants will grow much taller. The small lamps will illuminate the flowers

near the front of the gardens. The lights illuminating the signs will be behind new flowers next year. Some of the flowers needed for the gardens were sold out this year. They will be available next spring. Again a very, very special thanks to Lee for his efforts for us.

Snow contract: We are again contracting with Schwartz Excavating for driveway snow plowing at a rate of \$185.00 dollars per hour. This is the same rate as last year. 5 other companies were contacted. 4 did not bid mostly because they do not do any residential snow plowing, One did make a verbal offer but then took it off the table and was going to rebid but did not make a second bid.

Ben adds that rubber blades on the snowplows will save us \$27,000 in driveway resealing. Amy notes that rubber blades do not get as deep a clean and residents need to be aware of this.

Motion to approve snow contract with Schwartz Excavating at a rate of \$185.00 dollars per hour.
Jennifer Cagney / Amy Eckert 8/0/1

Townhome Maintenance Directors Report

Phase three of our seven year paint cycle was completed on October 20, 2023. The walk around inspection of the painting will be completed on November 16, 2023.

Phase three of the coping of the 55 Townhomes will be completed week of November 13th.

Townhome Maintenance crew will be leaving November 22, 2023. I thanked each of them for an outstanding job with one man short due to injury.

I am planning a townhome meeting, at the club house on December 6, 2023 at 6:00 PM. The meeting is to discuss what THM accomplished in 2023 and what we are studying for next year. All residents are welcome to attend.

Ben adds that John Rizdy, Townhome Maintenance Supervisor has done an excellent job this year.

Ben notes ALCC violations and asks how we enforce compliance on deck repairs, weeds, and other things that make the area look unkempt. Amy responds that we have a form that we can send to the homeowner as well as an established fee and fine schedule.

Ben and Amy discuss the coping project and adding it as a line item in the budget. Ben responds that the budget preparation was consistent with last year when coping and mulch were removed from the budget and paid for from operating reserves. Ben asks how operating reserves are increased. Amy responds by not spending all that we bring in. Ben responds that the surplus is designated for operating reserves to pay for the coping that we removed from the budget.

Village Relations Report

Village of IHP report: Board Meeting – Thursday, November 9th notes:

Wolf Road – comment submission and application to be part of CAC (Corridor Advisory Committee) closed on Friday, November 10th. Next step is to determine residents that will be

part of the CAC and to analyze and compile all the comments that were submitted. Potential date for first CAC meeting is December 13, 2023. This is not an open public meeting – there will be a public meeting scheduled once all the comments are compiled – hopefully in Spring 2024.

Estimated Property Tax Levy – IHP is looking at a 5% increase for 2024 taxes. That percentage is only for the portion of taxes that are issued from IHP – which as of now is only 10% - 20% of the total tax bill. All the other taxing bodies will be determining their respective tax increases.

Police Department Update – Chief Walsh reported that 2 residents reported scams that resulted in money lost. He is looking into having informational public meetings set up with FBI and Secret Service to present. He reminds all residents that the time around the holidays is a big time for scammers – BE AWARE AND DO NOT SHARE ANY PERSONAL INFORMATION WITH ANYONE. If you are called or emailed don't respond and contact your bank, credit card company if you have any questions about either a call or email asking for personal information.

Holiday Festival – scheduled for Sunday, December 17th. Santa, craft, snacks and of course the reindeer will be there. The plans are to have it inside this year. Details to follow as plans progress.

Medicare Seminar – if you would like information about choices for Medicare and the various other health policies please join us for an Information Meeting on Monday, November 20th at 10:30 at the clubhouse. RSVP to the office at 708-246-2400.

Property Tax Assessment Meeting at Village Hall - Tuesday, November 21st at 6:00pm

Architecture & Landscape Committee Report

Projects approved to start = 4

Projects completed and inspected = 8

A reminder for decorations on townhomes

Holiday decorations may be placed on townhomes or surroundings no earlier than 30 days prior to the holiday and must be completely removed no later than 7 days after the holiday, except Christmas decorations, which may remain in place until February 1.

Welcome Baskets Report

One welcome basket was delivered this month at 33 Heatherwood Ct. The new residents were very appreciative of the basket and being welcomed into our community. Our amenities and guidelines were explained and their questions were answered. Remember, if you have recently moved to Acacia, please contact the office for a welcome basket visit.

Office Report

We are currently looking at switching from WinTrust Bank to Chase Bank in order to save on bank fees and improve the level of customer service we receive.

Thursday, November 23, Thanksgiving Day, is the next major holiday that will cause garbage pick up to be moved back a day. Garbage pick-up for that week will be Saturday, November 25, 2023.

The office and shop will be closed on Friday, November 24th.

Old Business

Melissa reads a letter from Carol Mason regarding lifeguards at the pool.

New Business

Election

Board member Jennifer Cione has volunteered to head the Election committee. Responsibilities include forming a committee of at least 2 others (don't have to be board members), working with committee to make sure all announcements regarding the election of board members are published on time, solicit residents to run for the board in February and be responsible for the counting and reporting of the ballots.

Board members terms that are up in 2024 – Amy Eckert, Peggy Rose Kwiatek, Jennifer Cagney, Wayne Dubin.

Vote on Proposed Assessment Increase of \$6.00 per month. Ben Boyd / Melissa Allison
6/2/1

Homeowners Forum

Amy Eckert - 102 Cascade

Amy tells Joe that she objects to a time limit being imposed on the Homeowners Forum. She believes this is inconsistent with last year when she asked for time limits and was voted down. Joe responds that he is trying to keep the meetings a reasonable amount of time.

Patrick Ferguson – 48 Elmwood

Patrick thanks the board for their hard work and says Acacia's success is due to them. His expectation of the board is that they will continue to move Acacia forward improving the community.

Jack Brandush -15 Deercrest

Jack asks Amy about the nursing home reclassification bill for real estate tax assessments. Amy responds that the measure did not pass and for now nursing homes will remain commercial property.

Diane Voyles – 49 Briarwood

Diane states her disappointment that the Medicare presentation is being held during the work day. She asks about the budget for payroll and asks why there are no savings. Answer – we are hiring more staff, and the pool staff payroll is now included in salaries rather than in Recreation as they were with Chicagoland Pool.

Mike Rohloff – 35 Briarwood

Mike states that most pools are swim at your own risk and he thinks the use of pool attendants gives Acacia more flexibility to use our pool on our schedule. He believes parents need to watch their children while at the pool and not use lifeguards as babysitters.

Motion to close Open Session – Ben Boyd / Melissa Allison

IN MEMORIAM

**Kathleen Vasquez
- 2023**



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- ✓ Old Electronics
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