

# **Acacia Times**

*Monthly Newsletter of The Acacia Association*

**December 2017**

**Acacia Adult Holiday Party**

**ALCC Procedure Reminders**

**Election Information**

**Board Meeting Minutes of Tuesday, December 12, 2017**

**Next Acacia Regular Board Meeting January 9, 2018**

# **GENERAL ANNOUNCEMENTS**

**Assessments will increase to \$220 starting January 1, 2018.**

## **IMPORTANT DATES:**

**December 25<sup>th</sup> and January 1<sup>st</sup>** the office will be closed for the holiday.

**December 28<sup>th</sup>** Acacia Adult Holiday Party at the clubhouse from 7p-10p. Flyer attached.

**December 28<sup>th</sup> and January 4<sup>th</sup>** (Wednesday) is holiday garbage pick-up.

**February 27<sup>th</sup>** is the Annual Meeting and election.

**January 9<sup>th</sup>** election candidate resumes due to Acacia Office.

When an owner passes away, a death certificate must be brought to the office in order to remove them from the account.

The 2018 coupon books will be mailed to your home by the end of the month. If it doesn't arrive in time, you may submit your January payment without the coupon. Only residents who submit assessment payments by personal check will receive coupon books. If you do not receive one, please contact the office.

Those who pay by ACH will not receive a coupon book. The new amount of \$220 will be automatically withdrawn starting in January 2018. No action needs to be taken by you.

Residents that send a check directly from their bank will not receive a coupon book. However, they must manually change the amount to \$220 before having check mailed to office.

When parking in the Acacia lot for snowplowing, please park on the North end of the lot closest to Cascade Drive.

Please be sure your dog is on a leash at all times and always pick up after them.

**ALCC REMINDER:** When having **ANY** work done to the outside of your home (roof, gutters, windows, doors, landscape, patio, cement, deck, satellite dish, garage door, radon mitigation system, skylight, etc.) you must complete an ALCC approval form and submit deposit **BEFORE** ordering or having work done. You should have approval or hear back from the board within 7-10 days. Work cannot be started until you have received approval from the ALCC. Once approved and the job is complete, contact the office to have the job inspected. After inspection, assuming guidelines were followed, your deposit will be returned within two weeks. The ALCC form can be found on our website [acacia-ihp.org](http://acacia-ihp.org) or can be picked up from the office. We can also fax or email you the form.

There are flags that have been placed around the grounds for snowplowing markers and to mark various utilities. PLEASE do not remove these flags. Parents please ask your children not to remove them as they are there for safety reasons.

**Next Board Meeting is January 9, 2018 at 7pm at the clubhouse.**

## The Acacia Association Board of Directors Meeting

December 12, 2017

The Board of Directors Meeting of December 12, 2017 was brought to order at 7:00 p.m. by Pres. O'Connor.

Directors in attendance were: Pres. O'Connor, V.P. Eckert, Treas. Polacek, Sec'y Brandush, Murray, Kwiatek, Voyles, and Rost.

The Pledge of Allegiance was recited.

Correction to November 14, 2017 minutes: Sharon from Cascade stated that any changes to our Covenants would need to be registered with the county.

Motion (Polacek, Brandush) to approve the corrected minutes of the November 14, 2017 board of directors meeting. All in favor. Motion passed. (8/0/0)

**Treasurers Report:** John Polacek reports on the Treasurer's Report Page; we see that the Assessment Collection was \$77,879 with other sources giving a total income of \$78,744. Expenses were \$48,519.34 leaving a net ordinary income of \$25,519. This starts our period of saving for next year's busy season.

The accounts receivable currently stands at \$26,562.90. Past Due Accounts show 31 members owing money. 7 members owe \$20,884 and 22 members owe \$5,680. We expect some of our larger cases will be clearing out as we continue to do all the law allows to collect the outstanding. The amount owed increased an extra \$4,430 due to an error by our attorneys in billing their cases for 8 months. This has been corrected.

We still have a few members who are late or non-payers. Currently 205 members use the **ACH**, automatic bank withdrawal. This insures no late payment fee and no interest charge. It also saves the office time and money. Please consider this. More than half of Acacia Homeowners use it. Join the crowd! There really are no dangers. Acacia withdraws only the Assessment. If there are other charges, you receive a separate bill. When members do not pay on time, there is a cost of collection. Some members do not want to pay late charges or interest. Avoid those charges with ACH.

Overall we are in good financial condition.

I move that we accept the Treasurer's Report as produced by staff.

Motion (Polacek, Eckert) to accept the Treasurer's Report as produced by staff. All in favor. Motion passed. (8/0/0)

The review of the budget shows that the \$5.00 monthly increase of the Assessment will realize a \$23,220 increase. The newsletter ads and the closing fees should add another \$500.

I would like to make a motion to increase the monthly assessment by \$5.00 per month for each member.

Motion (Polacek, Eckert) to increase the monthly assessment by \$5 per month for each member. All in favor. Motion passed. (8/0/0)

On the expense side, Grounds and Maintenance shows increases for lawn aeration \$2,500, scavenger increase of \$3,500, tree and shrub of \$800 and vehicle maintenance of \$600 (\$7,400). Recreation and Facilities should show a slight decline of \$600, Townhome Maintenance shows an increase in the cost of lumber, paint, driveway replacement, and asphalt coating of \$2,520 and General Administration shows an increase of \$7,500. We will also be increasing the contribution to the Capital Reserve Fund of \$12,000. This is in keeping with the recommendation of the Reserve Study of future needs.

We show the expenses exceeding the income by \$2,994. The overage will be covered by our reserve balance. Effort will be made during the year to reduce costs.

Motion (Polacek, Eckert) to pass the 2018 Budget as presented. All in favor. Motion passed. (8/0/0)

**Clubhouse Director's Report:** Loretta Murray reports that the association had another fun time with our visit with Santa on Sunday 12/10/2017; there were 30 children and 30 adults. Thank you to Amy Eckert, Jen Cione & Grace Mayer for helping to make it a fun time for the families that attended.

Acacia Association signed a contract with Klassic remodeling to install a new floor in the clubhouse entranceway, stairs and great room. This will be done the 1<sup>st</sup> qtr. 2018

The Acacia Association sign for in front of the clubhouse will be installed hopefully by the end of the year otherwise no later than end of January weather permitting.

Reminder to all residents: please bring in your old books for the book exchange. A bookshelf is in the clubhouse 4-season room.

I'd like to thank Jose, Jeff, Gia, and Judy for their dedication to the association and attending to the needs of the community.

