

# **Acacia Times**

*Monthly Newsletter of The Acacia Association*

**December 2018**

**Monthly Assessment Increase/Coupon books**

**Holiday Garbage Pick-Up**

**Holiday Decorations**

**Acacia Board General Election**

**Board Meeting Minutes of Tuesday, December 11, 2018**

**Next Acacia Regular Board Meeting, January 8, 2019**

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**

**Dates to remember:** The Acacia Office will be closed Christmas Eve, Christmas Day, New Year's Eve and New Year's Day. Have a happy holiday!

The Acacia Adult Holiday Party is Friday, December 28<sup>th</sup> from 7-10pm at the clubhouse.

**Assessment amount of \$225 goes into effect January 1, 2019. Assessment payment coupon books will be mailed out the week of December 24<sup>th</sup>. Only homeowners that pay by personal check will receive a coupon book. If you send a check directly from your bank or pay by ACH, you will not receive a coupon book. Those that pay by ACH are not required to adjust their account to the new assessment amount. It will be handled by the Acacia office. If you'd like to make your January payment before your coupon book arrives, you can submit your check for \$225 with a note stating your name and address and it will be applied to your account. If you have questions or wish not to receive a coupon book please call the office 708-246-2400.**

**Holiday garbage pick-up** will be Wednesday, December 26, 2018 and January 2, 2019.

## **ALCC Updates/Reminders:**

DECORATIONS– Christmas decorations must be removed by January 31st. These rules can be found in the 2018 Rules and Regulations.

Acacia Board General Election is coming up in February. Information can be found under new business in the minutes.

The Board adopted a definition of commercial vehicle - see the definition under New Business in the minutes. These vehicles can be parked in the driveway during the day but will be fined if parked overnight - overnight hours adopted by the Board are between 10:00 pm and 6:00 am.

Santa visited the clubhouse on Sunday, 34 kids attended and had a great time!

**Next Board Meeting is Tuesday, January 8, 2019 at 7pm at the clubhouse.**

## **The Acacia Association Board of Directors Meeting December 11, 2018**

The Board of Directors Meeting of Tuesday, December 11, 2018 was brought to order at 7:00 p.m. by Pres. Eckert

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

Carol Mason was absent.

The Pledge of Allegiance was recited.

Motion (Polacek, Eckert) to approve the minutes of the November 11, 2018 Board of Directors Meeting. All in favor. Motion passed (8/0/1).

**Home Owners comments/questions:** Jen from Briarwood had a skunk problem. She thought it would be a good idea for the office to have a referral list to help homeowners find professionals that deal with skunks, etc.

**Treasurer's Report:** John Polacek reports on the Treasurer's Report Page, we see that the Assessment Collection was \$78,712, with other sources giving a total income of \$79,447. Expenses were \$57,992 leaving a net ordinary income of \$21,524. Our big expense items are all done. This is the start of building reserves to pay for the next year's large expenses.

The accounts receivable currently stands at \$20,208.85. Past Due Accounts show 20 members owing money. 7 members owe \$15,876 and 13 members owe \$4,333. We continue to do all the law allows to collect the outstanding balances. The treasurer is starting to meet with some members to arrange for payment plans to catch up their accounts.

We had 9 members miss their assessment payment. This cost each of them \$10.00 extra. Currently 222 members use the **ACH**, automatic bank withdrawal and 165 do not. **ACH** insures no late payment fee and no interest charge. **ACH** also saves the office time and money. Please consider this. 57.4% 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.

### **In the Past Due accounts:**

Two of the accounts (#2, #3) should clear by being sold in the next month.

One other account (#1, #4 & #17) is on the market  
This will reduce our Past Due by \$13,575.70  
We have 3 accounts on payment plans.  
The Past Due accounts are coming under control.

### **Comments on some of the reports:**

Profit & Loss Budget vs Actual January through December 2018

6010 Payroll Expenses show a reduction of about \$30,000 with the payroll for pool moving to 6125 Pool Management. The management fee has been reduced for next year. This will be a continuing effort in the coming years.

General Ledger

6403 Lumber - we are researching replacing 2x12 20' cedar with 2x12 20' pine covered with brown metal to increase durability and decrease cost.

8040 Capital reserve Expenditures – our expenditures were above our capital replacement amount, \$92,122 vs \$60,000. Next year our replacement amount will increase to \$72,000, allowing us to increase the reserves as the Reserve Study advised.  
We still need to plan our Capital Expenditures for next year.

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. (8/0/1).

### **2019 BUDGET**

The Budget is in balance with the increase in assessment of \$5.00 per month to \$225 per month. This is \$60 per year. The increase will allow the Association to build up the Capital Reserve as advised in the Reserve Study. It will also help to cover increases in costs.

Please remember that during the 2008 recession we reduced costs and did not raise the assessment for a number of years. There are no places that I see to reduce costs further without decreasing services to the Members. However, we will continue to look for ways to decrease costs. It is our money too.

Concerning the monthly Assessment: I move that we raise the Assessment by \$5 per month to \$225. This is in keeping with our discussion of the past few years and is in line with our latest Reserve Study.

