



## Welcome New Association

**Autumn Green at Midway**

**Castleford Heathstone HOA**

**Country Villas Condo Association No IV**

**Michigan Ave Gardens**

## MESSAGE FROM YOUR ACTHA BOARD OF DIRECTORS

As we finally welcome warmer weather and the expansion of reopening Illinois, many community associations are back to focusing on the usual issues connected with daily operations; landscaping, building repairs and improvements, policy and procedural disputes, budgets and the overall business of living within a community. Of course, there are also still many outstanding questions on proper interpretation of our phases in terms of everything from meetings to assessments, amenities, and repairs. This issue of our newsletter addresses some of the concerns we have heard regarding insurance. In addition, we have included a caution when newly adopted sanitizing procedures are utilized in common areas and amenities. An ongoing issue regarding delinquencies in monthly assessments and interpretation of the Governor's Executive Order as it pertains to options still available to community associations, as was outlined in our last newsletter, is evolving. We are monitoring this situation closely and will keep our members updated as the process is clarified. ACTHA has been and will continue to be your resource for information, education, and advocacy.

The ACTHA committee structure has recently been reactivated. We are grateful to those who have already stepped up to assist. ACTHA is a not-for-profit run completely by volunteers, with limited contracted essential services from commercial providers. We are recruiting volunteers for our Membership, Finance, Education, Marketing, Legislative and Events Committees. The volunteer application form is available on our website and interested parties may also call 312- 987-1906 or email [actha@actha.org](mailto:actha@actha.org) to apply or discuss opportunities for volunteers. Please consider joining us on one of our committees and play a role in defining your organization activities!

The ACTHA Board decided a few months ago to include all association, commercial, and individual members, (current and lapsed), in our emails, webinars and newsletters without additional charges. We felt it was paramount to follow our mission in educating all who live in or work with community associations during this difficult time. While our commitment to support and educate has not changed, in July we are moving back to including only current members in most website links, newsletters, and emails. Our website is currently under construction. We are updating many links and increasing resources for education. Please be aware that the "Learn and Lead" program is also under construction and being updated to reflect changes in laws and common practices in community associations. Soon membership and an individual password will be necessary to access most links.

If you wish to verify or renew your membership, contact us or complete the process online. Dues to cover the remainder of 2020 will be adjusted for the remaining 6-month period. For association members, please be reminded that all homeowners in the association are full members of ACTHA with all membership benefits. Registration with name, email and association name is required to be added to our database and very soon to also access many links within our website. Levels of association membership and cost for annual dues are based on the total number of units within your association and are designed to accommodate ALL homeowners. Commercial members are entitled to two contacts per membership. Contact ACTHA if your contact list currently exceeds that number or you are unsure of who is currently listed. Solutions will be agreed upon individually. Most importantly, the actual primary contact information may not be up to date. Associations must designate a homeowner as the primary contact. Any additional association contacts must be homeowners in the member association. All commercial providers affiliated with an association must be listed as commercial membership contacts within the listing for the commercial organization of affiliation. They may only be listed under the association membership if they are a homeowner member of that association. We appreciate your assistance!

Take care,

The ACTHA Board of Directors

**New Commercial Members**

**Sidebar Insurance Solutions Inc**

## IPC Cleaning Product Exposures Up 30%

COVID-19 Pandemic Causes Surge in Exposures reported to Nation's Oldest Poison Center

The Illinois Poison Center (IPC) urges people to use caution with cleaning products, especially during the COVID-19 pandemic. According to IPC data, exposures to cleaning products are up 30%, compared to last year, related to novel coronavirus transmission precautions and concerns.

Examples of exposures the IPC is managing include:

- People using non-traditional chemicals to wash their hands (e.g. bleach, hydrogenperoxide, wipes, etc.) instead of regular hand soap resulting in rash/irritation andcracked skin.
- People using chemicals (e.g. bleach, wipes, cleaning powders) to wash their groceries,including produce and are then concerned about toxicity upon ingestion;
- Mixing cleaning chemicals together and inadvertently producing toxic gas; and
- Pediatric exposures to cleaning products left open/unattended.

[Read More](#)

## INSURANCE QUESTION OF THE MONTH

**By Adam Czerwinski**

Has COVID-19 resulted in additional coverage recommendations?

Short Answer: Maybe.

Long Answer: We do not know yet. COVID is affecting our lives in ways we could not have anticipated. Insurance companies hate change and will spend the next several years making adjustments to their policies based upon COVID's impact.

Longer Answer: "Additional coverage" depends on an association's current policies. Minimally, homeowners associations should review and potentially reinforce the following policies:

[Read More](#)

## Legislative Links

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## Current Pending Association Legislation

**HB4025:** Condo Act & CICCAs: Amends Eviction Act – service by posting on website [LINK](#)

**HB4068:** Condo Act & CICCAs: Amends Homeowners' Energy Policy Statement Act – Solar Energy -location/reduction [LINK](#)

**HB4148:** CICCAs – Electrical Vehicle Charging Stations [LINK](#)

**HB4284:** Condo Act & CICCAs: Creates Electric Vehicle Charging Act [LINK](#)

**HB4654:** Amends Property Tax Code – condo tax reduction [LINK](#)

**HB4744:** Amends CICCAs – repeated violation remedy [LINK](#)

**HB4745:** Amends Condo Act – mold remediation [LINK](#)

**HB4766:** Amends Community Association Manager Licensing and Disciplinary Act – various changes [LINK](#)

**HB5105:** Amends Homeowners' Energy Policy Statement Act – limits home rule [LINK](#)

**HB5199:** CICCAs, Condo Act – firearm possession [LINK](#)

**HB5210:** Condo Act – Sec. 22.1 [LINK](#)

**HB5368:** Smoke Detector Act – eliminates certain exemptions [LINK](#)

**SB2479:** Amends Eviction Act – service by posting on website [LINK](#)

**SB2480:** Amends Condo Act – lease filing fee prohibition [LINK](#)

**SB3064:** Amends HEPSAs – rain water collection & compost systems [LINK](#)

**SB3145:** Amends Condo Act – Shell [LINK](#)

**SB3146:** Amends CICCAs – Shell [LINK](#)

**SB3163:** Amends HEPSAs – greater than 40 ft [LINK](#)

**SB3264:** Amends Sunset Act & Community Association Manager Licensing and Disciplinary Act – various changes [LINK](#)

**SB3284:** Amends Condo Act – accessible parking space [LINK](#)

**SB3435:** Condo Act – residency requirement [LINK](#)

**SB3471:** Condo Act - common element use fee [LINK](#)

**SB3731:** Condo Act – Sec. 15 increase to 85% [LINK](#)

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