

STATE OF ILLINOIS

ILLINOIS COMMERCE COMMISSION

American Community Management, Inc. :

Application for Licensure of :  
Agents, Brokers, and Consultants :  
under Section 16-115C :  
of the Public Utilities Act. :

Docket No.

12-0454

APPLICATION

American Community Management, Inc. ("Applicant"), hereby requests that the Illinois Commerce Commission ("Commission") grant it a license pursuant to Section 16-115C of the Public Utilities Act ("Act"). In support of its application, Applicant states as follows:

GENERAL [454.40, 454.50, 454.100]

1. Applicant's name and street address.

American Community Management, Inc.  
3041 Woodcreek Drive  
Downers Grove, IL 60515

2. Related Information:

- Type of business entity: Corporation
- Jurisdiction in which and under whose laws business entity was created: Schaumburg, ILLINOIS
- Other names under which Applicant does business (D/B/A): ACM

3. Contact Persons for the following:

a) issues related to processing this application:

Donald Franzese  
Chief Financial Officer  
3041 Woodcreek Dr, Downers Grove, IL 60515  
630-737-9561  
Donald@Acmweb.com

b) issues related to complaint resolution [454.130]:

Donald Franzese  
Chief Financial Officer  
3041 Woodcreek Dr, Downers Grove, IL 60515  
630-737-9561  
Donald@Acmweb.com

CHIEF CLERK'S OFFICE

2012 JUL 30 P 1:38

ILLINOIS COMMERCE  
COMMISSION

Provide each contact person's name, title, mailing address, telephone number, and e-mail address for a) and b).

4. Description of Applicant's business. [454.40(c)(1)]: Property Management:

Management of Condominium and Homeowner Associations

5. A statement in support of application (including supporting documents and schedules if necessary) certifying the applicant meets the requirements of Section 16-115C of the Act. [454.40(d)(1)].

American Community Management, Inc. has been in Business since 1986. In February 2010, the Business was sold to Karl Kulhanek, President and Chief Operating Officer. American Community Management, Inc. manages over 45 Condominium and Homeowner Associations throughout Illinois. In October of 2011, ACM signed an exclusive Agency agreement with Integrys Energy Services, Inc. and have since procured electricity for over 22 separate commercial entities and over 70 residential customers through Integrys Energy Services, Inc.

6. The name, address, telephone number, any facsimile number and any e-mail address of the agent registered with the Illinois Secretary of State. This information shall be kept current and any change regarding the licensee shall be reported within 15 days after the change occurs. The required information shall be filed with the Chief Clerk of the Commission at its Springfield office. [454.40(c)(3)]:

Arthur E. Mertes  
730 W. Randolph St. Ste 600  
Chicago, IL 60661  
312-454-0015  
312-454-0261  
amertes@synergylawgroup.com

7. A statement to disclose whether the Applicant is licensed as an agent, broker or consultant in any other jurisdictions, similar to the licensure required under Section 16-115C of the Illinois Public Utilities Act. Additionally, the Applicant is directed to disclose whether it has had any complaints filed against it for its provision of any services in the electric or gas industry in this or any other jurisdiction. If yes, the Applicant is directed to include in its response the nature of the complaint, the jurisdiction, and the ultimate resolution.

Applicant is **not** licensed as an agent, broker or consultant in any other jurisdiction.

8. Applicant certifies that it:

a) is licensed to do business in the State of Illinois and is in compliance with all other applicable laws, regulations and Commission rules and orders; [454.40(c)(2)]

- b) shall comply with all terms and conditions required by Section 16-115C of the Act; [454.40(d)(2)]
- c) shall ensure any person who acts on behalf of the entity will comply with all sections of Part 454 applicable to the function or functions to be performed; [454.40(d)(3)]
- d) shall remain in compliance with the provisions of the Act and Part 454; [454.50]
- e) shall ensure that authorizations received from customers, and all other applicable records are retained for a period of not less than three calendar years after the calendar year in which they were created; and [454.100(a)]
- f) shall preserve the confidentiality of its customers' data. [454.100(b)]

MANAGERIAL LICENSING QUALIFICATIONS [Section 454.60]

- 9. Applicant meets the managerial qualifications set forth in Part 454.60, as demonstrated in Attachment A\_. Attachment B\_ includes an exhibit containing a corporate organizational chart and identifying the persons who are being used to meet the requirements of Part 454.60(a). Attachment A\_ includes an exhibit containing occupational background information on the person or persons who are being used to meet the requirements of Part 454.60(a). [Attachment should include narrative and/or resume of key personnel showing clearly how the managerial experience requirement is being met.]

TECHNICAL LICENSING QUALIFICATIONS [Section 454.70]

- 10. Applicant meets the technical qualifications set forth in Part 454.70, as demonstrated in Attachment A\_. Attachment A\_ includes an exhibit containing occupational background information on the person or persons who are being used to meet the requirements of Part 454.70(a).

FINANCIAL LICENSING REQUIREMENTS [SECTION 454.80]

- 11. Applicant is required to execute and maintain a license or permit bond in the name of the People of the State of Illinois issued by a qualifying surety or insurance company authorized to transact business in the State of Illinois. The amount of the bond shall equal \$5,000.

[Department of the Treasury's Listing of Approved Sureties (Department Circular 570) (<http://www.fms.treas.gov/c570/c570.html>)]

CODE OF CONDUCT [SECTION 454.90]

- 12. Applicant certifies that it shall:
  - a) Disclose in plain language in writing the nature of the services offered by the ABC;

- b) Prior to the customer signing a contract, disclose that they are not employed by the electric utility operating in the applicable service territory;
- c) Disclose in plain language in writing to all persons it solicits the total price per kilowatt-hour, and the total anticipated cost, inclusive of all fees or commissions received by the licensee, to be paid by the customer over the period of the proposed underlying customer contract. In the event a person or entity required to be licensed pursuant to this Part uses an electric supply usage estimate for a particular customer, the person or entity required to be licensed pursuant to this Part must use the same electric supply usage estimate for all service offers it presents to that particular customer;
- d) Any disclosure required by subsection (c) must be made prior to entering into the contract and signed by the customer;
- e) Disclose if applicable, to all customers, prior to the customer signing a contract the fact that they will be receiving compensation from the supplier;
- f) Not hold itself out as independent or unaffiliated with any RES, or both, or use words calculated to give that impression, unless the person or entity offering service under Section 16-115C of the Act has no contractual relationship with any RES or its affiliates regarding retail electric service in Illinois;
- g) Not utilize false, misleading, materially inaccurate, defamatory or otherwise deceptive language or materials in the soliciting or providing of its services;
- h) Maintain copies of all marketing materials disseminated to third parties for a period of not less than three years;
- i) Maintain copies of all disclosure statements required in subsections (a) and (b) for a period of not less than three years;
- j) Not present electricity pricing information in a manner that favors one supplier over another, unless a valid pricing comparison is made utilizing all relevant costs and terms; and
- k) Comply with the requirements of Sections 2EE, 2FF, 2GG and 2HH of the Consumer Fraud and Deceptive Business Practices Act [815 ILCS 505/2EE, 2FF, 2GG and 2HH].

REPORTING REQUIREMENTS [SECTION 454.110]

13. Applicant agrees to submit reports in accordance with annual reporting requirements. [454.110]

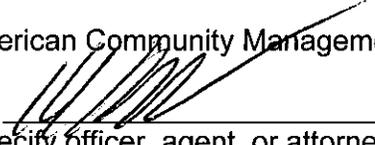
Form for ABC Applicants

WHEREFORE, Applicant requests that the Commission grant its application for licensure as an agent, broker, or consultant to engage in the procurement or sale of retail electricity supply for third parties.

Respectfully submitted,

Karl Kulhanek, President

American Community Management

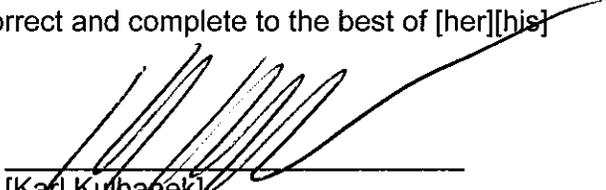
By:   
[Specify officer, agent, or attorney]

Robert Aprati  
Robert Aprati Attorney At Law  
14017 John Humphrey Drive  
Orland Park, Illinois 60462  
630-235-9196  
raprati@apratilaw.com

VERIFICATION

STATE OF IL  
COUNTY OF DuPage

Karl Kulanek, being first duly sworn, deposes and says that she/he is [the] [a(n)]  
President [of][for] American Community Management, Inc; that he/she has read the foregoing  
Application of American Community Management, Inc, and all of the attachments  
accompanying and referred to within the Application; and that the statements contained in the  
Application and the attachments are true, correct and complete to the best of [her][his]  
knowledge, information and belief.

  
\_\_\_\_\_  
[Karl Kulanek]

Subscribed and sworn to before me  
this 24 day of July, 2012.

Viviana Valentino  
Notary Public

[Stamp of Notary]

