

WOODHAVEN

January 2022 | Vol. 39 No. 1

NEWS

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Visit our website for the most up-to-date information:
WoodhavenLakes.com



president's letter

Opinions

Sharing opinions help us understand what we believe in and what we are. Typically, to have an opinion about anything we need to have knowledge. Also, when we have an opinion we take a stand. It helps us to understand ourselves.

Lots of opinions are being shared on several social media sites about the proposed Splash Park. I personally think it's very important for Property Owners to express their opinions. My hope is that they would form them based on fact or a point of knowledge on the subject and evaluate it based on their personal values and needs.

The tricky thing about social media is that it lacks that human connection which promotes values, relationships and can cause callous comments resulting in an environment that lacks respect. This phenomena is known as the "online disinhibition effect." Basically, being online lowers your inhibitions which typically results in people opening up more online than they would face to face.

Several Property Owners, committee members and staff have provided, and will continue to provide, factual information on this project. Detailed information on the design and requirements were provided in the December edition of the *Woodhaven News* starting on page 26. This can be accessed on Woodhaven's website and Facebook page. Questions, discussions and opinions are needed on this project and if done in a productive and respectful way, will provide what is critical for Property Owners to know so they can ultimately express their opinion and that is to vote on it. If after reviewing the provided information, you have more questions or comments, please email them to: AORC@woodhavenassociation.com. The referendum for this vote will be this Spring with the date to be determined.

Christine Moffett,
Board of Directors President



Service Award Questionnaire Tim O’Laughlin - 35 years

What changes have you seen while at Woodhaven?
Change is good...subtle changes, dramatic changes, we’ve had them all. Requiring registering in advance to use the aquatic facilities is probably the single most surprising change I’ve seen. It works very well and is very beneficial for several reasons but, I never saw that one coming before Covid.

What was your most memorable experience while on the job?

I remember meeting my wife for the first time, the first week I started, at an employee orientation picnic. I remember watching my older daughter training my younger daughter in a lifeguard training class 26 years later.

Have there been any special difficulties during your service?

Miscommunications/misunderstandings were always a special difficulty on the job, especially between coworkers.

What advice would you give to young people just starting out?

Don’t be afraid, jump right in.

Who has been your favorite person to work with while here?

The current 3 man crew of full-timers in Recreation/Aquatics is hands down the best I’ve ever worked with. Justin, Emma, and I have been the most productive, creative, and cohesive group of Recreators to date, and with Randy being our go-to when needed...yes, great group!

What part do you feel Woodhaven Plays in the community?

We play a huge role in the community, and yet the community hardly recognizes our existence, and vice-versa. But that’s ok, that may be how two proud giants get along best.



Service Award Questionnaire Wayne Lachat - 25 years

What changes have you seen while at Woodhaven?
Well after 25 years I have seen lots of changes, just about every building has been torn down and replaced with new ones, roads upgraded, multiple board changes, etc. Woodhaven has done a 360 since I have started.

What was your most memorable experience while on the job?

I have had too many good experiences, but I would say I do enjoy training new employees, being able to give them my experience so they can succeed.

Have there been any special difficulties during your service?

Yes, there has been. It would be the tornado siren system, and all the problems we have had with them, from being hit by lightning, poor grounding due to the sandy soil, control boards going out and just keeping up and working correctly.

What advice would you give to young people just starting out?

Not to change the world in your first week of employment or you will not last long in your job, just be grateful for what you have and try to make the most of it, and do your best.

Who has been your favorite person to work with while here?

Having a favorite just causes problems, so everyone is my favorite.

What part do you feel Woodhaven Plays in the community?

Provides employment and opportunities to the youth in the area.



Service Award Questionnaire Bonita Willis - 15 years

What changes have you seen while at Woodhaven?
I have seen several staff changes in our office and we have grown with each of them. As each new employee/Broker joins they have brought us precious insight into what best works for our office. Those that have left or been removed have provided valuable lessons as well.

What was your most memorable experience while on the job?

Too many to fit here. Many, many of wonderful Property Owners (buyers and sellers) that I still exchange Christmas cards with or chat with on social media and even at church. As for employee memories, they too are vast in seriousness and silliness – so many fill my head. Mary and I will never forget our adventure to find a park model VIN in the snow falling and rolling around though, I am sure.

Have there been any special difficulties during your service?

Trying to best work with those that do not work for or focus on the betterment of WLRI, but rather self-serving goals.

What advice would you give to young people just starting out?

Embrace the diversity that is afforded you. WLRI/WHA offers great exposure to so much of it. Meet a PO from out of the area, or an employee from a different department. Take time to talk to and get to know them. You’ll be glad you did!

Who has been your favorite person to work with while here?

It is so hard to choose a favorite (and my sister would be so disappointed in me if I did). There are simply more memories with those I have worked with longer, or more directly. Giving us the cliché “good times and bad” that we have worked through and overcome.

What part do you feel Woodhaven Plays in the community?

As shared by most I’m sure, WHA adds to the economy through employment opportunities, as well as revenue by Property Owners and guests. Many Property Owners value WH and our community as their sanctuary or little piece of heaven. A perspective we could all benefit from.



Service Award Questionnaire Chuck Moyers- 10 years

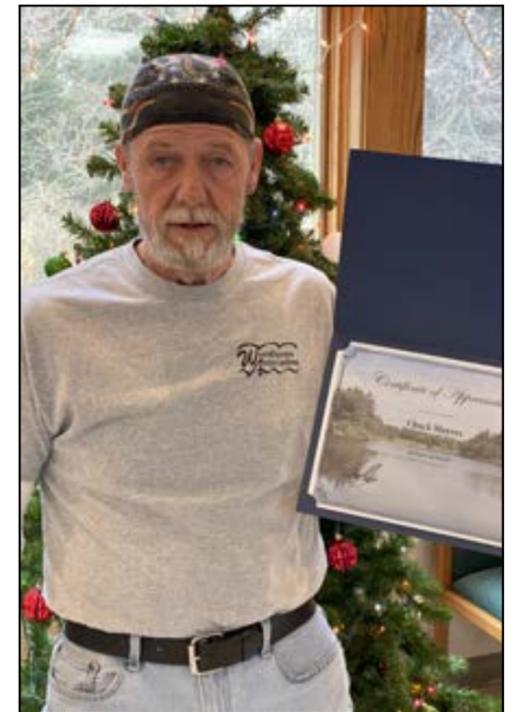
What changes have you seen while at Woodhaven?
I have seen a lot of property improvements.

What was your most memorable experience while on the job?
Getting raccoons out of the dumpsters.

Have there been any special difficulties during your service?
There have been some difficulties, different ones over time, but nothing we could not handle.

What advice would you give to young people just starting out?
Come to work and do your job, and try not to worry about what other employees are doing. This is a very good place to work.

Who has been your favorite person to work with while here?
I do not have any favorites. I have enjoyed most of the people I work with.



Service Award Questionnaire Nicci Leffelman - 10 years

What changes have you seen while at Woodhaven?
Having technically been here since I was in high school, I've seen many changes to Woodhaven, from facilities to management, and more. In my specific job, there has been a massive change from mostly print communications to an excess of communications through the web and social media – anything you need to know about Woodhaven can be found online. Very different from 2004!

What was your most memorable experience while on the job?
While I was gone the summer of the tornado, I came back that winter. Seeing staff and Owners work so hard to help each other rebuild and clean up over the next few years was truly something to experience.

What advice would you give to young people just starting out?
Dive in and learn as much as you can! Woodhaven is it's own very unique place and there is a lot to learn.

Who has been your favorite person to work with while here?
I could never pick just one. I've grown up here and there's a reason I've worked here since I was 16; it's the people. Your coworkers become family and are the most supportive group of people you could have – they've seen me through nearly every stage of my adult life. And it's not just the staff, I've been able to work with some great Property Owners, as well.

What part do you feel Woodhaven Plays in the community?
I think there are many ways Woodhaven impacts the community, but the one I tend to focus on is how great of a workplace it is, especially as a first job for those in high school/college. Aside from being a fun place to work, you really learn a ton of great skills to carry forward.



Service Award Questionnaire Tanya McGlown - 10 years

What changes have you seen while at Woodhaven?
Building and property improvements.
What was your most memorable experience while on the job?
Finding all the non bathroom items where they are not suppose to be. (i.e. catfish in toilet.)

Have there been any special difficulties during your service?
There have been a few. Making sure things get done even when short staffed, Covid, and clean up after the tornado.

What advice would you give to young people just starting out?
Don't be so hard on yourself. Take constructive criticism and learn from it; it'll be ok. Smile through the B.S., they can't read your mind. Karen Roche called it a Woodhaven smile.

Who has been your favorite person to work with while here?
There have been a few, both past and present. Really anyone that can topic jump randomly or sit in complete silence.



Service Award Questionnaire Don Althaus - 10 years

What changes have you seen while at Woodhaven?
Going from FM radio communications to fiber optic. A lot of new Property Owners. A number of landscape projects that dressed up some areas or buildings around property.

What was your most memorable experience while on the job?
Being 20ft down in a hole repairing a sewer line in Section 29. 20 feet doesn't seem like a lot until you're down there and look up, it can give you eerie feelings.

Have there been any special difficulties during your service?
When you receive backlash from people when you try to go out of your way to help them.

What advice would you give to young people just starting out?
Work hard, respect others, be yourself, and don't take anything for granted.

Who has been your favorite person to work with while here?
Rusty and Brandon. We all try to make the best out of every situation or job we encounter.

What part do you feel Woodhaven Plays in the community?
Pulling people from other areas out here is a great benefit to our local businesses, not to mention provides a great number of job opportunities for all ages.



Service Award Questionnaire Travis Ryan-Gregory - 5 years

What changes have you seen while at Woodhaven?
The seasons changing are beautiful out here.
What was your most memorable experience while on the job?
Meeting my best friend Stephen.

Have there been any special difficulties during your service?
Yes, learning how to handle adrenaline dumps.

What advice would you give to young people just starting out?
Be firm but gentle.

Who has been your favorite person to work with while here?
Officer Stephen Wallace.

What part do you feel Woodhaven Plays in the community?
Recreational camping.



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MERRY CHRISTMAS

"And she shall bring forth a son, and thou shalt call his name JESUS: for he shall save his people from their sins." Matthew 1:21

We will be closed from Dec 24, 2021 -- Jan. 9, 2021.
Reopening on Jan. 10, 2022

Letter to the Editor;

We have been hearing a little about the proposed splash pad to be located in Section 25. Besides the fact that it would affect the quality of our time at Woodhaven in Section 25, we are concerned that the proposed \$4 million project would NOT benefit all of the owners at Woodhaven and thus not warrant an increase in our association fees. Improved internet service would be a project that would benefit all families. We are also concerned that according to the September Woodhaven Lakes News, the estimated increase in fees of \$90 per year could change AFTER owner approval of the splash pad and bids are procured. What assurances are there that this number will not increase. Please contact the Aquatics Operations Referendum Committee at aorc@woodhavenassociation.com with your concerns.

Carl and Diane Schroeder
Section 25 Lot 122

Editor's Note;

We encourage all Property Owners to review the provided information for the Splash Park Referendum. The December Woodhaven News has several pages of content for review; this information can also be found on our website under the "Splash Park Info" tab. Both instances also have information for reviewing the PowerPoint presentation from the AORC at Fall Fest.

More information, details on the referendum, and potential "town hall" dates will be released soon. We strongly encourage all owners to continue to send comments, questions, concerns, etc. to the AORC email: aorc@woodhavenassociation.com

board action report

The following actions were taken or reported by the Board of Directors at their November 16th, 2021 Meeting. *Full meeting minutes will be posted to the Members tab on our website after approval at the December 14th meeting.*

- Motion was made to approve the October 12, 2021 – Board of Directors’ Meeting Minutes. Motion passed with 5 ayes and 1 abstention.
- Motion was made to approve the October 12, 2021 – Board of Directors’ Executive Session Minutes. Motion passed with 5 ayes and 1 abstention.
- Motion was made to approve the ESAC Board of Review Consent Agenda as presented. Motion passed unanimously.
- Motion was made to approve the Public Safety Board of Review Consent Agenda as presented. Motion passed unanimously.
- Motion was made to approve the quotes for the Section 4 Playground from NuToys for the playground equipment replacement pieces and from Custom Playgrounds for the installation and spreading of the woodchip surface for a total of \$18,654.50 Motion passed unanimously.
- Motion was made to proceed to send the default letter to Twilight Internet Networks, LLC to terminate the agreement. Motion passed unanimously.
- Motion was made to approve the Resolution for the 2022 Board Meeting Schedule with the following changes: November 15, 2022, and December 13, 2022, Board Meetings changed to Zoom Meetings. Motion passed unanimously.
- Motion was made to approve the Employee Christmas Gifts for the full-time and part-time employees who have worked for Woodhaven for three consecutive seasons. Motion passed unanimously.
- Motion was made to uphold the first citation with a \$100 fine and restricted use of the property for 183 days beginning November 20, 2021, for Section 17 Lot 236. Motion passed unanimously.
- Motion was made to uphold the first citation with a \$100 fine and waive the restricted use of the property in this case for Section 28 Lot 47. Motion passed unanimously.
- Motion was made to extend the Executive Director’s Contract Agreement for another five years. Motion passed unanimously.
- Motion was made to approve the Salary Allocation Resolution. Motion passed unanimously.
- Motion was made to approve the Corporate Resolution transferring the Operating Fund and the Restricted Fund from Raymond James to the Cetera Financial Group. Motion passed unanimously.



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BOARD & COMMITTEE MEETINGS

**Meetings are subject to change, please check our website to view the most up-to-date schedules before attending a meeting.*

Please see the online Event Calendar for details - many meetings will continue to be on a virtual platform. Board meeting agendas will be posted to Facebook prior to each meeting.

January		
11th	Board of Directors’ Meeting, Zoom/YouTube	7:00 p.m.
24th	Board of Directors’ Meeting, Zoom/YouTube Communications Meeting, TBD	7:00 p.m.
February		
8th	Board of Directors’ Meeting, Zoom Meeting	7:00 p.m.
21st	Finance Committee Meeting, Zoom Meeting	7:00 p.m.
28th	Board of Directors’ Meeting, Zoom/YouTube	7:00 p.m.

Woodhaven’s Honor Roll of Veterans

We are continuing to seek the names of Woodhaven Property Owners and their immediate family who are US veterans or active duty. We will be adding to the list we compiled in 2019 and 2020 - if you submitted your info already, we will continue to include you. The Association would be honored to post these names in the *Woodhaven News* as well as on the Association Office, Realty Office, and Laundromat TV monitors. You can fill out the form and return it to the Association Office, online [here](#) or you can send us a message through Facebook. We will continue to accept submissions and publish the list annually.

Thank you for your time and thank you for your service to our country!

Woodhaven’s Honor Roll of Veterans

Name: _____

Section: _____ Lot: _____

Branch of Military: _____

Wars Served or Peacetime: _____

Additional Information: _____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE WOODHAVEN ASSOCIATION
2022 Meeting Schedule

WHEREAS, the Woodhaven Association (the “Association”) is governed by and through a duly elected Board of Directors (the “Board”) pursuant to the By-Laws; and

WHEREAS, Article VII, Section 5 Meetings of the Board of Directors states, “The Board shall meet at such times as the Board shall determine by resolution, but no less than 4 times annually.”; and

WHEREAS, the Board wishes to set forth their 2022 meeting schedule.

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED AS FOLLOWS:

- The 2022 Board Meeting Schedule is as follows:

Day	Date	Location	Time
Tuesday	January 11th	Virtual Zoom	7:00 p.m.
Monday	January 24th	Virtual Zoom	7:00 p.m.
Tuesday	February 8th	Virtual Zoom	7:00 p.m.
Monday	February 28th	Virtual Zoom	7:00 p.m.
Tuesday	March 8th	Virtual Zoom	7:00 p.m.
Monday	March 28th	Virtual Zoom	7:00 p.m.
Tuesday	April 12th	NIU Conference Center, Naperville	7:00 p.m.
Monday	April 25th	NIU Conference Center, Naperville	7:00 p.m.
Saturday	May 28th	Woodhaven	9:00 a.m.
Saturday	June 25th	Woodhaven	9:00 a.m.
Saturday	July 23rd	Woodhaven	9:00 a.m.
Tuesday	August 9th	NIU Conference Center, Naperville	7:00 p.m.
Sunday	August 21st	Woodhaven - Following the Annual Meeting	1:00 p.m.
Tuesday	September 13th	NIU Conference Center, Naperville	7:00 p.m.
Monday	September 26th	NIU Conference Center, Naperville	7:00 p.m.
Friday	September 30th	Woodhaven – RecPlex Multipurpose Room	7:00 p.m.
Saturday	October 1st	Woodhaven – RecPlex Multipurpose Room	1:00 p.m.
Tuesday	October 11th	NIU Conference Center, Naperville	7:00 p.m.
Saturday	November 12th	RecPlex Multi-Purpose Room	1:00 p.m.
Tuesday	November 15th	NIU Conference Center, Naperville	7:00 p.m.
Tuesday	December 13th	NIU Conference Center, Naperville	7:00 p.m.

- That this Resolution shall be in force and effect from and after its passage and approval.

PASSED AND APPROVED THIS 16th DAY OF NOVEMBER 2021.

AYES: Ivan Martinez, Charlie Muir, Laura Packwood, Chris Collins,
Pamela Smith, Christine Moffett, Daniel Rossi

NAYES: _____

ABSENT: _____

Christine Moffett, President

ATTEST: Charlie Muir, Secretary



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RECREATION & ACTIVITIES

CABIN FEVER

SATURDAY, FEBRUARY 19TH

Don't let the cold weather keep you from having some Winter fun! Head out to Woodhaven on Saturday, February 19th for our annual Cabin Fever Festival! Bundle up and head out to welcome the winter season with open arms. Cabin Fever brings a wide variety of activities for you to choose from. As always, we will look to good old Mother Nature for cooperation. Even if she doesn't cooperate, we will adapt our activities for whatever she throws our way.

For the fishing enthusiast, we will hold our Annual Ice Fishing Tournament on Saturday, February 19th (weather and ice permitting). The tournament will be held again through the Fish Donkey app, make sure to download that app for more information. The Rec Plex will be "home base" for all the games and fun, check in there first to get started. We will be hosting our annual Poker Run, Arcade tournaments, BINGO, & more! We will also have sleds available to those who would like to brave the cold weather and take a trip down the sled hill. We will keep the fun rolling all day, but remember to dress for the weather, whatever it may bring!

Don't worry; there won't even be time to think about feeling cold when you're having fun at Woodhaven! Shake out that Cabin Fever and settle at Woodhaven for a day of fun in the snow! As we get closer to the date, visit our Facebook Page or the Woodhaven website at www.woodhavenassociation.com for a complete listing of events and schedule updates. We also recommend signing up for the Woodhaven email updates, which can be done by visiting the Woodhaven website. This will give you access to the most up-to-date information available.

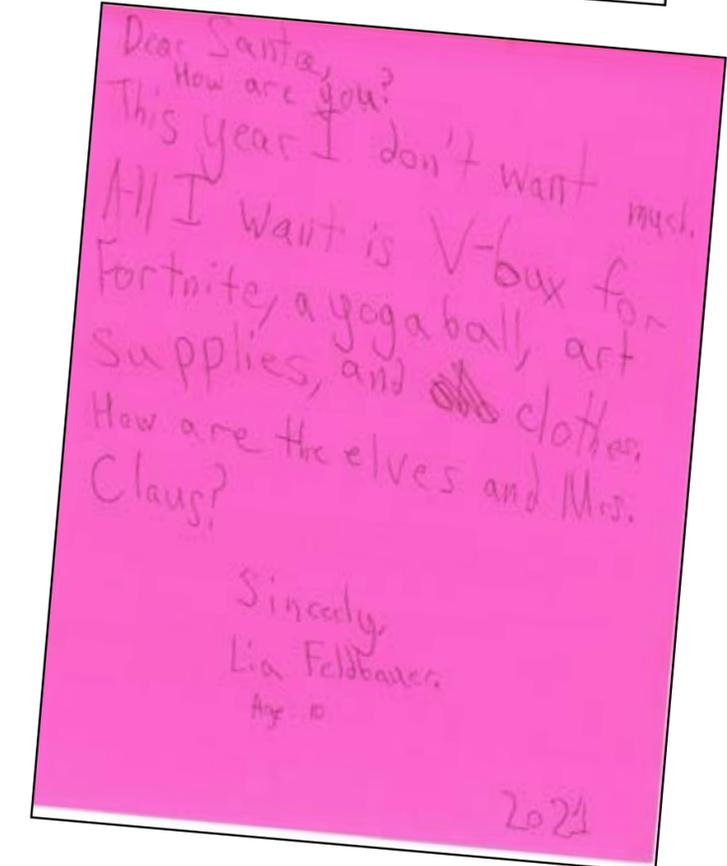
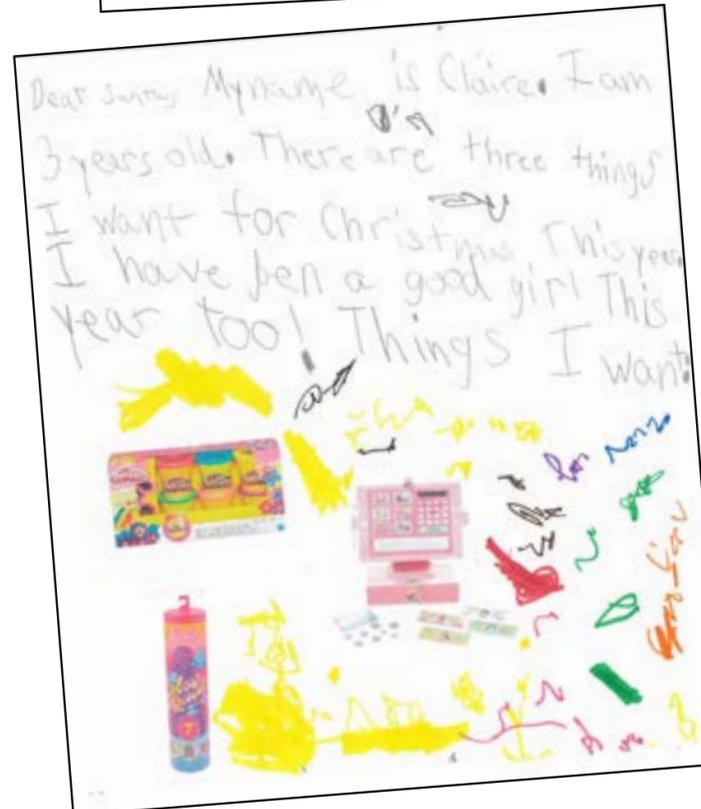
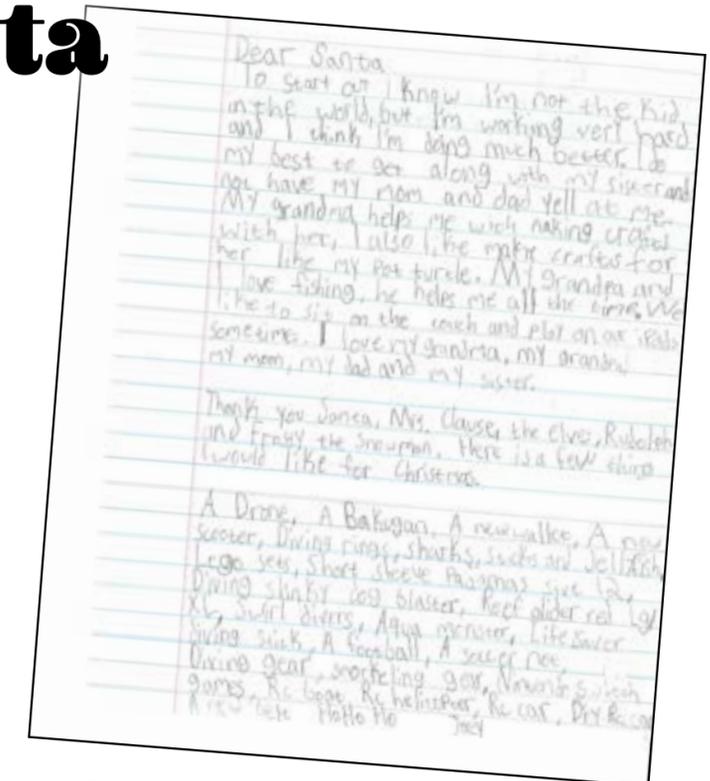
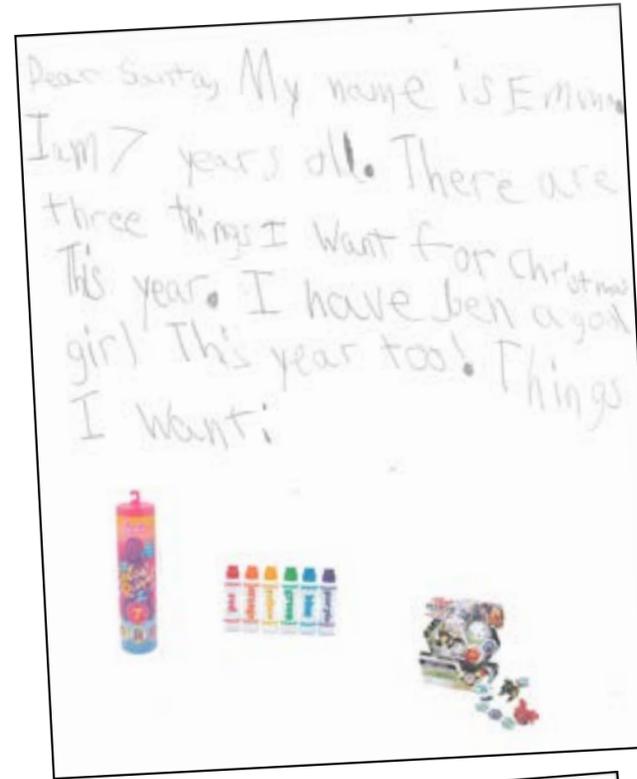
Please remember that the activities listed below are subject to change depending on scheduling and the weather conditions that weekend. Some activities may be substituted for others as necessary.

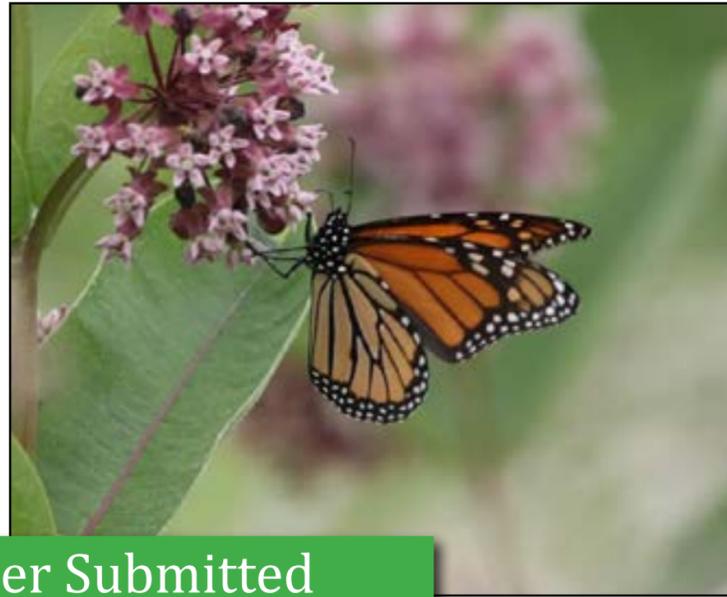
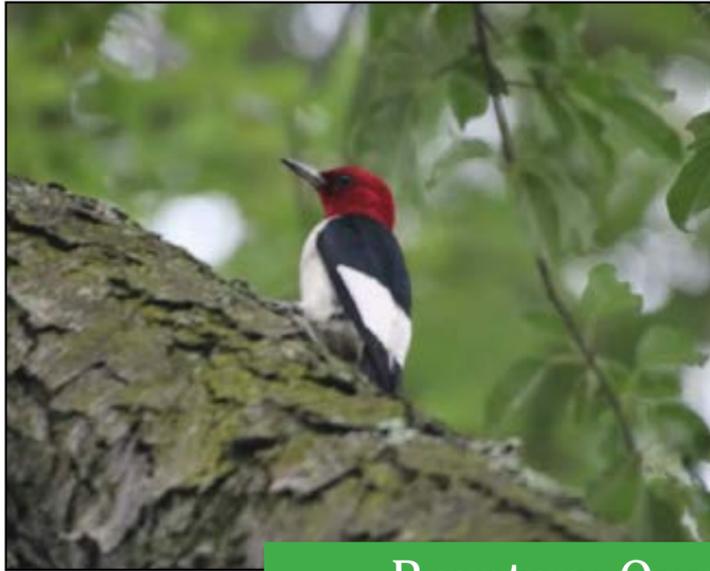
Cabin Fever Schedule (SCHEDULE SUBJECT TO CHANGE)

SATURDAY, FEBRUARY 19

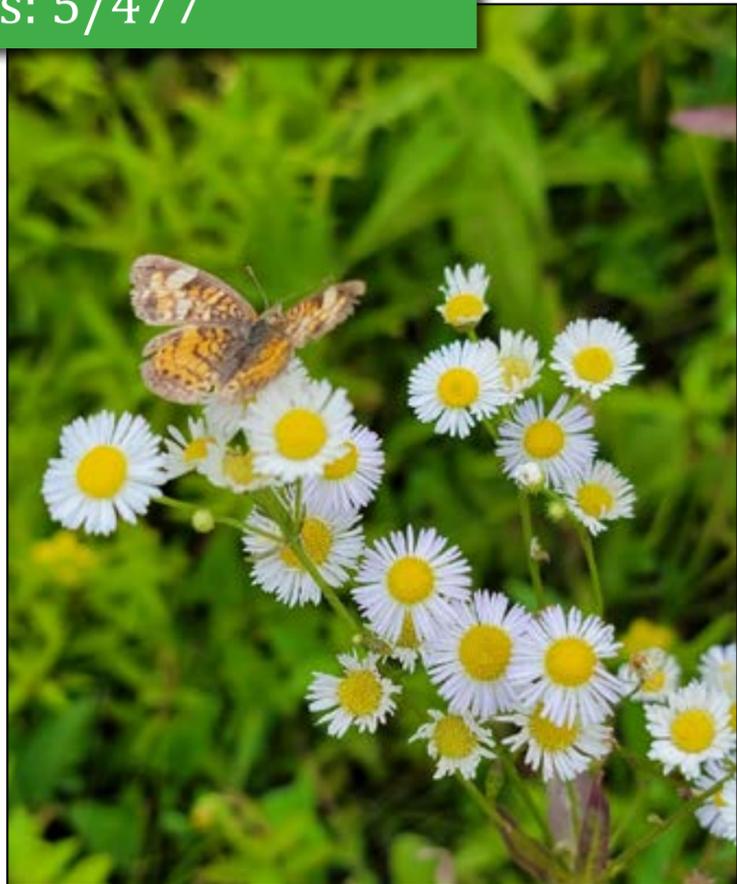
Ice Fishing Tournament	8 a.m.-3 p.m	All Lakes Great Woodhaven
Motorized Poker Run	10 a.m.-3 p.m	Multi-Purpose Room/Trails
Sledding Hill	Fun All Day	Sled Hill- Rec Plex
Arcade Game tournaments.....	12pm-2pm.....	Rec Plex
SNOWMOBILE DRAG RACES	TBA	Woodhaven Lake
Crafts.....	10 a.m.-1 p.m.....	Creation Station - Rec Plex
BINGO	4 p.m.	Multi-Purpose Room - Rec Plex

Letters to Santa





Proptery Owner Submitted
Photos: 5/477



welcome new property owners - september

"Welcome" new Woodhaven Property Owners and families. Please stop at the Association Office and pick up your new Membership packet.

Table with columns: Sec/Lot, Name, City, State. Lists property owners and their details for September.

registered sex offender list

Robert Hipshur-Sec. 21, Lot. 33 William Dubois-Sec. 17, Lot. 122-123

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section representatives & alternates

Table with columns: SECTION, REPRESENTATIVE, ALTERNATE. Lists section numbers, representative names, and alternate names.

classifieds

7/57 & 58 Park Model 400 Sq foot, add-a-room with open deck for sale, \$69,000. Everything inside and outside included, contact Alice for more details. Phone: 630-308-5782, Email: lanet2797@yahoo.com (1)



esac citations - november

Table with columns: Sec/Lot, Violation. Lists citations for various sections and lots, detailing the nature of the violations.

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WOODY SAYS.....

Have questions or comments about the Splash Park Referendum? Send them to the AORC email: aorc@woodhavenassociation.com

FOLLOW US ON SOCIAL MEDIA!

Woodhaven Lakes Association posts on Facebook and Instagram. One post features a 'Letters to Santa' card with the address: Woodhaven Lakes Association, North Pole Express, P.O. Box 110, Sublette, Illinois 61567. Another post shows a spotted fawn with the caption 'Curious little visitor at the office today...'. A third post shows a 'NEWS' magazine cover for Woodhaven Lakes.

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815-488-2041

Woodhaven Lakes Realty

Please Call for an Appointment
Monday-Saturday | 8:30 a.m.-4:30 p.m.
Sunday | CLOSED

815-849-5476 Last updated: 12/09/2021

Bonita Willis - Designated Managing Realtor® Broker
815-343-1966 | BWillis@woodhavenassociation.com

Mary Lovgren - Realtor® Broker
815-994-1449 | marylovgren@gmail.com

Nicci Leffelman - Realtor® Broker
815-501-0408 | NLeffelman@woodhavenassociation.com

Lisa Maher - Realtor® Broker
773-459-5472 | lmaher@woodhavenassociation.com

Justin Wiley - Realtor® Broker
815-849-5390 | JWiley@woodhavenassociation.com

Missing your favorite Woodhaven goodies from the General Store?
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It's all Good in the Woods

SHOP NOW

The General Store has partnered with Faithfully Engraved to bring your favorite Woodhaven Gear to you all year long!

Click the "Shop" link at the top of Woodhaven's website to shop the custom engraved Woodhaven goodies!

Hats, Tumblers, Ornaments, and more!

PENDING 142 N Jones Ave
A darling 3 bedroom, 1 bath home on a corner lot. An attached screened in porch adds to the charm of this home! The location is close to schools, downtown and the Post Office. The garage offers additional room for storage. New roof put on approximately 2 years ago. This property is being sold "as is". This little gem won't last long, so call for a showing today!
\$116,500

REDUCED 210 S Mason Ave
Perfect starter home or an investment property. Features of this 3 bedroom home are hardwood floors on the main level, cute enclosed front porch, and some newer windows. A large backyard to enjoy a cookout or Mother Nature. Conveniently located within walking distance to the grocery store, post office and pharmacy. This little home is awaiting your big ideas! Being sold "as is".
\$44,900

NEW 203 W Bacon St
Three city lots in a conveniently located area of a small quaint community. Walking distance to schools while still feeling private and remote. Lovely shade as well as lots of flat open space to improve upon. Small, older home to refurbish or start from scratch with the home of your dreams. Endless potential awaits - let your imagination take over! Call for a showing today.
\$34,900

123 S Mason Ave
This listing offers a lovely 3 bedroom home with a large screened in front porch. The spacious living and dining room will certainly offer plenty of space for hosting holiday dinners! The attic could be turned into a 4th bedroom with a little work. The fenced in back yard is private and a perfect spot to enjoy a campfire and some s'mores. So much character to this lovely one of a kind home. Call for a showing today.
\$98,900

Listings available at: woodhavenlakes.com | realtor.com | zillow.com | trulia.com

Woodhaven Lakes Realty

I have always been a firm believer in cross training to help you to appreciate your co-workers and the demands of their roles within your business. This can be similarly said to professions outside of your own. So, in an effort to allow you to better grasp our role, may we at **Woodhaven Lakes Realty** share some insight into the day in the life of our sales brokers.

The alarm goes off at 6:00am and you know you must be to the **Woodhaven Lakes Realty** office by 8:30am for your first of three walk-throughs for closings today. When you turn off the alarm you see you have fourteen new emails since you last looked at them at 11:30pm yesterday just before you shut your eyes for the night. Before you jump in the shower you look at them quickly to be sure there are no fires to put out. No such luck. Your 8:30am appointment was considerate enough to let you know they have a sick child and won't be able to make it today for their scheduled closing. You reach out to your co-worker, the seller's agent, to let him know right away, so he can call his clients before they leave Antioch to drive out to Woodhaven. (No answer, so he leaves a message, probably already driving and can't pick up)

Other emails are three appointment requests (two for today and one for two weeks from now), a sweet thank you from your buyer that closed on their dream Bass Lake property yesterday afternoon after looking for two years, two replies from previous emails you sent to your **Woodhaven Lakes Realty** Managing Broker, a counter from an outside agent (sent at 2:00am), and multiple marketing emails for CE, marketing materials, advertising, and the like. You call your buyer with the counteroffer and reply to the two appointment requests that you are booked solid today but would be happy to schedule something a little more in advance. Shower is going to have to be quick, and coffee to go.

Upon arrival to the office at 8:50am, you are greeted by a smiling weekend desk staff, and one of your co-workers already at his desk preparing for his full day of appointments as well. You sit at your desk to collect yourself for your showing appointments at 9:15am, 12:30pm and 3:00pm, as well as your other two walk-throughs at 10:30am and 11:30am. The sun is shining, and the temperature is up, but everyone arrives on-time. Unfortunately, the 10:30am walk-through took 30 minutes longer than anticipated due to the kind seller sharing every detail of the property since they bought it back in 1984. This will push the schedule off back in the office, as the buyer's lender is waiting to go over their paperwork, so that **Woodhaven Lakes Realty** can perform their closing. The 11:30 walk-through goes great and both parties are back in the office waiting on the previous closing to finish up so that they can start enjoying their new get-away.

You go to the fridge to grab a piece of cold pizza before your 12:30 gets here, and just as you round the corner to your desk with that piping hot left-over, the front door opens, and you hear "we have a 12:30 showing appointment". You inhale without chewing, grab a water bottle and hit the floor to welcome your excited clients. They have looked at property two previous times but saw three new listings on the website earlier in the week. You must inform them that two of them already have accepted offers with other office brokers, but you will show them the remaining one and you have found a couple of others that fit their 'must-have' list. Two hours later you are all back in the **Woodhaven Lakes Realty** office ready to write an offer. With the closing room busy all day, you gather your paperwork and head down the hall to the conference room to "write it up". Shortly after your 3:30 appointment arrives, right on time, and is waiting for you in the office. You work to politely finish with the offer client while trying to not be inconsiderate to your next scheduled client. It is 3:45pm, and you are back in the car and out on property with a list of six more properties to show.

These buyers LOVE Woodhaven, and can you blame them? However, they are unable to make a decision today, so they head home to think on it some more. It is now 5:15pm. The office staff closed the office up at 4:30pm, two of your co-workers are still out showing property, and the Managing Broker is finalizing the files from the day's six closings.

You look at your schedule for tomorrow, Sunday, and try to organize some potential properties for each of the three. In the meantime, two of your family members have texted you asking when you will be home because you were supposed to be leave for a family cook-out at 5:00pm. You promise to be on the road momentarily. On the way home, your phone rings twice and three text messages come through. While at the picnic you have to take and/or make four different client calls and don't get home until 10:30pm. You hit the hay by 11:45pm to prepare for it all again tomorrow. Life is good at **Woodhaven Lakes Realty!**





815-849-5476
woodhavenlakes.com/woodhaven-properties
Monday-Friday | 8:30-4:30
Saturday | 10 - 2
Sunday | CLOSED
 please call for an appointment
 Find us on realtor.com | trulia.com | zillow.com



Broker Spotlight - Justin Wiley

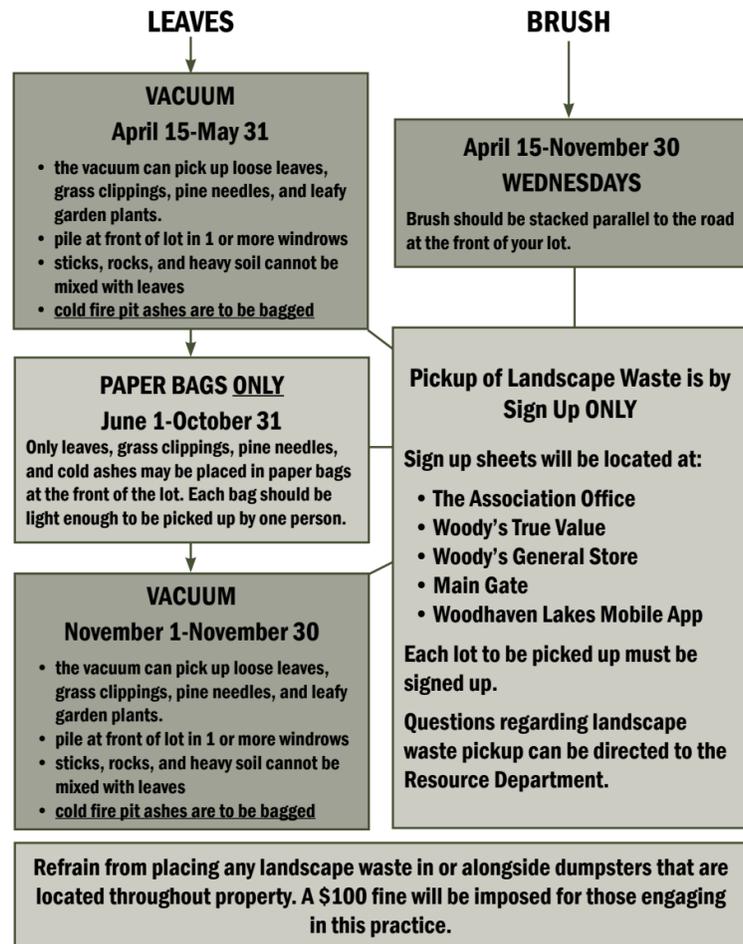
We, at Woodhaven Lakes Realty, would love for you to get to know our newest Broker, Justin Wiley. He may be newer, but he doesn't show it. His drive and ambition have been prevalent for years. Justin is from the small local town of Paw Paw, which many POs drive through every weekend, and while in high school he was a standout athlete on the basketball court. Those skills then led to a scholarship and a spot on the Grand View College team in Des Moines. There he played for four years while earning his Sports Management degree.

From Des Moines, Justin ventured to California and began working in sales for the Sacramento River Cats baseball team. He worked for the River Cats for three years, honing his sales and customer service skills, all attributes in which Woodhaven Lakes Realty and Justin's clients have benefited from. He began his licensing process remotely and reached out to our office while working through it which afforded us the opportunity to work with him from the start of his real estate career.

Justin is a softspoken gentleman, but his knowledge of both Real Estate as well as Woodhaven started from day one. He took to it all like Michael Jordan to a three-point shot. He found the opportunity, focuses on his goals of providing top of the line service to his clients and scores weekly by closing over 70 transactions in a year. That's nothing but net! Woodhaven Lakes Realty definitely has a dream team and Justin is an integral part of that.

Be sure to give Justin a call to score a seamless sales transaction. (815)849-5390

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2021 Catch Limits

<p>Largemouth Bass <small>* recommended voluntary catch & release</small></p> <p>Muskellunge (Musky) Walleye</p> <p>Channel Catfish Crappie Trout Bluegill & Redear Sunfish Bullhead Common Carp Grass Carp</p>	<p>14" Minimum Length Limit 1 Fish Daily Limit per Lake</p> <p>Catch & Release ONLY 2 Fish Daily Limit 16" Minimum Length Limit</p> <p>4 per Day 15 per Day 3 per Day No Limits No Limits No Limits (Do not release to water)</p> <p style="text-align: center;">RETURN TO LAKE!</p>
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*Notes:
 - A minimum length limit indicates that fish taken and not returned to the lake are required to be equal to or larger than the stated length. All fish less than the stated length shall be returned to the water being fished.
 - A daily limit will pertain to the lake being fished. Anglers will not be allowed to have in possession more than the state limit on any given lake.

NO MINNOWS ALLOWED AS BAIT



Section 11. Snowmobiles (4/17)

- A. A minimum of 4" of snow is required to open the snowmobile trails.
- B. Snowmobile usage shall be limited to those areas designated for their use by the Association.
- C. Operation of snowmobiles shall, at all times, be in compliance with those laws set forth by the state of Illinois and the Association's Rules and Regulations as listed in Article II.
 - 1. Snowmobile operation is not allowed on any lake or pond.
 - 2. Hours of operation:
 - » Monday-Thursday: 7:00 a.m. to Midnight
 - » Friday-Sunday: 7:00 a.m. to 1:00 a.m.
 - » Holidays: 7:00 a.m. to 1:00 a.m.
 - » Entering property by snowmobile after the set times the trails are closed is permitted for the sole purpose of traveling to the Owner's Campsite.
- D. Snowmobile operators are allowed to use roadways only for the purpose of going to trail areas and entering/exiting property.
- E. Management reserves the right to close any trail or area due to hazardous conditions.

Snow & Ice Control Procedures

- The decision to plow snow and/or apply ice control materials to Woodhaven's roads will be made by Maintenance Department personnel and will be based on a variety of factors including: forecasted depth of snow and temperatures, time of day, and scheduled activities and events.
- When blinding conditions exist, all equipment will be pulled off the roads until it is safe to operate.
- Woodhaven Drive East and West, Greenbriar Trail, Mayfair Trail, and Cranhurst Trail are priority roads. These roads are plowed and/or spread with chips in their entirety first. Secondary roads and cul-de-sacs are plowed only after the priority roads are tended.
- Specific problem areas will be handled as soon as possible after the Maintenance Department has been notified. Emergencies should be directed to the Main Gate by calling 815-849-5915.
- Property Owners are required to remove vehicles completely from the road at all times during the snow removal process. Citations will be issued to violators.
- Plows may make several passes in order to widen the roads. "Windrows" are unavoidable.
- Plows will not be lifted at any entrance to individual driveways.
- Maintenance personnel are prohibited from plowing private driveways; clearance of driveway entrances is the responsibility of the Campsite owner.
- Association personnel are prohibited from using Woodhaven vehicles for the purpose of pulling or towing owners or guest's vehicles.



ESAC Corner

SUE MCGRAW, ESAC MANAGER

While it may seem early to be thinking about changes you might be making to your property in the coming year, it is never too early to review some of the questions you may have regarding construction projects on your property. The following are some questions and answers we hope will be helpful with your future construction plans.

When do I need a permit? Any additions to, changes to, or relocation of existing improvements requires a permit. When in doubt, contact ESAC. Our office can assist you with the correct permit for your construction. One of ESAC's responsibilities is to be certain improvements to your lot comply with the Rules and Regulations. If you are relocating a structure or "refreshing" or adding gravel to an existing patio, driveway, or walkway, ESAC needs to be certain the setback requirements are still met and the gravel area didn't increase. This latter problem can occur for many reasons, including the fact that gravel "travels" if not contained by timbers. What you intend as a top coat of gravel may result in an area that exceeds the permitted square footage or setback requirements. We definitely don't want you to have to remove excess gravel if it can be avoided.

What if I have a question about the Rules and Regulations? The ESAC staff is always willing to answer your questions and assist you with your construction plans. Friends, neighbors, and others at Woodhaven might be happy to answer your questions, but even with the best of intentions, they might not be aware of the current Rules and Regulations. Talking to ESAC first is always a good idea.

What if I want to hire someone to do the work? ESAC maintains a list of contractors who have registered to perform work at Woodhaven. Registered contractors have paid an annual fee and provided proof of liability insurance and Worker's Compensation insurance if applicable. If you call or visit ESAC, we would be happy to provide you with a copy of the list. The list can also be obtained at the ESAC Information Station in the lobby of the Association office, on the Woodhaven website, and on Woodhaven's app. Please be advised that the Association cannot guarantee nor be held responsible for the work done or agreements made between you and a contractor. It is recommended you request a detailed written contract with the contractor before any work is done or payment is made. It is always a good idea to request from the prospective contractor, other property owners they have conducted business with for a recommendation. The Association in no way recommends one contractor over another.

When is a lot pinning performed? A pinning inspection to locate your property boundary markers is required when a First Class Permit is requested and there has been no pinning or survey within the prior 12 months. You may also request an inspection in conjunction with planned construction or changes to a lot, or simply because you wish to identify your property lines. Requesting a pinning during the construction planning stage is an excellent idea to prevent possible issues delaying your construction.

While one of ESAC's responsibilities is to ensure compliance with the Rules and Regulations as they relate to lot development, we strongly encourage you to look to ESAC for assistance with your plans, the construction process, and any questions you might have.

We look forward to a new year of assisting you with your plans for enhancing your property.

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\$185,900

Beautiful Brick, two story Craftsman home on historic East Main Street in Amboy. Surrounded by lovely homes and nature on 2/3 acre on the edge of farm country.



2600 Shaw Rd, West Brooklyn
\$178,000

Beautiful 7.95 Ac of land with a long lane and surrounded by trees for privacy. Features a 1999 modular improved residential home with appliances.



126 W Division St, Amboy
\$169,000

This beautiful ranch style home is all ready for you to move into! Located on a large corner lot. Features include: 3 bedrooms, possible one in basement, 2 baths.



209 S Jefferson Ave, Amboy
\$110,000

Beautiful Two story Amboy home. Offers 4 bedrooms and 1 1/2 baths. Spacious main floor with living, dining, kitchen, and laundry.

1311 AVE J, STERLING.....\$64,500

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00 SE CORNER OF W PROVOST & JOSIAH AVE, SE AMBOY.....\$12,000
707 MISSISSIPPI DRIVE, DIXON LOST NATION.....\$4,900
415 ST. FRANCIS DRIVE, DIXON LOST NATION.....\$4,900

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lorierbes@gmail.com
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1922 Tower Road, Sublette, IL 61367

Abigail Vaessen, Broker, 815-508-9715
Tonja Greenfield, Broker, 815-761-3220
Marcia Kosowski, Broker, 779-423-5947



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 Sec 1, Lot 9 - \$16,000	 Sec 1, Lot 66 - \$23,000	 Sec 2, Lots 273 & 274 - \$50,000	 Sec 4, Lot 192 - \$65,900	 Sec 5, Lots 190&191 - \$60,000	 Sec 5, Lot 228 - \$35,000
 Sec 5, Lot 342 - \$20,000	 Sec 5, Lot 438 - \$21,000	 Sec 7, Lots 181&182 - \$29,900	 Sec 7, Lot 191 - \$16,000	 Sec 7, Lot 196 - \$28,900	 Sec 10, Lot 312 - \$27,000
 Sec 10, Lots 291&292 - \$45,000	 Sec 11, Lot 74 - \$29,900	 Sec 11, Lot 88 - \$16,000	 Sec 11, Lot 203 - \$23,000	 Sec 15, Lot 14 - \$48,000	 Sec 15, Lot 161 - \$39,900
 Sec 16, Lot 121 - \$80,000	 Sec 16, Lot 211 - \$95,000	 Sec 17, Lot 3 - \$15,000	 Sec 19, Lot 80 - \$59,900	 Sec 21, Lot 84 - \$89,900	 Sec 21, Lot 96 - \$28,500
 Sec 23, Lot 183 - \$63,000	 Sec 23, Lot 92 - \$49,900	 Sec 23, Lot 195 - \$25,000	 Sec 23, Lot 196 - \$25,000	 Sec 26, Lot 102 - \$15,000	 Sec 26, Lot 167 - \$42,000
 Sec 27, Lot 57 - \$29,900	 Sec 27, Lot 145 - \$60,000	 Sec 28, Lot 91 - \$15,000	 Sec 29, Lot 369 - \$18,000	<p>Sec 2, Lots 67&68.....PENDING Sec 6, Lot 24.....CONTINGENT Sec 13, Lot 57.....PENDING Sec 15, Lot 74.....SOLD Sec 16, Lot 22.....PENDING Sec 16, Lot 55.....SOLD Sec 16, Lot 187.....SOLD Sec 26, Lot 127.....SOLD Sec 26, Lot 128.....SOLD Sec 29, Lot 304.....PENDING **Property status is as of Dec. 3 2021**</p>	



Alyssa Rod, Nature Center Coordinator

January - the coldest month of the year! Woodhaven's average highs in January are 27°F and an average low of 15°F. January is also typically the month with the least amount of sunshine and interestingly the highest average relative humidity around 85% (a tie with July). What does this mean for us? Well, if you like snow, January and February tend to have lots of it. If you don't like cold and snow, I still suggest that everyone takes some time to head outside and take a walk in nature. I'm not a fan of the cold either, but a short, brisk walk in nature is a great way to clear your mind and energize your body for the day! So, time to wear some extra layers and head outside!

Stop by the Nature Center during Cabin Fever on Saturday, February 19th to join us for some SNOWtacular wintertime fun! We will be open 10 a.m.-3 p.m. The day will be filled with crafts, activities, snowflakes, and more. Further details will be listed in the Cabin Fever Leisure Times.

New in Nature: Phenology is the study of the timing of biological phenomena in nature! To learn more about phenology, revisit this article in the March 2021 Woodhaven News. Your family can track phenology in your own backyard by starting a nature journal. Keep track of what you see and when, or use a calendar to write your observations in.

January, winter has set in and the cold is here, but the daylight is getting longer day by day. January is a great time to look for Bald Eagles, specifically along open water ways. Typically during this time of year it can be cold enough for water ways to freeze and the only open spots are located around locks and dams along rivers. Two great nearby places to watch eagles are along the Illinois River across from Starved Rock State Park at the Illinois Waterways Visitor Center looking over the lock and dam; the other over on the Mississippi River north of Fulton at Lock and Dam 13. Also related to freezing water, if it's thick enough, now is a good time to go ice fishing on the lakes, if you like the cold. Depending on the amount of the river being frozen, there can be hundreds of bald eagles hanging around the area. We start to hear the sounds of calling owls at night as they start calling to each other during the breeding season.

ground, it was probably a rabbit. An interesting bug to watch for during this time, or in January as well, is the snowflea. These tiny black specks will gather at the base of trees or on the side of a outside wall during sunny days around early February. Closer to the end of the month, watch for the red osier dogwood bark turning a bright red and the skunk cabbage poking through the snow in marshy areas.

During the month of November, we started to see the weather change towards winter. The month started out with nice autumn weather, temperatures in the 40s-60s during the day with no precipitation made for a great time to enjoy the outdoors. The change came on November 11-12 when the daily highs dropped almost 20 degrees around Woodhaven and the rainy weather changed to a variety of different precipitations. On November 12th we watched the skies as all throughout the day the rain changed to light snow to graupel and big fluffy snowflakes to slushy ice all in a matter of seconds. It was interesting to watch! What is graupel? Graupel are soft, small pellets formed when super cooled water droplets freeze onto a snow crystal. It is also known as snow pellets, soft hail, and some people compare it to Dippin' Dots®. Graupel is very fragile and typically disintegrates when handled. It's different from hail, sleet, and snow. Other changes during the month include the changing of the leaves. We finally saw a good hard freeze which helped to



change the leaves colors and encourage them to fall from the trees. Squirrels are continuing to store away food and the deer are increasing the thickness of their winter coats to stay warm for the winter. Migration continues with the birds, mostly cranes, hawks, ducks, and geese. This is the month that sees some unique species of birds moving in and around; birds that are not normally found in Illinois, some from the southern states and others from out west. In 2020, November found a Great Kiskadee from southern Texas to South America. This year bird watchers found a Prairie Falcon from the western US, and a Small-billed Elaenia found specifically in South America!

Head outside and enjoy the trails around the area to see what may happen this January and February in nature! If you see something awesome, let us know or bring in a picture to add to our photo wall!

NATURE CENTER HOURS
CLOSED FOR THE SEASON EXCEPT FOR CABIN FEVER:
Feb. 19, 10 a.m.-3 p.m.



February can be one of the hardest months to get through for us and for the animals. It is typically very cold, snowy, and we are all ready for the spring to be here. This is also the start of breeding season for many of the local birds that do not migrate. Birds like cardinals and chickadees start to sing more frequently to attract a mate and some mammals will be starting to breed like raccoons, squirrels, and coyote. If there is lots of snow, many herbivores can be desperate to find food. Deer and rabbit will chew on tree twigs; if the edges are clipped off cleanly at a 45 degree angle and near the

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1/40 | \$15,000

1/53\$64,900



1/99 | \$37,900

2/117\$23,000

2/224\$16,000

2/265\$57,900

3/118 \$25,000

4/99 \$39,900

4/104 \$14,000

4/136 \$18,000

5/103 \$46,900

5/310-311 ... \$90,000

5/316 \$30,000

6/20-21 \$39,900

7/46 \$9,500

7/109 \$15,000

8/26 \$25,900

8/53 \$15,900

9/191 \$34,900

10/24 \$35,000

10/51 \$18,900

10/290..... \$22,500

11/176..... \$26,000

11/228..... \$22,000

11/247..... \$10,000

11/265-6..... \$75,000

13/109..... \$28,900

15/59 \$39,000

16/163..... \$47,000

17/13 \$36,000

17/231..... \$34,000

17/266..... \$65,000

18/57 \$29,500

19/4 \$27,500

19/58 \$57,900

19/106..... \$25,500

21/184..... \$29,000

21/261..... \$38,500

21/268..... \$39,900

25/80 \$89,900

29/57-58..... \$31,000



29/393 | \$29,900

Reduced | Contingent/Pending

Information Last Updated 12/9/21



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