

# NEWS

Woodhaven Lakes



Volume 38

September 2021

Number 8



How can I find out about the splashpad project? Which contractor does roofing? Where can I find.. (see page 3)

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president's letter



christine moffett | president  
board of directors

Where can I get information about Woodhaven?

How can I find out about the splash pad project? Which contractor does roofing? Where can I find information about our assessments? What are some of the projects? How big of a shed can I get? How do I schedule for the pools? Etc., etc.

These and many, many more questions I see posted all the time on social media sites. Not unlike many other associations or anything these days, people seek out social media for answers or information. The challenge with social media is getting the "right or accurate information".

I would like to share that Woodhaven has taken many steps to ensure we communicate consistently, accurately, and timely for all Woodhaven matters.

- Woodhaven's website is the central online communication and information repository. All board meetings, financials, and important documents such as our governing documents are placed here and much more.
- Woodhaven Lakes App is our mobile app that provides easy access information to our Property Owners like a contractor listing with reviews, calendar of events, rules and regulations, and pool scheduling system.
- Woodhaven Facebook site is our social media site providing timely updates to our events, facilities, and services, (facebook.com/woodhavenlakes)
- Woodhaven News is our monthly newsletter which is the official notification process for all Woodhaven Property Owners.
- Communication Committee Members assess trends and support all communication efforts and projects at Woodhaven.
- Section Representatives are key communicators within their respective sections to share and discuss what goes on at Woodhaven.
- The Association Office is a key resource. The staff there either have the answer or can get it for you. They can be reached at 815-849-5209.

We've increased our accessibility for all board meetings by taking advantage of the relaxed CICA meeting guidelines during the pandemic by delivering by ZOOM and live streaming and posting the recorded meetings. We push out urgent facility notifications on our Woodhaven app. We provide Speak Up Sheets on our website, on our app as well as at the office to ensure we provide an accessible process to hear your input.

Now, all we need is for you as a Property Owner to take advantage of these communication processes. We will continue to enhance our communication processes, at Woodhaven and we seek your support in utilizing these processes as well as if you have any additional ideas on how we can enhance it, please submit a speak up sheet-we would love to hear your ideas.



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## management report



jeff hickey | executive director  
amy ackert | g.m. administrative services  
randy koehler | g.m. member services

## Annual Meeting

As a reminder to Owners who will read this issue of Woodhaven News online, a meeting of the Membership will take place Sunday, August 22, 2021, 11:30 a.m. at the Multi-Purpose Room. The agenda will include a review of the business of the Association, Woody Inc., and Woodhaven Lake Realty, Inc. Owners will have an opportunity under Member Business from the Floor to offer comments, suggestions, or ask questions.

Following the Annual Meeting, we will be holding the monthly Board of Directors Meeting at approximately 1:00 p.m., followed by an executive session to review and discuss applications to fill the current vacancy on the Board of Directors.



## Aquatic Operations Referendum Committee (AORC) Update

Over the past month, the Aquatic Operations Referendum Committee has met with representatives from Willett Hoffman & Associates and Water Technologies, Inc. and taken trips to two splash parks in Dixon and Wheeling. Their purpose and objectives are to initiate and oversee a preliminary design proposal, with projected costs, to build a splash park in the Section 25 area of Woodhaven. The preliminary splash park design and costs will be presented to the Board of Directors by the AORC later this year. Based on projected cost estimates for this capital addition, a referendum vote is required

by the Membership to determine if this project will be approved and completed.

The splash park concept was initially discussed in 2014 by the Facilities Planning Committee with the primary goal to take pressure off the current aquatic amenities. The Committee determined building a fourth aquatic facility in a different area of the park would be beneficial and selected Section 25 where the current mulch pile is situated as the best option in accomplishing this objective. As discussions progressed through 2015 the tornado hit Woodhaven, priorities changed quickly, and this project was put on the backburner. Last year, the Facilities Planning Committee recommended to the Board of Directors that the splash park be re-addressed, the Board agreed, and the Aquatic Operations Referendum Committee was formed and includes two members of each standing committee along with two representatives from the Section Representatives.

Willett Hoffman & Associates, an architectural and engineering firm, has been contracted to provide a preliminary design and professional opinion of probable costs for this project. Two other firms, Water Technologies Inc. and System Design Services Engineering will assist with preliminary design, specifically providing the aquatic design and features and bathhouse and mechanical building design.

The preliminary design is based on the following criteria as established by the Facilities Planning Committee in 2014:

- 6,000 square foot outdoor splash pad including a filtration/recirculation system, play structure with dumping feature and interactive spray features
- 3,000 square foot bathhouse and splash pad mechanical building
- 6,000 square foot deck with shade structures
- 6,000 square feet of turf and landscape areas
- Parking lot for approximately 80 cars

As we work through the referendum process, we are advising Members the cost information provided to the AORC represents a preliminary design of the project. If this project is ultimately approved by the Membership the final design details will need to be completed and a bid process will occur before it proceeds to a construction phase. Our tentative timeline targets a Membership referendum occurring in early 2022. If approved, the construction of an aquatic splash park could occur in 2023 and would need to be approved during the fiscal year 2023-2024 budget process. If the referendum fails, the project will be eliminated from consideration.

Understandably, one of the more important questions is "How will this impact future assessments if approved by Membership?" As the Committees and Board continue with this process, and more concrete answers are obtained on costs for both construction and operations, we will update our Membership through reports published in the Woodhaven News. The AORC is also planning to develop a list of frequently asked questions with answers and encourages all Owners to provide input in this process. If you have any questions or comments, please direct them to [aorc@woodhavenassociation.com](mailto:aorc@woodhavenassociation.com).

## Committee Applications

Have you ever thought about getting more involved at Woodhaven, or learning more about what they do on a certain committee or Board of Review? Now is your chance to get involved, starting in September we will be accepting applications for the Standing Committees and both Boards of Review: Communications, Facilities Planning, Finance, and ESAC and Public Safety Board of Review. This is a four-year commitment, the term will begin on January 1, 2022, and continue through December 31, 2025. Committee meetings typically occur on a monthly basis with meetings taking place in person or via Zoom.

Applications are being accepted, please see the application on page 19 in this issue of the Woodhaven News. You may also complete an application on the Members side of our website on the app or stop in the Administration Office to fill out an application. Please refer to the Policy Manual Section 3. Committees to review all the policies that pertain to Committees and Boards of Review. Applications will be accepted through October 31, 2021, and appointments to the various committees and Boards of Review will be approved at the November Board Meeting. If you have any questions or need additional information, please contact us at the Administration Office.

## Lee County Sealed Bid Results

We received information from Lee County's delinquent tax agent Joseph Meyer & Associates on the results of the tax delinquent property sale ending on July 30th. A total of 12 lots were offered in this sale through a sealed bid process. The following bullet points provide some information on the results.

- » All 12 lots were sold to individuals.
- » The average sale price was \$6,193.
- » The high sale price was \$15,100 and the low sale price was \$3,277.
- » The median (or middle) sale price point was \$5,139.

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First Quarter Financial Report

Woodhaven’s 50th year has proceeded without any limitations from the pandemic and impacts of the coronavirus. This has certainly been a welcome change from the 2020 summer season, and we hope all of you have taken advantage of the activities, events, and services offered from your membership in the Woodhaven Association. Thank you for your continued support of the Association!

The following financial information provides a summary of Woodhaven’s first quarter report for the fiscal year 2021-2022. Anyone interested in obtaining more information about the Association’s financial condition is encouraged to contact the Association Office for more details or perhaps attend a Finance Committee meeting.

Woodhaven Association and Subsidiaries Summary Financial Report For period ending June 30, 2021				Totals As Of June 30, 2020
Summary of Collections	YTD Actual	YTD Budget	YTD Variance	06-30-20 Actual
Assessment % Collected 2021/2022	89.17%	81.50%	7.67% F	83.58%
Summary of Income Statements				
Woodhaven Operating Fund	YTD Actual	YTD Budget	YTD Variance	06-30-20 Actual
Operating Assessment Income	\$5,461,496.98	\$5,422,144.00	\$39,352.98 F	\$5,190,709.58
Department - Expenses				
Administration Management	(\$212,420.38)	(\$220,176.00)	\$7,755.62 F	(\$261,168.45)
Accounting/Collections/Payroll	(\$19,195.72)	\$535.00	(\$19,730.72) (U)	(\$55,435.34)
Administration Overhead	(\$317,571.92)	(\$291,750.00)	(\$25,821.92) (U)	(\$245,909.13)
Marketing/Communications/IT	(\$161,195.69)	(\$179,129.00)	\$17,933.31 F	(\$102,157.38)
Recreation	(\$136,890.31)	(\$111,503.00)	(\$25,387.31) (U)	(\$62,810.65)
Aquatics	(\$79,835.64)	(\$99,468.00)	\$19,632.36 F	(\$72,235.88)
Rec-Plex	(\$26,101.90)	(\$46,526.00)	\$20,424.10 F	(\$15,027.76)
Public Safety	(\$235,094.94)	(\$253,885.00)	\$18,790.06 F	(\$272,868.31)
Maintenance	(\$152,875.84)	(\$153,428.00)	\$552.16 F	(\$93,072.02)
Janitorial Services	(\$67,527.32)	(\$86,914.00)	\$19,386.68 F	(\$62,325.82)
ESAC	(\$36,970.59)	(\$41,753.00)	\$4,782.41 F	(\$38,812.81)
Resource Management	(\$212,930.65)	(\$222,259.00)	\$9,328.35 F	(\$151,627.88)
Totals	\$3,802,886.08	\$3,715,888.00	\$86,998.08 F	\$3,757,258.15
Woodhaven Lot Fund	YTD Actual	YTD Budget	YTD Variance	06-30-20 Actual
Totals	\$32,538.39	\$22,637.00	\$9,901.39 F	\$29,823.49
Woodhaven Utilities	YTD Actual	YTD Budget	YTD Variance	06-30-20 Actual
Totals	\$449,999.48	\$425,530.00	\$24,469.48 F	\$424,993.72
Woodhaven Restricted Funds	YTD Actual	YTD Budget	YTD Variance	06-30-20 Actual
Association Funds	\$758,528.93	\$512,620.00	\$245,908.93 F	\$1,318,277.02
Utility Funds	\$247,617.84	\$279,720.00	(\$32,102.16) (U)	\$305,883.60
Debt Service Funds	\$627,712.38	\$616,580.00	\$11,132.38 F	\$618,928.72
Totals	\$1,633,859.15	\$1,408,920.00	\$224,939.15 F	\$2,243,089.34
Woody Inc.	YTD Actual	YTD Budget	YTD Variance	06-30-20 Actual
Entity				
General Store	(\$23,118.98)	(\$10,407.00)	(\$12,711.98) (U)	(\$30,562.70)
Service Center	\$105,864.60	\$32,186.00	\$73,678.60 F	\$54,410.74
Totals	\$82,745.62	\$21,779.00	\$60,966.62 F	\$23,848.04
Woodhaven Lakes Realty	YTD Actual	YTD Budget	YTD Variance	06-30-20 Actual
Totals	\$52,179.71	\$12,943.00	\$39,236.71 F	\$44,158.12
	YTD Actual	YTD Budget	YTD Variance	06-30-20 Actual
Overall Totals (w/o eliminations)	\$6,054,208.43	\$5,607,697.00	\$446,511.43 F	\$6,523,170.86
From Operating Activities	\$4,420,349.28	\$4,198,777.00	\$221,572.28 F	\$4,280,081.52

This article includes a report which shows comparisons of our actual results through June 30, 2021, with our projected budget for the same period, and with the totals from the fiscal year 2020-2021. Budget variances are identified with **F** for favorable variances and **(U)** for unfavorable variances. The following comments are provided for your review and consideration.

- Funds, departments, and entities reporting an unfavorable YTD variance were accounting/collections; administrative overhead; recreation; utility restricted fund; and the general store.
- The overall variance was favorable and totaled \$446,511. With a favorable restricted fund variance of \$224,939, the favorable variance from operating activities totaled \$221,572.
- Balance sheet information:
  - » Assessment collection percentage - 89.17% - 2020 / 83.58%
  - » Cash balance from all funds and entities - \$8.89 million.
  - » Operating fund investments - \$201, 411 - yielding 0.20%.
  - » Woody Inc. investments - \$78,780 - yielding 0.40%
  - » Woodhaven Lakes Realty - \$58,120 - yielding 0.25%
  - » Restricted fund investments - \$6.37 million - yielding 1.48%.
  - » Internal loan balance - water and sewer system assets - \$4.24 million at 4.0%.
  - » Internal loan balance - disaster recovery process - \$0 – PIF 04-01-2021.

The unfavorable variance in accounting, collections, and payroll is directly related to the increase in our collection percentages. Fewer campsites have delinquent balances, and the result is less income from late fees and interest penalties on outstanding balances. Department expenses are within budget. The administration overhead is occurring from higher insurance costs which are expected to remain over budget. The recreation variance is occurring from what is referenced as a cash flow variance. Many of the expenses for the 50-year celebration have occurred earlier in the year than anticipated. As the year continues, this variance is expected to balance out and we should end the year within budget.

The remaining department variances along with the lot and utility funds are in positive positions, operating as anticipated with no financial complications or concerns. The variances reported in the restricted fund include some cash flow issues. Expenditures for utility fund projects are currently over budget but should be within budget at year-end. Several projects from the association fund have not been completed as originally projected in the budget. As these projects are completed and expenditures are incurred the current favorable variance will be reduced. At this time, there are no financial complications or concerns and we anticipate all restricted funds to also end the year within budget.

Our Woody, Inc. operations continue to perform at a high level with net revenues exceeding budget by more than 27% this year. On the expense side , we are continuing to adjust to the minimum wage law changes and are also experiencing higher costs for supply and equipment operations, particularly at the General Store. The store facility is approaching its 20th year operating at the current location and our cooling and freezing equipment items are requiring considerably higher annual maintenance. This is an area we will be looking to invest in over the next several years to evaluate and replace these items. Sales trending at the True Value Service Center continues to exceed our expectations and have more than offset increases in operating costs.

As noted above, we have seen a significant improvement in the collection of assessments which is connected to an increase in real estate activities. The fiscal year 2020-2021 was by far the best financial year for Woodhaven Lakes Realty and our sales activities continue to exceed expectations in the first quarter of 2021-2022.

Again, thank you for your support of this community and participation as members of the Woodhaven Association! We will continue to keep you informed with current and accurate information on our financial activities. Please do not hesitate to contact us at the Association Office with questions or for more information about the Association’s activities.

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9/6	8 AM-2 PM
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BOARD NEWS

board action report

The following actions were taken or reported by the Board of Directors at their July 24th, 2021 Meeting. *Full meeting minutes will be posted to the Members tab on our website after approval at the August meeting.*

- 1. Motion was made to approve the June 26, 2021 – Board of Directors’ Meeting Minutes. Motion passed unanimously.
- 2. Motion was made to approve the June 26, 2021 – Board of Directors’ Executive Session Minutes. Motion passed unanimously.
- 3. Consensus was to add Water Heater Replacement as item I. #9 under New Business.
- 4. Motion was made to approve the ESAC Board of Review recommendations as presented. Motion passed unanimously.
- 5. Motion was made to approve the Public Safety Board of Review recommendations as presented except for Section 9 Lots 75 and 76; citation # 28014 will be removed and 3 passes will be suspended per lot. Motion passed unanimously.
- 6. Motion was made to approve the March 31, 2021, Audit Report. Motion passed unanimously.
- 7. Motion was made to approve the Service Center Retaining Wall Project with a not to exceed budget of \$30,000 and with clarification on Charlie’s questions. Motion passed unanimously.
- 8. Motion was made to approve the suspension of passes for Section 4 Lot 85 until the Owners come into compliance with the Trust Issues. Motion passed unanimously.
- 9. Motion was made to approve the Splash Pad Preliminary Design Proposal to get more detailed information needed to determine if the project will be put to a referendum. Motion passed unanimously.
- 10. Motion was made to accept the bid from Porter Brothers for \$36,670 with a not to exceed authorization of \$40,000 for additional repairs for road cuts occurring after July 24th and before the work is completed. Motion passed unanimously.
- 11. Motion was made to approve the Engineering Contract with Deuchler for the shoreline restoration project for a not to exceed budget of \$51,000. Motion passed unanimously.
- 12. Motion was made to approve the water heater replacement project for a cost of \$15,000 with installation included. The annual allocation for this type of project is \$49,000. Motion passed unanimously.

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.*

September		
11th	Communications Comm. Meeting, Woodhaven	9:00 a.m.
11th	Facilities Planning Meeting, Woodhaven	11:00 a.m.
14th	Board of Directors’ Meeting, Woodhaven	7:00 p.m.
18th	Finance Committee Meeting, Woodhaven	8:30 a.m.
18th	Section Representatives’ Meeting, Woodhaven	9:30 a.m.
27th	Board of Directors’ Meeting, Woodhaven	7:00 p.m.
October		
9th	Finance Committee Meeting, Woodhaven	8:30 a.m.
9th	Communications Meeting, Woodhaven	9:00 a.m.
12th	Board of Directors’ Meeting, Zoom Meeting	7:00 p.m.
16th	Section Representatives’ Meeting, Woodhaven	9:30 a.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 continually.

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Woodhaven’s Honor Roll of Veterans

Name: \_\_\_\_\_

Section: \_\_\_\_\_ Lot: \_\_\_\_\_

Branch of Military: \_\_\_\_\_

Years Served: \_\_\_\_\_ Wars Served or Peacetime: \_\_\_\_\_

Additional Information: \_\_\_\_\_

We're feeling nostalgic...

Did you know 2021 is our 50 Year Celebration?! It's got us feeling a little nostalgic...ok, a LOT nostalgic. Did you recognize the front cover? We're doing a throwback to the Woodhaven News of old, including the photos!

Keep your eye out for throwback photos and other vintage Woodhaven goodies throughout the year.

Do you have older Woodhaven photos you'd like to share? We'd love to include some! You can send them through our Facebook page, email: NLeffelman@woodhavenassociation.com, or mail them (we'll send them back to you!):

Woodhaven Association (Publications)  
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*\*\*If you send us photos, please include the year they were taken (if you know it!)*





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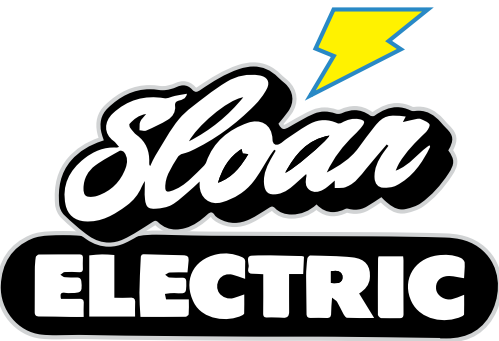
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# RECREATION & ACTIVITIES

## Labor Day Weekend

This Labor Day Weekend will be one for the books! Some of our all-time favorite events are happening this weekend. The Rec Staff is planning “Back-to-School BINGO” on Saturday, September 4th. Join us for a chance to win a variety of back-to-school items! NEW this year, we are hosting Disc Connected K-9s! These dogs will run and jump like you’ve never seen before. On Sunday the 5th we will have our last open market of the summer, come find some treasures before you pack up for the fall! Our entertainment for the weekend includes bands on both Saturday and Sunday, plus a Friday Night Live! Come out and relax before summer fades away!

### FRIDAY NIGHT LIVE – FRIDAY, SEPTEMBER 3RD

Let’s kick the weekend off early! Join us for our last Friday Night Live of the season. This weekend we are featuring Burn n’ Bush! They play a variety of hits that will get you up and moving! Get the weekend off to a great start by relaxing to some live entertainment. Stop by for a chance to WIN a Woodhaven Lakes “Stay Golden” set of bean bag boards! Snacks and drinks will be provided, while supplies last.

*\*Friday Night Live will be alcohol permitted\**

### BACK TO SCHOOL BINGO – SATURDAY, SEPTEMBER 5TH

Get ready to go back to school with BINGO! Meet us at the Pavilion to have a chance to win prizes for school. You never know what you may need—crayons, paper, lunch box, a trapper keeper? See what you can win at Back to School BINGO. Age categories will be split from Kindergarten to 5th grade and from 6th grade to 12th grade. Again this year, we will have a college section! Those 18 and older with a valid college student ID can participate!

### DISC CONNECTED K-9S – ALL WEEKEND LONG

WOW look at that jump! These dogs are trained to do a variety of moves and tricks. Keep your eye on the frisbee and watch as the dogs fly through the air to catch it! These dogs will be performing throughout the weekend, more specific times will be listed in the upcoming *Leisure times*.

### FLAT CATS – SATURDAY, SEPTEMBER 4TH

Playing a range of vintage and modern music rooted in the hottest swinging jazz and blues, contemporary classics, and timeless standards. Whether you choose to listen, tap your foot, or cut a rug on the dance floor, you are sure to be entertained!

### HELLO WEEKEND – SUNDAY, SEPTEMBER 5TH

Unlike any band you’ve seen before, HELLO WEEKEND is a nonstop, hit after hit, party band. They not only bring high-energy sound, but heart-stopping vocals, captivating stage presence, and overall transfixing performance, the likes of which you will not soon forget! There is a reason why Hello Weekend was booked first for this season and why they are sending us off at the conclusion of our sum-



mer-long Stay Golden Woodhaven - 50 Year Celebration. You need to join us and find out why! The much-anticipated Airstream Raffle drawing will take place during intermission.

Fall Weekends in September

The summer may be coming to an end, but the fun at Woodhaven keeps on going! On weekends in September, through Fall Fest, the activities and fun keep rolling on with crafts, games, and more!

GAGA BALL

SATURDAY, SEPTEMBER 11

Join us for some fun and exciting games of GaGa Ball this Saturday. Don't know how to play? Don't worry! We will be explaining the game to all the participants before we start; it's an easy game to join in. Hope to see you there!

KICKBALL

SATURDAY, SEPTEMBER 18

Everyone loves this classic game! Meet us outside the Rec Plex for a fun game of kickball! We will split you into teams once you arrive, all ages welcome!

MUSICAL CHAIRS

SATURDAY, SEPTEMBER 25

This is a family favorite, all ages can play! Meet us in the Rec Plex Multi-Purpose Room for a fun game of musical chairs! Battle it out between your friends and family to see who can be the last one standing!

GIANT GAMES

SATURDAY, OCTOBER 2ND

Bring the family to the Pavilion on Saturday for some Giant Game competitions! Join us as we battle it out in games like Kerplunk, Jenga, Bean Bags & more! We can't wait to see you all!

Fall Fest Weekend, October 9-10th

We welcome autumn and the changing of the leaves during our traditional Fall Festival. Wagon rides will give you the opportunity to view the colorful display of Woodhaven's foliage as the seasons change. Traditional favorite activities such as the annual haunted house, food fair, pony rides, open market, and the Great Pumpkin Hunt featuring over 2,000 pumpkins will be held throughout the weekend. Always a cherished weekend at Woodhaven, make plans to help us celebrate the fall season.

Boohaven 5K

Our Annual Boohaven 5K Run & 3K Walk will utilize our gravel recreation path. All ages are welcome!! All those registered by Monday, October 4th will be GUARANTEED a commemorative t-shirt on race day! Each participant will receive a goodie bag on the day of the race! Walk-in registration will be accepted. Check-in time is 8 a.m. on race day; 5K will leave at 9 a.m. with 3K departing immediately following. Included in your registration fee is a custom t-shirt, professionally timed/recorded race, and post-race party that includes breakfast. Race times will be recorded by Racing Expectations.

AMBOY FOOD & LIQUOR

242 E. Main St., Amboy | 815-857-7020

NEW! Full Service Deli & In-House Butcher Counter!

Fresh, Hand-Ground Sausages  
Hand-Cut Steaks & Chops | Deli Subs, Pizza, Burgers & More!

Fresh Produce & Fresh Baked Goods  
Beer - Liquor - Wine  
Fine Cigars & Tobacco

Monday - Thursday 7 a.m.-9 p.m.  
Friday - Saturday 7 a.m.-10 p.m. | Sunday 8 a.m.-9 p.m.



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Sublette, IL

815-849-5532



CVM Marinated Meats Easy to Grill, Tasty to Eat!

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time camping, order  
online! Easy Pick-Up.

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Hours:  
Mon.-Fri.: 8a.m.-5p.m.  
Sat.: 8a.m.-4p.m.  
Labor Day Weekend:  
Sat: 8a.m.-4 p.m. | Sun: 10a.m.-2p.m.  
Monday: CLOSED



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Braidwood, IL 60408  
815-458-6345

Beaver Creek  
801 Rowell Ave  
Joliet, IL 60433  
815-723-9455



MON-FRI 8 AM - 5 PM  
SATURDAY 8 AM - 1 PM

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Deli meats- Salads- Gino's Pizza  
Walnut Cheese- Unique Gifts

800.243.3739 | 109 DEPOT ST. WALNUT, IL  
Just a 20 minute drive from Amboy





Early Bird Special!  
\$55

TRAILER MUST BE DONE BETWEEN  
SEPTEMBER 15-OCTOBER 11  
NO SPECIAL DATES



THE  
RV  
DOCTOR  
TRAILER SERVICE

PO Box 197 | 1914 Tower Rd | Sublette, IL  
Office: 815.849.5924 | Fax: 815.849.9005  
www.rvdoctor.net | rvdoctor@rvdoctor.net

**WINTERIZING:** Why take a chance with frozen plumbing this winter? Why taste anti-freeze all summer? We will do it for you, when it becomes necessary, and guarantee the job - without putting anti-freeze in your pipes. Get on our PERMANENT winterizing list now and never worry about your plumbing again.

*In addition to our GUARANTEED WINTERIZING, we also offer two other services, WINTER WATCH & SPRING PHYSICAL.*

**WINTER WATCH:** We will do a weekly check of your trailer to see if everything is alright. Every other week, mid-November through March, we will enter the trailer to check for mice, vandalism, roof leaks, etc. On alternate weeks, we will drive by to check the outside of the trailer. A record of each visit will be kept in your unit and in our file, and you will be notified by phone or mail of any problems which require your attention.

**SPRING PHYSICAL:** In the spring, when weather permits, we will give your unit a complete check-up. We will check all appliances for proper operation and also check your roof, skin, and floor for damage and condition. We will check the water system for leaks and if there are any, they will be repaired free of charge\*. (\*ONLY if we winterized and if no water was put into the system before the spring physical)

Note:  
Trailers done after  
October 31 should  
be ready for freezing  
temperatures or  
extra charges will  
apply for  
unthawing, etc.

ALL WINTER SERVICES MUST BE PAID IN ADVANCE			
IF YOU HAVE AN UNPAID BALANCE, THAT MUST ALSO BE PAID BEFORE ANY SERVICE IS DONE			
		Prepaid by 10/1/21	After 10/1/21
1.	WINTERIZING	\$60.00	\$65.00
2.	WINTER WATCH	\$135.00	\$140.00
3.	SPRING PHYSICAL	\$60.00	\$65.00
1&2.	WINTERIZING & WINTER WATCH	\$190.00	\$200.00
1&3.	WINTERIZING & SPRING PHYSICAL	\$120.00	\$130.00
2&3.	WINTER WATCH & SPRING PHYSICAL	\$190.00	\$200.00
ALL 3	WINTERIZING, WATCH, PHYSICAL	\$225.00	\$255.00

Section \_\_\_\_\_ Lot \_\_\_\_\_ Trailer Make \_\_\_\_\_

Name \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

☐ Winterizing    ☐ Winter Watch    ☐ Spring Physical

SPECIAL DATES FOR WINTERIZING:  
After October 15: \$5 extra  
After November 1: \$10 extra  
After November 15: \$20 extra  
After November 30: \$25 extra

WE MUST HAVE A KEY TO YOUR TRAILER IN  
OUR OFFICE BEFORE WE CAN WINTERIZE





**SHADY OAKS  
COUNTRY CLUB**

**815-849-5424**  
Located just off US Rt. 52  
One mile North  
of Green Wing Rd.

SEPTEMBER

Contact Shady Oaks for Events and available T-times.

Woodhaven Property Owner Rates

Weekday Rates

- 18 Holes for w/ Cart \$16
- 9 Holes for w/ Cart \$11

Weekend Rates

- 18 Holes for w/ Cart \$26
- 9 Holes for w/ Cart \$16

\*On 18 holes after Property Owner discount \$5 for every 9 holes played  
- must present Property Owner pass

Kids 13 & Under Play FREE!\*

Loaner Clubs are Available! Parents accompanying  
young children can pay 3-hole (\$5) and 6-hole (\$7) rates!  
No Other Discounts Apply to this Special.  
\*with paying adult

• Live Video Gaming •

CLUB HOUSE HOURS

Weekdays: 7:00 AM - DUSK | Weekends: 6:00 AM - DUSK

Visit us at [www.shadyoaksgc.com](http://www.shadyoaksgc.com) to schedule tee times  
and check the event calendar! Like us on Facebook!



**Please Call for an Appointment**  
Monday-Saturday | 8:30 a.m.-4:30 p.m.  
Sunday | 10 a.m.-2 p.m.

**815-849-5476** Last updated: 8/7/2021

**Bonita Willis** - Designated Managing Realtor® Broker  
815-343-1966 | [BWillis@woodhavenassociation.com](mailto:BWillis@woodhavenassociation.com)

**Mary Lovgren** - Realtor® Broker  
815-994-1449 | [MLovgren@woodhavenassociation.com](mailto:MLovgren@woodhavenassociation.com)

**Nicci Leffelman** - Realtor® Broker  
815-501-0408 | [NLeffelman@woodhavenassociation.com](mailto:NLeffelman@woodhavenassociation.com)

**Lisa Maher** - Realtor® Broker  
773-459-5472 | [maryelovgren@gmail.com](mailto:maryelovgren@gmail.com)

**Justin Wiley** - Realtor® Broker  
815-849-5390 | [JWiley@woodhavenassociation.com](mailto:JWiley@woodhavenassociation.com)



Fantastic features and character in this unique and spacious 5 bedroom 2 story home that sits on a huge corner lot! Gorgeous natural woodwork/trim, hardwood floors and inviting open staircase. With over 2000 sq ft of living space there is plenty of storage throughout. Bonus room for a home office / hobby room. Main floor bedroom/bath and laundry. Front and back porch(s) to relax on. There are endless possibilities to personalize this affordable home! LOVE BIG, OLD HOMES-this ones for you! Call for a showing today. **\$127,000**



Enjoy the perks of country living on the outskirts of town! This cozy ranch features 3 bedrooms, including a spacious master with large closet, new plush carpet throughout living room, hallway, and 2 bedrooms, and a convenient laundry closet. Recent updates include new carpet (Nov. 2020), 16x34 concrete patio and landscaping in rear (2020), new garage doors with automatic openers (2019), and new lifetime steel roof, new soffit and fascia, and seamless gutters (all 2019). Seller offers \$3,000 credit toward Central Air unit. Plenty of storage with shelving in the spacious 2.5 car garage! MOTIVATED SELLERS! **\$130,000**



A darling 3 bedroom ranch home located on a large corner lot. Location offers walking distance to schools. Hardwood floors in the bedrooms, newer flooring in the kitchen, newer windows in several of the rooms throughout the home. A deck with a private setting in the back is perfect for enjoying a cookout with friends and family. This home is priced to sell! Call for a showing today. **\$85,000**

Listings available at: [woodhavenlakes.com](http://woodhavenlakes.com) | [realtor.com](http://realtor.com)  
[zillow.com](http://zillow.com) | [trulia.com](http://trulia.com)

welcome new property owners - july

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

Sec/Lot	Name	City	State
2/21	JOEL LUCENA	CHICAGO	IL
2/146	EDWIN & ROSEMARIE DAVILA	CICERO	IL
2/281	CAROL & RICARDO HERNANDEZ	CAROL STREAM	IL
3/21	MARTA & SEBASTIAN OSUCH	PLAINFEILD	IL
3/95-6	KATHLEEN & JOHN HERNANDEZ	PLAINFEILD	IL
3/102-3	KRISTIN PIOTH	MINOOKA	IL
3/162	HILARIO BUENO NUNEZ	CICERO	IL
3/209	LOREN & DOREENA GANSKOP	LA SALLE	IL
4/85	HILDA LEON	CHICAGO	IL
4/132-3	BRANDON & JESSICA GREGORY	PEKIN	IL
5/140	RICHARD & SJARPM SULLIVAN	CHICAGO	IL
5/146	DAVID LOSSO	MATTESON	IL
5/173	ARDO & LISET SALCEDO	BROOKFEILD	IL
5/180	BEAU B SCHACKMANN	LIBERTYVILLE	IL
5/351	BRIAN & DIANE FAULL	OGLESBY	IL
6/33	RAMONDI ROSS	BURNHAM	IL
6/33	DEREK TURNER	CHICAGO	IL
6/187	VIANCA & JUAN GONZALEZ JR	CHICAGO	IL
7/147-8	MICHAEL & DEBRA FEENEY	CHICAGO	IL
7/156	TERESA ROMAN	CICERO	IL
7/162	DEAN & DEBORAH ABNEY	SPRING VALLEY	IL
7/196	SCOTT BOYER	NAPERVILLE	IL
8/3	CARLOS INIGUEZ SANCHE	MELROSE PARK	IL
8/72-3	ASHLEY VAZQUEZ	VILLA PARK	IL
8/112	JOSE A MUNOZ & MARISELA GONZALEZ	LONG POINT	IL
9/12	KAMI VOWLES	CHERRY VALLEY	IL
10/5	GREGORY & RENEA JOHNSON	SUBLETTE	IL
10/126	MATTHEW & KRISTI DVORAK	CHANNAHON	IL
10/127-8	JOHN & PAMELA DEAN	MENDOTA	IL
10/222	JEFF & CHRISTINE HILL	GLENVIEW	IL
11/72	EILEEN COOPER	CHICAGO	IL
12/43	JORGE REYNA	BERWYN	IL
12/53	JOSE CORTEZ	PRINCETON	IL
13/95	TIFFANY SCOTT & KEVIN SENDER	PLAINFIELD	IL
13/119	MICHAEL WESTPHAL	MARSEILLES	IL
13/119	KRISTINE SCHMITT	MARSEILLES	IL
14/77	LESTER & LATINA HARRIS	RIGHTON PARK	IL
15/65	ROBBIE & MICHELE SIMMONS	YORKVILLE	IL
15/105	WILLIAM BARRETO	CHICAGO	IL
15/107-8	MARK STEVENSON	DEKALB	IL
15/107-8	HEATHER OTTE	SYCAMORE	IL
16/87	ANGELA & DANIEL BACHERT	MORRIS	IL
16/123	SAMUEL & KRISTI PAVESICH	CRETE	IL
16/151	STEVEN DEANDA	YORKVILLE	IL
17/54	ROBERT & STAR FINNEN	NORTH AURORA	IL
18/79	KENNETH HANNAH	WEST CHICAGO	IL
19/30	WILLIAM RIVERA	CHICAGO	IL
20/34	VERONICA GUERRA & EDDIE PEREZ	GRIFFITH	IN
20/65	MARY MAIER & HERBERT CASE	ROCKFORD	IL
21/5	DANIEL & LAURIE PEERCY	NORRIDGE	IL
21/209	SUSAN THORNE	GLENVIEW	IL
22/71	JACQUELYNE WACHEWICZ	BERWYN	IL
22/101	STEVEN KABAT	LOCKPORT	IL
22/101	ROSALIND GORSKI	LEMONT	IL
22/120	GERARDO MEDINA	NORTH LAKE	IL
23/75-6	MARIA NEVAREZ	JOLIET	IL
24/47	RAYMOND & CYNTHIA WARYCH JR	SCHAUMBURG	IL
24/47	DANIEL & COREY WARYCH	ELMWOOD PARK	IL
24/110	BENJAMIN BRENNAN	RIVERSIDE	IL
24/143-4	DANA EISENHAUER	MCHENRY	IL
24/167	ZACHARY RECCHIA	CHICAGO	IL
24/176	PEDRO VARELA	BELLWOOD	IL
24/177	EFREN MENDOZA	EVANSTON	IL
25/105	APOLINAR & TERESA ANAYA	BOLINGBROOK	IL
25/106	NICOLAS HERNANDEZ	CICERO	IL
26/183	DAVID & SYLVIA KIERPIEC	CHICAGO	IL
27/33	JOHN & AMANDA DITTY	LOCKPORT	IL
27/169	DEBORAH & DEAN HELFERS	AURORA	IL
28/63	GILBERTO & VIVIAN RODRIGUEZ	HILLSIDE	IL
29/118	SLAVE & SLAVICA ANDREEV	CHICAGO	IL
29/179	CYNTHIA MACK	CHICAGO	IL
29/288	JAVIER GUTIERREZ	BERWYN	IL
29/288	ANDREINA MORALES	BERWYN	IL
29/330	SAMANTHA M ZINKIEWICZ	PLAINFIELD	IL

section representatives & alternates

SECTION	REPRESENTATIVE	ALTERNATE
Section 1	Jim McGrady 1/103	Marty Behan 1/72
Section 2	Pat Sirbas 2/279	Jane Elliott 2/216
Section 3	Maria Dellegrazio 3/68	Judy Gonzalez 3/91
Section 4	Marian Schuetz 4/69	Gregg Swannstrom 4/183
Section 5	Harry Koeppel 5/46-47	Marcia Kosowski 5/229
Section 6	Michael Flanigan 6/6	Pat Winters 6/143
Section 7	Karen Larson 7/194	Lee Patterson 7/6
Section 8	Linda Smith 8/31	Mary Muir 8/30
Section 9		
Section 10	Bob Palatine 10/284	Tony Lona 10/219
Section 11	Dawn Anama 11/202	Kelli Fox 11/236
Section 12	Heather Hansen 12/48	Chris Collins 12/48
Section 13		
Section 14	Jeraldine Elliott 14/63	
Section 15	Nancy Jackson 15/104	Elaine Ayers 15/61
Section 16	Ernest Mitchell 16/79-80	Richard Ziegenfuss 16/133-4
Section 17	Jose Navarro 17/143	
Section 18	Rosemary Colness 18/18	Joanne Lencki 18/95
Section 19	Karmi Temple 19/26	
Section 20	Diane Connelly 20/32	Jeff Jackson
Section 21	Todd Moffett 21/86&174	
Section 22	Kathy Brush 22/153	
Section 23	Rita Olsen 23/48	
Section 24	Laurie Picha 24/9	Marisa Chavez 24/77
Section 25	Diana Strong 25/25	
Section 26	Angel Flores 26/119	
Section 27	Christopher Cordero 27/72	Charlene Hill 27/114
Section 28		
Section 29	Christine Pontrelli 29/153	

registered sex offender list

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

classifieds

22/115 For sale by owner. Lot has electricity, water, and septic drain. \$7,500 or better offer, please contact Sergio at 773-592-5273. (9)

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 (11)





resource news



jerry corcoran | resource manager

Fall Trout Stocking

Plans are to stock trout into Pine, Bluegill, and Hidden lakes for fall fishing. In October, a total of 1,000 pounds of trout are to be stocked into the above mentioned lakes only. The majority of fish will be approximately 1 pound (10-15 inches) in size with some larger ones mixed in. The catch limit is set at 3 fish per day, not per lake. Anyone planning to keep trout will be required to have an Illinois Fishing License as well as an Inland Trout Stamp.

The season will officially open at 6:00 A.M. on the Saturday of Fall Fest weekend, October 9. The lakes that receive trout will be closed once the fish are stocked so NO fishing will be allowed on these lakes once the trout are released until the designated opening time. "No Fishing" signage will be posted on the lakes once the fish are stocked into the lakes.

An angler, with a trout stamp, not intending to keep trout can give their limit of 3 fish away. Once 3 fish are caught you will not be able to keep any more fish for that day. Anglers are not allowed to have in possession more than 3 fish on a given day or lake. Anglers must also keep his or her fish separate from other anglers in a group.

These fish are stocked as an alternative species to pursue during the fall, winter, and spring. Trout are not intended to be an ongoing fishery as is the case with bass and bluegill species, which have sustaining populations. Trout will not reproduce in our lakes nor tolerate our summertime water temperatures. The intent is to put the trout in for Property Owners and guests to utilize for sport and food. It is hoped that all trout stocked will be utilized by the time the water temperatures reach 70 degrees the following summer. Trout are cold-water species thus they will not survive in water over 70 degrees for extended periods. By stocking these fish in the fall, it allows 3 consecutive seasons of use (fall, winter and spring).

The protocol if conditions arise which prevent the stocking for the Saturday of Fall Fest weekend; the trout will be stocked as soon as conditions allow! In the event known changes arise, a message will be posted on Woodhaven's Facebook page indicating such changes.

A Reminder to Begin Making Plans to Remove Watercraft From All Designated Boat Storages and Common Areas Before December 1st!

Watercrafts are allowed on these designated storage areas from March 1 through November 30 each season. This rule applies to all common areas

as well, which includes the common areas surrounding some of the lakes.

Article 5, Section 4 (F, G & H) state: F.) "All unauthorized boats shall be removed from common property, designated lake accesses and boat storage areas from December 1st to March 1st." G.) "Any boat not removed from common property will be removed by Woodhaven personnel and stored. Owners with boats which have current registration, Section and Lot number will be notified. All Owners will be required to pay a removal fee and a monthly storage fee in order to reclaim their boat. I.) "Any boats not claimed by the following June 1 may be auctioned or disposed of."

All watercraft used upon the lakes are required to have the owners section and lot number in block letters 3 inches tall affixed to the outside of the watercraft. This is important in locating the owner when a watercraft is found on a lake or shoreline. Strong winds and flash flooding have a tendency to dislodge watercraft from a Property Owner's shoreline or designated storage area during these events. By having the section/lot number affixed to the watercraft, it makes locating or returning the watercraft possible.

I have noted a lot of watercraft on the storage areas not having current IDNR registration stickers. Please check your watercraft to be sure they have this required registration before placing on the storage area.

Boating at Woodhaven

- Boats are allowed up to a length of 16 ft
- Electric trolling motors only
- Section and lot number to be displayed on all watercraft used upon the lakes.
- Those watercraft using electric trolling motors or sails are to be registered with the Illinois Department of Natural Resources and display the proper numbers and sticker.
- Boats must have proper safety equipment on board
  - » Personal Floatation Device (life preservers) for each person on board. Children under the age of 13 must wear the device.
  - » Whistle
  - » Proper lighting for operation from sunset to sunrise.
- No swimming allowed on any of the lakes outside of the designated swimming area on Woodhaven Lake.
- No towing of inner tubes or other floatation devices behind the watercraft.

The Ethical Angler:

- Supports conservation efforts.
- Practices catch and release.
- Does not pollute: properly recycles and disposes of trash.
- Practices safe angling and boating.
- Obeys fishing and boating regulations.
- Respects other anglers' rights.
- Respects Property Owner rights.
- Shares fishing knowledge and skills.
- Does not release live bait into waters.
- Promotes ethical sport fishing.

2021 Catch Limits

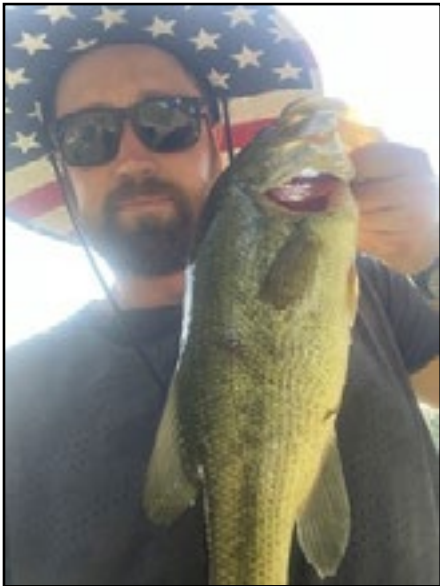
Largemouth Bass	14" Minimum Length Limit
* recommended voluntary catch & release	1 Fish Daily Limit per Lake
Muskellunge (Musky)	Catch & Release ONLY
Walleye	2 Fish Daily Limit
	16" Minimum Length Limit
Channel Catfish	4 per Day
Crappie	15 per Day
Trout	3 per Day
Bluegill & Redear Sunfish	No Limits
Bullhead	No Limits
Common Carp	No Limits (Do not release to water)
Grass Carp	RETURN TO LAKE!

\*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

FishDonkey App - July Fishing Tournament Winners

- Largemouth Bass – 17.5 inches: Zach Zmudka
  - Channel Catfish – 21 inches: Jacob Soto
  - Stringer of 6 Panfish – Total length: 42.25 inches: Mike Headley
- Thanks to all who participated in the tournament! The winners of the 3 categories each received a \$50 E-gift card to Cabela’s/Bass Pro Shop.
- Following are some submitted pictures from the lakes.



# Local Cup & Cake

100 S Front St. Sublette, IL 61367 • 815-994-1044

Tuesday-Friday • 6:30 a.m.-2:00 p.m.  
Saturday & Sunday • 8:00 a.m.-2:00 p.m.

Drinks • Cakes • Cupcakes • Breakfast Cups • Pies • Muffins

Custom Orders Welcome

Find us on Facebook

NIGHTENGALES

# THRIFT SHOP

708 JEFFERSON ST. MENDOTA, IL 61342 | (815) 539.6100

STORE HOURS:  
WE CURRENTLY HAVE  
LIMITED HOURS:  
MON, WED, THURS, FRI, SAT  
12 PM-3:30 PM

WE SUPPORT:  
TRINITY HEALTH CARE &  
FREE SWIM NIGHTS  
STORE ITEMS HALF OFF  
1ST AND 3RD SATURDAYS

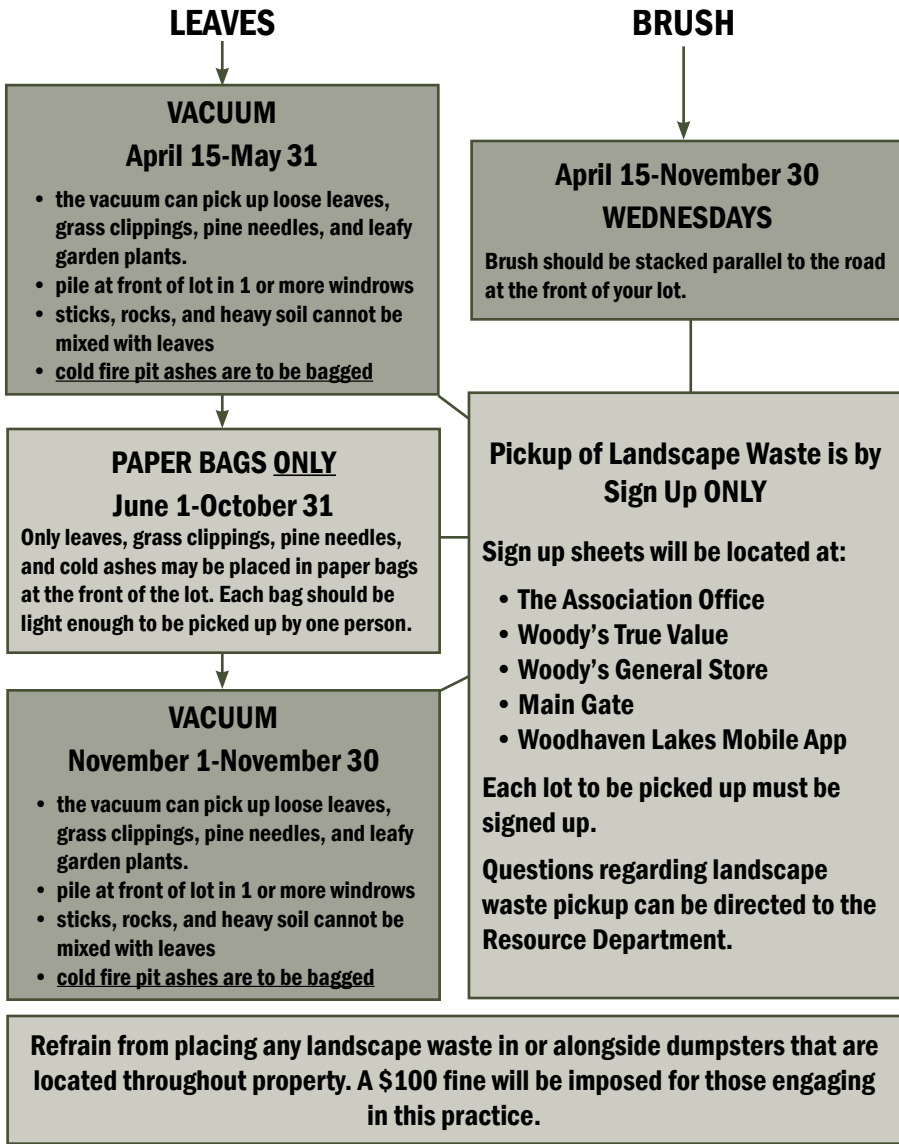
ABOVE  
GROUND

Tree Trimming & Removal - Stump Grinding  
Pavers & Driveways - Bobcat Work

- Landscaping
- Gravel Work
- ESAC Violations
- Sewer Extensions
- Decks
- Gravel Pads
- Move/Level Trailers & Park Models
- Shed Relocation
- Pavers
- Firepits

Kelly & Ed Daraska 708-305-6485

LANDSCAPE WASTE LOT-to-LOT PICKUP PROCEDURE



# Licensed Wildlife Control



Beaver • Raccoon • Groundhogs  
Bats • Skunk • Moles • and More!

**Art Albee**  
815.857.3989 | 815.535.2882 | Amboy



**NORTH CENTRAL BANK**  
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OUR LENDING TEAM IS READY TO HELP YOU ACHIEVE YOUR FINANCIAL GOALS  
*Great Rates - Excellent Options*  
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WOODHAVEN ASSOCIATION COMMITTEE  
MEMBERSHIP APPLICATION

Name \_\_\_\_\_ Sec/Lot\_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

\_\_\_\_\_

Please respond to the following questions:

1. Which Standing Committee do you wish to serve on?  
\_\_\_\_\_
2. Why do you want to serve on this committee?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. What credentials or area of expertise can you bring to this committee?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. Would you have a problem attending one meeting a month for committee meetings?  
\_\_\_\_\_
5. How long have you owned your lot at Woodhaven?  
\_\_\_\_\_
6. Do you have any comments to add?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Signature \_\_\_\_\_ Date \_\_\_\_\_

WOODHAVEN ASSOCIATION  
STANDING COMMITTEE APPOINTMENTS  
APPLICANT QUALIFICATIONS REVIEW

REQUEST FOR FILE REVIEW

I, \_\_\_\_\_, owner of section/lot(s) \_\_\_\_\_ in  
Woodhaven Lakes, hereby request an “Applicant Qualifications Review,” which  
includes a file review and a walk-through inspection of my lot.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Committee Members  
Wanted

In accordance with Policy 03-130-1113 Term of Appointment to a Standing Committee, Property Owners are appointed to the standing committees for a 4-year term. Appointments will be made at the November Board meeting of odd years. Terms commence on January 1 and expire on December 31. Committee terms under this policy are in effect as of January 1, 2014.

Interested owners can use this application for submission. Please return the completed form to the Association Office before October 31st. Applications can also be found on the app, or on the "Members" side of the website under "Forms Central". Included on the application is authorization for a file review. File reviews are conducted by staff for the purpose of determining a candidate is in good standing with the Association, i.e., zero balance on account, no current citations or Campsite violations. Typically, committees meet once a month and consist of the Communications Committee, Finance Committee, Facilities Planning Committee, ESAC and Public Safety Boards of Review. For details on each committee's roles, see Policy Manual, Section 3. Appointments are made based on experience, variety of knowledge, and as a representation of all members. Applicants will be notified if they have been selected, no later than December.

For more information, contact Amy Ackert (815) 849-5209.

# LONG-TERM PROPERTY OWNER ACKNOWLEDGMENT

Name:	Sec./Lot:	Years at Woodhaven
Storez & Rakovec	1/67	49 years
John Policheri	2/31	48 years
Tom & Wanda Chillemi	2/48	44 years
Michael & Denise Kilker	2/56	48 years
Terry & Nancy Borsellino	2/70	27 years
Cornelius Post	2/80	50 years
Rose Cech	2/168	46 years
Linda Necker	2/205	43 years
Pat Sirbas	2/279	42 years
Barbara Andersen	2/230	50 years
John Burgess	3/72 & 196	35 years
Tim & Pat Shohet	3/73	41 years
Charles & Belle Lehman	3/84 & 85	35 years
Ron & Sue Hibner	3/86	25 years
Steve & Jeanette Bell	3/112	48 years
Gail, Janice, & Dan Eiklor	3/208	50 years
Ronald & Kim Norwood	3/222 & 223	40 years
John Niland	3/227	49 years
Candy Michi & Kristin Feldbauer	4/141	24 years
Kathy Grossman	4/210	49 years
Harry Koeppel	5/46 & 47	50 years
Houston & Christine Thomas	5/83	25 years
Todd Link	5/126 & 127	23 years
Patrasso Family	5/134	42 years
Alan McMillan	5/197	45 years
Mr & Mrs Scianna	5/251 & 252	49 years
Edwin Ocasio	5/367	20 years
Sheila Green & Larry Williams	5/ 376 & 377	21 years
Edith Soiza	6/77	42 years
Mark Mack	6/145	46 years
Blanca & Juan Gonzalez	6/188	30 years
Michael & Barbara Steffens	7/72	48 years
Gerald & Agnes Williams	7/128	25 years
Phyllis & Norm Richter	7/50	50 years
Olson Family	7/179 & 180	49 years
Marvin & Karen Larson	7/194	26 years
Charles & Mary Muir	8/29 & 30	22 years
Marion Hanzelin	8/32	41 years
Kremposky Family	8/95 & 96	47 years
Norman Feldbauer	9/18	43 years

Name:	Sec./Lot:	Years at Woodhaven
Samuel & Diane McDonald	9/113 & 114	49 years
William & Joyce Wojciechowski	10/19	50 years
Steve & Deb Zmudka	10/168	41 years
Marie McGrath	10/253 & 254	47 years
Neil & Rita Williams	11/53 & 54	48 years
Donald & Flora Allgaier	11/181 & 182	49 years
Rich & Nancy Bogar	11/235	47 years
Lorraine Molyneux	11/284	25 years
Raymond & Sorrell Pischke	11/323 & 324	39 years
Sally Loveless	12/77	22 years
Manuel Paredes	13/39	47 years
Robert & Susan Williams	13/48 & 49	20 years
Michael & Melissa Silfies	13/50	22.5 years
Ralph & Karen McCurdy	13/70 & 71	47 years
Lagos Family	13/132	40 years
Ernie & Janet Santeralli	14/24	24 years
Darlene Kedzior	15/63	46 years
Elaine Ayres	15/61	30 years
David Wisbrock	15/144	38 years
Carroll & Christine Brooks	15/175	35 years
Bonnie Kinder & Richard Bee	15/187 & 64	22 years
Betty Johnson	16/63	22 years
Albert & Marla Grice	16/89	24 years
Ken & Pati Mazzeffi	17/40	47 years
Marilyn Green	17/122 & 123	45 years
Jill Dahl	17/278	22 years
Richard & Gayle Guzik	18/6	45 years
Steve & Nancy Concialdi	20/88	32 years
Nevalga Family	21/144 & 145	39 years
Jim & Debbie Seldal	21/167	22 years
Carole Novak	21/149 & 150	37 years
John & Kathryn Eberle	22/23	35 years
Rafael Avalos	22/59	35 years
Kim Gibas	22/104	24 years
Audrey Jaworski	22/148	47 years
Jim & Debbie Chillemi	23/45	27 years
Lotz Family	23/139	42 years
Nancy Rocha	23/177 & 178	40 years
Dean Tuma	23/186	45 years
Gary & Pat Ramey	23/198	27 years

Name:	Sec./Lot:	Years at Woodhaven
Mulqueeny	24/136	41 years
Richard & Cindy Brower	24/157	45 years
Henry DeSandre	24/166	44 years
John & Dianne Sentt	24/184	45 years
Glen & Mary Harvey	25/72	22 years
Mark & Ruth Hroncich	25/78	23 years
Gerald Gustavson	26/35	38 years
Bob & Sharon Ulrich	26/90 & 91	41 years

Name:	Sec./Lot:	Years at Woodhaven
Pat Potter	26/180	45.5 years
John & Joan Smith	26/235 & 236	31 years
Ramon & Elizabeth Morales	27/5	43 years
Bill & Marge Munson	27/32	27 years
Herman & Esther Frieson	29/201	50 years
Phil & Alice LeGrand	29/265	44 years
Hector & Maria Arroyo	29/387	28 years



WOODY SAYS.....

Come to a committee meeting!  
Committee meetings are open  
for Owner attendance!

Letter to the Editor  
(and a certian reader)

First, we want to preface this before we begin. We have been contributors to the "Wounded Warriors Project" for many years. So much so, that their organization sent me a real nice dark blue golf type shirt with their logo.

On Saturday evening, June 24th, Rose E., me, and a friend went to La Fiesta to eat. In their entryway was a lady presumed to be a grandmother with a small child getting bubble gum. It might have been her or someone else that saw the logo surprised us as we were waiting for our food. The waitress brought us an envelope which contained a gift certificate for \$50, that had a note: "From: Big fan of Wounded Warriors - thank you for your service, God bless you". We have no idea how they knew I was in the military.

Anyway, if you are reading this, thank you so much. But, if possible, we want to meet you sometime.

Sincerly,  
Larry & Rose Leffelman, Sublette.

HELP SAVE OUR UNCLE RUDY

We are in desperate need to find a liver donor, type O as Rudy has Nash in the liver and is progressively getting worse. When we do find a donor, we would like to be able to help them financially with whatever money we can. This is why we're asking for your help. Rudy Jakupovic Sr. is a loving husband, father, and friend that would give the shirt of his back to help others. He is getting worse and worse as the days go on and needs a liver transplant as soon as possible. When we find a donor, we want to make sure they're not struggling financially because of them donating a piece of their liver to save his life.

Thank you so much for helping us out.

Ten Years ago, we got the bad news that Rudy had liver problems. He was diagnosed with NASH which stands for Non-Alcoholic Steatohepatitis. NASH manifests in the live as a metabolic disorder and is the most severe form of non-alcoholic fatty liver disease (NAFLD). NASH is closely related to the triple epidemic, pre-diabetes, and diabetes. But its symptoms are often silent or non-specific to NASH, making it difficult to diagnose. As a result, NASH patients can remain unaware of their condition until late stages of the disease.

In the past couple months, the doctor is requesting us to find a living donor as soon as possible. We're reaching out to you now, to help us in our time of need. We need to find both a donor, and donations to help the person who ends up as the liver donor.

Search [gofundme.com](https://www.gofundme.com) for  
We want to find and help a Liver Donor - Type O



[Rudy.bemydonor@gmail.com](mailto:Rudy.bemydonor@gmail.com)



Woodhaven Association Board of Directors



**Christine Moffett**  
President



**Ryan Grace**  
Vice President



**Charlie Muir**  
Secretary



**Laura Packwood**  
Treasurer



**Daniel Rossi**  
Director



**Pamela Smith**  
Director



**Ivan Martinez**  
Director



## State of the Association

Christine Moffett, President  
Woodhaven Association Board of Directors

Stay Golden!!

In true Woodhaven style we have stayed “Golden” this past year, despite mother nature challenging us at the start of the year with a severe ice storm, leaving downed trees all over the park. It didn’t matter, because Woodhaven had something to celebrate - 50 years as a recreational community association. We overcame the challenges of a pandemic and throughout the year have celebrated in a grand way, beginning with fireworks and snowmobile racing on Cabin Fever Weekend and continuing with some of the best bands, best events, best food, and best beer ever!

We typically have our large events during the holiday weekends, but this year we added 3 Main Event Weekends to our usual 1 Main Event Weekend. In addition, we held “Friday Night Live” on each event weekend Friday night hosting acoustic groups and capping it off with Woodhaven’s own beverage of choice, beer on tap by Noon Whistle Brewery.

For some of these main events we brought back a blast from the past like:

- Snowmobile racing on Woodhaven Lake. During the Cabin Fever event, snowmobilers had fun competing on Woodhaven Lakes and warmed up with chili and hot cocoa afterwards. Awards were given to those who were brave enough to compete in the cold.
- Fireworks on Woodhaven Lake. Some of the most fantastic fireworks were displayed during the main events. Over 45 minutes of fireworks where you could watch dancing fireworks on the lake, ending it with huge confetti like streams for the show finale. My personal favorite was the dancing fire on the lake!
- Water ski show on Woodhaven Lake. This was not your traditional water show by any means. We had water acrobats galore. Flyboard water jet packs were dancing to the band’s music, and one of the performers did amazing jumps with a water jet bike.

All in all, I would say it was a huge year for our Recreation Department given the amount and magnitude of our events. They developed an outstanding plan of events with new ideas while maintaining some of our popular traditional events and activities. I observed our staff going above and beyond to make it the best. Another nice touch was free food and beverages prepared for our Friday evening events and some of the main events. Thank you, Woodhaven Team!

On a final note, for this year in review we had an outstanding fiscal year mainly due to our PPP loan forgiveness, lot sales and assessment fees. Woodhaven continues to be a popular place to recreate!



## Financial State of the Association

Jeff Hickey, Executive Director  
Woodhaven Association

In virtually all facets of our lives year 2020 was like nothing we have ever experienced before, and this was definitely the case for your Association. When you consider the challenges presented have not occurred in more than 100 years. Think about that ... more than 50 years before Woodhaven Lakes was created! It is certainly understandable for us to have a few unique financial issues to report on and discuss at this year’s Annual Meeting.

Please take some time to read through the Annual Report which includes a copy of our audited financial statements. The audit information provided represents the “short” report and shows consolidated totals along with multiple footnotes on key financial topics. We also include supplemental schedules showing specific fund and entity performance along with summary information on projected assessments and estimated reserve balances from our budget plans. For most, this is sufficient to address any financial concerns; however, for those needing more details a copy of the “long” report is provided on Woodhaven’s website, or a printed copy can be viewed upon request.

With an organization as complex as Woodhaven there are, and always have been, many areas where questions arise, and more information is needed. This review focuses on two noteworthy items and is not intended to overlook other issues or concerns. All aspects of the financial report are provided for a critical review of our activities and are open for questions or comments. Please do not hesitate to ask questions or request more information on the financial reports.

A review of the balance sheet on page 31 shows a significant increase in cash from 2020 to 2021 which is reported from about \$4.6 million (M) to more than \$9.3M. Contributing factors of this change include a reduction in assessment receivables - about \$2.1M and an increase in net income of about \$1.8M. The reduction in receivables is directly associated with pandemic adjustments made allowing Owners an extra month to pay their assessments in 2020. This combined with an all-time high percentage of collected assessments has added to the cash on hand balances in 2021.

The income statement on page 31 reports net income in excess of \$1.7M with an increase in other income reported at about \$1.1M and compared to \$280,000 in 2020. This change is also associated with actions taken in response to concerns with the pandemic. Footnote J (page 35) provides details about the impact of the Paycheck Protection Program which provided the Association with \$803,500 in funds to cover employer related expenses. The Association received loan forgiveness approval of these funds, and in accordance with proper accounting procedures, reported this funding as other income in 2021.

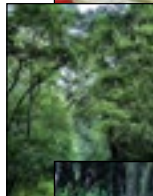
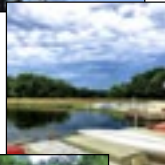
The improvement in assessment collection percentages, increased attendance levels, and increases in other income contributed to the favorable results in 2021. Operating activities reported a net favorable budget variance of \$1,130,872. With approximately 81% of this variance occurring from federal subsidized programs including PPP loans and the Family First Corona Recovery Act, about 10% from Woody, Inc. income, and about 8% from Woodhaven Lakes Realty, Inc. income. As we look to the budget planning process, consideration will be given to determine how the net surplus of \$966,649 will be redistributed. With a per lot value exceeding \$150 this is a positive for the Association and its Membership.

We continue to appreciate the support received from our Owners and their guests, and we look forward to continuing to provide the best in recreational activities and services for our Membership.  
Enjoy your day!

# 2020-2021 Year in Review

## April 2020

- Illinois Governor Pritzker extended Illinois' "Stay at Home" Order until April 30, 2020.
- In response to the COVID-19 Pandemic, Illinois' "Stay at Home" Order, and Illinois Department of Public Health Guidelines:
  - » All Woodhaven facilities were closed to the public except Woody's True Value Hardware, which was open daily from 8 a.m. to 12 p.m. for pay at the pump gas and essential deliveries.
  - » Woodhaven extended dates for payment in full and first installment payments to April 30, 2020. Subsequent assessment installment payments were extended to June 30, 2020, and August 31, 2020.
  - » Spring Fling Weekend, scheduled for April 25 & 26, was postponed.
  - » On April 27, 2020, Woodhaven's first ever virtual Board of Directors Meeting was held via Zoom and live-streamed to YouTube.
- Woodhaven's Board of Directors Election Schedule was announced in the April 2020 Woodhaven News. The 2020 election was held to fill three of the seven Board of Director seats.
- The Board of Directors accepted the proposal of an alternative feral cat management program at Woodhaven which consisted of trapping, spaying/neutering, vaccinating, and re-releasing the cats back into Woodhaven.



## May 2020

- About 3,400 pounds of catfish were stocked into Pine, Hidden, Bluegill, Sunset, and Black Oak Lakes as part of our annual catfish stocking.
- On May 1, 2020, an announcement was made that all recreation programming, including entertainment, open air markets, and activities in all common areas were cancelled through July 20, 2020. The Recreation Department and Nature Center both worked diligently to create online/virtual programming.
- A Woodhaven News Newsletter was mailed to all Property Owners instead of the full edition newspaper.



- Woodhaven facilities began to partially open with limited capacity. The Administration Building, including ESAC and Woodhaven Lakes Realty, were by appointment only.

- The Veterans Memorial Ad Hoc Committee held a Memorial Flag Service on Memorial Day Monday, with all attendees wearing face coverings.

- Five candidates submitted their intent to run for Woodhaven's Board of Directors three open seats.

- The 2020 "Into the Wild" Main Event theme t-shirts were unveiled, what a fitting theme!



## June 2020

- Governor Pritzker unveiled the "Restore Illinois" Five Phase Plan which ended the "Stay at Home" Executive Order and allowed businesses deemed non-essential to begin opening and operating with specific guidelines and restrictions. Despite previous announcements that recreational activities were cancelled until July 20, with this plan, many of the recreation facilities and programs were running by mid-June.
- Woodhaven's aquatic facilities opened for the summer on June 29, 2020, with a limit of 50 patrons per facility. Temperatures were taken upon entry and were denied access if temperature was 100° or more. Patrons were required to make reservations and each facility closed every two hours for cleaning and sanitizing before the next session began.
- Board of Directors Candidates' information was published in the Woodhaven News.
- The Maintenance Department completed a large culvert replacement project in Section 10 on Woodhaven Drive.



## July 2020



- Twenty-eight runners competed in Woodhaven's Annual Run Wild 5K Race. Rachel Hickey was the overall winner with a time of 20:26.5.

- All 28 lots available through the Lee County Delinquent Tax Auction were sold. The average sale price was \$2,239 with a high sale price of \$8,000 and a low sale price of \$816. The average sale price was nearly \$1,000 higher than the average sale price of the 2019 Tax Auction.



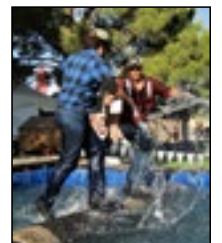
- The March 2020 Audit Report was completed and approved by the Board of Directors.

- As we moved into Phase Four of the "Restore Illinois" COVID-19 Plan, Pool and beach capacity limits were increased to 100 patrons (two separate groups of 50) per facility, per two-hour session.

- Ballots for the Board of Directors election were mailed to Members in good standing. The 2020 election was the first time Members were offered an option to vote online in addition to a mail in ballot.

## August 2020

- "Into the Wild" Main Event Weekend went off without a hitch with participants and attendees wearing masks, even outdoors. The Open Air Market featured 35 vendors, the Bean Bag Tournament had 50 contestants in the adult division, and the Annual Car Show included 50 participants. Several hundred people enjoyed the Paul Bunyan Lumberjack Show and Stingrays Band while social distancing.



- Board of Director ballots were counted and adjudicated on Saturday, August 22. There were 363 online votes cast and 1,439 paper ballots received for a 30.56% return. The 2020 election had a slightly lower return rate than the previous two elections.

- On Sunday, August 23 the Annual Membership Meeting was held with 74 Property Owners in attendance representing 80 lots. The new Board of Directors were sworn in for a four-year term, including incumbents Ivan Martinez and Laura Packwood, along with new board member Daniel Rossi.



- The Dredge Spoils Basin clean out was completed. Approximately 3,400 cubic yards of usable material was stock piled for future use.

September 2020



- An estimated attendance of 13,373 were on property for Labor Day Weekend to enjoy many familiar activities and events including Back to School BINGO, Open Air Market, Shuffleboard Tournament, and two great bands—Chicago Latin Groove and Cadillac Groove.
- Once again TC Gill carved an amazing piece at the Nature Center on Labor Day Weekend, a beautiful nature-themed bench.

October 2020

- 42 runners competed in our 4th BooHaven 5K Fun Run. Andrew Mascioniato was our overall winner with a time of 22:06.
- Fall Fest was a busy one, with attendance higher than most event weekends. We once again had 2 separate fields for our Great Pumpkin Hunt, with well over 2,000 pumpkins! Fall Fest also marks the beginning of Rainbow Trout season at Woodhaven; 1,000 lbs. of trout were stocked in Pine, Hidden, and Bluegill Lakes.
- The Communications Committee was proud to have 48 lots participate in an electric pedestal refresh contest. Participants were entered to win prizes consisting of weather radios and gift certificates.



November 2020

- We have once again taken names for Woodhaven’s Honor Roll of Veterans; the list is currently at 239 and counting! We will continue to add names and publish this list in the Woodhaven News and on our TV Displays at the Association Office.
- The amphitheater at the Lakeview Building was rebuilt to an ideal stage for live music.
- The Governing Documents Review Committee published their draft of proposed changes to the Policy Manual in the Woodhaven News for Property Owner review.
- The pump and motor at Well #1 was replaced at our water treatment facility.
- Comfort Station #4 interior improvements were completed, including the ceiling, lighting, and fixtures.



December 2020

- The Board of Directors approved the assessment levels for the 2020-2021 fiscal year and set them at \$1,360 for lots with sewer service and \$1,235 for non-sewered lots.
- The initial phases of the trail improvement project in Section 23 along Woodhaven Lake are completed. Finish work will continue into 2021.
- Public Safety completed its annual lot-to-lot foot patrol with a total of 6,216 lots walked. Through this patrol there were 354 findings reported including: 97 open trailer doors, 100 open trailer windows, 77 open shed doors, 1 open shed windows, 7 broken/cracked windows, 5 open roof vents and 2 water leaks. Property Owners were notified by either phone or mail.



January 2021

- Following several heavy snow and ice storms, the Maintenance Department begins a special winter brush pick up for Owners.
- The 2021 50th Celebration theme is announced: Stay Golden. The Recreation Department, with the help of other departments, begins grand plans for the season.
- The Sublette Fire Department hosted and conducted a Cold Water Rescue Training on Black Oak Lake.

February 2021

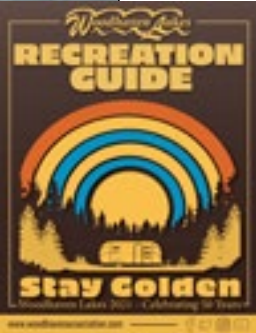
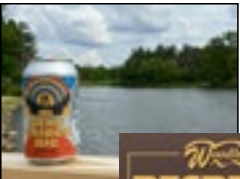
- The final changes to the Policy Manual, as proposed by the Governing Documents Review Committee, were approved by the Board of Directors. The amended Policies were published in the March edition of the Woodhaven News. The GDRC also published their initial proposed changes to the By-Laws in the same edition.
- The Marketing Department purchased a 1978 Airstream trailer from Mesa, AZ as part of a promotional raffle to be held for the 50th year celebration of Woodhaven.



- Due to dangerously frigid temps, Cabin Fever was postponed by one week. Thankfully, while still cold, events went off without a hitch...including our first ever winter fireworks show, and the resurgence of an old favorite - snowmobile races!

March 2021

- Woodhaven Lakes Realty, Inc. reported an average sales price of properties sold at \$23,399, including vacant and improved lots. The average sales price of Woodhaven properties sold through WLRI over the last five years was \$16,071.
- The Marketing Department announces plans to work with Noon Whistle Brewery to brew a special Woodhaven anniversary beer - Stay Golden Ale. Details for the Airstream Raffle are announced.
- 2021 Entertainment Schedule details are released, with more to come in the 2021 Recreation Guide.



# Summary of Fund and Subsidiary Operations

## March 31, 2021

A copy of the consolidated March 31, 2021, Audit Report is provided in the 2021 Annual Report and presents consolidated Balance Sheets; Statements of Income and Equity; and Statements of Cash Flows for the Association and its subsidiary operations. Additional details in the form of footnotes also provide information on various topics including investments; long term debt; plant, property and equipment; income taxes; and reserves for future major repairs and replacements. This report provides a complete and thorough review of the Association’s financial activities. Please take the opportunity to review the information provided.

The consolidated audit report is prepared using information from the detailed reports, which provide specific information on the various fund and entity activities included within your Association. Financial details associated with the Operating Fund, Lot Fund, Water & Sewer Fund, General Store, Service Center (True Value), Woodhaven Lakes Realty and Restricted Fund are provided in the full audit report. Property owners interested in reviewing this document may view this information through the password protected portion of our website, and can also contact the Association Office to see the detailed report.

The following schedule has been prepared to present property owners with a breakdown of the financial results of each fund and entity of the Association. The schedule includes the actual and budget information associated with the year ended March 31, 2021; and includes the actual performance for each fund and entity in 2018, 2019, and 2020. This schedule and the five-year plan information that follows are provided to give property owners more information about the Association’s current financial position and its future plans. As noted above, detailed reports are available for interested property owners to review on our website and at the Association Office.

This information has been prepared by the Association’s management and is not part of the information audited by Wipfli LLP – CPA and Consultants.

Breakdown of Change in Association Equity	March 2018	March 2019	March 2020	March 2021	2021 Budget
Operating Fund	\$ (38,021)	\$ (123,823)	\$ (230,312)	\$ 302,525	\$ (418,456)
Lot Fund	27,404	27,899	(6,481)	32,615	7,381
Water & Sewer Fund	216,932	197,467	195,812	241,886	182,323
General Store	(1,418)	(41,578)	(52,444)	(6,692)	(42,084)
Service Center - True Value	118,521	154,295	253,815	289,976	90,692
Woodhaven Lakes Realty	41,125	17,714	20,673	106,339	15,921
Total Change in Operating Equity	\$ 364,543	\$ 231,974	\$ 181,063	\$ 966,649	\$ (164,223)
Disaster Recovery Fund	969	6,720	-	-	
Restricted Fund	1,076,470	968,675	831,083	797,678	
Total Change in Equity	\$ 1,441,982	\$ 1,207,369	\$ 1,012,146	\$ 1,764,327	

# Five-Year Projection Summary

## 2021 - 2022 Budget

An integral part of our budget process includes developing long-range plans intended to ensure the continuation of this Association well into the future. Article VIII, section 1 of the By-Laws states the Board shall annually adopt or reaffirm a five-year plan for operating expenses, replacements, and capital additions. The following information summarizes the most recent five-year plan for the Association and its Subsidiary Operations. This information is based on maintaining operating service levels, adequately funding for future replacements and funding new projects already approved by the Board of Directors.

Please remember this information presents estimated figures and actual figures may and probably will differ from current projections. New projects, changes in service levels, federal regulations, and other related changes will have an impact on the projections and could result in significant differences. As adjustments are made, information will be provided to the Board of Directors and to the Property Owners for their review and consideration.

The following schedule provides information on the assessments required to support the Association’s long-range plans. The operating assessment provides funding for the association activities, the lot fund, and the W&S utility fund. Restricted assessments provide funding for association reserves, new projects, and W&S system reserves. And finally, debt service assessments provide funding to satisfy the loan payments associated with financing the purchase of the W&S utility systems and funding for the disaster recovery process.

Woodhaven Association	Actual Assessment 2021-2022	Projected Assessment 2022-2023	Projected Assessment 2023-2024	Projected Assessment 2024-2025	Projected Assessment 2025-2026	Projected Assessment 2026-2027
Five-Year Plan Summary						
Lots with Sewer Service						
Operating Assessment	\$1,012.00	\$1,044.00	\$1,081.00	\$1,133.00	\$1,180.00	\$1,227.00
Restricted Assessment	241.00	254.00	332.00	280.00	233.00	311.00
Debt Service Assessment	107.00	62.00	62.00	62.00	62.00	62.00
Total Assessment	\$1,360.00	\$1,360.00	\$1,475.00	\$1,475.00	\$1,475.00	\$1,600.00
Lots without Sewer Service						
Operating Assessment	\$965.00	\$996.00	\$1,032.00	\$1,083.00	\$1,129.00	\$1,175.00
Restricted Assessment	194.00	208.00	287.00	236.00	190.00	269.00
Debt Service Assessment	76.00	31.00	31.00	31.00	31.00	31.00
Total Assessment	\$1,235.00	\$1,235.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,475.00

The reserve plan information for the association assets and W&S assets is based on projections using an inflation rate of 4% and an interest rate of 5%. Summary statistics on each reserve fund’s activities through the 2026-2027 fiscal year are provided below. The percent figures represent the estimated value of each reserve in comparison to a fully funded reserve.

Statistical Categories	Association Reserves		W&S Reserves		Total Reserves
	\$ Amount	Percent	\$ Amount	Percent	\$ Amount
Dollar value low point (2021-2022)	\$11,259,609	75.99%	\$2,875,130	66.40%	\$14,134,739
Dollar value high point (2024-2025)	\$14,039,421	64.04%	\$3,790,583	54.06%	\$17,830,004
Average dollar value	\$12,711,119	66.83%	\$3,448,605	57.87%	\$16,159,724
Estimated balance 3/31/2026	\$13,191,250	58.21%	\$3,736,585	49.17%	\$16,927,835

As of March 31, 2021, the Association had two internal loan balances due to its reserve funds. The first for water and sewer assets totaled \$4,407,562 and is scheduled over an amortization period ending April 1, 2038. The second loan covering the disaster recovery process totaled \$262,656 and was paid in full April 1, 2021. Additional details on the Association’s long-term debt obligations are provided in Footnote (C) of the Audit Report.

Detailed information about the Association’s budget plan is presented to the membership at the Budget Hearing in November and are published in the December issue of the Woodhaven News. The detailed budget documents are also provided on the password protected portion of our website and are available for any property owner to review at the Association Office.

## Section Representatives & Alternates

As of July 20, 2021

Section	Representative	Alternate
01	Jim McGrady, 1/103	Marty Behan, 1/72
02	Pat Sirbas, 2/279	Jane Elliott, 2/216
03	Maria Dellegrazio, 3/68	Judy Gonzalez, 3/91
04	Marian Schuetz, 4/69	Gregg Swanstrom, 4/183
05	Harry Koeppel, 5/46-47	Marcia Kosowski, 5/229
06	Michael Flanigan, 6/6	Pat Winters, 6/143
07	Karen Larson, 7/194	Lee Patterson, 7/6
08	Linda Smith, 8/31	Mary Muir, 8/30
09		
10	Bob Palatine, 10/284	Tony Lona, 10/219
11	Dawn Anama, 11/202	Kelli Fox, 11/236
12	Heather Hansen, 12/48	Chris Collins, 12/48
13		
14	Jeraldine Elliot, 14/63	
15	Nancy Jackson, 15/104-105	Elaine Ayres, 15/61
16	Ernest Mitchell, 16/79-80	Richard Ziegenfuss, 16/132
17	Jose Navaro, 17/143	
18	Rosemary Colness, 18/18	Joanne Lencki, 18/95
19	Karmi Temple, 19/26	
20	Diane Connelly, 20/32	Jeff Jackson, 20/61
21	Todd Moffett, 21/86 & 174	
22	Kathy Brush, 22/153	
23	Rita Olsen, 23/48	
24	Laurie Picha, 24/9	Marisa Chavez, 24/77
25	Diana Strong, 25/25	
26	Angel Flores, 26/112-113	
27	Christopher Cordero, 27/72	Charlene Hill, 27/114
28		
29	Christine Pontrelli, 29/153	

## Volunteer Committees

As of July 20, 2021

### ESAC Board of Review

Board Liaison: Ivan Martinez

**Members:**

Bill Engelmann  
Dave Fase  
Darlene Singleton  
Richard Gobrecht  
Mary Muir  
Niel Smith  
Harry Koeppel

### Audit Committee

Christine Moffett      Jeff Hickey  
Laura Packwood      Amy Ackert

### Public Safety Board of Review

Board Liaison: Christine Moffett

**Members:**

Frank Lowery, Chairperson  
Patrick Sleik  
George Metzger  
Susan Rossi  
Heather Hansen  
Louisa Nicotera

### Environmental Committee

Staff Liaison: Jeff Hickey

**Members:**

Bill Engelmann      Mary Salvatore

### Facilities Planning Committee

Board Liaison: Charlie Muir

Staff Liaison: Jeff Hickey

**Members:**

James Dow                      Jose Gonzalez  
Terry Gillespie              Dave Fase  
Peter Krull                      Thomas McLaughlin  
Dana Wayne                      Greg Hoefling

### Finance Committee

Board Liaison: Laura Packwood

Staff Liaison: Jeff Hickey

**Members:**

John Shefcik                      James Parker  
Marco Rodriguez              Mary Salvatore  
Nancy Rocha                      Helena Walden

### Communications Committee

Board Liaison: Pamela Smith

Staff Liaison: Nicci Leffelman, Amy Ackert

**Members:**

Nancy Jackson                      Karen Larson  
Kimberly Norwood              Campbell Chisholm  
Ralph Pimentel                      Linda Stephens

### Governing Documents Review

#### Ad-Hoc Committee\*

Board Liaison: Christine Moffett

Staff Liaison: Amy Ackert, Jeff Hickey, Karen Roche

**Members:**

Richard Gobrecht                      Dana Wayne  
Kevin Mikkelson                      John Thanos  
Neil Smith                      Ralph Pimentel  
Traci LaMon                      Wesley Rolseth

### Veterans Memorial Ad-Hoc

#### Committee\*

Chairperson: Ivan Martinez

**Members:**

Ernie Mitchell                      Richard Ziegenfuss  
Robert Rundall                      Daniel Martinez  
Diana Owens                      Richard Muhl  
Leonard Jackson                      Mike Connelly

### Aquatics Operation Referendum Committee

Chairperson: Daniel Rossi

**Members:**

Jose Gonzalez                      Dana Wayne  
Kimberly Norwood                      Ralph Pimentel  
Chris Collins                      Laurie Picha  
Marco Rodriguez                      John Shefcik

*\*indicates committee retired by Board of Directors as of May 2021*

# Woodhaven Association Department Heads, Managers, & Supervisors



Jeff Hickey - Executive Director  
31 years



Amy Ackert - General Manager  
Administrative Services  
11 years

## Maintenance/Janitorial/ Resources Department



**Forestry & Maintenance Director**  
  
Greg Dimmig  
38 years



**Maintenance Supervisor**  
  
Ryan Farley  
10 years



**Resource Supervisor**  
  
Rich Klein  
16 years



**Lakes/Resource Manager**  
  
Jerry Corcoran  
27 years

## Woody, Inc.



**General Store Manager**  
  
Michael Hogan  
13 years



**Service Center Manager**  
  
Scott Hanson  
10 years



**LP Delivery Manager**  
  
Eli Bugarin  
1 year

## Administration Department



**Collections Manager**  
  
Becky Whelchel  
22 years



**Marketing/ Communications Manager**  
  
Nicci Leffelman  
14 years

## Utilities Department



**Certified Operator**  
Rusty Lindenmeyer  
34 years

# Woodhaven Association Department Heads, Managers, & Supervisors



Randy Koehler - General Manager  
Member Services  
24 years

## Public Safety Department



**Public Safety  
Director**  
  
Rick Farringer  
38 years



**Public Safety Shift  
Supervisor**  
  
Wayne Lachat,  
Sergeant  
26 years



**Public Safety Shift  
Supervisor**  
  
Lisa Westenfelt,  
Sergeant  
21 years



**Public Safety Shift  
Supervisor**  
  
John Ryan,  
Sergeant  
23 years

## Recreation/Aquatics Department



**Recreation/Aquatics  
Director**  
  
Timothy O’Laughlin  
35 years



**Recreation Manager**  
  
Emma Lipka  
2 years



**Aquatics Manager**  
  
Justin Rodriguez  
7 years

## ESAC Department



**ESAC Department  
Administrator**  
  
Sue McGraw  
14 years

## Information Technology Department



**Information Systems  
Administrator**  
  
Samuel Owens  
8 years

## Woodhaven Lakes Realty, Inc



**WLRI Managing  
Broker**  
  
Bonita Willis  
16 years



## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
The Woodhaven Association  
Sublette, Illinois

### Report on the Financial Statements

We have audited the accompanying consolidated financial statements of The Woodhaven Association and Subsidiaries (the "Association"), which comprise the consolidated balance sheets at March 31, 2021 and 2020, and the related statements of consolidated income and association equity and cash flows for the years then ended and the related notes to the consolidated financial statements.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of The Woodhaven Association and Subsidiaries as of March 31, 2021 and 2020, and the consolidated results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States.

### Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States require that the information about Future Major Repairs and Replacements and the Schedule of Changes in Reserve Fund Balances on pages 35-37 be presented to supplement the consolidated financial statements. Such information, although not a part of the consolidated financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the consolidated financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the consolidated financial statements, and other knowledge we obtained during our audit of the consolidated financial statements. We did not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

A handwritten signature in dark ink that reads "Wipfli LLP".

Sterling, Illinois  
June 15, 2021

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES  
CONSOLIDATED BALANCE SHEETS  
March 31, 2021 and 2020

A S S E T S	2021	2020
Cash on hand and in bank - restricted	\$ 3,047,723	\$ 1,510,901
Cash on hand and in bank - unrestricted	6,309,985	3,052,282
Interest-bearing deposits in banks	6,118,693	7,016,002
Assessments and accounts receivable, net of allowance for uncollectible accounts of \$338,028 and \$437,347, respectively	2,104,519	4,184,719
Investment securities - restricted	973,563	150,000
Inventories	432,201	456,103
Interest receivable	8,500	14,407
Other receivables	95,545	37,518
Prepaid expenses	204,052	234,856
Property, plant and equipment, net of accumulated depreciation	14,440,596	15,343,926
Investment in Woodhaven lots	1,580	5,187
Investment in stock	14,458	14,458
Total assets	\$ 33,751,415	\$ 32,020,359
LIABILITIES AND ASSOCIATION EQUITY		
Liabilities:		
Trade accounts payable	\$ 162,733	\$ 237,991
Deferred member assessments	7,990,642	7,929,705
Other deferred income	14,775	12,655
Other accrued expenses	320,843	341,913
Total liabilities	8,488,993	8,522,264
Association equity:		
Restricted:		
Designated for future major repairs and replacements	13,736,157	12,434,090
Investment in fixed assets	9,732,589	10,005,004
Unrestricted	1,793,676	1,059,001
Total association equity	25,262,422	23,498,095
Total liabilities and association equity	\$ 33,751,415	\$ 32,020,359

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES  
CONSOLIDATED STATEMENTS OF INCOME AND ASSOCIATION EQUITY  
For the Years ended March 31, 2021 and 2020

	2021	2020
Revenue:		
Assessments	\$ 8,012,642	\$ 7,366,592
Net sales	3,045,664	2,892,000
Commissions	461,808	255,132
Total revenue	11,520,114	10,513,724
Commissions paid	263,740	151,388
Cost of goods sold	2,078,450	2,018,430
Gross profit	9,177,924	8,343,906
Other operating revenue	579,706	571,795
Total revenue from operations	9,757,630	8,915,701
Operating expenses	9,118,954	8,183,039
Net income from operations	638,676	732,662
Other income	1,125,651	279,504
Net income	1,764,327	1,012,166
Association equity, beginning of year	23,498,095	22,485,929
Association equity, end of year	\$ 25,262,422	\$ 23,498,095

2021 ANNUAL REPORT  
THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES  
CONSOLIDATED STATEMENTS OF CASH FLOWS  
For the Years ended March 31, 2021 and 2020

	2021	2020
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net income	\$ 1,764,327	\$ 1,012,166
Adjustments to reconcile net income to net cash from operating activities:		
Depreciation and amortization	1,536,839	1,532,901
Bad debt expense	100,547	118,089
(Gain) on the sale of assets	(35,384)	(20,023)
SBA PPP loan forgiveness	(803,500)	-
Change in assets and liabilities:		
Change in assessments and accounts receivable	1,979,653	(2,006,707)
Change in inventories	23,902	(67,140)
Change in interest and other receivables	(52,120)	74,330
Change in prepaid expenses	30,804	(198,024)
Change in trade accounts payable	(75,258)	33,997
Change in accrued expenses and other liabilities	41,987	878,160
Net cash flows from operating activities	4,511,797	1,357,749
CASH FLOWS FROM INVESTING ACTIVITIES:		
Proceeds from the sale of assets	41,923	22,356
Net change interest-bearing deposits in banks	897,309	(2,949,403)
Proceeds from maturity and sale of investment securities	344,246	949,542
Purchases of investment securities	(1,167,320)	-
Purchases of property and equipment	(636,930)	(536,002)
Net cash flows from investing activities	(520,772)	(2,513,507)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Proceeds from SBA PPP loans	803,500	-
Net cash flows from financing activities	803,500	-
Change in cash and cash equivalents	4,794,525	(1,155,758)
CASH AND CASH EQUIVALENTS (RESTRICTED AND UNRESTRICTED):		
Beginning	4,563,183	5,718,941
Ending	\$ 9,357,708	\$ 4,563,183
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:		
Cash payments for:		
Income taxes	\$ -	\$ -

## THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2021 and 2020

### (A) Nature of Business and Significant Accounting Policies:

#### Nature of business:

The Woodhaven Association (the "Association") is an Illinois corporation subject to the Declaration of Covenants made May 8, 1971, and as amended October 26, 2015. The parcels have been divided into recreational lots (campsites), commercial property or transferred to the Association as common property. At March 31, 2021 and 2020, 6,216 campsites are covered by the Declaration, of which 6,144 lots are assessable. However, included in the 6,144 assessable lots were 28 and 37 lots, respectively, which were owned by the Association and accordingly, were not assessed during the years ended March 31, 2021 and 2020. Each Owner or Owners of a campsite represent a membership of the Association, but each campsite is limited to one voting Member.

The Association is governed by a Board of Directors elected by the voting Members under the corporate by-laws. The Board has the authority to manage and control the Association's affairs, including the adoption of budgets and assessments and other financial matters.

#### Description of funds:

The following two funds have been established to account for the revenues and expenses of the Association:

Unrestricted Fund - The Unrestricted Fund is used to account for all financial resources except those required to be accounted for in the Restricted Fund. The Association has three unrestricted funds. The Operating Fund represents one of the Association's unrestricted funds and is used to account for the general daily operations of the Association. The other unrestricted funds are the Lot Fund which is used to account for revenues and expenses related to the acquisition and sale of Association lots; and the Water and Sewer Fund which is used to account for revenues and expenses related to the operations of the water and sewer utility systems at the Association.

As mentioned above, the lots held in the Lot Fund inventory are not assessable lots. The Board allocated unrestricted Owner assessments to the Lot fund, at a rate of eight dollars per lot at March 31, 2021 and 2020. In the Water and Sewer Fund, the Board allocated unrestricted Owner assessments at a rate of forty-six dollars per lot for water services and forty-six dollars per lot for sewer services at March 31, 2021, and at a rate of forty-five dollars per lot for each service at March 31, 2020.

Restricted Fund - The Restricted Fund is used to account for Owner assessments and expenditures designated to be spent for specific purposes such as all property, plant and equipment of the Association. The primary purpose of the Fund is to account for and accumulate reserves for future repairs and replacement of the common property of the Association. Capital additions are also accounted for in the Association's Restricted Fund.

The Association experienced a tornado causing significant damage to approximately 1/3 of the property during fiscal year 2016. The Association established an internal loan obligation to its restricted reserve fund to offset the net results of the disaster recovery process as indicated in Note (C).

#### Description of subsidiaries:

Woody, Inc. (Woody) is a wholly owned subsidiary of the Association. Woody provides the Association, its respective landowners, their guests and the surrounding communities with multiple services and products that include a restaurant, grocery store, laundromat, convenience store and service area. The service area consists of a gasoline station, material yard and hardware store.

Woodhaven Lakes Realty, Inc. (WLRI) is a wholly owned subsidiary of the Association. WLRI's principal business activity is to sell Woodhaven lots on behalf of the Woodhaven Association and private lot owners. WLRI also provides real estate services to members of the surrounding communities.

#### Principals of consolidation:

The consolidated financial statements include the accounts of the Association as well as Woody and WLRI (the "Group"). All significant inter-company accounts and transactions have been eliminated.

#### Use of estimates:

The preparation of consolidated financial statements in conformity with accounting

principles generally accepted in the United States requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. The allowance for doubtful accounts, method of determining fixed asset useful lives, and net realizable value of inventories are particularly subject to change in the near term.

#### Concentrations of credit risk:

Financial instruments that potentially subject the Group to concentrations of credit risk consist principally of temporary cash investments. The Group places its temporary cash investments with various local financial institutions and brokerage firms. The balances at various local financial institutions are insured by the Federal Deposit Insurance Corporation. At March 31, 2021 and 2020, \$238,655 and \$573,135, respectively, of the cash balance in financial institutions were uninsured or under collateralized.

#### Revenue recognition:

In 2014, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2014-09, Revenue from Contracts with Customers (Topic 606), which supersedes the revenue recognition requirements in Accounting Standards Codification 605, Revenue Recognition. The core principle of the new guidance is that revenue should be recognized to depict the transfer of control of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. In addition, expanded revenue disclosures are required. The Association's sales arrangements with customers are predominantly short-term in nature and generally provide for transfer of control and risks and rewards of ownership at the time of the delivery of service or promised goods. As such, the timing of revenue recognition under both the prior and new guidance is the same for the majority of the Association's transactions. Effective April 1, 2019, the Association adopted the new revenue guidance under the modified retrospective method.

Revenue is recognized when obligations under the terms of the contract with a customer are satisfied. The Association's main revenue streams are attributed to member assessments, sales from the service areas, and commission from lot sales which are all considered to be single performance obligations. Given the nature of the Association's revenue transactions, adoption of the new guidance had an immaterial impact on its financial statements.

The Woodhaven Association - Member assessments are billed annually and payable in the year to which they apply and are recognized over time. Prepaid amounts are reported as deferred member assessments and amortized over the period they are earned. Property owners have two payment options to choose from. The first option is full payment on or before March 31st in each year, respectively. Property owners choosing this option receive a discount of \$30 on lots with sewer service and \$25 on lots without sewer. The second option is an installment plan requiring 50% of the assessment be paid by March 31st, 25% by May 31st, and 25% by July 31st in each year, respectively. Provisions are made for the estimated amount of uncollectible accounts, of which the amount applicable to future assessments is deducted from deferred member assessments. Amounts billed for late fees and lien costs are recognized as revenue when billed.

Due to the COVID-19 Virus Crisis, the payment dates disclosed above for both options were extended for an additional 30 days to allow Owners more time to pay member assessments for the fiscal year ending March 31, 2021. These payment extensions are one-time extensions for the COVID-19 Crisis and are not changes in policy beyond the fiscal year ending March 31, 2021.

Woody, Inc. - Sales from the service areas are billed at the time the performance obligation is satisfied. Accounts receivable are principally derived from service area sales and provisions are made for estimated uncollectible accounts under the reserve method of accounting for bad debts.

Woodhaven Lakes Realty, Inc. - Commissions related to lot sales are billed at the time the performance obligation is satisfied.

#### Cash flows:

The Group considers its cash and cash equivalents to be cash on hand and in bank for both restricted and unrestricted accounts. The investment securities are not

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
March 31, 2021 and 2020

(A) Nature of Business and Significant Accounting Policies:

included as cash equivalents as the original maturity dates are generally in excess of three months.

Investment securities:

The Association's investment securities consist of U.S. Government Agency Obligations and are classified as held-to-maturity. The Association has both the intent and ability to hold these investments to maturity regardless of changes in market conditions, liquidity needs or changes in general economic conditions. These securities are carried at cost adjusted for amortization of premium and accretion of discount, computed by the straight-line method over their contractual lives. The Association buys all investment securities in anticipation of holding them until maturity and their operations historically have shown that liquidity needs can be accurately predicted; therefore, all investment securities have been classified as held-to-maturity.

Interest-bearing deposits in banks:

The Group's interest-bearing deposits in banks consist of certificates of deposits with financial institutions with a maturity date from purchase of 90 days or more. Certificates of deposit with a maturity date from purchase of less than 90 days are classified as cash equivalents, If applicable. There were \$0 and \$100,000 in certificates of deposit classified as cash equivalents at March 31, 2021, and 2020, respectively.

Inventories:

The Woodhaven Association - Inventories consist of Woodhaven lots held for re-sale. Substantially all lots were acquired by purchase through delinquent tax auctions or were deeded to the Association in lieu of foreclosure. As of March 31, 2021, and 2020, inventories are stated at the lower of cost or net realizable value. Net realizable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion, disposal, and transportation.

Woody, Inc. - Inventories are stated at cost, which is not materially different from market, and are valued using the first-in, first-out and moving average pricing methods.

Depreciation:

The Woodhaven Association – For financial reporting purposes, depreciation of buildings, building additions and improvements to land is computed principally under the straight-line method ranging from 3 to 40 years. Also, for financial reporting purposes, depreciation of vehicles and furniture and equipment is computed under accelerated or straight-line methods ranging from 2 to 25 years. For income tax purposes depreciation is computed using Federal statutory tax methods ranging from 3 to 39 years.

Maintenance and repairs of property and equipment are charged to operations and major improvements are capitalized. Upon retirement, sale or other disposition of property and equipment, the cost and accumulated depreciation are eliminated from the accounts and gain or loss is included in the operations of the Restricted Fund.

Property, plant, and equipment are assessed at least annually for impairment and any such impairment would be recognized in the period identified. Common property and equipment are stated based on historical cost. The Association's threshold to capitalize new assets is set at \$5,000.

Inter-fund eliminations:

The Woodhaven Association – Inter-fund eliminations have been provided for transactions occurring between the Operating Fund and the Restricted Fund.

Income taxes:

Deferred taxes are provided on a liability method whereby deferred tax assets are recognized for deductible temporary differences and operating loss and tax credit carry forwards and deferred tax liabilities are recognized for taxable temporary differences. Temporary differences are the differences between the reported amounts of assets and liabilities and their tax bases. Deferred tax assets are reduced by a valuation allowance when, in the opinion of management, it is more likely than not that some portion or all the deferred tax assets will not be realized. Deferred tax assets and liabilities are adjusted for the effects of changes in tax laws and rates on the date of enactment. No deferred taxes were recorded at March 31,

2021 and 2020.

Generally accepted accounting principles prescribe a recognition threshold and measurement attribute for the consolidated financial statement recognition and measurement of tax positions taken or expected to be taken in tax returns. The Association has determined that it does not have any significant risks related to income tax expense and therefore no amounts were reserved for uncertain tax positions at March 31, 2021 and 2020.

Subsequent Events:

The Association has evaluated subsequent events through June 15, 2021 which is the date these financial statements were available to be issued. All subsequent events requiring recognition as of March 31, 2021, have been incorporated herein.

(B) Investment Securities:

The following tables reflect the amortized cost and approximate fair value of securities at March 31:

Held-to-Maturity	2021			
	Amortized Cost	Gross Unrealized Gains	Gross Unrealized (Losses)	Approximate Fair Value
U.S. Federal agencies	\$ 973,563	\$ -	(\$ 24,644)	\$ 948,919

Held-to-Maturity	2020			
	Amortized Cost	Gross Unrealized Gains	Gross Unrealized (Losses)	Approximate Fair Value
U.S. Federal agencies	\$ 150,000	\$ 99	\$ -	\$ 150,000

The amortized cost and approximate fair value of securities at March 31, 2021 by contractual maturity are shown below:

Held-to-Maturity	Amortized Cost	Approximate Fair Value
Due in one year or less	-	-
Due after one year through five years	-	-
Due after five years through ten years	-	-
Due after ten years	\$ 973,563	\$ 948,919
	\$ 973,563	\$ 948,919

The following tables show the fair value and the unrealized losses aggregated by investment category and length of time that individual securities have been in a continuous unrealized loss position, at March 31:

	2021				Total	
	Less than 12 Months Fair Value	Unrealized Loss	12 Months or More Fair Value	Unrealized Loss	Fair Value	Unrealized Loss
Federal agencies	\$ 973,563	(\$ 24,644)	\$ -	\$ -	\$ 973,563	(\$ 24,644)

At March 31, 2021, the Association had six securities in an unrealized loss position for less than 12 months and no securities in an unrealized loss position for 12 months or more.

At March 31, 2020, the Association had no securities in an unrealized loss position.

(C) Long Term Debt:

The Association's detailed financial statements include an internal loan obligation due to its restricted reserve fund from the purchase of the water and sewer system assets in 2008. On March 31, 2020, this loan obligation reported a balance of \$4,572,390. A principal and interest payment of \$348,225 was applied against this obligation and the outstanding balance on March 31, 2021 is reported at \$4,407,562. Terms and conditions apply a 4% fixed rate to the outstanding balance, which is scheduled over an amortization period ending on April 1, 2038.

In 2015 a tornado caused significant damage to approximately 1/3 of the property. Substantial costs for clean-up and restoration have occurred resulting in an internal loan obligation. On March 31, 2020, this obligation reported a balance of \$745,925. A principal and interest payment of \$262,656 was applied against this obligation on April 1, 2020. The Association also applied surplus funds of \$231,974 from fiscal year 2019-2020 to the principal balance. The outstanding balance on March 31, 2021 is reported at \$281,214. Terms and conditions apply a 4% fixed rate to the outstanding balance, which is scheduled over an amortization period ending on April 1, 2021.

All entries associated with the internal loan obligations are eliminated through the principles of consolidation.

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
March 31, 2021 and 2020

(D) Pension Plan:

The Association maintains a qualified 401-K defined contribution pension plan, which by law is required to cover all qualifying employees. To be eligible, an employee must be at least twenty-one years of age with at least one year of service. In addition, the employee must complete 1,000 hours of service per year to become and maintain eligibility in the plan.

The Association is required to contribute 3% of each participant’s compensation during the plan year. In addition, the Association will match an additional 2% contributed by each participant up to a maximum total employer contribution of 5% of the participant’s compensation. During the fiscal years ended March 31 the respective entities contributed and charged to expense the following amounts:

	2021	2020
The Woodhaven Association	\$ 110,507	\$ 97,876
Woody, Inc.	15,554	13,021
Woodhaven Lakes Realty, Inc.	4,141	4,147
	\$ 130,202	\$ 115,044

(E) Contingencies and Commitments:

Propane sold by Woody Inc. is subject to price fluctuations. Woody Inc. attempts to stabilize the cost of this product to the extent possible by covering a portion of estimated future sales with purchase contracts at firm prices. At March 31, 2021 and 2020, the aggregate unrecorded purchase commitments under contract totaled \$28,875 and \$166,875, respectively.

(F) Investment in Property, Plant and Equipment:

Investment in property, plant and equipment is as follows as of March 31:

2021			
	Cost	Accumulated Depreciation	Net Book Value
Land	\$ 534,930		\$ 534,930
Grounds	1,659,156	\$ 1,292,228	366,928
Roads and parking lots	4,946,902	3,872,391	1,074,511
Lakes	1,980,860	1,269,040	711,820
Pools and courts	1,726,657	1,515,932	210,725
Vehicles	1,382,290	1,145,050	237,240
Furniture and equipment	3,991,043	3,415,689	575,354
Buildings and improvements	10,390,220	6,356,535	4,033,685
Water and sewer system assets	11,372,044	4,676,641	6,695,403
	\$ 37,984,102	\$ 23,543,506	\$ 14,440,596

2020			
	Cost	Accumulated Depreciation	Net Book Value
Land	\$ 536,306		\$ 536,306
Grounds	1,621,892	\$ 1,221,265	400,627
Roads and parking lots	4,852,360	3,645,122	1,207,238
Lakes	1,911,628	1,189,964	721,664
Pools and courts	1,714,128	1,478,347	235,781
Vehicles	1,268,131	1,045,994	222,137
Furniture and equipment	3,807,519	3,193,947	613,572
Buildings and improvements	10,363,660	6,058,011	4,305,649
Water and sewer system assets	11,274,970	4,174,018	7,100,952
	\$ 37,350,594	\$ 22,006,668	\$ 15,343,926

Total depreciation expense for the years ending March 31, 2021 and 2020 was \$1,536,839 and \$1,532,901, respectively.

Included in the land cost for 2021 and 2020 are lots, which the Association owns, and are recorded in the Lot Fund. These lots are held for the camp coast-to-coast program as well as for promotional purposes and therefore are not primarily “held for sale”. The balance of these lots for the years ending March 31, 2021 and 2020 was \$19,231 and \$20,607, respectively.

The Association is responsible for preserving and maintaining the common properties. In conformity with industry practice, the Association recognizes the following common property as assets:

(F) Investment in Property, Plant and Equipment (continued):

- a) Common personal property.
- b) Common real property to which it has title and that it can dispose of for cash while retaining the proceeds or that is used to generate significant cash flows from members or nonmembers based on usage.

The buildings and improvements balance for 2021 and 2020 includes common property transferred to the Association by the Developer for \$1. The common property includes open land, several lakes, roads, buildings, and improvements.

In fiscal year 2019-2020 the Association secured contracts and initiated projects to make improvements to Blue Gill, Hidden, and Pine lakes. Costs incurred for the lake improvement project in 2019-2020 was \$6,750, with additional project costs totaling \$31,606 in 2020-2021. The Association plans to complete these projects in fiscal year 2022-2023 for additional costs estimated at approximately \$225,000.

(G) Income Taxes:

As a membership organization, the Association is subject to corporate federal and state income taxes. For purposes of determining taxable income, assessments restricted for capital expenditures may not be subject to taxation. The Association is generally taxed on non-membership income after deducting direct and allowable expenses on a reasonable and consistent basis. Membership income can be exempt from taxation if certain elections are made.

For federal income tax purposes, the Association files a consolidated tax return with its wholly owned subsidiaries. For state income tax purposes, the Association files as a unitary business with its wholly owned subsidiaries.

During the years ended March 31, 2021 and 2020, the consolidated Group incurred tax losses for both federal and state income tax purposes. Consequently, no tax liabilities have been reflected in the 2021 and 2020 financial statements for federal and state tax purposes on a consolidated basis.

As of March 31, 2021, the consolidated Group has unused net operating loss carryforwards of \$4,899,923 for federal tax purposes. The net operating loss carryforwards for state purposes are not materially different.

The following net operating losses are available for reduction of future federal tax liabilities:

Carry-forwards Expire March 31,	Net Operating Loss
2022	9,748
2023	59,747
2024	131,389
2025	125,234
2026	74,587
2027	90,399
2028	44,376
2029	178,021
2030	184,132
2031	263,452
2032	309,320
2033	331,860
2034	337,024
2035	365,396
2036	389,484
2037	409,050
2038	419,475
Total losses subject to expiration	\$ 3,722,694

The following losses may be carried forward indefinitely under the Tax Cuts Jobs Acts of 2017 (TCJA):

March 31, 2019	403,630
March 31, 2020	356,144
March 31, 2021	417,455
Total losses subject to expiration	\$ 4,899,923

Pursuant to the TCJA, loss usage in any carryover year after March 31, 2018 is limited to 80% of taxable income.

The Group also has unused Code Section 277 carryovers for federal and state tax purposes of \$8,890,947 to offset future membership income.

All deferred tax assets recognized on the above carryforwards have been eliminated by a valuation allowance under current accounting standards.

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
March 31, 2021 and 2020

(H) Future Major Repairs and Replacements:

The Association’s governing documents require that funds be accumulated for future major repairs and replacements. Accumulated funds are held in separate savings accounts and are generally not available for expenditures for normal operations. The Association has two separate reserves for its capital assets: one for the water and sewer system assets, and one for all the remaining Association owned assets.

The Association conducted studies to estimate the remaining useful lives and the replacement costs of the components of common property and used this information to estimate future costs. The total actual reserve at March 31, 2021 amounted to \$13,736,157; \$2,830,000 for water and sewer system reserve fund, and \$10,906,157 for the Association reserve fund. On March 31, 2020 total reserves amounted to \$12,434,090: \$2,620,000 for the water and sewer system reserve fund, and \$9,814,090 for the Association reserve fund.

Actual expenditures may vary from estimated future expenditures and the variations may be material, amounts accumulated in the replacement fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association has the right, subject to Board of Director’s approval, to increase regular assessments, pass special assessments, borrow funds, or delay major repairs and replacements until funds are available.

(I) Owners’ Assessments:

Annual assessments to Owners for fiscal year ended March 31, 2020 were \$1,230 on lots with sewer service and \$1,105 on lots without sewer service, respectively. Of those amounts, \$352 of the sewer lot assessment and \$272 of the non-sewer lot assessments were designated to the restricted fund. Annual assessments for fiscal year ended March 31, 2021 were \$1,360 on lots with sewer service and \$1,235 on lots without sewer services. Of those amounts, \$350 and \$271, respectively, were designated to the restricted fund. And annual assessments for fiscal year ending March 31, 2022 are \$1,360 on lots with sewer service and \$1,235 on lots with without sewer service, with \$303 and \$225, respectively, designated to the restricted fund.

The annual budget and assessments of Owners are established and approved by the board of directors. The Association retains excess operating funds at the end of the operating year, if any, for use in the future operating periods.

The Association’s collection policies include inactivating passes to deny access to Owners whose assessments are in arrears and therefore considered delinquent. At March 31, 2021, the Association had assessments receivable, including late fees and fines, of \$2,402,962, of which \$206,638 were delinquent. Based on historical loss experience, it is the opinion of the Board of Directors that certain accounts will become uncollectible, and, accordingly \$338,843 has been recorded as allowance for uncollectible accounts.

At March 31, 2020, the Association had assessments receivable, including late fees and fines, of \$4,561,234, of which \$253,616 were delinquent. And, recorded an allowance for uncollectible accounts of \$441,226.

(J) Paycheck Protection Program:

In April and May 2020, the Coronavirus Aid, Relief, and Economic Security (CARES) Act created and funded the Small Business Administration (SBA), Paycheck Protection Program (PPP) to provide loans designated to help small businesses cover their near-term operating expenses and provide an incentive to retain their employees during the COVID-19 pandemic. The Association applied and received PPP loans in the following amounts:

	PPP Loan Amount
The Woodhaven Association	\$ 662,500
Woody, Inc.	116,000
Woodhaven Lakes Realty, Inc.	25,000
	\$ 803,500

The Association applied for full loan forgiveness and received notification from the SBA that all loans were forgiven on December 7, 2020, December 7, 2020, and October 28, 2020, respectively. The income is recognized as other income in the 2020 financial statements in accordance with the Financial Accounting Standards Codification 470.

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES  
SUPPLEMENTARY INFORMATION ON FUTURE  
MAJOR REPAIRS  
AND REPLACEMENTS – ASSOCIATION ASSETS  
March 31, 2021 and 2020  
(Unaudited)

The Association conducted studies to estimate the remaining useful lives and the future replacement costs of the components of common property. The estimates were based on future estimated replacement costs, as well as the current condition of the assets. During the year ended March 31, 2021, the studies were reviewed and updated by the Association to reflect modifications in estimated remaining useful lives and future replacement costs. Funding requirements consider an annual inflation rate of 4% and interest earned of 5%, net of taxes, on amounts funded for future major repairs and replacements.

The following tables, as well as the tables on page 36, are based on the study of the Association assets and presents significant information about the components of common property in the Association reserve fund described in Note (H).

March 31, 2021				
Components	Estimated Remaining Useful Lives (Years)	Estimated Future Replacement Costs	Year Ending March 31, 2021 Funding Requirement	Components Of Fund Balance at March 31, 2021
Vehicles	1-24	\$ 1,738,933	\$ 250,797	\$ 339,384
Furniture and Equipment	1-26	5,065,045	602,174	989,467
Grounds	1-24	2,081,913	164,953	422,372
Buildings	1-67	111,060,017	681,905	5,960,434
Roads	1-17	8,358,219	496,297	1,601,308
Lakes	1-25	4,335,580	229,376	596,383
Pools and courts	1-33	7,718,233	277,194	996,809
Professional services		17,695	103,093	
		\$ 140,375,635	\$ 2,805,789	\$ 10,906,157

March 31, 2020				
Components	Estimated Remaining Useful Lives (Years)	Estimated Future Replacement Costs	Year Ending March 31, 2020 Funding Requirement	Components Of Fund Balance at March 31, 2020
Vehicles	1-25	\$ 1,695,008	\$ 258,204	\$ 337,686
Furniture and Equipment	1-24	5,158,873	589,096	930,461
Grounds	1-20	2,087,087	152,160	354,944
Buildings	1-68	111,152,451	654,489	5,266,133
Roads	1-18	8,356,834	406,258	1,414,222
Lakes	1-26	3,350,759	468,743	625,163
Pools and courts	1-34	7,709,378	252,075	885,481
Professional services		27,354	31,443	
		\$ 139,537,744	\$ 2,812,468	\$ 9,814,090

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THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES

SCHEDULE OF CHANGES IN RESERVE FUND BALANCES

ASSOCIATION ASSETS

March 31, 2021 and 2020

(Unaudited)

March 31, 2021				
Components	Components Of Beginning Fund Balance	Additions to Fund	Charges to Fund	Components of Ending Fund Balance
Vehicles	\$ 337,686	\$ 115,856	\$ 114,158	\$ 339,384
Furniture and Equipment	930,461	294,136	235,130	989,467
Grounds	354,944	104,692	37,264	422,372
Buildings	5,266,133	741,505	47,204	5,960,434
Roads	1,414,222	281,628	94,542	1,601,308
Lakes	625,163	40,452	69,232	596,383
Pools and courts	885,481	141,197	29,869	996,809
Professional services		5,113	5,113	
	\$ 9,814,090	\$ 1,724,579	\$ 632,512	\$ 10,906,157

March 31, 2020				
Components	Components Of Beginning Fund Balance	Additions to Fund	Charges to Fund	Components of Ending Fund Balance
Vehicles	\$ 271,654	\$ 66,032		\$ 337,686
Furniture and Equipment	866,399	209,147	\$ 145,085	930,461
Grounds	296,727	109,550	51,333	354,944
Buildings	4,698,599	720,074	152,540	5,266,133
Roads	1,303,200	223,682	112,660	1,414,222
Lakes	523,947	122,111	20,895	625,163
Pools and courts	790,872	105,431	10,822	885,481
Professional services		10,027	10,027	
	\$ 8,751,398	\$ 1,566,054	\$ 503,362	\$ 9,814,090

Using the Association assets reserve balance and estimated future replacement costs, the Association has estimated that for the fiscal year ending March 31, 2022, the required assessment for 100% funding would be \$2,805,789. The Board of Directors has approved to assess, in fiscal year ended 2022, 39% of the amount recommended by the study. Accordingly, approximately \$1,100,480 of assessments has been included in the fiscal year 2022 budget. Based on projected expenditures and the above assessment level for fiscal year ended 2022, Association asset reserves are projected to total approximately 83% of the study’s recommended reserves at March 31, 2022.

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES

SUPPLEMENTARY INFORMATION

ON FUTURE MAJOR REPAIRS

AND REPLACEMENTS – WATER AND SEWER

SYSTEM ASSETS

March 31, 2021 and 2020

(Unaudited)

The following tables, as well as the tables on page 37, are based on the study of the water and sewer system assets and presents significant information about the components of common property in the water and sewer system reserve fund described in Note (H).

Components	Estimated Remaining Useful Lives (Years)	Estimated Future Replacement Costs	Year Ending March 31, 2021 Funding Requirement	Components Of Fund Balance at March 31, 2021
Vehicles	4-8	\$ 179,249	\$ 21,268	\$ 31,668
Furniture and Equipment	1-24	1,387,483	151,246	124,339
Buildings and Plant	7-54	4,531,597	49,474	261,649
Lift Stations	17-36	8,463,265	96,550	565,458
Treatment and Disposal	1-38	7,331,240	234,269	711,703
Water System	1-32	11,447,113	310,155	1,135,183
Mains, Manholes and Hydrants	1-1	60,043	65,052	
Professional services		26,937	31,237	
		\$ 33,426,927	\$ 959,251	\$ 2,830,000

March 31, 2020				
Components	Estimated Remaining Useful Lives (Years)	Estimated Future Replacement Costs	Year Ending March 31, 2020 Funding Requirement	Components Of Fund Balance at March 31, 2020
Vehicles	5-9	\$ 179,369	\$ 17,645	\$ 29,275
Furniture and Equipment	1-24	1,378,926	118,939	112,964
Buildings and Plant	5-55	4,524,302	49,227	241,714
Lift Stations	18-37	8,463,265	91,577	522,375
Treatment and Disposal	1-39	7,320,404	216,112	657,477
Water System	1-33	11,391,616	318,505	1,056,195
Mains, Manholes and Hydrants	1-1	57,734	62,887	
Professional services		25,900	31,237	
		\$ 33,341,516	\$ 906,129	\$ 2,620,000

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JULIE (BAKER) MOREY

(815) 822-4696

jmbakerins@gmail.com

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES  
SCHEDULE OF CHANGES IN RESERVE FUND BALANCES  
WATER AND SEWER SYSTEM ASSETS  
March 31, 2021 and 2020  
(Unaudited)

March 31, 2021				
Components	Components Of Beginning Fund Balance	Additions to Fund	Charges to Fund	Components of Ending Fund Balance
Vehicles	\$ 29,275	\$ 2,393		\$ 31,668
Furniture and Equipment	112,964	44,026	\$ 32,651	124,339
Buildings and Plant	241,714	19,935		261,649
Lift Stations	522,375	43,083		565,458
Treatment and Disposal	657,477	67,235	13,009	711,703
Water System	1,056,195	154,530	75,542	1,135,183
Mains, Manholes and Hydrants		19,093	19,093	
Professional services		3,783	3,783	
	\$ 2,620,000	\$ 354,078	\$ 144,078	\$ 2,830,000

March 31, 2020				
Components	Components Of Beginning Fund Balance	Additions to Fund	Charges to Fund	Components of Ending Fund Balance
Vehicles	\$ 9,787	\$ 19,488		\$ 29,275
Furniture and Equipment	87,599	112,413	\$ 87,048	112,964
Buildings and Plant	209,268	32,446		241,714
Lift Stations	453,569	68,806		522,375
Treatment and Disposal	545,832	117,997	6,352	657,477
Water System	914,945	163,626	22,376	1,056,195
Mains, Manholes and Hydrants		17,556	17,556	
Professional services		521	521	
	\$ 2,221,000	\$ 532,853	\$ 133,853	\$ 2,620,000

Using the water and sewer system assets reserve balance and estimated future replacement costs, the Association has estimated that for the fiscal year ending March 31, 2022, the required assessment for 100% funding would be \$959,251. The Board of Directors has approved to assess, in fiscal year ended 2022, 37% of the amount recommended by the study. Accordingly, approximately \$349,500 of assessments has been included in the fiscal year 2022 budget. Based on projected expenditures and the above assessment level for fiscal year ended 2022, water and sewer system asset reserves are projected to total approximately 78% of the study's recommended reserves at March 31, 2022.

Congratulations  
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Sec 1, Lot 102 - \$29,900



Sec 2, Lots 67&68 - \$104,000



Sec 2, Lot 162 - \$49,000



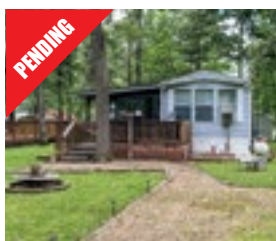
Sec 2, Lot 228 - \$16,000



Sec 3, Lot 90 - \$89,900



Sec 5, Lot 189 - \$75,000



Sec 5, Lot 194 - \$35,000



Sec 5, Lot 204 - \$48,000



Sec 5, Lot 401 - \$125,000



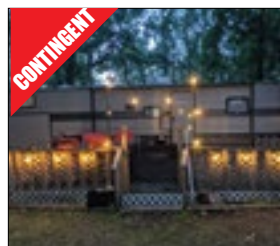
Sec 5, Lot 407 - \$104,900



Sec 5, Lot 421 - \$59,900



Sec 5, Lot 438 - \$29,000



Sec 6, Lot 186 - \$39,900



Sec 7, Lot 191 - \$18,000



Sec 8, Lot 110 - \$12,000



Sec 10, Lot 95 - \$17,500



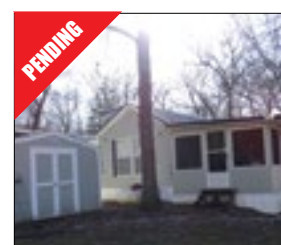
Sec 10, Lot 223 - \$90,000



Sec 15, Lot 66 - \$29,000



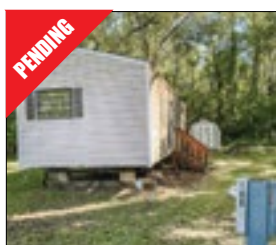
Sec 16, Lot 121 - \$88,900



Sec 16, Lot 144 - \$51,500



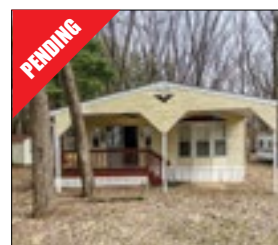
Sec 17, Lot 153 - \$57,500



Sec 17, Lot 160 - \$21,000



Sec 17, Lot 164 - \$19,900



Sec 17, Lots 218/219 - \$38,500



Sec 20, Lot 40 - \$27,400

Sec 3, Lot 42.....**SOLD**  
Sec 3, Lot 162.....**SOLD**  
Sec 3, Lot 209.....**SOLD**  
Sec 7, Lot 165.....**SOLD**  
Sec 10, Lot 5.....**SOLD**

Sec 10, Lot 177.....**SOLD**  
Sec 10, Lot 222.....**SOLD**  
Sec 20, Lot 34.....**SOLD**  
Sec 23, Lots 75 & 76.....**SOLD**  
Sec 24, Lots 110.....**SOLD**

\*\*Property status is  
as of Aug. 5, 2021\*\*

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Sec 20, Lot 40 - \$27,400



Sec 24, Lot 74 - \$26,000



Sec 26, Lot 102 - \$25,000



Sec 28, Lot 29 - \$28,000



Sec 28, Lot 31 - \$23,000



Sec 29, Lots 228/229 - \$38,000



Sec 29, Lot 299 - \$31,999

### Lots For Sale

- 25 W. MILTON ST., AMBOY 5 LOTS.....\$28,500
- 109 W. MAIN ST., SUBLETTE.....\$20,000
- 919 MISSOURI DRIVE, DIXON LOST NATION.....\$19,500
- LOT 1 & 2 E VIRGINIA AVE., SUBLETTE .....\$17,900
- 707 MISSISSIPPI DRIVE, DIXON LOST NATION.....\$4,900
- 415 ST. FRANCIS DRIVE, DIXON LOST NATION.....\$4,900



**Abigail Vaessen**  
Broker  
**815-508-9715**  
abbivaessen@erbesrealty.com

### Residential Listings



**247 Knox Road,  
Mendota  
\$350,000**

Have you always wanted a cabin in the woods to remind you of the Northwoods? Then this beautiful log home is for you. The owner hand picked and built this log home using trees from Wi for his dream home.



**582 US Route 52,  
Sublette  
\$349,900**

Unique home with lots of spacious room to enjoy! Features include: 3,47 acre's of gorgeous land, 5 bedrooms, 4 baths, loft area for entertaining, family room in basement and bath room attached garage.



**2513 Woods St.,  
West Brooklyn  
\$230,000**

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**2600 Shaw Road,  
West Brooklyn  
\$179,000**

Beautiful 7.95 Ac of land with a long lane and surrounded by trees for privacy. You will love the peacefulness you feel here. Features a 1999 modular improved residential home with appliances and 3 bar stools, fireplace, large storage shed and small shed, firepit.



**1854 Richardson  
Road,  
Amboy  
\$79,900**

This location is calling your name! Imagine all the possibilities this property offers. Build your dream home on this property. The opportunities are endless. Call today for a showing.



**Tonja Greenfield**  
Broker  
**815-761-3220**  
tmg1973@gmail.com

- 402 W SANTEE ST., SUBLETTE **CONTINGENT**.....\$179,000
- 974 US HIGHWAY 52, AMBOY **CONTINGENT**.....\$169,900
- 1707 SHAW ROAD, AMBOY **PENDING**.....\$169,900
- 207 S. JOHN ST., SUBLETTE **CONTINGENT**.....\$149,900
- 117 W HAWLEY ST., AMBOY **CONTINGENT**.....\$139,900
- 525 MAZY ROAD, AMBOY **CONTINGENT**.....\$100,000
- 2011 E LEFEVRE ROAD, STERLING **CONTINGENT**.....\$89,000
- 1311 AVENUE J, STERLING.....\$78,000



**Marcia Kosowski**  
Broker  
**773-423-5947**  
mkosowski@erbesrealty.com

## Volunteers give the greatest gift of all!

We would like to thank all our volunteers for donating their time here at Woodhaven. We've listed the many volunteers who contribute to the success of Woodhaven, whether it be on a standing committee, a club, or helping an association department. We appreciate you all!

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Effective in the way you fulfill your role  
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Special and wonderful – that's what you are!!  
-Anonymous

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Barbara Kweik - Recreation  
Bob Palatine - Section Representative  
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Catalina Sada - Recreation  
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Charlene Hill - Section Representative  
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Christine Pontrelli - Section Representative  
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Daniel Rossi - Board of Directors,  
Aquatics Op. Referendum Comm.  
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Diana Strong - Section Representative  
Diana Owens - Veterans Memorial Committee  
Diane Connelly - Section Representative  
Diane Rod - Nature Center  
Elaine Ayers - Section Representative  
Ernie Mitchell - Section Representative,  
Veterans Memorial Committee, Section Rep.  
GoodTimers  
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George Metzger - P.S. Board of Review  
Gregg Swanstrom - Section Representative  
Harry Koeppel - ESAC Board of Review  
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Section Representative  
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James Parker - Finance Committee  
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Jeff Jackson - Section Representative  
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Joanne Lencki - Section Representative  
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John Shefcik - Finance Committee,  
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# THE naturalist CORNER

Alyssa Rod, Nature Center Coordinator

September brings the start of the season of preparing for winter, that is, for the plants and animals at least! Some animals will start to migrate right now, as they have a long distance to travel to get to their winter homes. Others will find hiding spots or dens in the locations they've lived in during the summer season right around here. Many of these animals have no problem finding a wintertime home, but you can help by offering extra shelter outside. This can be piles of leaves, a log pile, a warm compost heap, or an area of long grass that is left to stand through the winter. Even leaving your soil in the garden undisturbed can give good bugs a safe home for the winter season!

**September at the Nature Center:** September is a great time to enjoy the outdoors and the movement of nature with the migration of many bird species and butterflies. Watch for nature walks led by our staff this autumn. Nature Center crafts will continue every weekend through the month and into October. We also brought back the Nature Center Nature Journal for 2021, so stop by and pick up your copy if you missed out this summer. This year we have a variety of new and exciting programs and crafts throughout the summer and fall season, all waiting for your visit so we look forward to seeing you soon!

## STUMP CARVING DEMONSTRATIONS BY T.C. GILL

**SATURDAY, SEPTEMBER 4TH, 10:00 A.M. – 4:00 P.M.**

**SUNDAY, SEPTEMBER 5TH, 10:00 A.M. – 2:00 P.M.**

## NATURE CENTER FIRE RING AREA

What is that tree stump going to become? Have you seen the amazing wood carvings located around the Nature Center or the moose and raccoon at the front entrance? T.C. Gill, stump carver extraordinaire, is the amazing artist that creates these wonderful pieces of art! T.C. will spend two days creating his next masterpiece so make sure to stop by and check out his unique talents with a chainsaw and a piece of wood.

**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 Woodhaven News. Your family and you 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.

September will bring more migration of animals as they head back south to warmer locations, especially birds locally and moose and elk in northern regions of Canada and the US. Birds like warblers will be moving through the area to the southern US, and Central and South America. Autumnal Equinox will be here on September 22, officially the first day of fall. Colors will start to change with many grassland flowers being purple and gold and as the grasses and tree leaves change to golds, reds, oranges, and purples. Many of the "noisier" insects will stop calling later in the month, including grasshoppers, crickets, and cicadas. The male (buck) whitetail deer will start to rub the "velvet" off of their antlers to prepare for rut. Many mammals will be seen starting to eat more or gather food



to hide later in the winter-time; mosquitos will start to disappear on those cooler nights! If we have a little wetter month, try looking for a variety of mushrooms out in the woods. There are many unique, but not edible, mushrooms that show up all around the region in the fall.

During the month of July, we started to see more Monarch butterflies around Woodhaven with many laying eggs and caterpillars

hatching. We saw the summer heat and humidity show up around the middle of the month and with it the sound of cicadas and katydids singing all around us. Cicadas use a special pair of drumskin-like organs on the base of their abdomen to make sound, vibrating them at a high speed to make the buzzing sound. It is the male calling for a mate and will continue into September. The Katydids rub their legs over their wings like a violin and bow to make their sounds. By July 7th many prairie plants started to really bloom well including prairie dock, compass plant, and pale purple coneflowers. And in the woodlands around July 20th, there were a number of black raspberries and blackberries starting to ripen for the birds and animals to eat! Nearing the end of the month, many shorebirds started to migrate through Illinois from their Canadian summer homes and this will continue through August. Many of our local birds have been raising their young and teaching them to fly by the end of the month; some species like Eastern Bluebirds have started a second round of raising chicks! Head outside and enjoy the trails around the area to see what may happen this September in nature! If you see something awesome, stop by the Nature Center and let us know, or bring in a picture to add to our photo wall!



## NAURE CENTER HOURS THROUGH LABOR DAY

**Saturday: 10 a.m. - 5 p.m.**

**Sunday & Monday, Wednesday-Friday: 9:00 a.m. – 3:00 p.m.**

**Tuesdays: CLOSED**

## NAURE CENTER HOURS AFTER LABOR DAY

**Saturday: 10 a.m. - 3 p.m.**

**Sunday : 10 a.m. - 2 p.m.**

**Monday-Friday: CLOSED**



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9/3 & 9/4	.....7 a.m. - 7 p.m.	Saturdays	.....9 a.m. - 3 p.m.
9/5	.....7 a.m. - 5 p.m.	Sundays	.....9 a.m. - 1 p.m.
9/6	.....7 a.m. - 3 p.m.	Mon.-Fri:	.....CLOSED



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An additional membership that **Woodhaven Lakes Realty** maintains is that of the multiple listing service, or MLS. This allows us great opportunity for both our buying and selling clients.

For our clients looking to sell their property the MLS distributes member listings to a vast marketing network. The MLS service provider we belong to - MRED, represents over a dozen local Associations and covers one of the most densely populated areas in the Midwest. So when a property gets listed with **Woodhaven Lakes Realty** that data is shared with that entire region. It is advertised on multiple media outlets automatically - first and foremost Realtor.com, but additionally Zillow, Trulia, Movoto, Homefinder, Redfin and the list goes on. This is great additional exposure for your property listing and it enables the Broker to draw from a very broad market area of buyers.

What this means for buyers is that if you see a property listed on any of these sites all you have to do is call **Woodhaven Lakes Realty**. With our membership we are able to show you any of those brokered properties no matter the listing office, and assist you through the process from finding the perfect property to closing.

**Woodhaven Lakes Realty** remains accessible to you Monday through Saturday, 8:30-4:30 and Sunday 10:00 to 2:00, to assist you in any way we can. Don't hesitate to call (815)849-5476.



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Sunday | 10-2

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