

WOODHAVEN

NEWS

April 2022 | Vol. 39 No. 3

What's Inside :

Managers' Report
Pg. 3-4

Splash Park Info
Pg. 7-10

Recreation
Pg. 14-15

1st Assessment Due:
March 31st, 2022



president's letter

It's a Board Election Year!

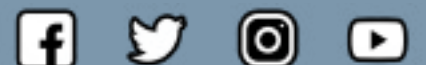
During our February 8th Board of Directors Meeting we announced the 2022 Board of Directors Election Schedule. The Board is comprised of 7 Board Members and this election will be to fill 4 open seats for a 4 year term.

I choose to write about this because being a Board Member goes beyond when you turn in your affidavit to run for the Board. It's about making a commitment to the Property Owners as a whole to attend all the Board meetings which are twice a month. It's about being a liaison to a Board of Review or serving as a chairperson of a committee which meets on a monthly basis. It's about attending all the business meetings throughout the year specifically during the Fall when we hold budget workshop, going over the financials of each department and discussing future projects. It's all these things and more.

It seems like a lot for a volunteer position, but it is all worthwhile when you realize you are helping shape the future of Woodhaven and collaborating with fellow Property Owners and staff. The most important thing to remember when submitting an affidavit to run for the Board is you are representing 6,000+ property owners. We are undoubtedly one of the biggest privately owned associations around. Be proud to represent Woodhaven because it is like no other place. It is our slice of heaven.

Affidavits for Candidacy will be available starting April 1, in the Association Office and on the Members side of our website.

Christine Moffett,
Board of Directors President



management report



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

The list of “Great Things About Woodhaven” is a long one. Frankly, it is likely more a novella than a simple list for most. But probably some of the most overlooked assets of Woodhaven are the diverse people that make Woodhaven what it is—including Property Owners, guests, and staff. People like Joe and Judy Gonzalez.



Joe and Judy, like so many, met at Woodhaven as teenagers in the late 1970's, when Woodhaven was still in its infancy. By all credible accounts, and a little Woodhaven lore, Joe was one heck of a hell-raiser as a youth, and meeting Judy helped tame the stallion. Joe and Judy got married right here in 1981 at Woodhaven at the Chapel-in-the-Woods, when it was in the woods, in the area where the Open Air Markets are currently held. Just last year, they celebrated their 40th wedding anniversary. Woodhaven has been a central part of their lives throughout the years—in good times and times of personal challenges. It has seen the birth of their two children, Joey, and Jenny, helped them through the death of three parents, and the loss of Jenny at way too young of an age. For as much as Woodhaven has given to Joe and Judy, they have given even more back. The whole family has volunteered and participated over the years at innumerable recreation events and programs from the Anything that Floats Race to being willing targets in dunk tanks, with the annual Haunted House being Joe and Joey's favorite romp.



Judy continues to serve as a Section Representative and Joe volunteers on the Facilities Planning Committee, and on the Aquatics Operations Referendum Committee (AORC). They give so much time back to Woodhaven while also dealing with life's challenges outside of Woodhaven. Joe and Judy are undoubtedly unique, but their story is not. Woodhaven is filled with so many wonderful Property Owners and staff who love Woodhaven, work, and volunteer to collectively help make decisions in the best interests of Woodhaven and to keep us in a positive position for future generations.

The Board of Directors and all Woodhaven committees are made up of volunteers just like Joe and Judy. The Board, along with the Facilities Planning Committee, Communications Committee, and AORC, have been working diligently over the past year to bring before you a new aquatic splash park project for your consideration. With a new project of this size and cost, there are, no doubt, a wide range of opinions from “ABSOLUTELY NOT” to “AWESOME, LET'S DO THIS!” Understandably, strong emotions are tied to those opinions which make it difficult, at times, to discuss and debate rationally and civilly. As we move forward through the referendum process, we only ask three things of you as an Owner:

- Respect each's opinion and realize there are valid, albeit varying, opinions other than your own.
- Please don't confuse someone else's, or your own, opinion as fact. Thoroughly research the project through official information in the *Woodhaven News* and our Website, ask questions and attend any number of the upcoming presentations on the project.
- Vote

According to Woodhaven's By-Laws, the Board must obtain approval on capital addition expenditures over \$390,000 by a majority of the votes cast in a referendum of Members entitled to vote. The future of this project is truly in your hands. A copy of the referendum information and ballot that will be sent out to you by mail in late April is included in this issue of the *Woodhaven News*. There is a Town Hall style informational meeting scheduled for Spring Fling Weekend, which can be attended in person or by Zoom, and another informational session at the Open Air Market on Memorial Day

Weekend. If you have any questions or comments in the meantime, you can e-mail them to aorc@woodhavenassociation.com.

Assessment Reminder

Payments and/or credits totaling \$680 for lots with sewer and \$617.50 for lots without sewer need to be received in the Association Office on or before March 31, 2022, to avoid additional late fee charges. Owners not meeting this requirement will be assessed a late fee of \$50. Please make sure your payment is received on or before the March 31, 2022 due date.

The Administration Office is currently open Monday through Saturday from 8:30 a.m. to 4:30 p.m. and closed on Sundays. Owners visiting Woodhaven can stop in the office during these times to submit a payment. Other payment options include placing it in the office drop box located in the southwest entry to the Administration Office when the building is closed, calling the office during business hours to authorize payment by credit card or debit card (choosing this option includes a 3% processing fee), or utilizing the Association's online payment portal through our website or app. If you need more information about these services, please contact the Association Office at (815) 849-5209.

In addition to late fees, the passes of Owners who fail to make a timely payment will be deactivated until the required payments are received. The inactivation process runs after the March 31, 2022, due date. Multiple lot owners are required to make payments on all the properties they own. If the Owner is delinquent in assessments on any of their properties, the passes on all lots owned will be deactivated until the required payments are made. Please contact the Association Office if you have questions or concerns with these policies.

The Association continues to receive an excellent response to the early payment option for the 2022-2023 assessment with a significant number of Owners paying their balances in full. If you have already paid your assessments, thank you and enjoy!

2022-2023 Budget

The final touches to our 2022-2023 annual budget have been completed and will be presented for approval at our March Finance Committee and Board of Director meetings. The 2022-2023 Annual Budget Report includes a monthly line-item projection, our five-year operating projections, our reserve plans, and other information related to the long-term planning process. The final draft of this report is included on the March 28, 2022 Board Meeting Agenda.

Specific information on the Association budget was published in the December issue of the *Woodhaven News* and is also available for viewing on our website at www.woodhavenassociation.com. The final figures include adjustments to both the operating and restricted portions of the budget based on information obtained since the November 13, 2021, Budget Hearing. The following adjustments were made:

- The net change to the bottom-line projections for the operating fund has increased the projected deficit by <\$9,324> to a total projected deficit of <\$152,931>. Detailed line-item changes include:
 - » Net increase in income from WI, WLR, and Utility Fund \$11,681.
 - » Increase in group health insurance <\$40,000>.
 - » Net decrease in funding for Accounting, Payroll, & Collections 10,765.
 - » Net decrease in funding for Marketing, Communications, and IT \$18,995.
 - » Net increase in funding for Resource Management <\$10,765>.
- The net change to restricted fund projects has increased projected expenditures by \$34,200. Detailed line-item changes include:
 - » \$18,000 was added to the 2022-2023 project list for Computer System Upgrades allocations associated with computer services. Monthly support services will be posted to the operating fund and outside programming support will be posted in the restricted fund.
 - » Carry over funds of \$1,200 are added to the 2022-2023 project list for repair allocations to the 20lb frontload washers at the Laundromat.
 - » Carry over funds of \$5,000 are added to the 2022-2023 project list to complete improvements to the Four Seasons Playground.
 - » Carry over funds of \$12,000 are added to the 2022-2023 project list for

HVAC and water heater projects not completed in FY 2021-2022

- » \$10,000 was added to the 2022-2023 project list for the Air Burner Box System.

Carry over projects are line items approved within the 2021-2022 fiscal year budget, which will not be completed by March 31, 2022. Reserve funding has been allocated for these projects and the dollar amounts represent the portions of the budget not expended in FY 2021-2022. A copy of the 2022-2023 Annual Budget Report is available for Owners to view at the Association Office. Owners can also view this report on the Association's website under the Members tab. If you have questions or need additional information on the budget, please do not hesitate to contact us.

Delinquent Tax Property Notices

We received a list of properties from Lee County's Delinquent Tax Agent on possible lots to be offered in the County's sealed bid sale taking place later this year. Delinquent owners have until May 13, 2022, to redeem the taxes or their properties will be offered for sale by Lee County. The current list includes 32 Woodhaven lots, with approximately 24 properties current in assessments with the Association. As a courtesy to these Owners, letters have been sent to advise them of their delinquent status with Lee County. If the tax balances are not redeemed, the property will be offered for sale through a sealed bid process.

If you received a courtesy letter and have questions or need more information, please contact the Lee County Recorder of Deeds Office at (815) 288-3309 to discuss your options.

Other News and Notes

- When the Rec Plex opens this spring, it will be without a local product it has been serving since it first opened in 2005—Sisler's Ice Cream. Unfortunately, Sisler's recently announced it will be discontinuing ice cream production at its Ohio, IL facility for retail distribution. If you do see the Sisler's truck on property this season, it's because they will still be providing us with packaged ice for re-sale through the General Store. The good news—staff is excited to present and serve award-winning flavors from Ashby's Ice Cream. Ashby's, in business for 38 years, offers more than 70 different unique and exciting flavors. We hope you get the chance to try them all this coming season!

- A brand-new recreational amenity is scheduled to open this spring—Winding Trail Disc Golf Course. The course will be located behind the Rec Plex and General Store area. Staff's goal is to have nine holes open for Spring Fling Weekend and the second nine holes ready for play by Memorial Weekend. Discs will be available for rental or purchase at the Rec-Plex. Opening dates are not only weather dependent, but supply chain and delivery dependent as well.
- We are in discussions with Shady Oaks Country Club on an agreement for the 2022 golf season. At this time, our objective is to continue with a program like what was applied in 2021. If approved, the Association will enter into an agreement prior to the beginning of the 2022 golf season. Woodhaven Owners and guests providing a Woodhaven pass will receive a discount of \$5 per 9 holes at Shady Oaks. Woodhaven receives a 15% discount based on the actual number of rounds played under this program.
- The two outdoor warning sirens are now being tested on the first Tuesday of every month through November. Testing only lasts a few minutes unless we are troubleshooting a problem. Please understand, the sirens are only intended to be heard outdoors. For this reason, we do encourage you to invest in a weather radio with battery backup for your RV.
- All Comfort Stations are scheduled to be open the first week in April, weather permitting. Watch our Facebook page for more information.
- The General Store will open for the season on April 9, with the kitchen opening on Spring Fling Weekend. Check out the schedule on page 2.

We are beginning to break free from the grips of winter, and the summer season is just around the corner. We are looking forward to the return of our weekend campers and snowbirds and thank you for choosing Woodhaven as your recreational destination.

WOODY SAYS.....



Be on the lookout for the referendum voting packet! Ballots will be mailed the week of April 25 to the Owner of Record.

Enjoy Your Stay at Woodhaven, Let **US** Do the Work!

- Grass Cutting
- Black Dirt
- Landscaping
- Lot Brushing
- Driveways
- Shed Moving/Relocation
- Raking Leaves
- Lawn Rolling (Commercial Type)
- New & Used Sheds

Sign Up Now for Weekly, Monthly, and Yearly Mowing

Free Estimates | Reasonable Rates

Cell: 815-440-8461

Ask For

DYNO DEAN



Frery Lumber

2707 W. Fourth St. | Sterling, IL
815-625-7240 or 888-742-7240



FULL SERVICE LUMBER YARD

From Start to Finish on Any Construction Project!

Brandon Snyder • Residential/Commercial Sales: 815-590-8165

FURNITURE AND BEDDING FOR YOUR CAMPER

- Futons
- Sleepers
- Recliners
- Replacement Matteredesses for Sleepers

Short Queen Mattress Sets Available

Kitchen Sets

If in stock take it today



MEYERS
FURNITURE & FLOORING

FINANCING AVAILABLE

1901 S. State, Hwy 251 | Mendota, IL
815-539-6263
meyersfurniture.com
meyersfurniture63@gmail.com
CLOSED ON THURSDAYS





VAESSEN BROTHERS CHEVROLET, INC.

GREAT DEALS, GREAT SERVICE. SINCE 1926

Check out our selection of New & Used Cars, Trucks, Crossovers, & SUVs

We service all U.S.
Cars, Trucks, Vans, Crossovers, SUVs, & Motorhomes
Service Hours: Mon-Fri 7a.m.-5 p.m. / Sat. 7 a.m.-12 p.m.

800-227-5203 | 815-849-5232 | vaessenbrothers.com
Minutes from Woodhaven Lakes - Route 52 in Sublette



CHECK OUT OUR WOODHAVEN APP!

The app is primarily to help communicate with our current members. We are always striving to give our members the most up to date information about Woodhaven.

**NEWS • PAY ASSESSMENT • CALENDAR • HOURS
PROPERTY MAP • NOTIFICATIONS • DOCS
& MORE!!**





THE RV DOCTOR TRAILER SERVICE

40 Years Experience

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

SERVICE DEPARTMENT OPEN YEAR-ROUND!
Call and leave a message for services

Complete Parts Store - See Us for All Trailer Repairs
Rubber Roofs - 10 Year Guarantee
ESAC Violations - Keys Made - Lawn Mowing - Rooms & Decks

Store Hours for Parts:
Mon., Thurs., Fri., & Sat., - 8:30 a.m. - 3 p.m.

*** WE ACCEPT ALL MAJOR CREDIT CARDS ***

board action report

The following actions were taken or reported by the Board of Directors at their February 28th, 2022 Meeting. *Full meeting minutes will be posted to the Members tab on our website after approval at the March 8th meeting.*

- 1. Motion was made to approve the February 8, 2022 – Board of Directors’ Meeting Minutes. Motion passed unanimously.
- 2. Motion was made to approve the Aquatic Splash Park Referendum Packet as presented by the AORC Committee with the changes recommended by the Board of Directors. Motion passed unanimously.
- 3. Motion was made to approve the bid from Gate Options Automated Gate Systems for a not-to-exceed cost of \$19,980. Motion passed unanimously.
- 4. Motion was made to approve the proposal for the Rec Plex Sprinkler System from Nelson Fire Protection for a cost of \$9,620. Motion passed unanimously.
- 5. Motion was made to approve the bid from Republic Services for the disposal of electronics for an estimated cost of \$10,050. 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.

March		
28th	Board of Directors’ Meeting, Zoom Meeting	7:00 p.m.
April		
9th	Communications Committee Meeting, Woodhaven	9:00 a.m.
9th	AORC/Communications Comm. Mtg., Woodhaven	12 p.m.
12th	Board of Directors’ Meeting, NIU Conference Center	7:00 p.m.
16th	Section Reps Committee Meeting, Woodhaven	9:30 a.m.
25th	Board of Directors’ Meeting, NIU Conference Center	7:00 p.m.
May		
7th	Facilities Planning Meeting, Woodhaven	11:00 a.m.
14th	Communications Committee Meeting, Woodhaven	9:00 a.m.
21st	Finance Committee Meeting, Woodhaven	8:30 a.m.
21st	Section Reps Committee Meeting, Woodhaven	9:30 a.m.
28th	Board of Directors’ Meeting, Woodhaven	9:00 a.m.

2022 BOARD OF DIRECTORS ELECTION SCHEDULE

Friday	April 1	Affidavits available on-line or at the Association Office
Saturday	May 14	Affidavit deadline, 4:30 at the Association Office Autobiographies due, 4:30 at the Association Office Position Statement due, 4:30 at the Association Office
Saturday	June 11	Election Committee meets, 10:00 am Association Office Deadline for candidate removal from ballot Deadline for free ad in <u>August Woodhaven News</u> Deadline for submitting answers to questions
Saturday	July 2	Record Candidate Questions and Answers
Saturday	July 9	Meet and Greet, 1 p.m. at the Rec Plex
M-W	July 11 - 13	Paper Ballots shall be mailed between these dates Publish Candidate Questions and Answer to membership
Friday	Aug 19	Ballots postmarked and received by Pioneer State Bank in Sublette
Saturday	Aug 20	Count ballots
Sunday	Aug 21	Annual Meeting
Sunday	Aug 21	(August Board Meeting) Seat new Board

SPLASH PARK
REFERENDUM INFORMATION

Splash Park Referendum Schedule

March Woodhaven News	Referendum Schedule published
April Woodhaven News	Referendum Packet published, including sample ballot
Saturday April 23 Spring Fling Weekend	Referendum Town Hall To also be recorded and posted online
Mon-Wed April 25-27	Referendum material and ballots shall be mailed
May Woodhaven News	Re-print Splash Park Project information
Sunday May 29 Memorial Day Weekend	Referendum Information Booth at Open Air Market
Friday June 10	Ballots postmarked and received by Pioneer State Bank Sublette
Saturday June 11	Referendum Ballots counted

FOR MORE INFO ON THE PROJECT:

visit the "Splash Park Info" tab on our website
<https://woodhavenassociation.com/splash-park-referendum/>



HAVE A QUESTION OR COMMENT?

send us an email
aorc@woodhavenassociation.com



NORTH CENTRAL BANK
Hennepin 815-925-7373
Ladd 815-894-2386


OUR LENDING TEAM IS READY
TO HELP YOU ACHIEVE YOUR
FINANCIAL GOALS

Great Rates - Excellent Options

CALL TODAY or APPLY ONLINE

SPLASH PARK REFERENDUM INFORMATION

The following documents are samples of the referendum voting materials, which will be sent to each Owner of Record (in good standing) between April 25-27. These are samples only, please do not return the draft ballot.




509 LaMoille Road
PO. Box 110
Sublette, IL 61367

Address Service Requested

Property Owner of Record Sec/Lot
Address
City, State Zip Code-####

REFERENDUM MATERIALS ENCLOSED | TIME SENSITIVE



The Aquatics Operation Referendum Committee has enclosed the Splash Park Referendum materials, including a ballot, for your review and response. We thank you for reading the materials provided here (FAQs, Quick Facts, and ballot), and reference to the Splash Park Information on the Woodhaven Lakes website.

After reviewing the materials, please return your vote by the enclosed pre-stamped ballot. Ballots must be postmarked and received by Pioneer State Bank by Friday, June 10, 2022.

Thank you! We look forward to receiving your ballot!

-The AORC Committee

aorc@woodhavenassociation.com

Are you in favor of supporting an internal loan of 4.5 million dollars from the Restricted Fund for the construction of an Aquatic Splash Park Capital Addition?



The referendum process is a simple majority vote. If the majority of the voting population votes in favor of the project, it will move forward to the Board of Directors for consideration. If the majority of the voting population is not in favor of the project, the referendum process will end.



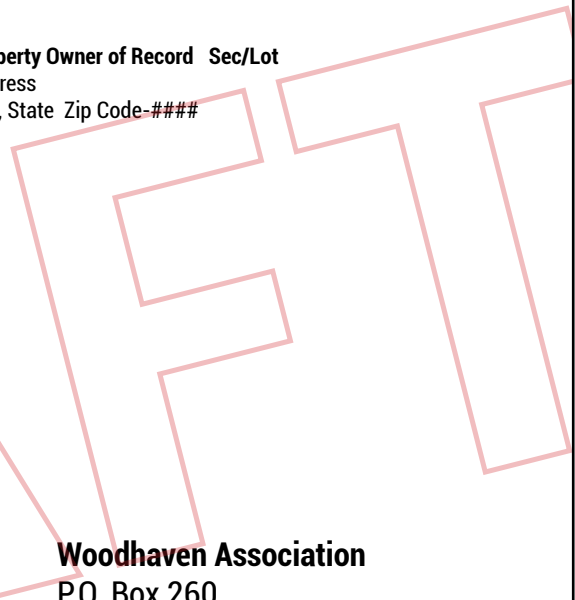
Preliminary Project Budget

Construction:	
Site Work	\$275,000
Site Utilities	\$70,000
Building	\$750,000
Splash Park	\$2,150,000
Shade Structures/Deck Furniture Allowance	\$50,000
Splash Park Deck Finish Allowance	\$220,000
Sub-Total	\$3,515,000
Project Costs:	
Professional Fees	\$295,000
Sub-Total	\$3,810,000
Project Contingency:	
Contingency/Escalation to Bid	\$690,000
Recommended Project Budget	\$4,500,000

Projected Assessment Impact

- ~~\$90 per lot, annually, for both sewer and non-sewered lots~~
- This amount includes initial construction costs, annual operating costs, and establishing reserves for future repairs, maintenance and replacement
- Approval of the project caps the expenditures as presented

Property Owner of Record Sec/Lot
Address
City, State Zip Code-####



Woodhaven Association
P.O. Box 260
Sublette, Illinois 61367-0260





SPLASH PARK REFERENDUM

QUICK FACTS & F.A.Q.s

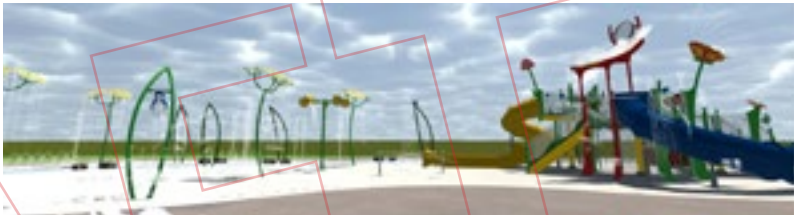


For more details and photos, please use the QR code or link to our website:
<https://woodhavenassociation.com/splash-park-referendum/>



QUICK FACTS

- 6,000 square foot, closed water circulation, safety padded wet deck
- 12,000 square foot dry deck ½ cement and ½ turf/grass
- Multi-level structure with 3 slides & 23 water features
- Combination of 34 ground and freestanding spray/splash features
- 4 shade structures & 125 deck/lounge chairs
- Proposed capacity of the Splash Park is 400
- 2,500 square foot mechanical room and bathhouse



- 84-space asphalt parking lot and turn around
- Proposed Location: Section 25, in the current woodchip pile area
- There will not be an entry fee for this facility



- The water will be recirculated, filtered, sanitized, and heated
- The season will start earlier and end later than pool facilities, weather dependent
- The projected \$4.5M project budget would be paid by an internal loan from Restriced Funds



F.A.Q.s

Will the Splash Park have the same season of use as the pools/beach?
No - Plans are to operate a longer season from late spring to early fall, weather dependent.

Is the water to be recirculated? Filtered? Sanitized? Heated?
Yes - Designed and engineered to operate as a closed system, water use is limited and controlled for safe sanitation and user comfort.

Is there a limit on the number of users at one time?
Yes - Planned capacity is for 400. Open space and expanded grass lounging and picnic areas allow for high volume use. Pools/beach capacity is 300 each.

Are the proposed daily hours of operation the same as the Pools/Beach?
No - Scheduled open times would be earlier and later during the daylight hours typically between 10am and 8pm, daily.

Is the padded surface necessary, as opposed to a cement surface?
Yes - This is a safety feature that will have a direct correlation between limiting accidents from common falls to the surface and helping control general liability insurance costs.

Are there age groups targeted for use of the Splash Park?
No - The Splash Park features and amenities are appropriate for all age groups.

Are Lifeguards required to staff the Splash Park?
No - However, staff will require training in CPR and First Aid for general patron supervision and safety.

Will the Splash Park require licensing from the IL Department of Public Health (IDPH)?
Yes - Recirculating closed water systems for aquatic facilities require pre-construction approval, along with annual licensing and inspections by the IDPH.

Are the planned bathhouse with showers and bathrooms excessive?
No - IDPH requires a ratio of shower and toilet fixtures to patron capacity along with minimal bathhouse square footage.

Will the Splash Park be ADA compliant and accessible?
Yes - Wheelchair ease of access and use will provide for moderately impaired adults and seniors as well.

Is an office space in the building necessary?
Yes - The space will be used seasonally for staff communication, patron first aid attention, and storage for staff belongings.

Was there an additional on-going annual operating expense considered for the Splash Park?
Yes - Staffing costs, maintenance and upkeep costs, and overhead costs are part of the proposed \$90 annual assessment increase.

Is the proposed increase of \$90 to assessments permanent?
Yes - The \$90 increase for the Aquatic Splash Park would be applied the year of construction and remain in perpetuity as part of the annual assessment to pay back the internal loan for the initial construction costs, to pay for operating costs, to build reserves for equipment or fixture replacements, and future facility replacement.

Is there actual dollar value added to Woodhaven Lakes with this amenity?
Yes - Value of assets would increase with an additional amenity. This amenity will also increase interests to prospective property owners.

Is it possible for the dollar amounts to increase over the preliminary project budget figures?
No - Final design-to-bid decisions and documents, material costs at the time, and other factors may lower projected expenses. Approval of the referendum caps the expenditures as presented; they cannot be exceeded.

F.A.Q.S continued

Has the impact on adjacent properties to the Splash Park's location been considered?
Yes - This was the only disqualifying factor for this area from the Aquatic Facility Site Analysis study conducted. Considerations were made and implemented to limit the disturbance of the Splash Park to property owners surrounding the Section 25 common space. Additional Splash Park operating procedures will help protect the overall peaceful and relaxing atmosphere that is intended for this project and location.

Has there been as much work and preliminary design ideas considered for adding a third pool as there was for a Splash Park?
No - The idea was always one that carried interest by numerous property owners and some committee members alike. However, the new and different approach to a large scale aquatic facility, at a fraction of the projected cost of a third swimming pool, led the conversation and work towards a Splash Park concept.

Is there reasoning to build in the Section 25 Common Area?
Yes - Intentional interest to spread out activity throughout the property, pulling some of the activity away from heavily used Rec Plex and Woodhaven Lake areas, was one of the high priority objectives in the committee's work.

Was there consideration given to renovating the existing pool(s) and adding on splash park activities?
Yes - This was an alternative discussed in the early stages of planning, as an option to avoid having to build a new facility and work through the referendum process. In addition to the prior question's answer, the desire to significantly increase users by 400 did not appear to be achievable with a renovation.

Is the site location suitable for this facility construction?
Yes - As one of the last remaining open common areas at Woodhaven, this higher elevated area provides for ready access to main water/sewer lines and electric utilities. Soil borings and analysis conducted have confirmed ground stability.

If the referendum vote is favorable, does this guarantee the Splash Park will be built?
No - Favorable referendum results only guarantees that the Board of Directors, committees, and staff have received approval directly from the property owners to continue work in that direction.

Are the design plans as presented final?
No - Information and proposed design plans as presented here are preliminary in nature and designed to provide accurate visuals and cost projections from industry professionals working on Woodhaven's behalf.

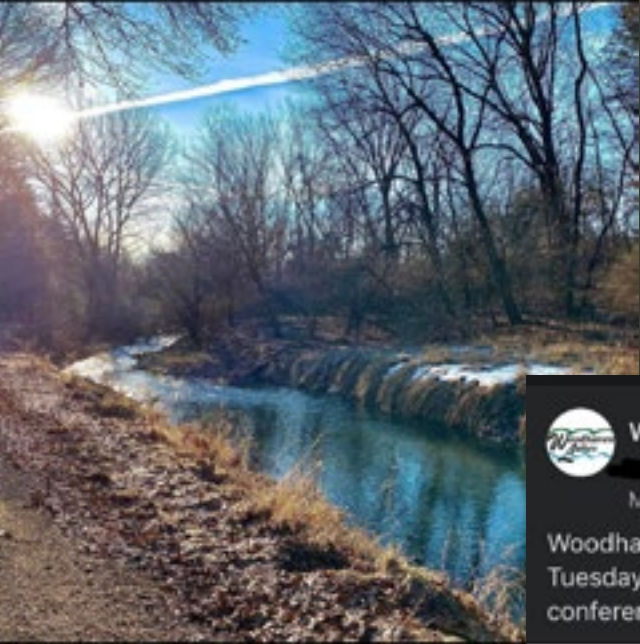
Was charging a user fee considered for generating revenue?
Yes - But the Splash Park would be considered a recreational amenity similar to the two pools, swimming beach, improved trails, lakes, and all other existing amenities that are inherent to what Woodhaven Lakes is as a Property Owner Association (POA) and RV Camping Resort supported by annual assessments. Unlike mini golf, watercraft rentals, rec center game machines, etc., that are considered user fee supported.

For more details and photos, please use the QR code or link to our website:
<https://woodhavenassociation.com/splash-park-referendum/>



FOLLOW US ON SOCIAL MEDIA!

woodhaven_lakes



View insights

Boo

Liked by jory72 and 179 others

woodhaven_lakes Looks like #Woodhaven is finally snowing! Who's ready for camping season? #camping

Woodhaven Lakes

Mar 3 · 🌐

Woodhaven Association's Board of Directors Meeting on Tuesday, March 8 at 7:00 p.m. will be held by video conference. The meeting will be live streamed t... See More

THE WOODHAVEN ASSOCIATION
BOARD OF DIRECTORS
Tuesday, March 8, 2022
7:00 p.m.
Woodhaven Association Virtual Meeting

AGENDA

A. Call to Order

B. Roll Call

C. Approval of Minutes
1. February 28, 2022 - Board of Directors' Meeting

D. Agenda Changes

E. New Business
1. Air Bunker Box Project

F. Member Business from the Floor

G. Future Agenda Items

H. Adjournment

Woodhaven Lakes @woodhav... · 2/18/22

Cabin Fever Leisure Times is now available online! Check it out here: bit.ly/3rYJcNX

CABIN FEVER
FESTIVAL

SATURDAY, FEBRUARY 19

Ice Fishing Tournament	Completed at 1 p.m.	All Ages
Skating	All Day	Jrs. Pres. Sec/HL
Winter Pulley Walk	8 a.m. - 1 p.m.	Jrs. Pres. Multi-Person/Team
Nature Center Activities	8 a.m. - 1 p.m.	Nature Center
Ice Skating	8 a.m. - 4 p.m.	Woodhaven/Lake
Cabin Fever Sucker Raffle (20 each a \$100)	8 a.m. - 4 p.m.	Jrs. Pres. Multi-Person/Team
Ice Climber for Ice Open	8 a.m. - 1 p.m.	Jrs. Pres
Ice Hockey Tournament	8 a.m.	Jrs. Pres. - The G
Spooky Pops Coffee Kiosk	8 a.m. - 1 p.m.	Family Center
Partying Party (pre-registration available)	8 a.m. and 11 a.m.	Subcommittee Building
Carnival	8 a.m. - 4 p.m.	Jrs. Pres
Indoor Sackball Tournament	8 p.m.	Jrs. Pres. - The G
Sevenside Shag Race	1 p.m. - 4 p.m.	Woodhaven/Lake
Shoe Ball Tournament	1 p.m.	Jrs. Pres. - The G
Pizza 18&U	4 p.m.	Jrs. Pres. Multi-Person/Team
Poker Walk Raffle	During 18&U	Jrs. Pres. Multi-Person/Team
Raffle Winner	After 18&U	Jrs. Pres. Multi-Person/Team

ICE FISHING TOURNAMENT WITH FISHDONKEY

Tournament starts at 1 p.m. on the 19th.

Since not all fish us for our second "Winter Ice Fishing Tournament" similar to our 2021 tournament, the 2022 Cabin Fever Ice Fishing Tournament will be held through the Fishdonkey app. It begins the weekend of January 19th and concludes on Cabin Fever February 19th at 4 p.m. For more information and rules head to fishdonkeyapp.com to see how to get started.

Not everyone has a car.

1. Download the Fishdonkey app.
2. Tap "Join a Tournament"
3. Tap "Cabin Fever"

This is a free app and we will be open all day throughout our Cabin Fever events. There is a great place to make up, play some arcade games, and grab something quick to eat! We will be serving hot dogs, chili, and chips. We will have cash machine available for \$10 as well as individual items. We will also have some delicious hot chocolate ready to warm "Winter" you up! Stay in and warm up before or after participating in one of our many outdoor events.

SLEDDING AND ICE SKATING

Ice Skating | New Place Skat Hill and Woodhaven Lake


Interested in some outdoor winter fun? We will have ice skating and sleds available at the registration table in the Photo Booth Room from 10 a.m. to 4 p.m. on Saturday. There will be a Skat Hill and sleds available to use. The area will be supervised by the local police. Ice skating is available to all ages and will be supervised by an adult. Sledging is to be supervised by a local police officer. Please remember to dress warmly for these activities, and always make sure to bring a drink! "Winter" is here to stay! Stay in and warm up before or after participating in one of our many outdoor events.


THE 9 HAND ICE BOX (and conversations)

Ice Box | 9 p.m. - 11 p.m.

This is a free app and we will be open all day throughout our Cabin Fever events. There is a great place to make up, play some arcade games, and grab something quick to eat! We will be serving hot dogs, chili, and chips. We will have cash machine available for \$10 as well as individual items. We will also have some delicious hot chocolate ready to warm "Winter" you up! Stay in and warm up before or after participating in one of our many outdoor events.

1 Comment





HOW THE NATIONAL WEATHER SERVICE DEFINES THUNDERSTORM STRENGTH



GENERAL

- No hail
- Winds 45 mph or less



STRONG

- Hail up to nickels
- Winds 45 to 57 mph
- Heavy downpours



SEVERE

- Tornadoes
- Hail 1" or larger
- Winds 58 mph or greater



SIGNIFICANT SEVERE

- Strong tornadoes
- Hail 2" or larger
- Winds 75 mph or greater



The NWS will only issue warnings when a thunderstorm is severe

401 N Pennsylvania Ave
Sublette, IL

815-849-5532



CVM Marinated Meats
Easy to Cook, Tasty to Eat

Spend more
time camping, order
online! Easy Pick-Up.

countryvillagemeats.com

Winter Hours:
Mon-Fri: 8am-5pm
Sat: 8am-12pm

Summer Hours Begin 4/23:
Mon-Fri: 8am-5pm
Sat: 8am-4pm



Like us on
Facebook!

Open Daily Tuesday-Sunday

Outdoor Patio

Lunch & Dinner Specials


Golden Tee 2017

Big Screen TVs

Darts

Gaming Machines

Daily Drink Specials






Important Information About Tornado Sirens

Sirens are for OUTDOOR warning purposes and are not meant to be heard indoors.

Hearing a siren is a signal to get indoors and seek additional information.

It does NOT mean the threat has ended when the sirens stop sounding.

Sirens are activated by city or county officials, not the National Weather Service.

NWS Chicago weather.gov/Chicago    Graphic created by NWS Kansas City, MO

Woodhaven Weather Alert Siren Info

Here is a quick refresher on Woodhaven's procedures for weather notifications and tips for taking shelter during inclement weather at Woodhaven.

- » Note there is NO all clear siren, you should use your own judgment for leaving sheltered areas. Our procedures are mirrored after other cities and municipalities. In fact, NO municipalities in Illinois have "All Clear" signals, as weather is unpredictable.
- » We cannot tell you what the safest option is for you, personally. All comfort stations and any OPEN facilities will be available for shelter. But please keep in mind that traveling in vehicles can be just as dangerous.
- » Have a Plan! Practice your family's procedure and make sure all members know what to do in case of inclement weather.
- » Invest in a weather radio and have plenty of batteries. The most up-to-date info will be released through the NOAA weather radio and the National Weather Service.

The objective of Woodhaven's Siren procedures provides advanced warning for staff and general Woodhaven public of conditions present for the development of a tornado/funnel cloud in the immediate Woodhaven Lakes area. The sirens warn to say tuned to local weather reports and to be prepared to take cover. Please remember, these are outdoor warning sirens and are not meant to be heard when indoors.

The sirens are activated when:

- » Woodhaven Lakes receives a report by the NOAA weather radio, TV report, or public radio from the National Weather Service of a tornado warning that includes the following areas: Amboy, Sublette, Woodhaven Lakes, southeast or southwest parts of Lee County.
- » A phone call from the Lee County Amateur Radio Emergency Service (ARES) or Lee County Sheriff's Department that a funnel cloud or tornado is heading toward Woodhaven.

Reminder - Sirens are tested the first Tuesday of each month at 10 a.m., barring inclement weather. In inclement weather, testing is moved to the following week.

RECREATION & ACTIVITIES

Open Air Market 2022

Registration is now open for the 2022 Open Air Market season! We are looking forward to being able to host a safe and fun event for all! The dates for the 2022 season will be:

- Sunday, April 24 – Spring Fling Weekend
- Sunday, May 29 – Memorial Day Weekend
- Sunday, July 3 – Independence Day Weekend
- **Saturday**, August 6 – Main Event Weekend
- Sunday, September 4 – Labor Day Weekend
- Sunday, October 9 – Fall Fest Weekend

We will accept registrations for the Open Air Market on a first come, first served basis until the spaces have been filled or until the registration deadline, Monday two weeks before the event. We are only sending two registration forms, but you can also register online for all the events at: <https://woodhavenassociation.com/open-air-market/>

The Open Air Market will take place in the same location, on the flat, shady area near the horseshoe pits. In this area, the only bathroom access available is handicapped accessible porta-johns. Rec Plex bathrooms are over 100 yards away. Please keep this in mind when registering for the Open Air Market. As always, vendors must purchase enough booth space to accommodate their vehicles and/or trailers. There are no preferential spots for those with large trailers, and we encourage vendors to keep this in mind when sending in their registration form. Note: If you are selling items through a multi-level marketing company, we do not limit the number of vendors per show; there is a potential for multiple vendors from the same company. We would like vendors' help in continuing to focus on the efficiency of our Check-In process. We need to make sure those vehicles that are dropping off supplies and parking elsewhere are not blocking the access path while they are unloading. Vendors must please be aware of their vehicle, so that our Check-In process can continue while they are unloading.

Children's Easter Egg Hunt

SATURDAY, APRIL 9TH

EASTER EVENTS 11 A.M.-2 P.M.

REC PLEX OPEN 10 A.M.-4 P.M.

It's that time of the year again! We can't wait to see all the families hopping on over to the Rec Plex for our annual Easter Egg hunt. Registration and Check-In will take place at the Rec Plex Multi-Purpose Room starting at 11 a.m. The cost of the Easter Punch Pass will be \$5 per child. From there the hunt will begin through the grassy areas surrounding the Rec Plex. Everyone will receive a special prize. We will also offer a special section of the egg hunt geared towards our younger participants (ages 3 and under) who may not be ready for the "big" kids hunt. After the egg hunt, stop by the Creation Station where we will be having a craft. The Creation Station (Arts & Crafts Room) will be open for children to make an Easter craft. (This is included in the egg hunt fee.) Children will be treated to a snack and drink as well. Bring your camera and capture the memories of your little ones enjoying this favorite Woodhaven activity. Be sure to see the Easter Bunny who will be hopping around at the activities!

Spring Fling Weekend

APRIL 23RD-24TH

Planning is underway for Woodhaven’s annual Spring Fling Weekend. We are in the process of finalizing the schedule of events. Traditional events such as the Open Air Market, children’s crafts, food fair, pony rides, horse drawn wagon rides, and the petting zoo will all be held.

MOBILE RACING CHALLENGE

Are you ready to race? This weekend only we are the host to a new and fun mobile racing challenge. You and your pit crew (RC Car participants) will race on a custom track setup at Woodhaven. Your Race Master will teach you to use your remote control to navigate your RC car through obstacles, drift through hairpin turns, pop giant wheelies, and handle big jumps for a photo finish. You won’t want to miss this new and fun attraction!

TICKET TENT: PONY RIDES, WAGON RIDES, & PETTING ZOO

Woodhaven is the place to be for rides on the horse drawn wagons or saddled ponies. Miller’s Petting Zoo will also be on hand this weekend. Enjoy petting baby goats, bunnies, pigs, and many other barnyard animals. All attractions will be running both Saturday and Sunday.

FOOD FAIR

As Always you will want to check out all the food vendors. With some old, and some new, there are always great food options to explore! Food vendors will be available Saturday & Sunday of Spring Fling weekend. Details on times and locations will be in the Spring Fling Leisure times.

TRADITIONAL TREE FARM SALE

Woodhaven Lakes’ long running annual Spring Fling Tree Farm Sale offers a variety of trees and shrubs to populate your lot with local plants. All selected trees are conducive to northern Illinois soils and typical weather conditions. Make a small commitment and leave a legacy for all those to follow us. What sense of pleasure and accomplishment you will experience watching them grow! (Prices Vary)

SILENT AUCTION

The Department of Recreation annually turns over six (6) paddleboats from the fleet of eighteen, and two (2) canoes from the fleet of six, used in

the operations of the Watercraft rental program offered at the Beach. The all-plastic paddleboats and canoes that are up for auction this year are three years old and in good condition. Similar to last year we will also have miscellaneous items added into our silent auction. Be sure to stop and check out what fun items we have for sale!

The opportunity to purchase these boats and other items will ONLY be offered on Saturday (Spring Fling Weekend). The items may be viewed at 9:30 a.m., silent auction procedures will begin at 10 a.m., and will be closed at approximately 10:15 a.m., at the discretion of the Aquatics Manager. All interested bidders will have an opportunity to continue to bid until the Aquatics Manager closes the auction.

How the “Silent Auction” works. Each item will be displayed with a bid sheet on which interested individuals will write their name and the amount of their bid. Each of all of the items being auctioned will start with a minimum bid. Bidding will proceed (silently) on each item, all at the same time, until there are no longer any interested bidders. You may continue to bid as many times as you wish. Minimum bid increases will be \$10. Each item will be sold to the highest bidder. Items will be sold to Woodhaven Property Owners (or guest of) only. Property Owner must be in good financial standing with Woodhaven Association. Payment, in the form of cash or check, must be made at the completion of the Silent Auction. Purchased items must be removed from said location immediately. No advanced bids will be accepted. Bidders must be present on the day of the Silent Auction. Questions or requests for additional information should be directed to Justin Rodriguez, Aquatics Manager. 815-849-5209, ext. 141.

SPRING FLING DJ

After a busy day full of attractions, it’s time for a night of dancing! Even if dancing isn’t your thing, make sure to stop by - we will have some exciting raffle prizes to give away! Winners must be present to win, so stick around and listen to all your favorite songs!

BINGO

This family favorite is back again! All ages are encouraged to play, and prizes will be awarded in youth & adult categories. BINGO will be held on Sunday of Spring fling and will be located under the Pavilion. More details about BINGO will be available in the *Leisure Times*.



welcome new property owners - february

"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
2/291	EUGENIO & ESMERALDA CRUZ	MONTGOMERY	IL
6/31	JAMES FREDERICK	OTTAWA	IL
6/85	JESSE LINBOOM & DANIELE LEWIS	DIXON	IL
7/191	JOHN & MARIBEL BEZAZIAN	ELK GROVE VILLAGE	IL
11/250	VERONICA LOPEZ	BOLINGBROOK	IL
15/170	JAMES & PAMELA LA MONT	STATESBORO	GA
17/260	ELIZABETH BACEROTT	STICKNEY	IL
17/261	ELVIS & ELIZABETH BACEROTT	TINLEY PARK	IL
26/29	YOLANDA & GERALD PULIDO	PLAINFIELD	IL



BLUDER'S

TREE SERVICE

708-485-5284

CERTIFIED ARBORIST



WE HAVE COMPLETED OVER 300 ROOFS IN WOODHAVENM ALONE!

705 Illinois Ave. Mendota, IL 61342

815-539-5142

Over 35 Years Experience

NORTHERNILLINOISSEAMLESSROOFING.COM

AUTHORIZED CONTRACTOR. NRCA • BBB



SICKLEY

LAWN CARE

TONY SICKLEY

815-488-2041

SPRING/FALL
CLEAN-UP

MOWING

LANDSCAPING

WEED CONTROL

TREE WORK

section representatives & alternates

SECTION	REPRESENTATIVE	ALTERNATE
Section 1	Nancy Nieslawski	Alex Esparzal
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 Swanstrom 4/183
Section 5	Diane Koepfel 5/46	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	Jack Meyers 9/88	
Section 10	Bob Palatine 10/284	Tony Lona 10/219
Section 11	Dawn Anama 11/202	Rose Galaza
Section 12	Heather Hansen 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	Darlene Singleton 17/8
Section 18	Rosemary Colness 18/18	Joanne Lencki 18/95
Section 19	Karmi Temple 19/26	
Section 20	Diane Connelly 20/32	
Section 21	Todd Moffett 21/86&174	Shaunta Stocking 21/251
Section 22	Kathy Brush 22/153	Kim Gibas 22/104
Section 23	Brenda Kriss 23/104	Rita Olsen 23/48
Section 24	Laurie Picha 24/9	Marisa Chavez 24/77
Section 25		
Section 26	Angel Flores 26/119	
Section 27	Christopher Cordero 27/72	Charlene Hill 27/114
Section 28	Donna Strake Hoffman	
Section 29	Christine Pontrelli 29/153	

public safety citations - february

Sec/Lot	Owner/Guest	Offense
Contractor		Contractor Employee Violation of Contrator's Policy
10/52	Owner	Residency Violation
12/23	Owner	Residency Violation
24/110	Owner	Residency Violation
24/261	Guest	Overnight Occupancy without an active "in" pass for that lot

registered sex offender list

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

JLS AGENCY

815-434-4475

Replacement Cost Coverage Available on Most Units

FREE Estimates



esac citations - february

Sec/Lot	Violation
1/79	Repair to RV tip-out unacceptable
1/142	Roof over RV tip-out; spray foam on RV/room; ext cord plug in
2/10	Exposed wire out of ground; bldg. materials under tarp
2/30	Bottom trim missing from RV door; shed doors not secure
2/33	Shed repair permit expired; hole in shed roof; rotten wood
2/36	Tape on RV skirting
2/179	Two LP tanks next to air conditioner
2/223	Interior of RV gutted; RV seams open; open in meter box
2/270	Building materials – lumber, landscape timbers
2/279	Exposed wire out of ground; tape on damaged outlet; bldg. mat
2/285	No permit for sink; sink not covered; exposed wire at meter
3/15	No glass on wall of room; deck railing damaged; exposed wire
5/145	Rotten wood on shed; shed door not closing; exposed wire
5/185	RV skirting not set; building materials – lumber, posts
5/200	Bldg mat – bricks; inapp storage – metal table frame, debris
5/212	Trim missing from shed; rotten wood on shed; inapp storage
5/213	Exposed wire under RV
5/272	Shed damaged by fallen tree limb; shingles missing from shed
5/274	Rolled asphalt on RV roof; hole in shed roof
5/280	RV seam open; RV comp door not secure; RV door missing trim
5/316	Skirting access door not secure; missing skirting; rotten timbers
6/65	Building materials – metal roofing, lumber
6/140	Oversized utility trailer on lot
6/149	Building materials – blocks
6/150	Building materials – blocks
7/25	Drywall in RV not RVIA standard; hole in shed; dog run not 7’
7/31	RV permit not complete – needs title/bill of sale; damaged outlet
7/45	Rotten wood on shed; shingles missing from shed; RV seam open
7/55	Gas powered boat on lot; damaged to pop-up; moped plates exp
7/182	Inapp storage – damaged awning, tubs, buckets, LP tanks
7/195	Damaged shingles on shed; shed door not closing; bldg. materials
9/72	RV cord plugged into extension/lying on ground; exposed wires
9/124	Extension cord running out RV window
9/182	Permit for room expired; exposed wood, broken windows
9/219	Bldg mat – plywood, lattice, lumber, posts; inapp storage – shelf
10/65	Rotten wood on shed; shed missing trim; shed soffit open
10/90	Rolled roofing on RV vent; flex line not connected; lights in trees
11/124	No cap on sewer inlet; bldg. materials – fire pit blocks
11/174	Shed door not closing; oversized utility trailer on lot
11/175	Open above shed door; building materials – blocks, timbers
11/188	Exposed outlet on RV; RV awning on deck
12/5	PVC not connected to RV; hole in shed; outlet at ground level
12/20	RV retaining wall deteriorated; rotten wood on skirting; bld. mat
12/66	No face plate in meter box; no windows on room; exposed wire
13/95	Open on side of NEMA3 box; bldg. mat – lumber, fire pit blocks
13/101	Building materials – deck blocks
15/136	Exposed outlet on RV: no cap on RV port; rotten wood on shed
16/96	Building materials – blocks, bricks
16/128	Rotten wood on shed; shed doors not closing; damaged outlet
16/140	Holes/rotten wood on deck and walkway; no vent cover on RV
16/149	Rotten wood on shed; RV A/C cover damaged; bldg. mat – blocks
16/161	Shed roof deteriorated; deck step deteriorated; rotten wood
16/162	Shed roof deteriorated; rotten wood on shed; bldg. materials
17/34	Building materials – lumber, plywood
17/36	Hole/deteriorated shingles on shed; rotten wood on shed
17/83	Holes in flex line; tape on RV window and door; bldg. materials
17/160	RV cord buried; open above shed doors
17/181	Shed door not closing; deteriorated swing set on lot
17/185	Shed 3’ from rear property line
17/196	Building materials – lumber, timbers, pallets
17/217	Exposed wires on RV cord; plywood over RV serv door; shed roof
17/218	Building materials – landscape timbers
17/273	Rotten wood on shed; shed doors not closing
17/274	Open around shed doors; open/deteriorated soffit on shed
18/11	Elbow on PVC sewer line broken
18/98	Rotten wood on shed; shed door not closing; shed roof deterior
19/77	Extension cord plugged into RV: rotten wood on shed
20/2	Broken window on room; exposed wood on shed; ext cord
20/9	Shingles missing/deteriorated on shed
21/6	She wall separating from roof; bldg. mat – patio blocks, carpet

21/27	Exposed wire at meter; open in face plate of meter box
21/125	Exposed wire at meter box
21/153	RV door not secure; bldg. materials – lumber, siding
21/173	Fire pit 1’ from 173/172 line; exposed outlet on shed
22/64	Metal on RV tip-out unacceptable
22/67	Temp registration on motor RV expired 9/11/21
22/116	Registration on moped expired 2013
22/123	Tarp over RV (noted 6/2021); bldg. materials - lumber
22/172	Electric service run directly from meter into RV
23/125	Building materials – lumber, landscape timbers
24/21	Rear wall of shed separating; bldg. materials – blocks
24/77	Building materials – patio blocks
24/101	Antenna and cord attached to tree; bldg. mat - lumber
24/156	Exposed light switch on the ground
24/194	Building materials – lumber, skirting
25/48	Hole in side of RV; vinyl door covering loose; damaged antenna
25/94	Building materials – plywood, misc on utility trailer
25/156	Rotten wood on room and RV window trim; exposed wire
26/31	Broken window on RV tip-out
26/87	Lights in trees; building materials – concrete blocks
26/89	Shed damaged by fallen tree limb; broken window on room
26/171	Glass missing from RV window
26/228	Shed 4’ from 228/229 line; bldg. mat – PVC, tarp, blocks
27/20	Flex line not secure; RV seams damaged; lattice attached to RV
27/106	Exposed wire to outlet on deck; exposed wire out of meter box
27/123	Interior of RV gutted; tarp over RV; tape and spray foam on RV
27/135	Tape on RV door; RV service door open; fire pit 15’ from LP tanks
27/163	Roof of shed deteriorated; open trash cans
28/39	Bldg mat – railroad ties, blocks, pallets; extension cord plugged in
28/121	Misc stored in dog run – lumber, wheel barrow; bldg. material
28/136	Bottom trim missing from RV door; bldg. mat – shingles, debris
29/57	Shed door not closing; shed corner open; bottom trim missing
29/86	Gasket at flex line/PVC connection broken; inappropriate storage
29/156	Registration on truck expired 11/30/21
29/165	Incomplete surround around burn area; inappropriate storage
29/170	Gas powered boat on lot; no tires on boat trailer; exposed outlet
29/238	Hole/mismatched shingles on shed; rotten wood on shed
29/254	No cap on sewer inlet; bldg. materials – blocks, lattice
29/373	NEMA3 box lying on ground/exposed wires
29/389	No permit for RV or pad; shed door not closing; tape on flex line
29/392	Swing set/wood pile over line; bldg. materials – blocks

Mowers and More

We buy, sell, and trade lawn & garden equipment.



Hank & Cindy Gerdes
118 S. Mason Ave | Amboy
815.857.9179

MULCH - COMPOST - ROCK - SAND

DELIVERED & PLANTED

- One Year Warranty
- Trees Are Staked & Mulched
- Over 35 Different Varieties
- Some 10' Tall

3 Trees For \$600.00

1200 N GALENA AVE. DIXON, IL ● 815.288.6060 ● ANNESGC.COM

21730 S LaGrange Rd
Frankfort IL, 60423
(815)534-5560

Timber View R.V.
Established 1987

"Where customers send their friends!"

OPEN MONDAY
thru SATURDAY
www.timberviewrv.com

SALES | SERVICE | PARTS & ACCESSORIES | FINANCING AVAILABLE

MENDOTA • 815.538.3838 • 801 6TH STREET
Located in Downtown Mendota

**VOTED #1 BEST PIZZA 2020
IN NORTH CENTRAL ILLINOIS!**

**Dine-In • Full Sports Bar
Outdoor Patio Seating**

TALL BOY BUSCH LIGHTS \$2.50 EVERYDAY!
DAILY SPECIALS & FRIDAY HAPPY HOUR

10% OFF

Valid at Rosati's of Mendota only. Must mention coupon when ordering. Not valid with other coupons/offers/specials/discounts or Alcohol. Limited Time Offer.

Woodhaven Lakes Exclusive!

15% OFF

Any Order of \$25 or More

Valid at Rosati's of Mendota only. Must mention coupon when ordering. Not valid with other coupons/offers/specials/discounts or Alcohol. Limited Time Offer.

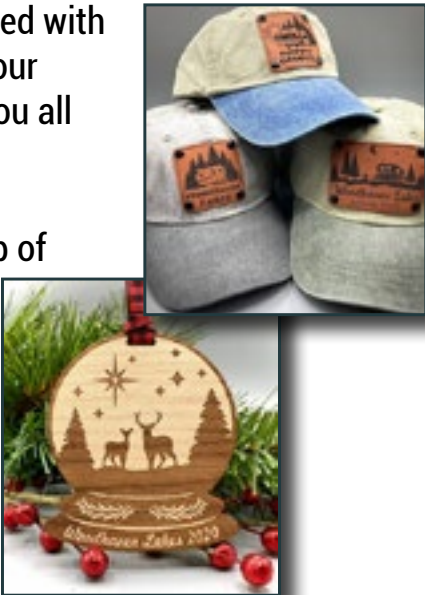
Missing your favorite Woodhaven goodies from the General Store?
You can now find them online!



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

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

Hats, Tumblers, Ornaments, and more!





815-849-5476

Last updated:
3/14/2022

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

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

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

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

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

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



A darling 3 bedroom, 1 bath home on a corner lot. An attached screened in porch adds to the charm of this home! The location is close to schools, downtown and the Post Office. The garage offers additional room for storage. New roof put on approximately 2 years ago. This property is being sold "as is". This little gem won't last long, so call for a showing today!
\$114,900



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



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



A 2 bedroom, 3 season room and a spacious backyard. An updated bathroom, hardwood floors and attached garage is what this listing boasts. This little gem has a lot of bang for the buck! Call for a showing today.
\$82,900

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

HHT of Illinois

Construction Services 20+ Years

Roofing | Custom Decks | Room Additions

Winterizing | Spring Clean Ups

Inspections | Maintenance | Gravel Pads | Driveways

630-742-1294
Visit us on Facebook to see our work!
Major Credit Cards Accepted

resource news



jerry corcoran | resource manager

Landscape Waste PickUp Begins in April!

The Association provides landscape waste pickup service to its members through the Resource Department. This service consists of lot-to-lot loose-leaf vacuum, brush, and bag pickup. Each of these has a designated time period through the season. A schedule is included with this article for your reference.

Keep sticks, dirt, rocks, metal objects and litter out of your leaf piles.

The season begins April 15 with loose-leaf and brush pickup. Loose-leaf pickup is conducted Monday-Friday during the time period of April 15-May 31 and again in the fall November 1-30. Be sure leaves and other leafy materials are piled along the roadside at the front of your lot preferably in a row no wider than 8 feet. Refrain from incorporating sticks, dirt, rocks, and litter into the leaves to be picked up by the vacuum. These materials create problems for the vacuum that leads to downtime. Please do not block or restrict the roadway in any manner when placing material along the road to be picked up.

Landscape waste pickup requires that one sign up for the service each time there is waste to be picked up at the lot. This can be accomplished at Woody's True Value, Administration Office, General Store, Main Gate, and the app.

Sign up at designated locations each time you require landscape waste pickup service.

Brush pickup will be conducted once a week from April 15 to November 30. The same procedure is followed as with leaves. Stack brush at the front of your lot parallel to the road with the cut ends all facing the same way. Brush pickup is normally conducted on Wednesdays unless circumstances prevent. This service also requires one to sign up at one of the designated locations mentioned above.

Plastic garbage bags will not be picked up.

Finally, there is paper bag pickup. Plastic garbage bags will not be picked up, as they are not biodegradable. Bag pickup follows the loose leaf pick-up season and runs from June 1 to October 31, which is the time period between vacuum pickup. This service is for leafy material and grass clippings generated during the summer period. When filling paper bags, do not over fill! Bags must be of a weight that one person can pick up and place into the back of a truck. Do not put rocks or trash in the bags to be picked up. Fire pit ashes can be bagged but be sure they are **COLD** with all litter removed before bagging. Paper bags can be purchased at the True Value store. This service also requires that you sign up to have your paper bags picked up.

Paper bags and leaves picked up at lots are taken to the compost pile behind the True Value store. Here the material is allowed to compost or break down into rich soil. The finished compost is hauled out to section 25 at the "woodchip pile" for Property Owner use.

Annual Fishing License Renewal

Remember to renew your Illinois fishing license prior to embarking on that first trip out to the lake, pond, or river beginning April 1, 2022. Your fishing license purchased in 2021 expires on March 31, 2022. An Illinois fishing license is required by all Owners and guests that fish Woodhaven Lakes. Owners please inform your guests of this State law and Woodhaven rule. Any anglers that plan to catch and keep trout will also be required to renew their Inland Trout Stamp beginning April 1, 2022. Trout were stocked last fall in Pine, Hidden, and Bluegill lakes. There will be trout remaining to be caught this spring plus your Inland Trout Stamp will be valid for the fall 2022 trout fishing season.

Anglers are required to have their fishing license in possession at all times while fishing. Fishing licenses expire on March 31 each season.

FREE FISHING DAYS
June 17 to June 20, 2022

Why is a license required at Woodhaven when this is a private campground? Though Woodhaven is a private campground, it is a lake association. In Illinois, lake associations are

not exempt from the need to have a current fishing license in possession while fishing the lakes on property. The exception to this is the period set aside by the State as **FREE FISHING DAYS** to be held **June 17 to June 20, 2022**. During "Free Fishing Days" only, anglers will not be required to have any type of sport fishing license.

DISABLED OR BLIND PERSONS:

In order for disabled or blind persons who are Illinois residents to fish without a license, the person must be able to show proof of disability in the form of one of the following:

- **A State disabled person I.D. card** (available from the Secretary of State through the driver's license examining station) showing a Class 2 or Class 2A disability. This applies to Illinois residents only.
- **Veterans disability card** - (available from the Illinois Department of Veterans' Affairs Office) Veterans who are at least 10% disabled with service-related disabilities or in receipt of total disability pensions may fish with sport fishing devices during those periods of the year it is lawful to do so without being required to have a license, on the condition that their respective disabilities do not prevent them from fishing in a manner which is safe to themselves and others. This applies to both Illinois residents and non-residents.

MENDOTA

COMPANION ANIMAL CENTRE

Your Companion-Centered Family Veterinarian in the Country

1701 13TH AVE
RT. 251 NORTH
MENDOTA IL, 61342
(815) 539-6601
WWW.MENDOTAVET.COM

Gene's Lawn Service

Retaining Walls, Patios,
& Walkways
Landscaping | Tree Trimming
Mulching | Mowing
Power Washing
Spring Clean Up | Fall Clean Up

815-671-1542
gls8794@icloud.com

Gravel Pads & Driveways
Fall / Spring Cleanup
Dumpster Service
ESAC Violations
Power Washing
Bobcat Work

GreaseMonkeyProducts.com
Tom Rominski 847-276-8110

Grease Monkey Products



**** Half-priced sport fishing and sportsman’s licenses will be available to resident veterans of the U.S. Armed Forces after returning from service abroad or mobilization by the President of the United States. Veterans must contact the Springfield office at 217-782-6302, to obtain a half-priced license.**

LOST, STOLEN, DESTROYED LICENSE REPLACEMENT:

1. Licenses purchased via the Internet can be reprinted at no charge by visiting www.dnr.illinois.gov/LPR. Vendor transactions will incur a fee.
2. Replacement licenses, permits and stamps are available for \$3 from Regional offices (except Region 2), the Chicago office and the Springfield Public Service area (see inside front cover map).
3. Vendors can issue replacement licenses with a DNR Direct terminal. There is a \$3 replacement fee per item plus a transaction fee.

INTERNET LICENSE PURCHASES:

To purchase fishing, hunting licenses and stamps over the Internet, please visit ExploreMoreIll.com

Watercraft registrations & renewals may be done at <https://www2.illinois.gov/dnr>. Click on the “Boats/Fish” tab.

Licenses can be purchased on property at Woodhaven Bait & Tackle Shop (located at the West end of Nature Center) or off property at Amboy Sporting Goods located on Main Street in Amboy as well as ACE Hardware in Mendota, IL.

Watercraft Registrations

Any watercraft powered by a motor (electric or gas) or sail are required to be registered with the State of Illinois Department of Natural Resources. This includes watercraft using electric trolling motors. Registration forms may be acquired from any boat dealer, Department of Natural Resources office or online at the Illinois Department of Natural Resources website listed above. Registering on-line is by far your quickest way to register. These registration stickers are valid for 3 years.

Canoes, Kayaks, Paddleboats and Paddleboards no longer require an IDNR registration or water usage- stamp.

It is very important to put your section and lot number on the outside of all watercraft.

Owners of boats stored or used on Woodhaven property including: deck boats and sailboats must display a current regis-

tration sticker on their watercraft, if required, as well as the section and lot number on the outside. Pontoon/deck boats used upon the lakes are not allowed to exceed 16 feet total length as measured on the pontoon deck or stated on the watercraft title.

Woodhaven Bait Shop

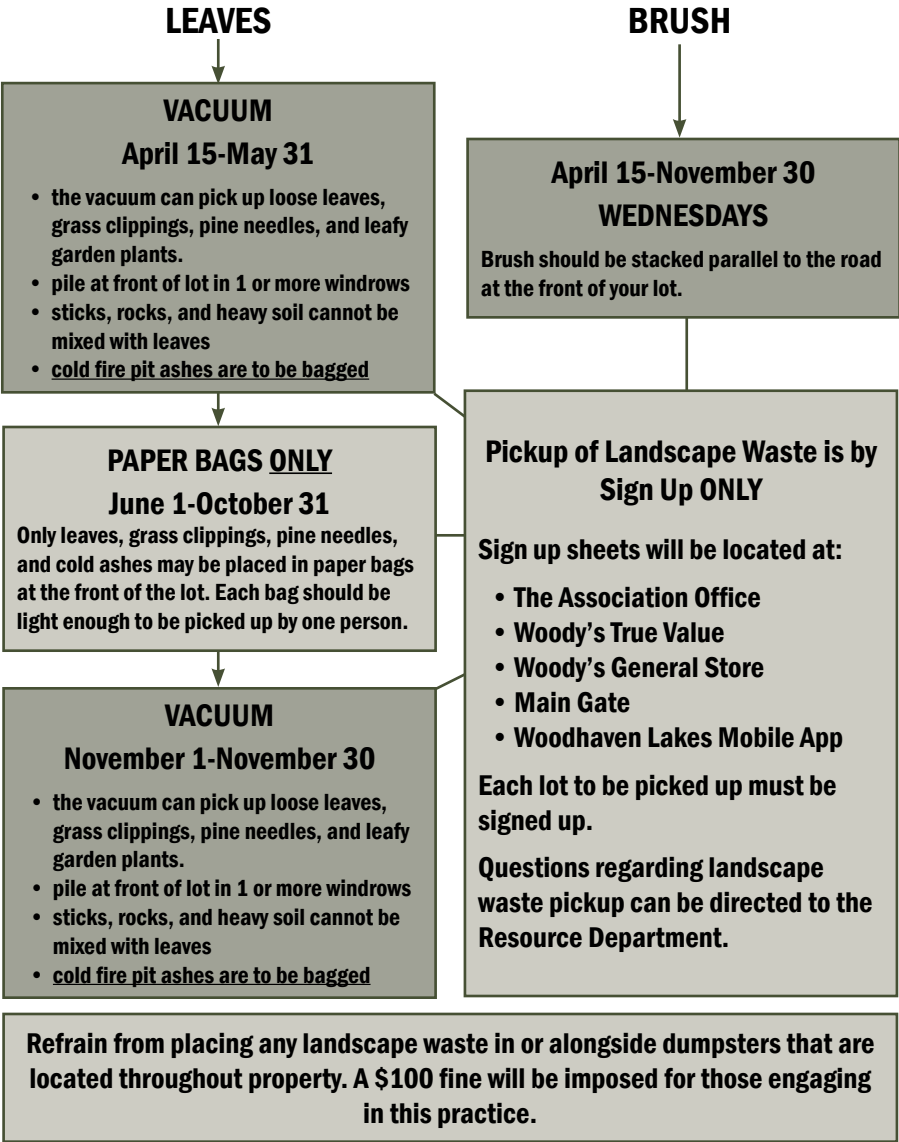
The Bait Shop will open for business beginning the weekend of April 2. We will have weekend hours only during the months of April and May up to Memorial Day weekend.

- Saturdays: 8 a.m. – 4 p.m.
- Sundays: 9 a.m. – 3 p.m.

2022 Cabin Fever Ice Fishing Tournament Results

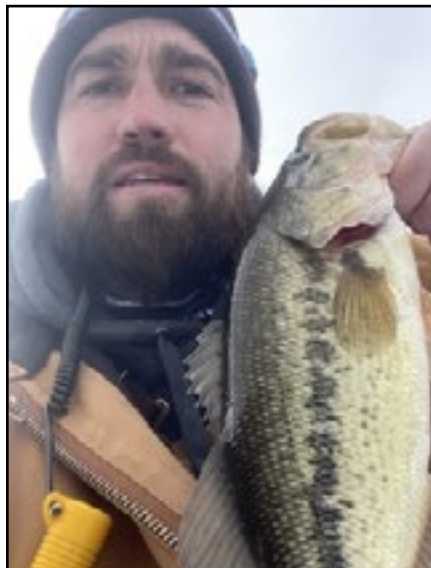
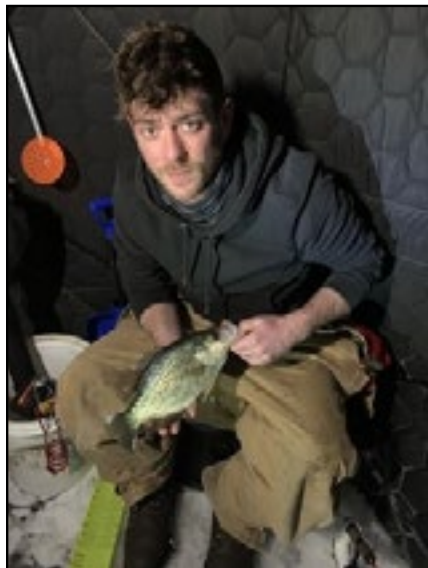
The ice fishing tournament that started on January 29 and ended February 20 was a success! There were 12 anglers that signed up for the tournament on the FishDonkey App. Anglers that have participated using the App find it enjoyable measuring their catch and documenting with pictures taken through the app which are submitted to the tournament director. The director then views the pictures to verify the lengths and to make sure requirements are met. There has been a bit of a learning curve for those using it some of which are making sure the mouth is closed when measurement is taken, the whole fish is visible in the picture and if catch and release is required, a video of the release is provided. I hope more anglers participate in future tournaments.

LANDSCAPE WASTE LOT-to-LOT PICKUP PROCEDURE



There were 23 fish entered into four categories: largest largemouth bass, largest rainbow trout, largest crappie and stringer of 3 sunfish.

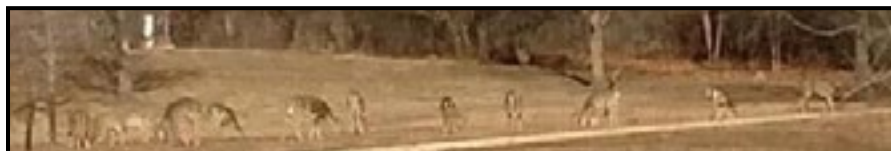
- Largest Largemouth Bass – 15 inches: Zach Zmudka
- Largest Rainbow Trout – 19 inches: Remington Lynch
- Largest Crappie – 12.75 inches: Dan Brown
- Largest Stringer of 3 Sunfish – 28.25 inches: Brian Deery



NOTICE:

There was a number of watercraft picked up in December 2021 from the storage areas around the lakes. Anyone that left a watercraft at a storage area, please contact the Resource Department at 815-849-5209 ext. 305 to arrange pickup.

Issues Caused by Overabundant Deer



Keeping deer numbers in check is important because too many deer in an area can cause a multitude of problems. In agricultural areas deer can damage crops and orchards. In urban areas they can quickly wipe out gardens or damage ornamental plants and other landscaping. And more deer on the landscape means a greater chance of deer-vehicle accidents.

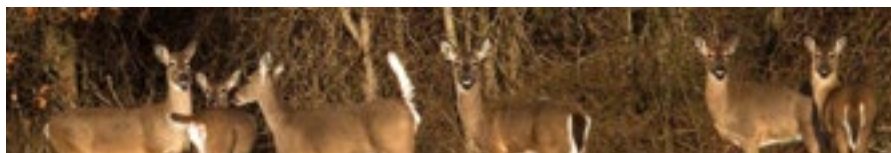
In natural areas, deer can change the structure of the local plant community. When deer become overabundant they over-browse, this reduces the natural regeneration of trees and allows more sunlight to reach the forest floor, thus changing the plant species composition. This can allow invasive species to get a foothold leading to further degradation of natural areas.

Research has shown that deer can cause a reduced diversity of plants, virtually eliminate forest understory, and reduce the reproductive potential of rare plants. This alteration of plant communities also encourages the growth of exotic species such as garlic mustard that outcompete other native plants such as trilliums, orchids, and ginseng.

These negative impacts on the vegetation eventually impact the deer because there is no longer sufficient vegetation to provide them with enough food. The negative impacts on plants also negatively impact other species of wildlife that depend on them for food, cover, and nesting sites.

Another consequence of overabundant deer is possible disease transmission. Some diseases are spread from deer to deer by direct contact or at contaminated feeding sites.

Managing Deer across the State of Illinois



Harvest of female deer is important to successful deer management. If females are not removed, a deer population has the potential to double every other year.

Photo: Michael R. Jeffords

Hunting has long been the primary tool for safely and ethically managing the deer population in Illinois. Hunting is necessary because Illinois settlers extirpated the primary predators of deer—wolves and cougars. Harvesting deer during the regular archery and firearm deer hunting seasons helps keep deer from becoming overabundant.

Benefits of Hunting

Well-regulated hunting in Illinois provides these benefits:

- a reduction in the amount of damage caused by deer
- reduced number of deer-vehicle accidents
- locally-sourced meat, at an average of 75 to 125 pounds of meat per deer
- deer populations with a reduced risk of contracting disease
- outdoor recreation to thousands of sportsmen and sportswomen every year
- millions of dollars annually for wildlife restoration efforts and outdoor recreation in Illinois
- millions of dollars in retail sales, providing an economic boost to Illinois businesses

ROEMMICH RESORT HOMES

1867 TOWER ROAD SUBLETTE IL 61367

815-849-5577 FAX: 815-849-5492

roemmichresorthomes.com

Hours: Mon., Tues., Thurs., Fri., Sat. 9:00-4:00pm

CLOSED WEDS. & SUN.



Picture yourself, drinking

your morning cup of coffee,

while sitting and relaxing in

your new parkmodel!

Woodland Park

Loft & Non-Loft Parkmodels!

Call now for a tour or check out our website to see new

and available stock!


Decks*Shed*Room Additions

BAKER INSURANCE

INSURANCE PROTECTION FOR

WOODHAVEN PROPERTY OWNERS

REPRESENTING



Dear Woodhaven Property Owner...Since 1986, I have specialized in providing insurance for all your camping needs at Woodhaven. I can customize your policy so you only pay for the coverages you need and want.

Some benefits of this program include:

1. All-risk protection including wind, fire, lightning, etc.

2. Coverage for you personal effects, shed, deck, etc.

3. Liability protection for your lot and trailer.

4. Special Discounts if you are 50 years of age.

5. Replacement cost option on your trailer.

If you would like more information, please call anytime, including evenings and weekends.

RONN BAKER

(815) 672-8796

bakerins@frontier.com

JULIE (BAKER) MOREY

(815) 822-4696

LEFFELMAN


& ASSOCIATES INC.

HOW'S YOUR AGENT WORKING FOR YOU?


We are local, we know Woodhaven,

and we answer our phones!


See one of our park model and travel trailer insurance specialists today!




Mary Reglin



Lexi Willey



Lisa Quest



Julie Burkardt

MOTOR HOME | PARK MODEL | TRAVEL TRAILER | RECREATIONAL VEHICLE | BOAT

815.849.5219 | 111 W MAIN ST, SUBLETTE, IL

LAMOILLE 815.638.2171 - AMBOY 815.857.2125

WWW.LEFFELMANASSOC.COM

Our Family Protecting Your Family


PRIME SOLUTIONS

KEN RICKETTS

815-690-4025

KEN@PRIMESOLINC.COM

PRIMESOLINC.COM



CUSTOM BUILT DECKS & SCREEN ROOMS

Durabilt

- 3-Season & 4-Season Rooms

- Covered Porches

ROOFING

CARPENTRY

RETAINING WALLS, SEAWALLS, PATIOS, & WALKWAYS

GRAVEL DRIVES & PADS

PAINTING & STAINING

POWER WASHING

TRAILER SKIRTING

GLASS REPLACEMENT


GENERAL MAINTENANCE

GOT PROJECTS BACK HOME?

WE CAN HELP!

CALL US FOR A FREE ESTIMATE TODAY!

FREE ESTIMATES | FULLY INSURED



Taxes vs Assessments

Woodhaven is definitely a great place to get away from the grinds of daily life—work, traffic & noise. As with most hobbies and recreational activities, however, there are varying degrees of financial costs and expenses that go along with the fun and relaxation, and Woodhaven is no exception.

When you make the commitment to yourself and your family to purchase recreational property at Woodhaven, you also make the pledge to accept the accompanying financial responsibilities. Two of the primary financial obligations involved at Woodhaven are the annual Association assessments and the yearly county property taxes. There is often a misconception that the assessment and county tax bill are one in the same. It's very important to learn and know the differences between these two expenses, what they provide, and who they are paid to.

ANNUAL ASSOCIATION ASSESSMENT

When you purchase property at Woodhaven, you become a member of the Woodhaven Association. As a member of the Association, you are responsible to fund your ownership share of the Association's annual budget. This budget includes annual operating costs, such as cost to operate facilities, including the pools, water and sewer facilities and other amenities; providing programs and services; and maintenance of buildings and common grounds. Also included in the annual budget is a reserve fund, which sets aside a certain amount of cash for future improvements, emergencies or unexpected repairs and improvements.

Every year Woodhaven's Board of Directors and volunteer committees spend months reviewing past budgets and working with staff to determine current and future budgetary needs based on goals set by the Board. Through this process, the Board then determines each individual property's share based on the number of billable properties at Woodhaven and Woodhaven's overall budgetary needs. The budget process is well documented through the *Woodhaven News* and allows Property Owner input at several stages of the process. The process culminates in November of each year when the proposed budget for the upcoming fiscal year is presented to the members in an open meeting. The following fiscal year budget is typically approved by the Board of Directors at the December Board meeting. After the Board approves the budget, including the amount to be billed to each individual Property Owner, staff begins preparing the assessment bills, which are typically mailed to Property Owners in January each year, with a March 31 due date for the first installment payment.

It is important to understand that the individual annual assessment amount is based on the number of billable properties located at Woodhaven. Therefore, every billable lot with sewer service is billed the exact same assessment amount. Also, every lot without sewer service is billed the same amount as every other lot in Woodhaven without sewer service. And because the assessments are actually billed to each billable lot, Property Owners who own multiple lots are required to pay an assessment for each lot they own.

PROPERTY TAXES

If you own a home or property somewhere other than Woodhaven, then you are probably well aware of what property taxes are and how they are assessed. For all others, property tax on real estate is typically levied by local government at the municipal or county level and they help support local education, police/fire protection, local governments and other local infrastructure. The tax is usually assessed at a percentage of two components—the value of the land, and any improvements or building value.

At Woodhaven, assessed land values can vary greatly depending upon location within the property. For example, property on a lake would be assessed at a higher value than a lot not located near water. Structures and improvements at Woodhaven that can be assessed include free standing room additions, covered decks, and sheds. Park models, travel trailers, fifth-wheels and other RVs cannot be assessed, as they are considered personal property.

Woodhaven properties are located in Lee County, and as such, are taxed by Lee County Treasurer's Office. With more than 1,700 acres of property, Woodhaven encompasses two different townships and two different fire protection districts. Because of this, similar campsites may be assessed at slightly different rates based on what township or fire protection district they are located in. Tax bills in Lee County are usually mailed out in April or May of each year with due dates of June and September. A notice is included each year in the *Woodhaven News* when the Lee County tax bills are mailed.

It is important to know these bills are mailed directly to the residential address of the Property Owner listed on the deed. If you, as a Property Owner, ever have a home change of address, you need to contact Lee County Treasurer's Office to provide them with the most current information so your tax bill can reach you. Remember, you are responsible for payment of your county taxes whether you received a bill in the mail or not! We have seen many situations where Property Owners have lost ownership of their lot to non-payment of taxes because the bill was not being sent to the correct address. The Lee County Treasurer's Office can be reached at 815-288-4477; Woodhaven will not be able to answer questions regarding specific tax bills.

Hopefully, this clears up any uncertainty or confusion between the annual association assessments and county tax bills. If you have any further questions, please don't hesitate to contact Woodhaven Association's Office at 815-849-5209.



Jordan Mesick

779-251-1022

jordan.mesick.vacbrd@statefarm.com

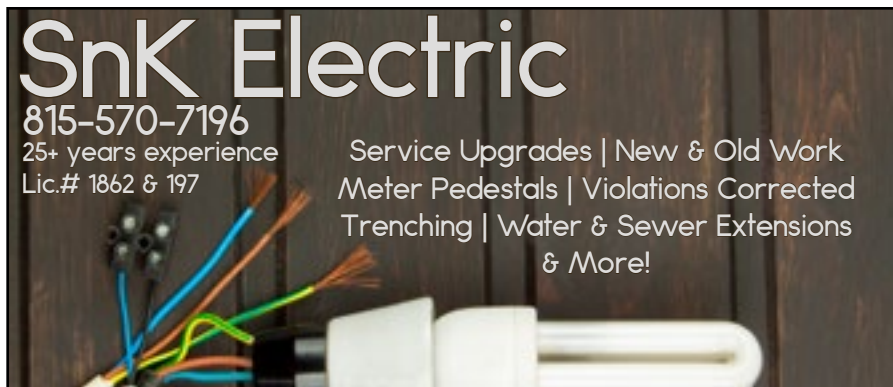
Call for Quote; Auto, Home, Life, Boat, RV

SnK Electric

815-570-7196

25+ years experience
Lic.# 1862 & 197

Service Upgrades | New & Old Work
Meter Pedestals | Violations Corrected
Trenching | Water & Sewer Extensions
& More!



Notes from the Communication Committe...

Veterans! If you have not previously, we encourage you to submit your information to the Veterans Honor Roll in the *Woodhaven News*. You may use the form on page 28, or search "honor roll" on our website. Thank you for your service!

Board Election Reminder: 2022 is an election year for the Board of Directors. 4 seats will be up for election. Please see the 6 Woodhaven News for the election schedule.

Spring Cleaning! For those who come out early to begin lot clean up after winter, leaf vacuum begins April 15. Sign up through the app or in person at the Administration Office or Main Gate.

We love to see your pictures and publish them in the *Woodhavn News*! Send them through our Facebook page, the mail, or email.

Property Owner Submitted Photos



Woodhaven Lakes Realty

Woodhaven Lakes Realty—Dedication to Our Clients

With more than 6,000 properties at Woodhaven, some turnover each year is inevitable. Whether you're looking for your perfect recreational property for you and your family, or need to sell because life circumstances have changed, **Woodhaven Lakes Realty (WLRI)** is your "go to" resource for your buying and selling needs. We would like to share how the process typically works when buying or selling a Woodhaven property.

The past several years **Woodhaven Lakes Realty** has experienced the hottest real estate activity in our history. Listing and sales prices experienced an all-time high. While the average real estate broker sells 12 homes per year, according to a 2022 Think Real Estate article, our full-time brokers sold well over 50 properties each last year!

When it comes to listing properties, our brokers first meet with clients to review the property and perform a comparable market analysis, which compares the client's property to other similar properties recently sold, to help determine an appropriate listing price.

When customers interested in learning more about Woodhaven show up at **WLRI**, they receive a comprehensive tour of property, including an introduction to our many amenities and services, from our tour guide, Mary Rich. If these customers then show additional or continued interest, they are matched with one of **Woodhaven Lakes Realty's** Brokers to determine the client's interests and needs. Appointments are then set to typically view multiple properties which meet the client's parameters. When a client does find that dream recreational property for themselves and their family, the process follows the typical path of purchasing a home—starting with a real estate contract. Once the negotiation process is complete and both parties agree on the terms of the contract, the Broker works closely with their clients to clear any contingencies, often including financing, RV inspections, etc.

After all contingencies are met, a closing date is set and the final closing paperwork is ordered for completion—which is often all done within just two or three weeks. The Broker's work is still not done, as there is a final walk-through just prior to the **Woodhaven Lakes Realty** closing in our office.

As you see, there is a considerable amount of work, time, and dedication on behalf of **Woodhaven Lakes Realty** to ensure that our clients receive the best service possible—we make it our daily routine!

Woodhaven Lakes Realty is currently open Monday through Saturday from 8:30 a.m. to 4:30 p.m. We can be reached by phone at (815) 849-5476. Check out all our listings at www.woodhavenlakes.com.



815-849-5476

woodhavenlakes.com/woodhaven-properties

Monday-Saturday | 8:30-4:30

Sunday | CLOSED

please call for an appointment

Find us on [realtor.com](https://www.realtor.com) | [trulia.com](https://www.trulia.com) | [zillow.com](https://www.zillow.com)



Staff Spotlight - Brooklyn Whelchel

I am sure everyone is aware of how busy things can get on the weekends here at Woodhaven Lakes Realty. Honestly, we would not have it any other way. What adds to the beauty of our week's end is our fabulous weekend office assistant Brooklyn Whelchel. Brooklyn has been with us since last June, and we have enjoyed every minute of it.

Brooklyn was a VERY accomplished student at Amboy High School and graduated with honors just last May. Her start date with us at Woodhaven Lakes Realty was even delayed a bit to allow for all the banquets and ceremonies she had to attend. A display of just some of her awards, scholarships and accomplishments are posted in our office. Brooklyn has immediately become an asset and an additional source of pride for our office.

Those of us at Woodhaven Lakes Realty are not the only proud people in Brooklyn's life. She has a wonderfully large family that include her parents Laurie and Chad (Bubba), brothers Logan and Landon along with sisters Alyvia, Jadyn, and Sydney. As well as a close-knit extended family both locally and in the Boston area, of which she loves to visit when she can.

Brooklyn has not only been a successful student but an accomplished athlete in multiple sports as well. All these accomplishments and the skills to achieve them have led her to continue her education at SVCC. Brooklyn has chosen to begin the lengthy process to her Radiology MD at SVCC. We are thankful that she has chosen this path, so that we can reap the rewards of her beautiful smile, warm demeanor, and detailed work ethic here at Woodhaven Lakes Realty for seasons to come.

ESAC Corner

SUE MCGRAW, ESAC MANAGER

This article was originally published in the August 2019 *Woodhaven News*. Due to the importance of the subject matter, we wanted to reiterate the information as you prepare for the construction season.

- If you plan to hire a contractor for your construction and improvement projects, here are a few tips from the Illinois Attorney General’s Office:
1. Get all estimates in writing. (We cannot stress enough the importance of this step.)
 2. Do not be induced into signing a contract by high-pressure sales tactics.
 3. Never sign a contract with blank spaces or one you do not fully understand.
 4. Remember you have three (3) business days from the time you sign your contract to cancel any contract if the sale is made at your home. The contractor cannot deprive you of this right by initiating work, selling your contract to a lender, or any other tactic.
 5. If the contractor does business under a name other than the contractor’s real name, the business must either be incorporated or registered under the Assumed Business Name Act.
 6. Determine whether the contractor will guarantee his or her work and products.
 7. Determine whether the contractor has the proper insurance.
 8. Do not sign a certificate of completion or make final payment until the work is done to your satisfaction.

- These basic terms should be included in your contract:
1. Contractor’s full name, address and telephone number. Illinois law requires that persons selling home repair or improvement services provide their customers with notice of any change to their business name or address that comes about prior to the agreed dates for beginning or completing the work.
 2. A description of the work to be performed.
 3. Starting and estimated completion dates.
 4. Total cost of work to be performed.
 5. Scheduled and method of payment, including down payment, subsequent payments and final payments.
 6. A provision stating the grounds for termination of the contract by either party.
 7. In addition to the items noted, we suggest requesting references from your contractor. Remember the lowest bid is not necessarily the best bid if the materials used are not of the same quality, size, etc. as another contractor’s bid. Be sure you are comparing apples to apples.

The ESAC Office can also advise a Property Owner if a contractor has received any written complaints against them. The key word is “written.” Complaints made verbally or on the internet are not official and cannot be tracked by the Association. If you do have a problem with a contractor, we strongly urge you to complete a Speak Up Sheet. While Woodhaven Association and the ESAC Department cannot be responsible for the work completed, left uncompleted or agreements made either written or implied between Property Owners and contractors, we will contact the contractor about the matter and place a copy of the Speak-Up Sheet in their file. Any contractor that receives three Speak-Up Sheets in a twelve-month period automatically has their privileges reviewed by the ESAC Board of Review and the Board of Directors.


The more homework a Property Owner does prior to signing on the dotted line, the more likely they are to have a smooth experience with a contractor.

Robeson RV Repair
General Contractor


Trailer Relocation/Releveling, Sewer Extensions,
Electrical, Plumbing, Heating, General Maintenance,
Winter Watch, Power Washing, Rubber Roof Repairs & Replacements,

WINTERIZING AVAILABLE!!!



815-830-1082




Deb Schultz
VP / LOAN OFFICER
NMLS# 719170



Cell 815-440-6708 | Office 815-894-2386 | dschultz@northcentralbank.com
Apply Online 24/7 | Available for all your Lending Needs



www.northcentralbank.com



Woodhaven’s Honor Roll of Veterans

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

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

Woodhaven’s Honor Roll of Veterans

Name:

Section:

Lot:

Branch of Military:

Wars Served or Peacetime:

Additional Information:

GROCERY • HARDWARE • LIQUOR

Bonnell’s

General

Store

Gather your goods here!

200 N Reeve St., Sublette IL

(815)849-5522

HOURS:

Monday-Saturday 7am-6pm

Sunday 8am-4pm

We accept: Visa, Mastercard, & SNAP

Licensed Wildlife Control



Beaver • Raccoon • Groundhogs

Bats • Skunk • Moles • and More!

Art Albee

815.857.3989 | 815.535.2882 | Amboy

ERBES

Realty

LLC





582 US Route 52, Sublette

\$343,900

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, large living room with a fireplace, deck out front, and outbuilding for more storage. Lots of storage space throughout and work shop off garage. Must see to appreciate. Across from Shady Oaks Golf Course. Call today for a showing! (red shed is renters)



126 W Division St, Amboy

\$154,000

This beautiful ranch style home is all ready for you to move into! Located on a large corner lot. You will be amazed how much bigger it is once inside. Features include: 3 bedrooms, possible one in basement, 2 baths, dining room, kitchen with breakfast bar, stools and all appliances stay, oak hardwood floors, sunken great room with wood burner stove, office area, concrete drive, 2 car detached drive, shed, back fenced in yard for privacy, covered porch and a patio area for entertaining. Call today for a showing!



27858 2600 East St, Van Orin

\$64,900

Ranch style home with curb appeal. Why Rent when you can own! This open living/dining area, kitchen, 2 bedroom, one bath home comes with all appliances and is ready to move into. Features an attached garage that can be converted into a family room/master bedroom. There is a carport for parking, shed in back for all your storage. Call today for a showing!

635 E MAIN ST., AMBOY PENDING.....\$165,000

LAND TO BUILD ON

25 W. MILTON ST., AMBOY 5 LOTS.....\$28,500

919 MISSOURI DRIVE, DIXON.....\$17,000

Lori Erbes, GRI

Designated Managing Broker/Owner

lorierbes@gmail.com

815-535-6295

Over 30 Years Experience

www.Erbes-Realty.com

Abigail Vaessen, Broker, 815-508-9715

Tonja Greenfield, Broker, 815-761-3220

Marcia Kosowski, Broker, 779-423-5947

1922 Tower Road,

Sublette, IL 61367



Lori Erbes, GRI
Designated Managing Broker/Owner
815-535-6295
lorierbes@gmail.com



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



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



Marcia Kosowski
Broker
779-423-5947
mkosowski@erbesrealty.com

ERBES Realty LLC

Over 30 Years Experience

www.Erbes-Realty.com

1922 Tower Road,
Sublette, IL 61367

 Sec 3, Lots 31&32 - \$65,000	 Sec 4, Lot 161 - \$29,000	 Sec 4, Lot 192 - \$65,900	 Sec 5, Lot 177 - \$31,000	 Sec 5, Lots 190&191 - \$60,000	 Sec 5, Lot 342 - \$20,000
 Sec 5, Lot 378 - \$25,000	 Sec 6, Lot 74 - \$25,000	 Sec 7, Lots 181&182 - \$29,900	 Sec 10, Lot 52 - \$17,500	 Sec 10, Lot 291 - \$23,500	 Sec 10, Lot 292 - \$19,500
 Sec 10, Lot 312 - \$27,000	 Sec 11, Lot 74 - \$29,400	 Sec 11, Lot 88 - \$16,000	 Sec 11, Lot 203 - \$23,000	 Sec 12, Lot 73 - \$31,900	 Sec 13, Lot 110 - \$11,600
 Sec 15, Lot 161 - \$38,000	 Sec 16, Lot 211 - \$95,000	 Sec 17, Lot 3 - \$15,000	 Sec 19, Lot 80 - \$59,900	 Sec 21, Lot 84 - \$84,900	 Sec 21, Lot 96 - \$28,500
 Sec 23, Lot 92 - \$49,900	 Sec 23, Lot 183 - \$63,000	 Sec 23, Lot 195 - \$25,000	 Sec 23, Lot 196 - \$25,000	 Sec 24, Lot 105 - \$69,900	 Sec 24, Lot 110 - \$79,900
 Sec 26, Lot 102 - \$15,000	 Sec 26, Lot 161 - \$49,900	 Sec 26, Lot 220 - \$47,000	 Sec 27, Lot 145 - \$60,000	 Sec 28, Lot 91 - \$15,000	 Sec 29, Lot 307 - \$13,000

Property status is as of March 4, 2022

Sec 1, Lot 9..... SOLD	Sec 1, Lot 116..... SOLD	Sec 5, Lot 228 PENDING	Sec 16, Lot 121 SOLD	Sec 26, Lot 167 PENDING
Sec 1, Lot 66..... CONTINGENT	Sec 5, Lot 195..... SOLD	Sec 7, Lot 191 SOLD	Sec 26, Lot 159 PENDING	Sec 29, Lot 369..... SOLD



Alyssa Rod, Nature Center Coordinator

Spring is here! The trees are budding, woodland flowers are blooming, and the birds are singing. Time to go outside and enjoy nature and the outdoors. April is a wonderful time for families to enjoy the warmer weather and see what is singing and blooming around Woodhaven. If you decide to walk one of Woodhaven's mowed, natural trails, you may want to wear boots, as spots on the trails can be muddy this time of the year.

Spring Fling at the Nature Center: Join us at the Nature Center to see what nature brings in spring! Need help identifying spring woodland wildflowers; check out our Spring Wildflower display as many of these flowers will be blooming around this time. Interested in adding a tree to your lot? Pick one up at the Tree Give-Away. This season the Nature Center will be looking at the wildlife, plant life, and general nature of a variety of different countries with the Woodhaven Around the World theme. We will be starting early with a focus on India's plants, animals, and major natural features! Learn how to speak Hindi as we have identified some of the animals in the Nature Center using the most used language of India (besides English).



Tree Give-Away

Saturday, April 23 / 1:00 p.m. till Gone / Nature Center Screen Porch

Help the Earth, plant a tree! Stop by the Nature Center Screen Porch for our Annual Tree Give Away. We will be giving away bare root trees to reforest your Woodhaven lot.

Free Craft: Paper Peacock

Saturday and Sunday, April 23 and 24 / All Day \ Nature Center

Fly over to the Nature Center and create your own fancy peacock craft!

Beware of Invasive Species! It is estimated that the world is home to more than 8.7 million species of plants and animals, however only around 1.2 million species have been identified and described. Many species are considered native to an area, those plants or animals that are naturally a part of a specific environment. Native species play a role in the habitat and adapt to the changes in that area. Some species are endemic, which means that they can only be found in that one specific area or location, like a state or island. Other species are nonnative, species that are not from the local habitat, but don't seem to damage or disrupt the natural balance of the ecosystem.

Then there are the invasive species! These are organisms that cause ecological, social, environmental, or economic harm in a new environment where it is not native. They can lead to the extinction of native plants and animals, destroy biodiversity, and permanently alter habitats. Invasive species are spread across the world primarily by human actions: water in boat live wells, firewood, accidental release, or purposeful release. Therefore, we ask you to only use locally sourced firewood at Woodhaven and always empty boat live wells as well as removing all vegetation from your boat and trailer before leaving a waterway. Some invasive species travel in materials shipped from other countries by accident, while other species are purposefully introduced to control other pest species. An example of this is the cane toad, introduced to Florida to help control sugar cane pests. This toad, from Central and South America, now preys on and competes with native Florida species. Unfortunately, there are no native predators that prey upon the toad because they are highly toxic.

NAURE CENTER HOURS

Saturday April 23rd: 10 a.m.-4 p.m.

Sunday April 24th: 10 a.m.-3 p.m.

The longer these invasives are in an ecosystem, the harder it is to remove them and the more resources it takes to do so. Therefore, we ask for your help with removing and eradicating these species from your properties.

This month we'll focus on a species that will be starting to show in April and May. Garlic Mustard (*Alliaria petiolata*) is an invasive species that has spread throughout much of the United States over the past 150 years. Originally from Europe and Asia, it was brought to the United States

So why is garlic mustard a problem? It grows in thick patches and will dominate areas which will displace native wildflowers, tree seedlings, and other native plant species within forested areas. What happens next is the plant diversity becomes limited or non-existent meaning less resources for our native wildlife and a lack of new trees to keep the forests growing strong. There are many species of animals that require specific plants to survive, and garlic mustard is one of many invasive species that will force natives out. Garlic mustard does all of this by popping out of the ground earlier in spring than most native plants so that it can block the sunlight and use more of the moisture and nutrients that are nearby. Also, garlic mustard roots release a chemical into the ground that alters the network of underground fungi that is important for native plant survival.

What does garlic mustard look like? Garlic mustard is a biennial plant, meaning it grows for two years. It has triangular, heart-shaped leaves with toothed edges and tiny, white, four-petal flowers. During the first year, plants produce rounded leaves that grow in a rosette formation at ground level. In the second year, the leaves grow up a flowering stem and become more triangular and heart-shaped with toothed edges and then the plant blooms. Usually around Northern Illinois we see this plant blooming in late-April to mid-May. Once it blooms, one plant can produce more than 7,000 seeds!

It can go by various names including poor man's mustard, hedge garlic, garlic root, and jack-by-the-hedge. The name comes from the smell of garlic when the leaves are crushed.

Why is garlic mustard here? Garlic mustard was brought to the United States from Europe in the 1800s for herbal uses and erosion control. It is edible, BUT ONLY when harvested young as older plants contain cyanide. Always make sure to identify that you are looking at the right plant before trying to eat it or just don't do it!

What can I do to remove this species? This plant requires persistence to remove, but we have options. The goal is to prevent seed development and spreading until the existing seed bank is depleted which can take 2-5 years. The best way to remove garlic mustard is hand-pulling the plants before they set seed, if after you can end up spreading more seed. A good time to pull garlic mustard is after a rain when the ground is softer, and you can pull out the long tap root. As you pull each plant, immediately place into a bag, and never compost them as that will spread the seed. At Woodhaven we have a special program due to this being an invasive – place all plants into a paper bag, label the bag “garlic mustard” and then contact our Resources Department for special pick-up. Resources will then come to your property and properly handle the removal of this invasive species. Make sure to clean off boots or shoes that were worn in the area to help reduce the spread.



With your help we can make Woodhaven and Illinois a better ecosystem for our native plants and animals!

WOODY

True Value.

HARDWARE

Advertised Bargains and Hours
of Operation are for
April Only

April
Mon.-Sat: 8 a.m.-4 p.m.
Sunday: 9 a.m.-3 p.m.

Glass Cutting | Propane
Fax | Copier | Shipping
Keys Cut
Gasoline | Gift Certificates

Rentals:
Floor Care | Weed Eaters
Appliance Dollies | Spreaders
Leaf Blowers
Pressure Washer

BARGAINS OF THE MONTH®



9.99

SALE PRICE MAIL-IN REBATE*

-2.00

FINAL PRICE

7.99

Miracle-Gro®
1 Cu. Ft. Potting Mix L 462 572 B30
*Limit 2 per offer.



19.99

Preen®
4.93 lbs. Extended Control Weed Preventer L 231 291 B4
Not available for sale in NY.



25.99

SALE PRICE MAIL-IN REBATE*

-4.00

FINAL PRICE

21.99

Roundup®
Gal. Ready-to-Use Extended Control Weed & Grass Killer Plus Weed Preventer L 161 906 B4
*Limit 2 per offer.



29.99

SALE PRICE MAIL-IN REBATE*

-3.00

FINAL PRICE

26.99

Scotts®
Turf Builder® Triple Action Fertilizer — 4,000 sq. ft. L 232 545 1
*Limit 2 per offer.



6.99

Morton®
40 lb. Clean and Protect Water Softening Pellets F 748 947 B63



8.99

Duracell®
8 pk. AA or AAA Alkaline Batteries E 137 898, 899



29.99

Four Seasons
Courtyard®
8 pk. 1.7 Lumens Solar LED Path Lights T 273 038 B6



55.99

Blue Buffalo®
30 lb. Life Protection Formula® Adult Dog Food H 232 922 1

Consumer responsible for taxes. While supplies last.

TV-AD-314537 TX2

WOODY TrueValue Hardware
815-849-5107
Just off Woodhaven Drive in Section 9
Or off property at 1802 Sublette Rd, Sublette

True Value.

Sale ends 4/30/22

©2022 True Value Company LLC

Find the right products for your project at your local True Value®.

We have a full line of treated and non-treated lumber
for interior or exterior projects!

Woodhaven Association
509 LaMoille Road, Box 110
Sublette, Illinois 61367-0110

PR5RT STD
US POSTAGE
PAID
PERMIT 781
ROCKFORD, IL



815-849-5476

Please call for an appointment

Monday-Saturday 8:30 a.m.-4:30 p.m. | Sunday : CLOSED

View available properties: woodhavenassociation.com | realtor.com | zillow.com | trulia.com

NEW

1/53\$64,900
3/170\$33,500
5/103\$46,900
5/201\$19,000
7/110\$18,500
11/98\$17,000
23/91\$18,000
25/35\$15,000
27/33\$45,000

CLOSED

6/31 5/489
7/109 2/117
5/310-11

1/99\$37,900 **21/184.....\$29,000**
2/224\$16,000 21/261.....\$38,500
2/265\$57,900 **25/80\$89,900**
2/280\$18,500 27/33\$45,000
4/99\$39,900 27/83\$52,500
4/104\$12,000 29/57-58.....\$31,000
4/136\$18,000 29/393.....\$29,900
5/316\$30,000
6/20-21\$38,900
7/97\$15,500
10/24\$35,000
11/176.....\$24,000
11/228.....\$22,000
16/163.....\$45,000
17/13\$36,000
17/231.....\$34,000
18/57\$29,500
19/4\$27,500



Reduced | Contingent/Pending

Information Last Updated 2/14/22



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



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



Sal Bayron
Realtor® Broker
312-952-3409
SBayron@sbcglobal.net
Se Habla Español



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



Bonita Willis | ePRO, C2EX, Designated Managing Broker