

WOODHAVEN

SEPTEMBER 2022 | Vol. 39 No. 8

NEWS

What's Inside



Managers' Report
Pg. 3

Recreation & Activities
Pg. 8-10

Annual Report
Pg. 22-38

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



president's letter

It is hard to believe the camping season is coming to an end. We have 2 big weekends left, Labor Day Weekend, and Fall Fest Weekend. My favorite weekend of the year is Fall Fest Weekend. It does bring mixed emotions, however, because it signals the end of the camping season. I hope everyone has had a safe and enjoyable season so far.

I am sure everyone by now is aware the Association had a problem this year that was totally unpredictable. A former employee unfortunately decided to embezzle funds from our Association. This was discovered by our management staff earlier this year, after the employee had resigned. When this was first discovered by staff, they notified the Board of Directors and then spent countless hours confirming the amount and how the theft occurred. At this point, the management staff's and the Board's goal was to resolve this problem with the best interest of the Property Owner's in mind. Staff began working with the offices of the Lee County Sheriff Department and the Lee County State's Attorney. They were able to bring forth enough evidence to get the former employee charged with the crime.

The next step was to work with the insurance company to try to recover the missing funds. The staff was again able to produce enough information; the insurance company is currently processing the claim. We are hoping that by the time you read this newspaper, we have already recovered the money.

A lot of questions have been asked regarding why we don't have a checks and balances system in place to catch this. It is because we have that system in place that we were able to catch this. All our procedures have been reviewed and updates have been made.

I want to thank all of our Property Owners who have been patient as we disseminated this information. We had to go slowly based on advice from the State's Attorney and our own legal counsel so as not to interfere with the legal case. The Board of Directors and management staff have been working hard to bring this situation to the best possible conclusion for all of us.

I hope everyone enjoys the rest of their camping season!

Daniel Rossi,

Acting Board of Directors President



INDEX

| | |
|---|-------|
| President's Letter..... | 1 |
| Management Report..... | 3 |
| Board News & Meeting Schedules..... | 4 |
| Veterans Honor Roll Form..... | 5 |
| Recreation & Activities..... | 8-10 |
| New Property Owners Section Representatives | 12 |
| Citations/Violations | 13 |
| ESAC Corner..... | 14 |
| Snakes are our Friends! | 15 |
| Resource News | 16-17 |
| Woodhaven Lakes Realty News | 18 |
| WLRI Residential Properties for Sale | 21 |
| Notes from Communications Committee | 23 |
| Annual Report..... | 22-38 |
| Naturalist Corner | 46 |
| Woody True Value Bargains of the Month..... | 47 |
| Woodhaven Lakes Realty Lots for Sale..... | 48 |

FACILITY HOURS - SEPTEMBER

facility hours are subject to change

ASSOCIATION OFFICE/ESAC

MONDAY-SATURDAY | 8:30 A.M.-4:30 P.M.
SUNDAY | 10 A.M-2 P.M.

WOODHAVEN LAKES REALTY

MONDAY-SATURDAY | 8:30 A.M.-4:30 P.M.
SUNDAY | 10 A.M.-2 P.M.

WOODY'S TRUE VALUE

MONDAY-SATURDAY | 8 A.M.-4 P.M.
SUNDAY | 8 A.M.-3 P.M.
9/3 & 9/4 | 8 A.M.-3 P.M.
9/5 | 8 A.M.-2 P.M.

LAKEVIEW/LAKESIDE

DAILY | 7 A.M.-DUSK

REC PLEX

FRIDAY | 4 P.M.-10 P.M.
SATURDAY | 10 A.M.-10 P.M.
SUNDAY | 10 A.M.-4 P.M.
MONDAY-THURSDAY | CLOSED
9/2 | 4 P.M.-10 P.M.
9/3 & 9/4 | 10 A.M.-10 P.M.

BAIT SHOP

SATURDAY | 8 A.M.-4 P.M.
SUNDAY | 9 A.M.-3 P.M.
MONDAY-FRIDAY | CLOSED
9/1 & 9/5 | 7 A.M.-3 P.M.
9/2 & 9/3 | 7 A.M.-7 P.M.

NATURE CENTER

SATURDAY | 10 A.M.-3 P.M.
9/1, 9/2, & 9/4 | 9 A.M.-3 P.M.
9/3 | 10 A.M.-5 P.M.

CAMPSTOVE RESTAURANT

SATURDAY & SUNDAY | 8 A.M.-11 A.M.
9/5 | 8 A.M.-11 A.M.

WOODYS GENERAL STORE

FRIDAY | 3 P.M.-8 P.M.
SATURDAY | 8 A.M.-8 P.M.
SUNDAY | 8 A.M.-1 P.M.
9/1 | 8 A.M.-4 P.M.
9/2 - 9/4 | 8 A.M.-10 P.M.
9/5 | 8 A.M.-2 P.M.

PIZZA PLUS

FRIDAY | 5 P.M.-7 P.M.
SATURDAY | 12 P.M.-7 P.M.
9/1 | 11 A.M.-1 P.M.
9/2 | 11 A.M.-9 P.M.
9/3 & 9/4 | 12 P.M.-9 P.M.

LAUNDROMAT

24 HOURS

PLEASE CHECK THE ONLINE FACILITY HOURS CALENDAR AT WWW.WOODHAVENASSOCIATION.COM/FACILITY-HOURS
FOR MOST UP-TO-DATE SCHEDULES

Woodhaven News
509 LaMoille Road, P.O. Box 110
Sublette, IL 61367
815-849-5209

Copy & Advertising Deadline: First of each month. No issue in February.

Woodhaven News (USPS001-073) is published monthly except February by Woodhaven Association, 509 LaMoille Road, Sublette, IL 61367, as an official source of information for Woodhaven Association members. Subscription price is \$2.25 per year included in annual assessment.

Periodicals postage paid at Sublette, Illinois and additional mailing offices.

Postmaster: Send address changes to Woodhaven News, P.O. Box 110, Sublette, IL 61367-0110.

The Woodhaven News disclaims any liability for any advertisements published herein and in no way endorses or guarantees these ads. It also reserves the right to reject any ads submitted.

Letters to the Editor: All letters must be signed, names may be withheld upon request. Please limit letters to 200 words. Woodhaven reserves the right to refuse publication of any letter in the interest of space or objectionable content. Issues must be of interest to a large portion of Woodhaven and will not express personal conflicts or grievances.

For inquiries regarding the Woodhaven News, or to submit a letter to the editor: NLeffelman@woodhavenassociation.com

IMPORTANT PHONE NUMBERS

| | |
|--|--------------|
| Association Office Main Number | 815-849-5209 |
| Public Safety Main Gate | 815-849-5915 |
| Woodhaven Lakes Realty | 815-849-5476 |
| ESAC | 815-849-5371 |
| General Store. | 815-849-5189 |
| Service Center | 815-849-5107 |
| Woodhaven Utilities | 815-849-5718 |
| Lee County Treasurer | 815-288-4477 |
| Lee County Recorder. | 815-288-3309 |



Woodhaven News Classified Ad Request

We will run your personal classified ad for \$5 per monthly issue (40 words Max.)

Mail this form to:

Classified Ads, Woodhaven News, P.O. Box 110, Sublette, IL 61367

**The deadline to place a classified ad is the 1st of the month prior to the issue desired*

**All ads must be prepaid*

*Businesses may not place classified ads

Please run this ad for the months of: _____ Amount enclosed: \$ _____

[illegible]

management report



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

As the days get shorter and the night air a bit crisper, we realize the summer camping season is quickly coming to an end. Main Event Weekend is now in the rear-view mirror, but we still have Labor Day Weekend and Fall Fest (many of staff’s favorite holiday weekend) to look forward to.



Another late season camping favorite is gathering around a cozy campfire conversing with family, neighbors, and friends. Invariably, discussions including questions, concerns, suggestions, likes and dislikes often revolve around your favorite recreation destination, and understandably so. Woodhaven is such a central part of your lives, it’s only natural you want it to be perfect in your eyes. Understand though, what is an ideal Woodhaven in your eyes might look and feel completely different in someone else’s.



Regardless, we hope the programs, activities, and services we provide satisfy your recreational needs more often than not. No doubt, throughout the course of a Woodhaven camping season, with so many moving parts, systems can break down, staff can briefly lose focus, and communications can momentarily wane. And there are times where we must simply get better at what we are doing or change our approach altogether to meet your needs and expectations as an Owner. Because of this, both your understanding and critical feedback are important.

While it’s fun to chit-chat around a fire about your complaints, suggestions or even praises; the best way for them to make a difference is to submit them in writing on a Speak-Up Sheet. The Speak-Up Sheet program has been the longest running, and arguably most effective, formal customer feedback tool implemented at Woodhaven, more than 30 years ago. Last year, 426 Speak Up Sheets were submitted, and through July of this year, we have processed 216 comments, questions, or suggestions through the program.

All Speak-Up Sheets submitted are reviewed on multiple levels by staff, committees, and the Board of Directors. When a Speak-Up Sheet is submitted, it is first digitally logged, whether received in handwritten form or from the mobile app or Woodhaven website. Once logged, it is then forwarded to the appropriate departments for review and a formal response by the department manager is sent back to the Owner, if requested. The Communications Committee reviews a monthly synopsis of Speak-Up Sheets to see if there is a clear pattern of requested information or supplied feedback pertinent to all Owners, which could be addressed generally by including additional details in the Woodhaven News, on our mobile app, or website. The Board of Directors have direct access and the ability to review all Speak-Up Sheets and responses as they move through the system.

Speak-Up Sheets in the past have helped spur new programs and services, change and clarify Woodhaven’s Rules and Regulations, and improve efficiencies in departmental functions. And the encouraging Speak-Up Sheets really do help boost staff morale, especially if specific names and departments are noted.

Despite all their positives, what Speak-Up Sheets can’t do is help you with a problem or issue that requires immediate attention. For example, if the water in Comfort Station 15 is scalding hot and needs temperature adjustments, it’s best to call the office during open hours, or the Main Gate after hours, so that Maintenance can be dispatched to make those repairs. A Speak-Up Sheet will also not help report a vehicle that is speeding or driving erratically. By the time the Speak-Up Sheet is processed and reviewed, it’s too late for Public Safety to address the issue.

And sometimes complaints, requests and expectations submitted through the Speak-Up Sheet are simply unreasonable. While we take every Speak-Up Sheet seriously and look at all through a very unbiased lens, in certain circumstances you may receive a reply and answer you don’t particularly agree with or even like. Even so, we strongly encourage you to continue to use the Speak-Up Sheet Program, and know, if you do request a response to your question, comment, or suggestion, you will receive a formal reply.

Annual Meeting

For Owners who are reading the online digital version of the Woodhaven News, the Annual Membership Meeting will be held on Sunday, August 21 at 11:30 a.m. at the Rec Plex Multi-Purpose Room. The agenda includes a review of the business of the Association, Woody, Inc. and Woodhaven Lakes Realty, Inc. Owners can ask questions, and offer suggestions and comments under Member Business from the Floor.

This year’s Board of Directors election results will also be announced at the Annual Meeting and the new Board will be seated at the monthly Board of Directors Meeting at approximately 1:00 p.m., following the Annual Meeting.

Lee County Sealed Bid Results

This year, seven Woodhaven lots were included in Lee County’s Delinquent Tax Property Sale Auction ending on July 29. Sales details include:

- 3 lots were redeemed by Owners before the end of auction
- The average sales price of the remaining four tax auction lots was \$8,986.25
- High sales price was \$15,100 and the low sales price was \$4,101.01
- The median sales price was \$5,851.

Other News and Notes

- Following Labor Day Monday, Pool 1 will be closed for the season for repairs to the main pool and resurfacing of the kiddie pool. Pool 2 will remain open until September 18 and the Beach until September 11, weather permitting.
- The new produce cooler was installed at the General Store in early August.
- Installation of the fencing and card reader access to the Unacceptable Materials Compound at the Maintenance Building is scheduled to begin after Labor Day.

BOARD NEWS

board action report

The following actions were taken or reported by the Board of Directors at their July 23rd, 2022 Meeting. *Full meeting minutes will be posted to the Members tab on our website after approval at the August 9th meeting.*

- 1. Motion was made to approve the June 25, 2022 – Board of Directors’ Meeting Minutes. Motion passed unanimously.
- 2. Motion was made to approve the June 25, 2022 – Board of Directors’ Executive Session Meeting Minutes. Motion passed unanimously.
- 3. Motion was made to approve the ESAC Board of Review Consent Agenda as presented except for Kelly Daraska/Above Ground Contractor which will be tabled and the following corrections made to the ESAC BOR Minutes: Darlene Singleton was an excused absence and the fourth citation # CE024982 will stand with a fine of \$300 if brought into compliance within 30 days of the Board of Directors’ Meeting; if not brought into compliance, the citation stands with a fine of \$500 and suspension of privileges. Motion passed unanimously.
- 4. Motion was made to approve the Public Safety Consent Agenda as presented. Motion passed unanimously.
- 5. Motion was made to approve the Audit Report. Motion passed unanimously.
- 6. Motion was made to approve the bid from Martin & Company for the Shoreline Stabilization Project for a cost of \$496,375 for the shoreline restoration and \$65,000 to clean out the basins. Motion passed unanimously.

BOARD & COMMITTEE MEETINGS

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

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

| September | | |
|-----------|--|------------|
| 10th | Facilities Planning Meeting, Woodhaven | 11:00 a.m. |
| 10th | Communications Committee Meeting, Woodhaven | 9:00 a.m. |
| 13th | Board of Directors’ Meeting, NIU Conference Center | 7:00 p.m. |
| 17th | Finance Committee Meeting, Woodhaven | 8:30 a.m. |
| 17th | Section Reps Committee Meeting, Woodhaven Rec Plex | 9:30 a.m. |
| 26th | Board of Directors’ Meeting, NIU Conference Center | 7:00 p.m. |
| October | | |
| 7th | Facilities Planning Meeting, Woodhaven | 7:00 p.m. |
| 8th | Finance Committee Meeting, Woodhaven | 8:30 a.m. |
| 8th | Communications Committee Meeting, Woodhaven | 9:00 a.m. |
| 11th | Board of Directors’ Meeting, NIU Conference Center | 7:00 p.m. |
| 15th | Section Reps Committee Meeting, Woodhaven Rec Plex | 9:30 a.m. |
| November | | |
| 12th | Budget Meeting, Woodhaven | 1:00 p.m. |
| 12th | Finance and Facilities Planning Committee Meetings (Immediately following the Budget Meeting) | |
| 15th | Board of Directors’ Meeting via Zoom | 7:00 p.m. |
| December | | |
| 13th | Board of Directors’ Meeting via Zoom | 7:00 p.m. |

The Communications Committee...

- ...reminds Owners to plan ahead for winterizing. Check the contractor’s list available online and in the office.
- ...encourages Owners to utilize the leaf/brush pickup form on the app.
- ...reminds Owners facility hours are changing with the end of the season.

FURNITURE AND BEDDING FOR YOUR CAMPER

ALL INSTOCK
FUTONS AND
FRAMES
EXTRA 10% OFF
LOWEST PRICE.
HURRY, STOCK IS
LIMITED!



MEYERS
FURNITURE & FLOORING

FINANCING AVAILABLE

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



815 - 849 - 5451

Fishing & Hunting | Bait & Tackle | Bottled Water & Soda
Snacks | Night Crawlers | Wax Worms | Trout Worms
Chicken Liver | Shrimp

SEPTEMBER HOURS

Friday & Saturday7AM - 7PM
Sunday, Monday, Wednesday, Thursday ...7AM - 3PM
Tuesday CLOSED



NORTH CENTRAL
BANK

Hennepin 815-925-7373
Ladd 815-894-2386

   NMLS# 405315

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

Great Rates - Excellent Options

CALL TODAY or APPLY ONLINE

www.northcentralbank.com



**QUALITY BUILT
CONSTRUCTION CO.**

ROCHELLE, ILLINOIS

COMPLETE CONSTRUCTION • FULL REMODELING
BATHROOM • KITCHEN • BASEMENT • SWIMMING POOLS

BOYD GREENWELL
815.739.1260



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!



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*. 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!

JLS AGENCY

815-434-4475

Replacement Cost Coverage Available on Most Units

FREE Estimates

REPRESENTING
 **FOREMOST**
INSURANCE GROUP



Woodhaven’s Honor Roll of Veterans

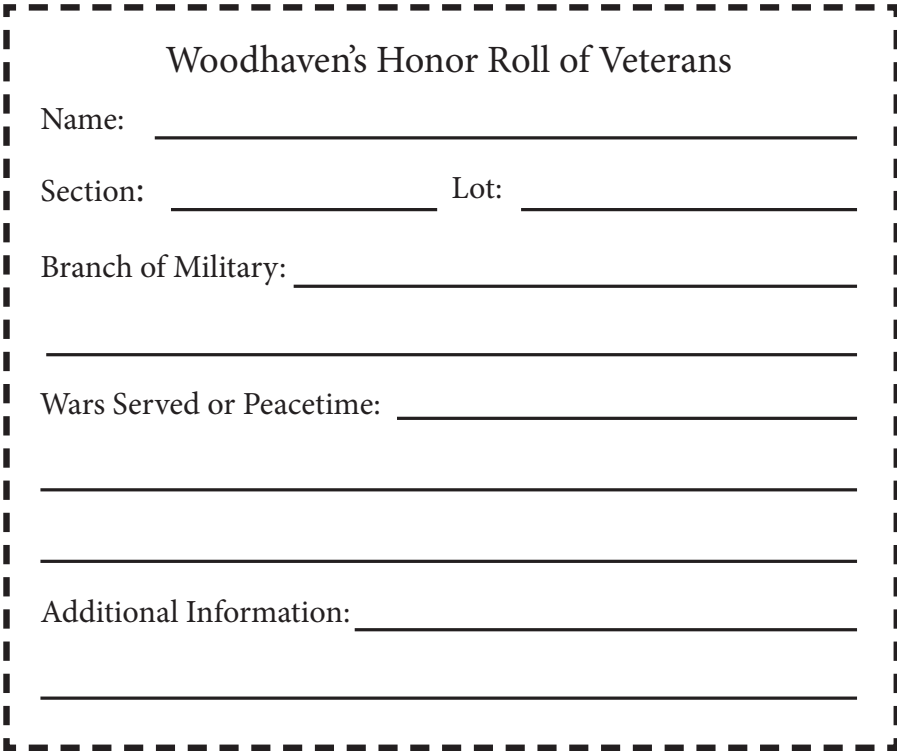
Name: _____

Section: _____ Lot: _____

Branch of Military: _____


Wars Served or Peacetime: _____

Additional Information: _____



BAKER INSURANCE

INSURANCE PROTECTION FOR
WOODHAVEN PROPERTY OWNERS

REPRESENTING
 **FOREMOST**
INSURANCE GROUP

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.

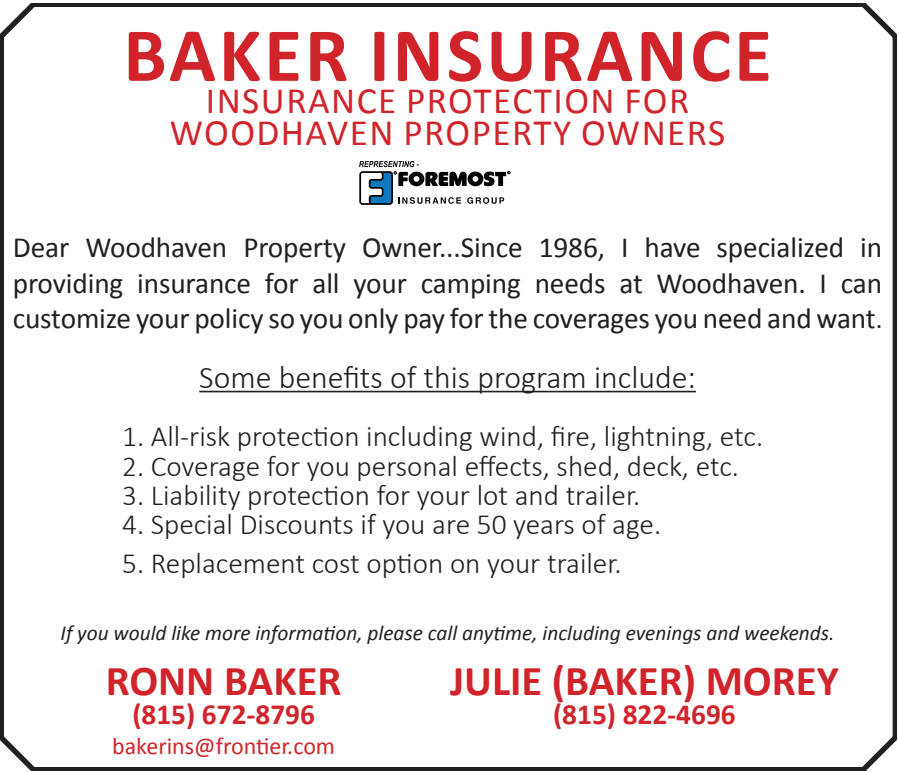
Some benefits of this program include:

- 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





La Fiesta
MEXICAN & AMERICAN
RESTAURANT

Tacos & Enchiladas | Burritos
Quesadillas | Chimichangas
Fajitas | Salads
Burgers & Sandwiches

Join us Tuesday Nights for Taco Tuesday!

107 Main Street, Sublette | 815.849.9224
Tuesday & Thursday: 11a.m.-9p.m. | Friday & Saturday: 11a.m.-10p.m.
Sunday: 8a.m.-9p.m.



Jordan Mesick

779-251-1022

jordan.mesick.vacbrd@statefarm.com

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



Wood Decks | Room Additions
Screen Rooms | Steel Roofing
Windows, Doors, Siding

815-326-0869 | curts@frontier.com
www.CurtsCarpentry.com

401 N Pennsylvania Ave
Sublette, IL

815-849-5532



Order online for easy pick-up!

Live in Chicagoland?
Visit our Geneva, IL store.
countryvillagemeads.com

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

Labor Day Weekend Hours:
Sat: 8am-4pm
Sun: 10am-2pm
Mon: CLOSED

Try our CVM Brats & Sausages!



Already insured? Make sure to check your policy coverages, as building materials and prices are on the rise.

HOW'S YOUR AGENT WORKING FOR YOU? We are local, we know Woodhaven, and we answer our phones!






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





KEN RICKETTS
815-690-4025
KEN@PRIMESOLINC.COM
PRIMESOLINC.COM



- ROOFING
- CARPENTRY
- RETAINING WALLS, SEAWALLS, PATIOS, & WALKWAYS
- GRAVEL DRIVES & PADS
- PAINTING & STAINING
- POWER WASHING
- TRAILER SKIRTING
- GLASS REPLACEMENT
- GENERAL MAINTENANCE

CUSTOM BUILT DECKS & SCREEN ROOMS

ROOM ADDITIONS
Durabilt
- 3-Season & 4-Season Rooms
- Covered Porches

GOT PROJECTS BACK HOME? WE CAN HELP!
CALL US FOR A FREE ESTIMATE TODAY!

FREE ESTIMATES | FULLY INSURED



WOODY'S
PIZZA PLUS



Pizza - Chicken - Fries & More

**DON'T MISS OUR SATURDAY
"ROUND THE WORLD"
LUNCH SPECIALS!**

**OFFERED FROM NOON-2PM
AT THE DELI REGISTER.**

**CHECK OUT THE
CHALKBOARD
IN STORE FOR DETAILS!**

WOODY'S GENERAL STORE & RESTAURANT

BAKERY & DELI - FROZEN FOODS - LOTTERY
CAMPING & PICNIC SUPPLIES - CLOTHING & HATS

BEER • WINE • LIQUOR

815-849-5189

CAMPSTOVE RESTAURANT

SEPTEMBER:

| | |
|----------|------------|
| SATURDAY | 8 AM-11 AM |
| SUNDAY | 8 AM-11 AM |
| 9/5 | 8 AM-11 AM |

GENERAL STORE

SEPTEMBER:

| | |
|----------|------------|
| FRIDAY | 8 AM-3 PM |
| SATURDAY | 8 AM-8 PM |
| SUNDAY | 8 AM-1 PM |
| 9/1 | 8 AM-4 PM |
| 9/2 | 8 AM-10 PM |
| 9/5 | 8 AM-2 PM |

SEPTEMBER:

| | |
|-----------|------------|
| FRIDAY | 5 PM-7 PM |
| SATURDAY | 12 PM-7 PM |
| 9/1 | 11 AM-1 PM |
| 9/2 | 11 AM-9 PM |
| 9/3 & 9/4 | 12 PM-9 PM |

815-849-5197
LAST ORDERS TAKEN 1 HOUR
BEFORE THE STORE CLOSES

An advertisement for Anne's Garden Center. The background is a collage of autumn leaves in shades of red, orange, and yellow. At the top, the text "DELIVERED & PLANTED" is written in a bold, black, sans-serif font with a white outline. Below this, "3 Trees for \$600.00" is written in a larger, bold, black, sans-serif font with a white outline. To the left of the text is a circular Facebook logo with a blue gradient and a white "f" and a hand icon. To the right of the text is a white rectangular box with a black border containing a bulleted list of features. At the bottom, the name "Anne's" is written in a large, stylized, orange cursive font with a green leaf on the "e", and "garden center" is written below it in a smaller, green, sans-serif font with a white outline. In the bottom right corner, there is a logo for "AU" with a red and white geometric design.

A collage of three images. The top image shows several potted plants with vibrant pink and yellow flowers. The middle image features a large pile of brown mulch with the text "Bulk Mulch, Stone, & Compost Available" overlaid in white. To the right of the text is a circular stamp that says "WE DELIVER" three times. The bottom image shows a close-up of red flowers with the text "NILOCK AUTHORIZED DEALER" overlaid in white.

SEPTEMBER

| MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | SUNDAY |
|--|---|-----------------------------------|-----------------------------------|--|--|--|
| AUGUST | | | | | | |
| M | T | W | Th | F | S | Su |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | | | | |
| | | | 1 | 2 | You'll Always Find Your Way Back Home | |
| | | | Water Fitness: P1 | Friday Night Live Water Fitness: P1 | Farmers Market Tournaments Band: Audiodrive Back to School BINGO Family Movie Water Fitness: P1 Night Swim: P1 | Open Market Farmers Market Band: Hello Weekend Family Movie Aqua Zumba: P1 Night Swim: P1 |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| LABOR DAY | | | | | | |
| Last Day for Regular Aquatics Hours Water Fitness: P1 | Pool 2 Open Weather Permitting | Pool 2 Open Weather Permitting | Pool 2 Open Weather Permitting | Pool 2 Open Weather Permitting | Facilities Meeting Communications Meeting Rec Plex Open Family Movie Pool 2 & Beach Open Weather Permitting | Rec Plex Open Pool 2 & Beach Open Weather Permitting |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| | Board of Directors' Meeting 7pm Naperville | | | | Section 9 & 10 Meeting Section Rep Meeting Finance Meeting Rec Plex Open Family Movie Pool 2 Open Weather Permitting | Rec Plex Open Pool 2 Open Weather Permitting |
| Pool 2 Open Weather Permitting | Pool 2 Open Weather Permitting | Pool 2 Open Weather Permitting | Pool 2 Open Weather Permitting | Pool 2 Open Weather Permitting | | |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| | | | FALL EQUINOX | | | |
| | | | | | Rec Plex Open Family Movie | Rec Plex Open |
| 26 | 27 | 28 | 29 | 30 | OCTOBER | |
| Board of Directors' Meeting 7pm Naperville | | | | | M | T |
| | | | | | W | Th |
| | | | | | F | S |
| | | | | | 1 | 2 |
| | | | | | 3 | 4 |
| | | | | | 5 | 6 |
| | | | | | 7 | 8 |
| | | | | | 9 | 10 |
| | | | | | 11 | 12 |
| | | | | | 13 | 14 |
| | | | | | 15 | 16 |
| | | | | | 17 | 18 |
| | | | | | 19 | 20 |
| | | | | | 21 | 22 |
| | | | | | 23 | 24 |
| | | | | | 25 | 26 |
| | | | | | 27 | 28 |
| | | | | | 29 | 30 |
| | | | | | 31 | |



RECREATION & ACTIVITIES

LABOR DAY WEEKEND!

SEPTEMBER 3RD-5TH

Labor Day Weekend will be one you won't forget! XPogo Stunt team will be here to show you all the coolest pogo stick tricks! Watch as they flip and fly through the air. You won't want to miss annual favorites like Back to School BINGO, family tournaments, and our 5th Open Market of the season. Come out to relax before summer fades away!

XPogo STUNT TEAM | September 3rd-4th

The Xpogo Stunt Team is the world's best extreme pogo entertainment, Featuring Championship Pro Athletes flying over 10 feet in the air on extreme pogo sticks throwing down flips and incredible tricks, the Xpogo Stunt Team brings the sport to you. With fans across the globe, and new followers after every show, Xpogo Stunt Team Pros are a hit everywhere, every time.

BACK TO SCHOOL BINGO | SATURDAY, SEPTEMBER 3RD

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

OPEN AIR MARKET | Sunday, September 4

Woodhaven will hold its 5th Open Market of the season 9 a.m. – 3 p.m. Many of the crafters and artisans will begin sharing seasonal and holiday items they have prepared for the fall and winter season that awaits! Don't miss this opportunity to find that thing you've been looking for to keep at your camper or home!

Labor Day Weekend Entertainment

SATURDAY, SEPTEMBER 3RD

AUDIODRIVE

AudioDrive is a powerful 80s Rock Band that brings one of the best live shows in the region! They shine with excellent vocals, killer guitars and a thunderous rhythm section that will shake your soul! The song selection is clearly pre-meditated to satisfy the masses covering hits by AC/DC, Journey, Bon Jovi, Def Leppard, Van Halen, Poison, Whitesnake and so many more from this popular genre with sheer precision. Their sets are loaded with melodic harmonies & screamin guitars that always leave their fans wanting more.

SUNDAY, SEPTEMBER 4TH

HELLO WEEKEND

HELLO WEEKEND is a nonstop, hit after hit, party band. They not only bring high-energy sound with Christina's heart stopping vocals, but they bring a captivating stage presence and an overall transfixing performance, the likes of which you won't soon forget! Hello Weekend strives to keep you dancing with a wide ranging set list that covers everything from Gaga to Guns N' Roses, Bruno Mars to The Beach Boys, and their number one goal is to truly provide an unforgettable HELLO WEEKEND experience!

RECREATION & ACTIVITIES

Fall Weekends in September

SATURDAY, SEPTEMBER 10TH

DIY SPONGE BOMBS

Looking for a fun reusable way to have fun? Come make a sponge bomb! We will be cutting up sponges to make a fun water bomb. Take them home and have a water fight with the whole family!

SATURDAY, SEPTEMBER

17TH GAGA BALL

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

SATURDAY, SEPTEMBER 24TH

GIANT GAMES

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

Looking into October...

FALL FEST WEEKEND OCTOBER 8-9TH

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

BOOHAVEN ANNUAL 3K/5K | SUNDAY, OCTOBER 23RD

Our Annual Boohaven 5K Run & 3K Walk will utilize our gravel recreation path. All ages are welcome!! All those registered by Monday, October 3rd will be GUARANTEED a commemorative t-shirt on race day! Each participant will receive a goodie bag on the day of the race! Walk-in registration will be accepted. Check-in time is 8 a.m. on race day; 5K will leave at 9 a.m. with 3K departing immediately following.

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

BLUDER'S



TREE SERVICE

708-485-5284

CERTIFIED ARBORIST

NORTH CENTRAL
110 N. Main Ave. Ladd, IL 61329 BANK

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



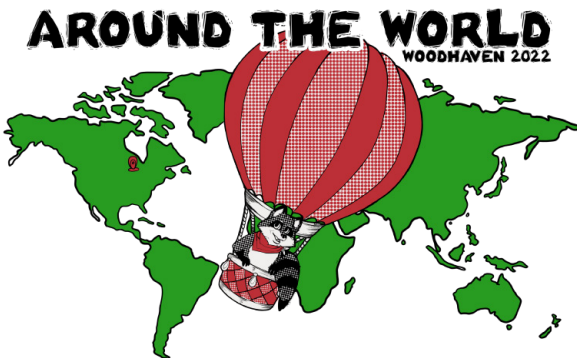
www.northcentralbank.com



"Around the World 2022" T-shirts available at the General Store and Association Office.

Prices:

Youth - \$10 Adult (S-XL) - \$12 Adult (2X-4X) - \$14



WE HAVE COMPLETED OVER 300
ROOFS IN WOODHAVEN ALONE!

705 Illinois Ave. Mendota, IL 61342

815-539-5142

Over 35 Years Experience

NORTHERNILLINOISSEAMLESSROOFING.COM

AUTHORIZED CONTRACTOR. NRCA • BBB

RESTRICTED MATERIALS PROCEDURES

In order to provide Owners a way to dispose of restricted items in the refuse industry, we have provided roll off dumpsters at the Maintenance Shop; dumpsters are accessible 24/7. Please make note of limits and pricing. Items that have a fee will need to be paid for at the Association Office prior to be taken to the dumpsters.

Materials we will accept

Appliances(white goods): Refrigerators, freezers, ranges, water, heaters, air conditioners, and humidifiers; **1 per lot**

Electronics: laptops/monitors/keyboards; **3 per lot, \$5 per item**

TVs: 1 per lot, \$25

Microwaves: 1 per lot, \$5

Propane Tanks: 20 pound cylinders only; **1 per lot**

Concrete: We will accept a wheelbarrow-sized load or smaller

Furniture: We will accept all furniture unless it is determined to be a health hazard; **3 per lot**

Metals: Large; **1 per lot** | Small; **5 per lot**

Large - lawn mowers, grills, swing sets, patio sets

Small - lawn chairs, lawn ornaments, bird feeders

Construction/Demolition Debris: we will only accept small amounts, for example, a wheelbarrow-sized load; **limit 1 load per lot**, or bring extra loads at a cost of \$5.00 per wheelbarrow load. The material must be clean, no nails, spikes, staples, etc. Property Owners are required to obtain their own container from a waste hauler for construction or demolition projects generating larger amounts of debris.

Materials we will NOT accept

Hazardous chemicals: paint thinner, turpentine, herbicides, pesticides, fertilizers, etc- contact your local recycler

Liquids of any kind: anti freeze, fuels, etc – contact your local O’Reilly’s, AutoZone, or car service center

Oils: motor oil, vehicle lubricants, cooking oils, etc- contact your local O’Reilly’s, AutoZone, Tire/Lube Center

Unsolidified paint: Oil based: contact your local recycler, Latex: cat litter or paint hardener to solidify (available at Woody’s True Value)

Tires: Contact your local tire dealer

Batteries: Contact your local Radio Shack, Home Depot, Staples

Fluorescent bulbs: contact your local Home Depot, Lowes, or Battery Plus Bulbs center

Any of the above items that are brought to the drop-off will be marked by staff so their origin can be identified if found in an outlot or in or near a garbage container.

NOTICE

UNACCEPTABLE MATERIALS AT THE LANDFILL

DO NOT DISPOSE OF THE FOLLOWING ITEMS IN THE GARBAGE CONTAINERS:

- Appliances
 - Batteries
 - Hazardous Chemicals- Paint thinner, turpentine, mercury, etc.
 - Oils- Vehicle lubricants/fluids, undrained filters, etc.
 - Full Paint Cans
 - Landscape Waste
 - Construction Debris- Roofing material, block, lumber, railroad ties, etc.
 - Electronic Equipment- Computers, TVs, monitors, printers, stereos, cell phones, etc.
- Liquids of any kind- AntiFreeze, fuels, etc
 - Unsolidified Paint
 - Tires
 - Propane Tanks
 - Fluorescent Lamps (contain mercury)
 - Concrete

The above items listed, with the exception of construction debris, are NOT accepted in landfills. Those that may have construction debris will need to acquire an appropriate container suitable for these items from a disposal company. Please help the garbage haulers by cooperating so they can continue to provide the Association with efficient service.

***For safety, DO NOT put furniture of any kind in the containers**



AVANTI FOODS

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

Visit our Cheese & Specialty Gift Shop

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

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

 LIKE US ON facebook

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

welcome new property owners - july

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

| Sec/Lot | Name | City | State |
|----------|--------------------------------------|------------------|-------|
| 1/27 | EDNA & MEKIAL SINGLETON | PLAINFIELD | IL |
| 1/37 | JERALD & LISA WHETSTONE | ELGIN | IL |
| 2/104 | JUAN MONTES | CICERO | IL |
| 2/105 | MARZENA & DARIUSZ SZCZYGIEL-SIKORSKI | ORLAND PARK | IL |
| 3/117 | VICTORIA DREUTH & AMBER FREEMAN | SKOKIE | IL |
| 3/117 | EBONY FREEMAN | HIGHLAND | IN |
| 4/210 | JOSE MORENO | CHICAGO | IL |
| 5/179 | JOSH & JENNIFER HENSLEY | MOLINE | IL |
| 5/316 | SHANNON & CHRISTOPHER KEITH | YORKVILLE | IL |
| 5/482 | SCOTT GOLDSTEIN | SKOKIE | IL |
| 7/149 | LEE & GAIL PETERSON | GLENDALE HEIGHTS | IL |
| 12/3 | DEREK TURNER & KATINA NEAL | CHICAGO | IL |
| 17/3 | PAM KREIS | TINLEY PARK | IL |
| 17/222 | ALEJANDRO GONZALEZ ORTIZ | MENDOTA | IL |
| 18/65 | RUTH & MICHAEL BRUTLAG | AURORA | IL |
| 20/59 | FLAVIA & BEVIN LAMB | OAK PARK | IL |
| 21/122-3 | SILVIA VILLA | CHICAGO | IL |
| 22/138 | ANTHONY R BURNS | PLAINFIELD | IL |
| 25/35 | SANDRA & CHARLES BYRD | EVERGREEN PARK | IL |
| 26/74 | JEROME JOHNSON | OTTAWA | IL |
| 26/102 | ALEX COLON & MELISSA GUERRERO | SCHILLER PARK | IL |
| 26/222 | GORDON & LISA GREEN | ELMHURST | IL |
| 29/109 | BENJAMIN ZAYAS | MAYWOOD | IL |
| 29/154 | KEN & MARGARET DIEBERT | PAW PAW | IL |
| 29/228-9 | ANTHONY CUFFAN | BERWYN | IL |

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 | Marcia Kosowski 5/229 | Diane Koeppel 5/46 |
| 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 | Charlene Hill 27/114 | |
| Section 28 | Donna Strake Hoffman | |
| Section 29 | Christine Pontrelli 29/153 | |



WALTON FEST
WALTON, ILLINOIS
Sept 17th, 2022

FOOD & MARKET VENDORS
KIDS GAMES
BAGS TOURNAMENT
LIVE MUSIC - OUTDOOR BAR

11 A.M. - 11 P.M.



THE STANDARD
1 P.M.



THE COUGH COINS
5:30 P.M.



JIMMY HENKEL EXPERIENCE
11 A.M.



Slick Trigger
8 P.M.



Marques Morel & the Midnight Wind
3 P.M.

registered sex offender list

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



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



FREE DELIVERY

FULL SERVICE LUMBER YARD

From Start to Finish on Any Construction Project!

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

| esac citations - july | |
|-----------------------|--|
| Sec/Lot | Violation |
| 1/147 | Bldg materials – deck blocks, fiberglass, plastic, lumber |
| 2/21 | Exposed wire under RV; trim missing from RV door |
| 2/34 | Tape on RV cord; spray foam on outlets and conduit |
| 2/293 | Exposed wire at RV and room connection |
| 5/33 | Registration on truck expired |
| 5/186 | Roof of shed deteriorated |
| 5/204 | Building materials – lattice, shingles, plywood, lumber |
| 5/430 | Wood pile in outlot; walkway over line; rotten wood on shed |
| 5/431 | Lights and firewood over line; bldg mat – pallets, conduit, lumber |
| 5/498 | Building materials – blocks and pieces |
| 6/42 | 2 broken windows on RV; exposed wood on shed; exposed outlet |
| 6/85 | Board securing RV door; RV roof A/C damaged |
| 6/117 | RV cord buried; damaged trim on shed; RV comp doors missing |
| 9/81 | Exposed wire at breaker box; tape on RV cord |
| 9/121 | Damaged antenna on ground |
| 9/164 | Hole in room; bucket covering exposed wire; tape on outlet |
| 9/165 | Loose face plate in meter box; bldg mat – lumber |
| 9/168 | Building materials – plastic culvert, flex line |
| 10/51 | Walk-thru open; shed roof deteriorated; shed door loose |
| 10/111 | Culvert not properly installed |
| 10/147 | PVC sewer line not properly connected |
| 10/187 | Room/deck skirting damaged; exposed wire under deck |
| 10/188 | Holes/rotten wood on shed/room; shed door not closing |
| 10/202 | Damaged skirting on RV/deck; car registration expired |
| 11/109 | Hole in room roof; exposed wire under overhead |
| 11/174 | Shed door not closing; oversized utility trailer on lot |
| 11/262 | Exposed outlet on light pole |
| 11/192 | Rotten wood on room |
| 12/41 | Miscellaneous building materials and debris |
| 12/46 | Hole in sewer cap; awning on ground |
| 14/37 | Shed roof damaged; shed door not closing; RV corner open |
| 14/63 | Shed damaged; tarp over RV tip-out |
| 15/7 | Rotten wood on shed; bldg mat – plywood |
| 15/16 | Building materials – lumber, blocks |
| 15/126 | Open on side of NEMA3 box |
| 17/2 | No permit for patio; extension cords plugged in; bldg materials |
| 17/136 | Open above/between shed doors; inappropriate storage |
| 17/158 | Rotten wood on shed; bldg mat – blocks culvert; exp reg on LSV |
| 17/176 | Building materials – PVC pipe, gutter |
| 17/192 | Tarps on RV/room; broken window on room; shed roof damaged |
| 17/213 | Exposed wood on room; RV skirting damaged; plastic bags |
| 18/87 | RV cord spliced and taped |
| 19/29 | No permit for portable overhead |
| 20/17 | Building materials – railing, lattice |
| 21/175 | Deck skirting missing; rotten wood on shed |
| 21/271 | Holes in flex line; rotten wood on shed; RV skirting not set |
| 22/4 | RV cord plugged into extension cord; building materials |
| 22/39 | Sewer line not connected; shed door not closing; bldg materials |
| 23/184 | Exposed wire out of room; holes/rotten wood on shed/room |
| 24/168 | Exposed wire at junction box |
| 24/219 | Exposed wire at NEMA3; exp wire at AC; rotten wood on shed |
| 24/249 | Yard décor over rear property line |
| 24/250 | RV less than 7' from 250/251 property line |
| 25/13 | Damaged wood frame/bench; bldg materials – concrete blocks |
| 25/14 | Siding missing from RV: RV skirting missing |
| 25/79 | No post supporting NEMA3; bldg mat – bricks, blocks, plywood |
| 25/81 | Mismatched shingles on shed; RV door not secure |
| 25/82 | Unsecured refrigerator stored on deck |
| 25/147 | Deck permit expired; over 400 sq ft patio |
| 26/36 | Driveway/timbers over property line |
| 26/48 | Room permit expired – 180 days; room not complete; bldg mat |
| 26/156 | Flex lines not secure; flex line will not properly drain |
| 27/125 | Exposed wires under RV and on shed pad |
| 28/72 | Miscellaneous building materials under room |
| 28/84 | Shed door not closing; rotten wood on walk-through |
| 28/136 | Exposed wire out of ground; shed debris on ground |
| 29/88 | Registration on motor home expired 12/31/21 |
| 29/193 | Tape on RV door/window; exposed wire below conduit |
| 29/211 | Wood patches/rotten wood on RV; hole/rotten wood on shed |
| 29/252 | Broken window on RV; RV seam open; rotten wood on shed |

| public safety citations - july | | |
|--------------------------------|-------------|--|
| Sec/Lot | Owner/Guest | Offense |
| 5/28 | Guest | Noise violation |
| 5/97 | Guest | Speeding 31 mph in a posted 20 mph zone |
| 5/243 | Guest | Violation of Quiet Hours |
| 6/18 | Guest | Duty to Cooperate with Public Safety Officers |
| 6/18 | Guest | Driver's Violation |
| 6/18 | Guest | Public Nuisance |
| 6/18 | Guest | Public Nuisance |
| 6/18 | Guest | Disorderly Conduct |
| 6/18 | Guest | Disorderly Conduct |
| 10/278 | Owner | Driving under the influence of intoxicating alcohol |
| 12/36 | Guest | Passengers not confined |
| 15/142 | Guest | Illegal Transporation of alcohol |
| 15/7 | Owner | Violation of Quiet Hours |
| 15/7 | Owner | Swimming Violation |
| 15/7 | Owner | Swimming Violation |
| 15/7 | Owner | Swimming Violation |
| 15/7 | Owner | Swimming Violation |
| 15/7 | Owner | Swimming Violation |
| 15/7 | Owner | Swimming Violation |
| 15/7 | Owner | Disorderly Conduct |
| 15/7 | Owner | Disorderly Conduct |
| 15/7 | Owner | Disorderly Conduct |
| 15/7 | Owner | Disorderly Conduct |
| 15/7 | Owner | Disorderly Conduct |
| 15/7 | Owner | Disorderly Conduct |
| 15/7 | Owner | Disorderly Conduct |
| 15/7 | Owner | Failure to remain with Public Safety Officers |
| 16/123 | Guest | Speeding 31 mph in a posted 20 mph zone |
| 16/103 | Owner | Dog Violation/Bites |
| 17/82 | Guest | Speeding 32 mph in a posted 20 mph zone |
| 17/3 | Guest | Speeding 32 mph in a posted 20 mph zone |
| 17/15 | Guest | Speeding 32 mph in a posted 20 mph zone |
| 17/95 | Guest | Speeding 30 mph in a posted 20 mph zone |
| 19/38 | Guest | Duty to Cooperate with Public Safety Officers |
| 19/38 | Guest | Public Nuisance |
| 19/1 | Guest | Speeding 31 mph in a posted 20 mph zone |
| 21/186 | Owner | Speeding 34 mph in a posted 20 mph zone |
| 23/113 | Guest | Speeding 33 mph in a posted 20 mph zone |
| 23/131 | Guest | Criminal Conduct |
| 23/131 | Guest | Disorderly Conduct |
| 25/43 | Guest | Driving Violation |
| 25/63 | Guest | Speeding 35 mph in a posted 20 mph zone |
| 26/8 | Guest | Passengers not confined |
| 26/36 | Guest | Disorderly Conduct |
| 26/36 | Guest | Excessive Cons. of alcohol resulting in intoxication |
| 26/36 | Guest | Burning trash and debris on a campsite |
| 26/36 | Guest | Failure to Comply with Public Safety Officers |
| 29/208 | Guest | Failure to Identify Self to Public Safety Officer |
| 29/208 | Guest | Failure to Comply |
| 29/208 | Guest | Overnight Occupancy without an active "in" pass |
| Contractor | | Violation of Woodhaven's Contractor Policy |
| Contractor | | Damage to property under \$100 |

ESAC Corner

SUE MCGRAW, ESAC MANAGER

"That's a stupid rule." This phrase is frequently muttered by Property Owners in the ESAC Office. While we understand you may feel some of the Rules and Regulations of the Association are unnecessary, unclear, or you don't understand why there is such a rule, every rule has a purpose.

The Rules and Regulations are created by the Board of Directors. Every off season, the staff presents the Board of Directors with any issues that have been noted over the previous year. The Board of Directors will discuss these issues and determine if a new rule needs to be implemented, if an old rule needs to be clarified or if staff needs to enforce the rule differently.

In 2019 the Board of Directors created a committee, made up of Property Owners, to review all the governing documents and determine if and where changes needed to be made. This committee was able to streamline the Rules and Regulations and Policy Manual.

In addition, the Declaration of Covenants was amended in 2015. The amended Covenants were required to be approved by a majority vote of Property Owners.

It is important to note these changes have all taken place within the last 10 years and the Rules and Regulations are reviewed annually, even if not amended. The Covenants and Rules and Regulations are not antiquated documents that are no longer relevant.

That being said, we are not always able to advise a Property Owner why a rule is put in place. That is not our function. We are here to enforce the Rules and Regulations set forth by the Board of Directors.

If a Property Owner feels strongly that a Rule is incorrect, not being enforced properly or unjustly punitive, we recommend allowing the violation to go to a Warning Citation, which carries no fine, and can be appealed before the Board of Review. The Board of Review is a recommending committee made up of Property Owners. Their recommendations are forwarded to the Board of Directors to make a final decision. If the Board of Directors feel there is merit to review the rule at that time, they will do so.

We strongly recommend you review a current copy of the Rules and Regulations prior to beginning any project on your property. This will potentially avoid any surprises during your construction process. The rules can be obtained in the Association Office, online or on the app.

Additionally, when obtaining a construction permit, ask questions. Our staff does their best to notify Property Owners of issues that have been noted from other properties, but we can't anticipate every possible situation. In other words, we can't know what you don't know.

Licensed Wildlife Control



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

Art Albee

815.857.3989 | 815.535.2882 | Amboy

WOW CONSTRUCTION

General Exterior/Interior Maintenance

Landscaping | Tree Removal

Decks | Gravel

Affordable Room Additions

708-870-8920



Gublette Balloon Inc.
(815) 849-5470
1831 Tower Rd

Like us on Facebook!

Open Daily Tuesday-Sunday

Outdoor Patio Golden Tee 2017 Big Screen TVs Gaming Machines
Lunch & Dinner Specials Darts Daily Drink Specials

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
gl8794@icloud.com



Snakes, a friend of nature and your friend too!

BY ALYSSA ROD, NATURE CENTER COORDINATOR

Why snakes? Many of you might not like them, but most of the time, snakes are misunderstood, so let's learn more about why snakes are important, why they shouldn't be killed, and why we should respect and appreciate them!

First, let's start with **"If I see a snake, what should I do?"** Leave it alone. Snakes are typically shy and will not attack unless provoked, so let them be. Woodhaven and the surrounding area is home to a variety of non-venomous snake species – this means they do not have venom or 'poison' in them. If you have pets, remove your pet from the area and the snake will move on.

SO WHY ARE SNAKES IMPORTANT?

Reason number 1: Snakes are critical in controlling pest populations.

Do you like mice in your home? Moles digging up your yard? Slugs killing your grass? Most of us would answer 'no' and therefore we depend on snakes. Many of these animals would overpopulate quickly and take over if it weren't for snakes that eat them for food. Mice are not only a problem in your house, but they are also the carriers of Deer Ticks (blacklegged tick). Deer ticks are a super small tick, the size of a pin head, and they can carry Lyme disease bacterium. Lyme disease can make you very sick. Snakes can help control the population of mice and other rodents that could be carrying this disease thus keeping you safer. Snakes also help control the rodent population that destroy food grains, grains that could be used for human consumption, so snakes are a true "farmer's friend."

Reason number 2: The Food Web relies on the presence of snakes.

The food web is the natural interconnection of what-eats-what in natural communities and how energy flows between them. Every living thing in an ecosystem is part of a food web. Snakes are both predators (eating smaller animals like mice, frogs, spiders, and bugs) and prey (food for hawks, fox, and cranes). If one type of animal is removed from the web, the web can fall apart. Without snakes, the number of mice, frogs, bugs and more could take over (again many of the other things that we don't like in our homes but do have a purpose). Since snakes have such an important role within the food web, their presence is absolutely necessary in maintaining our local ecosystems.

Reason number 3: Snakes help maintain the biodiversity of Earth.

Biodiversity is all the different kinds of life found in one area – animals, plants, fungi, and microorganisms that make up the natural world. Each species works together to keep life balanced and working properly (like a well-oiled machine). Biodiversity supports everything in nature that we, as humans, need to survive including food, clean water, medicine, and shelter. Snakes help as one piece of the puzzle in keeping biodiversity working well.

Many of Illinois' 40 snake species can be found in the southern 1/3 of the state. Our local snakes include only non-venomous snakes. Below are a few of the most common species found around the area of Lee County.

- Gartersnake: Two species, common and plains. Common statewide. Eats worms, frogs, insects, mice, and small birds. Average 18-26 inches with striped appearance on back. Usually, 3 stripes on back that are often yellow but may be other colors. When alarmed, it may flatten its body and release an unpleasant musk from the tail area.
- DeKay's brownsnake: Common statewide. Eats slugs, insects, and earthworms. Average 9-13 inches and is usually brown but may be red or gray on back with numerous dark lines crossing the back giving a ladderback appearance.
- Common watersnake: Common statewide. Eats fish and amphibians. Average 22-42 inches with red-brown to black markings on the back that are bandlike near the head and blotches near the tail. This is the snake found in the lakes around Woodhaven (NOT water moccasin or cottonmouth).
- Eastern hog-nosed snake: Common statewide. Eats toads and frogs. Average 20-33 inches. Can be yellow, brown, gray, olive, orange, or red with the back having dark blotches. A pair of large, dark blotches is found behind the head. This unique snake likes to imitate other snakes

to threaten away potential threats. It can flatten its head and neck and hiss and inflate its body with air when disturbed, giving it the nickname "puff adder." It can also flip over on its back and play dead.

- Eastern foxsnake: Common statewide. Eats small mammals and birds. Average 36-54 inches. Body is yellow to light-brown and covered on the back with dark brown or black blotches. It will pretend to be a rattlesnake when disturbed by vibrating the tip of its tail in the leaves and trying to strike.
- Smooth greensnake: Common in northern half of Illinois. Eats slugs, spiders, centipedes, millipedes, and insects. Average 12-20 inches and is bright green on back and white or yellow-white on belly.

Snakes are an important part of our local ecosystem and ecosystems around the world. In many cultures, snakes are celebrated and viewed as good fortune and, in others, the snake created the world. Also, snakes are a food source in other parts of the world. Interestingly, some snake venoms are used in biomedical research and used for life-saving drugs. Unfortunately, many snake species are under serious threats and have become endangered with extinction due to habitat destruction, urban development, disease, persecution, unsustainable pet trade, and through the introduction of invasive species. 85-90% of snakes are non-venomous. Remember to leave them be. They are not aggressive and will move on.

So now that you know more about snakes and their importance to nature and how they help us out, **join Team Snake!** If you would like to learn more about the snakes in our area, stop by the Nature Center. Spread the word to your friends, family, and neighbors and let's continue to protect the snakes around Woodhaven!



Common Watersnake

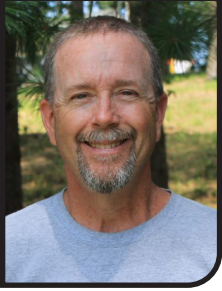


Common Gartersnake



Smooth Greensnake

resource news



jerry corcoran | resource manager

Deer Management Informational Meeting Held

A meeting was held July 16 in the Rec Plex Multi-Purpose Room. Tim Preuss with the Illinois Department of Natural Resources Urban Deer Management Program was invited to present information on basic white-tail deer biology, problems associated with elevated populations and management options. There were approximately 70-75 Property Owners in attendance. Many of the attendees expressed that they have had damage to landscape and tree plantings on their lots over the years. There was a question-and-answer period following the presentation which gave those present an opportunity to ask follow-up questions relating to deer management.

Where are we at with the deer program? We are continuing to move forward with the program in the best interest of the Association's deer herd. This will include ongoing deer counts in order to continue assessing the deer population. As the speaker indicated, the problem is not just about the numbers of deer but, more importantly, the problems being encountered with the deer herd. Documenting the problems Property Owners have experienced, as well as Association property that has been damaged in common areas throughout the campground, will be important in the process. Property Owners who experience damage due to deer should document this and submit to Jerry Corcoran at jcorcoran@woodhavenassociation.com.

When we get to the point of implementing a management plan, we will need to determine the method of removal that will be used to reduce the number of deer. Mr. Preuss provided information on how individuals can protect their individual properties from damage with various alternative plantings and deterrents. Property Owners who have tried these approaches have met mixed results. In the broader sense, he presented 2 options that can be implemented overall to reduce the population of deer on property.

One option is a Deer Population Control Permit, which is issued by the Department of Natural Resources. This permit allows an entity to remove a specified number of deer each year as set out in the goals and objectives stated in their permit. With this option, deer would be removed by means of qualified sharpshooters during the period of November-March. If this method was approved, it would be set up with the safety and protection of people and properties as a top priority. Under the permit, all deer removed are taken to a processing facility and the meat is then donated to a local charity or food bank. The cost for sharpshooters and processing the meat is taken on by the permit holder. Mr. Preuss indicated that the cost averages \$600/deer removed.

These permits are not issued to just anyone. There is a very thorough application process that outlines goals and objectives, and documents the problems encountered that are associated with the deer population. This is similar to the process used in applying for the Charity Goose Harvest conducted several years ago. The entity, Illinois Department of Natural Resources, issuing the permit must have sufficient documentation that a problem exists with a viable plan to manage the population over a long period of time. As with the goose program, management has been ongoing since

2006, yet a population of "resident" geese remain. This would be the same for the deer population. The goal in any program managing wildlife species is not to eliminate, but to maintain a manageable population.

The other option that can be used for managing the deer population is to implement an archery hunting program. This option would be implemented during the state archery hunting season which runs from October 1-January 15. An archery program would be set up to suit our situation. For instance, we could set it up to run only during the weekdays and/or not start till November when most of our Property Owners are not coming out as frequently. In addition, areas would be designated where hunting would be allowed to further ensure safety. These are just a few of the restrictions that could be implemented in order to make this safe and effective.

The archery program would not have any direct costs associated with it, other than staff time to run it. Property Owners interested in archery hunting would have an opportunity to participate in the program. All hunters would be required to have the necessary permits and be able to pass a proficiency test. Hunters would keep the deer taken and have them processed at their expense. With an archery program, there is a concern that the deer population would not be "controlled" depending on the level of participation.

This article gives a brief overview of the meeting and the status of deer management. At this point, nothing has been set in stone. We will continue to have discussions related to deer management on property, and I will continue to keep you informed through newspaper articles.

Fall Trout Stocking

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

The season will officially open at 6:00 a.m. on the Saturday of Fall Fest weekend, October 8. The lakes that receive trout will be closed once the fish are stocked, so NO fishing will be allowed on these lakes once the trout are released until the designated opening time. "No Fishing" signage will be posted on the lakes once the fish are stocked into the lakes.

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

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

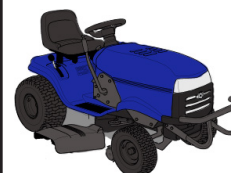
Gravel Pads & Driveways
Fall / Spring Cleanup
Dumpster Service
ESAC Violations
Power Washing
Bobcat Work

GreaseMonkeyProducts.com
Tom Rominski 847-276-8110

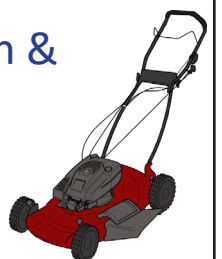


Mowers and More

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



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



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

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

Over the past few seasons, there have been a higher number of watercrafts remaining at the storage areas on the lakes. These watercrafts, if not picked up by December 1, end up in our storage compound until owners claim them. Generally, most watercrafts have no identification on them, so it is difficult to notify the owners promptly.

Watercrafts are allowed on these designated storage areas from March 1 through November 30 each season. This rule applies to all common areas as well, which includes the common areas surrounding the lakes.

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

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

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

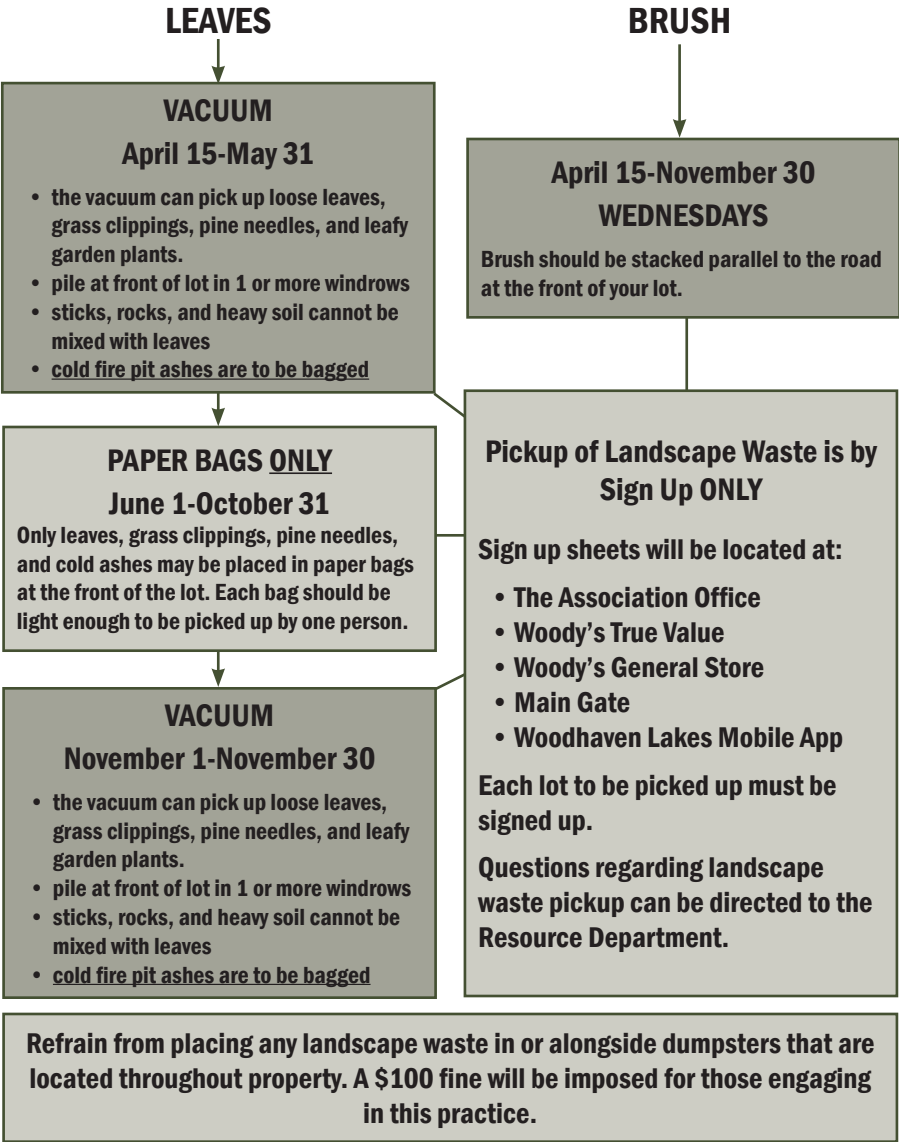


Check out our selection of New & Used Cars, Trucks, Crossovers, & SUVs

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

LANDSCAPE WASTE LOT-to-LOT PICKUP PROCEDURE



2022 Catch Limits

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

*Notes:
- A minimum length limit indicates that fish taken and not returned to the lake are required to be equal to or larger than the stated length. All fish less than the stated length shall be returned to the water being fished.
- A daily limit will pertain to the lake being fished. Anglers will not be allowed to have in possession more than the state limit on any given lake.

NO MINNOWS ALLOWED AS BAIT

Woodhaven Lakes Realty

This month **Woodhaven Lakes Realty** would like to share with you one of the many services we offer our listing clients. Lockboxes are a very handy device to use on a listed property, so that keys can be readily available, directly at the property for showing purposes. **Woodhaven Lakes Realty** uses a very specific system, SentiLock; it is so much more than just a lockbox

SentiLock is a safety feature for our clients, and offers many benefits:

- You'll never miss a showing because the Broker had to run back to an office or search for a hidden key
- Brokers are able to give access to service partners, out of the area agents etc. remotely by issuing a one-day code. This is very helpful for contractors, inspectors, lenders etc. It keeps a timeline intact, to help maintain a closing date.
- The unit itself is very sturdy and has a great battery life – so there are little to know equipment malfunctions
- The hardware holds the precious access to your investment and is built to protect that through all types of scenarios. The boxes undergo extensive security testing to ensure the technology is of the utmost in the industry.
- Property Owners can designate showing timeframes, so that access is blocked outside of those specified times.
- Instant notifications are sent to the listing Brokers when a listing has been entered for a showing, as well as when they leave.
- Up-to-date showing logs are readily available to see when, by whom and how long a showing took place.

The SentiLock system is so much more efficient than an old school combination or pushbutton lockbox. Once someone knows those combinations there is no monitoring when, or for how long the user is there or if they return – scheduled or not. **Woodhaven Lakes Realty** is the ONLY Brokerage in Woodhaven that uses this wonderfully efficient system, and we do it for YOU, our clients. We want to be able to ensure you are getting all the showings you need to bring the perfect buyer to you and facilitate the closing process as seamlessly as possible. So, if you are thinking about listing – consider who is protecting your property in the process.

Woodhaven Lakes Realty is available to discuss our listing process in more details Monday through Friday 8:30 -4:30 and Sundays 10-2.

(815)849-5476 | www.woodhavenlakes.com



815-849-5476

woodhavenlakes.com/wlri

Monday-Saturday | 8:30am -4:30pm

Sunday | 10am-2pm

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)



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



Timber View R.V.
CENTER, INC.
Established 1987
"Where customers send their friends!"

OPEN MONDAY
thru SATURDAY
www.timberviewrv.com



Surrey



Retreat



Hideout



Cottage



PUMA
by Palomino



Outback



Rpod



SALES | SERVICE | PARTS & ACCESSORIES | FINANCING AVAILABLE

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



ROSATI'S
Authentic Chicago Pizza
MyRosatis.com



BEST OF
2020
NORTH CENTRAL
ILLINOIS
WINNER

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.

Looking for something
FUN to do?

Encounter the FUNexpected
in Lee County!



SEASONAL MARKETS

Dixon Farmers Market
Dixon City Market
Farmers Market
Farmers Market

Haymarket Square, Dixon
Dixon Riverfront
Depot Museum Parking Lot, Amboy
H.I. Lincoln Building, Franklin Grove

Wednesday & Saturday
Wednesday
Friday
Saturday

FESTIVALS & EVENTS

Aug. 25-28
Sept. 4-5
Sept. 10
Sept. 17

Amboy Depot Days & Car Show
Paw Paw Lions Club Labor Day Celebration & Car Show
Blues, Brews & BBQ in Downtown Dixon
Autumn on the Prairie, Nachusa Grasslands, Franklin Grove
Walton Fest, Walton
Sublette Country Car Show

Sept 24-25
Oct. 1

Antique Power Days, Mendota Hills Campground, Amboy
Fall Vintage & Artisan Market, Mills & Petrie Bldg., Ashton

ART & MUSIC

Music at the Square
The Next Picture Show
The Dixon: Historic Theatre

John Dixon Park, Dixon
nextpictureshow.org
dixontheatre.com

Friday



LEE COUNTY
TOURISM COUNCIL

815.288.1840 • 

DON'T MISS A THING!
leecountyfun.com





**BOONDOCKS
BARNs**

PORTABLE BUILDINGS & CARPORTS

Boondocks Barns
304 E Harper Ave
Granville Il 61326
815-780-0561



Your dream shed is a
few clicks away

Try our 3D Shed designer!

www.boondocksbarns.com

AROUND THE WORLD

WOODHAVEN 2022



WOODY SAYS.....

It's almost time to winterize!
The Contractor's List is available on
the app, online, and in the office!

Cell Service Blues . . .

While Woodhaven may be a place where we choose to embrace our inner campers, it has evolved into a far different version from its inception. The facilities have grown, multiplied and modernized over the years, and while some of the services and buildings have stayed the same, much of Woodhaven has grown, expanded and modernized to accommodate the needs of its Property Owners. Having been so accustomed to Woodhaven providing us with the best it has to offer, we may forget that Woodhaven has limitations on what it can do for its Property Owners.

One limitation is personal cell service. We forget that we, the Property Owner, have a personal contract with our cellular phone company. If we need cell phone assistance, we need to call our cell service provider directly. If we cannot get service at a particular location (whether at Woodhaven, in the mountains of Colorado, or on a beach in the islands), we need to call our cell phone provider to let them know. Woodhaven can't speak on our behalf, as they are not a party to the contract you signed.

Imagine living in these rural areas on a permanent basis where cell service may be spotty or not available at all – GASP! Towns such as Sublette (population 412), Amboy (population 2,453) and Walton (population 406) face these challenges daily. Cell towers near these towns are designed to accommodate small populations with very little cell traffic. These small towns are also the last to receive upgrades such as 5G, which we in large metropolitan cities, take for granted.

Your cell phone company needs to hear from you, their customer, to address this issue. Call 611 and have your customer service team “ping” you to let them know where you are and that you, their paying customer, are having service issues. So the next time you're not happy with the number of bars on your phone at Woodhaven – take a moment to complain to the source, your cell phone carrier. The big three don't care what we post on our social media feed, but if we light up their phone lines, they may sit up and take notice. (I'm sure the neighboring towns will thank us, too!)

ROEMMICH RESORT HOMES

1867 TOWER ROAD SUBLETTE IL 61367

815-849-5577

www.roemmichresorthomes.com

Hours: Mon., Tues., Thurs., Fri., Sat. 9:00-4:00
CLOSED WEDS. & SUN.



Winterizing, Sign-up Now!

Winterizing--\$75.00

Don't wait till it's cold!
Sign-up Now!

*Payment must be received before
service will be performed!*

We blow lines free of water and pump
anti-freeze back through whole system.



815-849-5476

Last updated:
8/15/2022

Please Call for an
Appointment

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

Sunday | 10 a.m.-2 p.m.

Bonita Willis - ePRO, C2EX, Designated Managing Realtor®

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 large corner lot is what this listing boasts! This 3 bedroom home includes a main floor full bathroom and laundry room. A sun porch to enjoy a morning cup of coffee. Beautiful woodwork in the living room which features a lovely wooden staircase. Call for a showing today. **\$69,999.**



Looking to build-this property is waiting for your home plans. Located on a corner lot in town. Don't wait-call for a showing today before it's gone! **\$15,000**



An abundance of room inside and outside is what this property boasts! Nestled in this 3+ acres is a lovely and updated 5 bedroom and 4 bathroom home. The loft offers endless possibilities. Also included is a large building for storing your bigger toys. Don't let this one slip away - call for a showing today! **\$314,900**

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



Woodhaven Association Board of Directors



Dan Rossi
Acting President



Charles Muir
Secretary



Laura Packwood
Treasurer



Ivan Martinez
Director



Chris Collins
Director



Pamela Smith
Director



State of the Association

Daniel Rossi, Acting President
Woodhaven Association Board of Directors

When an organization has been operating for more than 50 years, there will be ups and downs, and at some point, challenges and difficulties never experienced before within the Association. Woodhaven has had some challenging moments in recent history—the tornado of 2015 and navigating how to service our Property Owners sufficiently and effectively through a global pandemic. Contrastingly, a plethora of wonderful moments flourished throughout last year during Woodhaven’s 50th Year Celebration, with amazing programs and events to the level Woodhaven had never experienced.

Adversity again recently presented itself this past year, as internal auditing procedures and preparations for this year’s annual report discovered several inconsistencies in Woodhaven’s financial records. Unfortunately, the financial irregularities discovered internally by staff proved our initial fear— theft of Woodhaven funds by a former finance department employee in the amount of \$333,046.

I understand, we as Property Owners want specific answers as to how something of this magnitude could happen. But know, when an employee is placed in a position of trust and has a willful and intentional plan to circumvent and deceive, it may take some time for the internal checks and balances to bring these actions to light. While I have only been on the Board of Directors for two years, and acting President for less than one year, it doesn’t take long to develop a profound understanding of the camaraderie and sense of family amongst our Woodhaven staff. As upset and disappointed as we are as a Board of Directors with the theft of our funds, I also know it’s just as difficult for current employees to comprehend and reconcile how a former member of the Woodhaven family could wantonly disregard this inherent trust.

Our main goal moving forward is to secure reimbursement of stolen funds through our insurance company, which we fully anticipate. For more information, check out pages 32 and 36 in this Annual Report. We will also continue to fully cooperate with the Lee County Sheriff and Lee County State’s Attorney to provide any information as needed to help ensure the justice system makes this former employee accountable for her criminal actions.

Despite these recent difficulties, I must admit, there isn’t much I don’t love about Woodhaven. One aspect of this organization I am especially proud of is the level of professionalism and attention to detail we, as a Board, management, committee volunteers, and employees, deliver. This came into focus over the past year in the form of the Splash Park Referendum process. Whether you were personally for or against the Splash Park project, I believe it would be hard not to admit the process worked as intended. The project, which was initiated from Property Owner feedback, was thoughtfully and thoroughly researched, and artfully developed and presented. Over the course of several months, detailed information was provided in the form of written articles, visual displays, a townhall meeting and informational presentations to allow you to have an informed voice in determining the fate of the project. You made your choice overwhelmingly and abundantly clear—a stand-alone splash park is not an amenity Owners want at Woodhaven at this time. I was extremely encouraged by the overwhelming involvement and decorum displayed by all Owners regardless of the wide difference of opinions, through this process. I also want to thank the volunteers on the Aquatic Operations Referendum Committee for all their time, effort, and dedication in researching and getting the information out to our Owners.

Moving forward, we as a Board and organization will continue to review current projects and investigate, discuss, and debate the worthiness of potential future projects, amenity upgrades and additions, often with direct input from you, to keep Woodhaven relevant for future generations of Property Owners and their families.



2021-2022 Year in Review

April 2021

- The special edition "Recreation Guide," highlighting the schedule and details for the Stay Golden 50th Celebration, is published and available to Owners. The Recreation Department announces FOUR Main Event Weekends to take place throughout the summer and releases the Stay Golden t-shirt designs.
- Details about the Stay Golden Ale and the 1978 Airstream Raffle are released; the raffle is set to begin with a pop-up sale Spring Fling Weekend.
- Spring Fling saw the first of many large events for the summer, with Soccer Collies entertaining crowds Saturday and Sunday.
- The Woodhaven News solicits throwback photos and stories to share in honor of our 50th celebration.
- The Resource Dept. begins the dredging of Pine, Hidden, and Bluegills Lakes.



May 2021

- About 3,600 pounds of catfish were stocked into Pine, Hidden, Bluegill, Sunset, and Black Oak Lakes as part of our annual catfish stocking.



- Another main attraction for the season, the BMX Division Bike Show, performs for Memorial Day Weekend. Owners are also able to enjoy the interactive Dueling Pianos musical comedy experience.



- Woodhaven's Stay Golden Ale 50 Year Celebration Beer was packaged at Noon Whistle Brewing Co. in Naperville in preparation for delivery for sale at the General Store for the season.

- The pedestrian walk bridge on Woodhaven Dr. at Black Oak Lake is completed.



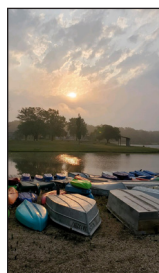
- The Board establishes an ad hoc committee, consisting of 2 members each from standing committees, tasked with obtaining information and costs for a splash park concept for future recommendations to the Board and membership. The Aquatics Operations Referendum Committee holds their first meeting May 8.

- The Resource Dept. removed trees that had fallen into Bass Lake from strong January ice storms.
- A new chainsaw carving, a deer and owl around a tree, is placed at the "Y" on Woodhaven Dr.

June 2021

- The Recreation Dept. encourages Owners and guests to use trails with increased programming this year for our 50th celebration.

- In response to a Property Owner suggestion, the Marketing Department requests all long time owners (20+ years) to submit their information to be published in the Woodhaven News in order to acknowledge those Owners who continue to make Woodhaven everyone's "happy place."



- The first Stay Golden Main Event of the summer is held June 26-27 with the Great American High Dive Show and the Nevery Brothers.

July 2021

- Forty-nine runners competed in Woodhaven's Gold Run 5K Race. Ryan Land was the overall winner with a time of 22:39:1.
- Twelve Woodhaven lots were sold through the annual Lee County Delinquent Tax Sale Auction. The average sales price was \$6,193 with a high sale price of \$15,100 and a low sale price of \$3,277.
- The March 2021 Audit Report was completed and approved by the Board of Directors.
- July is a busy month, seeing Independence Day Weekend with a Hawaiian Luau, as well as TWO more Main Event Weekends: July 10-11 with the Grand Midway, and July 24-25 with Dock Dogs.



- Our Annual Amateur Golf Outing sees 17 teams - another great year!

- Big Run Wolf Ranch and Dave DiNaso's Traveling World of Reptiles each take a turn thrilling the Nature Center with a variety of mammals, including wolves, opossums and skunks, and several reptiles including snakes, tortoises and frogs.

August 2021



- Our final Stay Golden Main Event goes off without a hitch, featuring the Nerveless Nocks Jet Pack and Water Ski Show, and our Annual Car Show.



- On Sunday, August 22 the Annual Membership Meeting was held with 72 Property Owners in attendance representing 70 lots.

- The improved trail in Section 23 around Woodhaven Lake has initial work completed.

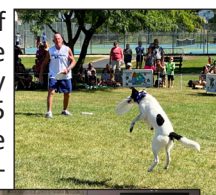
- The AORC creates and publishes an email address for Owners to submit comments, questions, and concerns about the Splash Park project.

- The guard shack at the Beach gets a facelift in the form of fresh paint.

September 2021

- Estimated weekend attendance for Labor Day weekend was 12,678 with overcast and cool weather conditions. Special weekend events included Disconnected K9's flying disc chasing dogs and an electric performance by the band Hello Weekend.

- The 1978 Airstream Raffle concludes with a total of 4,461 tickets sold for a grand total of \$71,460! Because of the success of the raffle, we were able to give away additional secondary prizes: 2 second place prizes, 5 third place prizes, 3 fourth place prizes, and a surprise 10 Lucky Loser prizes. Congratulations to Michelle Andino in Section 2 for winning the grand prize!



- Applications for 2022-2025 Committee appointments are available.

- 95 Property Owners submitted their information to be published on the Long-Term Property Owner Acknowledgment list in the Woodhaven News, ranging from 20-50 years of ownership.

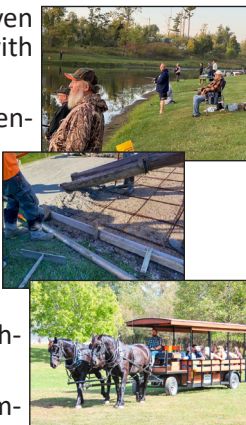


- A total of 98 amazing volunteers of the Woodhaven Association are published in the Woodhaven News.

- As of September 27th, 237 oak trees had been identified to have oak wilt and were removed or scheduled to be removed throughout property.

October 2021

- Twenty-seven runners competed in our 5th BooHaven 5K Fun Run. Blake Sanders was our overall winner with a time of 18:51:3.
- Fall Fest Weekend had an estimated weekend attendance of 8,805, slightly lower than in 2020. Fall Fest also marks the beginning of Rainbow Trout season at Woodhaven; 1,000 lbs. of trout were stocked in Pine, Hidden, and Bluegill Lakes.
- Road patching improvements took place in the second half of October with repairs targeted to address utility digs and culvert replacements throughout the property.
- The boat access at Black Oak Lake is cemented for improved usage.



November 2021



- We have once again taken names for Woodhaven's Honor Roll of Veterans; the list is currently at 295 and counting! We will continue to add names and publish this list in the Woodhaven News each year.
- Clean up from several strong summer storms continues, with current work maintaining clearing debris from trails. Both the Maintenance and Resource Departments will continue clean up into the winter months.
- The AORC completed their assessment of the Splash Park project and recommends the project be presented to the Membership for a referendum vote in Spring 2022.

December 2021

- The Board of Directors approved the assessment levels for the 2022-2023 fiscal year and set them at \$1,360 for lots with sewer service and \$1,235 for non-sewered lots.
- Public Safety completed its annual lot-to-lot foot patrol with a total of 6,216 lots walked. Through this patrol there were 487 findings reported including: 111 open trailer doors, 114 open trailer windows, 86 open shed doors, 7 open shed windows, 9 broken/cracked windows, 5 open roof vents and 6 water leaks. Property Owners were notified by either phone or mail.
- The Association received applications from 41 Owners interested in applying for a seat on one of five standing committees: Communications Committee, Finance Committee, Facilities Planning Committee, ESAC Board of Review, and Public Safety Board of Review. Committee appointments will be announced at the December Board Meeting.
- Preliminary Splash Park design and information is published in the December Woodhaven News.



January 2022

- The 2022 Main Event theme is announced: Around the World. The Recreation Department is finalizing plans for another great summer and releases the 2022 Event Calendar.



February 2022

- Cabin Fever was unseasonably warm, but very well attended! Owners and guests enjoyed the usual Poker Walk, BINGO, and an Ice Fishing Tournament, among many other great activities.
- Representatives from Woodhaven Lakes Realty, Inc. attended the Chicago RV and Camping Show in Rosemont for the first time in two years due to COVID cancellations.
- Engineering plans for stream restoration between sections 8 & 9 are completed
- Local fire departments held a cold water rescue training at Black Oak Lake.



March 2022

- Woodhaven Lakes Realty, Inc. reported an average sales price of properties sold at \$32,749, including vacant and improved lots in Fiscal Year 2021 - 2022. The average sales price of Woodhaven properties sold through WLRI over the last five years was \$17,944.
- The Splash Park Referendum schedule and information is published in the March Woodhaven News.
- 2022 is a Board election year at Woodhaven; the election will look to fill four of the seven Board of Directors seats.



Summary of Fund and Subsidiary Operations

March 31, 2022

A copy of the consolidated March 31, 2022, Audit Report is provided in the 2022 Annual Report and presents consolidated Balance Sheets; Statements of Income and Equity; and Statements of Cash Flows for the Association and its subsidiary operations. Additional details in the form of footnotes also provide information on various topics including investments; long term debt; plant, property and equipment; income taxes; and reserves for future major repairs and replacements. This report provides a complete and thorough review of the Association’s financial activities. Please take the opportunity to review the information provided.

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

The following schedule has been prepared to present Property Owners with a breakdown of the financial results of each fund and entity of the Association. The schedule includes the actual and budget information associated with the year ended March 31, 2022; and includes the actual performance for each fund and entity in 2019, 2020, and 2021. This schedule and the five-year plan information that follows are provided to give Property Owners more information about the Association’s current financial position and its future plans. As noted above, detailed reports are available for interested Property Owners to review on our website and at the Association Office.

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

| Breakdown of Change in Association Equity | March 2019 | March 2020 | March 2021 | March 2022 | 2022 Budget |
|---|--------------|--------------|--------------|--------------|--------------|
| Operating Fund | \$ (123,823) | \$ (230,312) | \$ 302,525 | \$ (489,326) | \$ (435,036) |
| Lot Fund | 27,899 | (6,481) | 32,615 | 28,721 | 7,367 |
| Water & Sewer Fund | 197,467 | 195,812 | 241,886 | 219,620 | 175,506 |
| General Store | (41,578) | (52,444) | (6,692) | (84,213) | (53,261) |
| Service Center - True Value | 154,295 | 253,815 | 289,976 | 252,202 | 108,323 |
| Woodhaven Lakes Realty | 17,714 | 20,673 | 106,339 | 83,573 | 28,407 |
| Total Change in Operating Equity | \$ 231,974 | \$ 181,063 | \$ 966,649 | \$ 10,577 | \$ (168,694) |
| Disaster Recovery Fund | 6,720 | - | - | - | |
| Restricted Fund | 968,675 | 831,083 | 797,678 | 367,380 | |
| Total Change in Equity | \$ 1,207,369 | \$ 1,012,146 | \$ 1,764,327 | \$ 377,957 | |

Five-Year Projection Summary

2022 - 2023 Budget

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

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

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

| Woodhaven Association | Actual Assessment | Projected Assessment | Projected Assessment | Projected Assessment | Projected Assessment | Projected Assessment |
|----------------------------|-------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Five-Year Plan Summary | 2022-2023 | 2023-2024 | 2024-2025 | 2025-2026 | 2026-2027 | 2027-2028 |
| Lots with Sewer Service | | | | | | |
| Operating Assessment | \$1,084.00 | \$1,119.00 | \$1,164.00 | \$1,206.00 | \$1,252.00 | \$1,287.00 |
| Restricted Assessment | 214.00 | 304.00 | 259.00 | 217.00 | 306.00 | 271.00 |
| Debt Service Assessment | 62.00 | 62.00 | 62.00 | 62.00 | 62.00 | 62.00 |
| Total Assessment | \$1,360.00 | \$1,485.00 | \$1,485.00 | \$1,485.00 | \$1,620.00 | \$1,620.00 |
| Lots without Sewer Service | | | | | | |
| Operating Assessment | \$1,036.00 | \$1,070.00 | \$1,114.00 | \$1,155.00 | \$1,200.00 | \$1,234.00 |
| Restricted Assessment | 168.00 | 264.00 | 220.00 | 179.00 | 269.00 | 235.00 |
| Debt Service Assessment | 31.00 | 31.00 | 31.00 | 31.00 | 31.00 | 31.00 |
| Total Assessment | \$1,235.00 | \$1,365.00 | \$1,365.00 | \$1,365.00 | \$1,500.00 | \$1,500.00 |

The reserve plan information for the association assets and W&S assets is based on projections using an inflation rate of 4% and an interest rate of 5%. Summary statistics on each reserve fund’s activities through the 2027-2028 fiscal year are provided below. The percent figures represent the estimated value of each reserve in comparison to a fully funded reserve.

| Statistical Categories | Association Reserves | | W&S Reserves | | Total Reserves |
|-------------------------------------|----------------------|---------|--------------|---------|----------------|
| | \$ Amount | Percent | \$ Amount | Percent | \$ Amount |
| Dollar value low point (2023-2024) | \$11,539,195 | 69.95% | \$3,318,920 | 66.48% | \$14,858,115 |
| Dollar value high point (2026-2027) | \$11,538,145 | 52.12% | \$4,185,105 | 52.62% | \$15,723,250 |
| Average dollar value | \$11,621,333 | 57.90% | \$3,754,366 | 56.26% | \$15,375,699 |
| Estimated balance 3/31/2028 | \$11,618,121 | 48.90% | \$3,558,408 | 44.02% | \$15,176,529 |

As of March 31, 2022, the Association had an internal loan balance due to its reserve funds, which is associated with the purchase of the water and sewer system assets. The loan on March 31, 2022, is \$4,235,639 and is scheduled over an amortization period ending April 1, 2038. On April 1, 2021, the loan balance associated with tornado clean up was paid in full. Additional details are provided in Footnote (C) of the Audit Report.

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

Section Representatives & Alternates

As of July 20, 2022

| Section | Representative | Alternate |
|---------|----------------------------|-------------------------------|
| 01 | Nancy Nieslawski 1-15 | Alex Esparza 1-119 |
| 02 | Pat Sirbas 2-279 | Jane Elliott 2-216 |
| 03 | Maria Dellegrazio 3-68 | Judy Gonzalez 3-91 |
| 04 | Marian Schuetz 4-69 | Gregg Swantstrom 4-183 |
| 05 | Marcia Kosowski 5-229 | Diana Koepfel 5-46 |
| 06 | Michael Flanigan 6-6 | Pat Winters 6-143 |
| 07 | Karen Larson 7-194 | Lee Patterson 7-6 |
| 08 | Linda Smith 8-31 | Mary Muir 8-30 |
| 09 | Jack Meyers 9-88 | |
| 10 | Bob Palatine 10-284 | Tony Lona 10-219 |
| 11 | Dawn Anama 11-202 | Rose Galarza 11-69 |
| 12 | Heather Hansen 12-48 | |
| 13 | | |
| 14 | Jeraldine Elliott 14-63 | |
| 15 | Nancy Jackson 15-104 | Elaine Ayers 15-61 |
| 16 | Ernest Mitchell 16-79/80 | Richard Ziegenfuss 16-133/134 |
| 17 | Jose Navarro 17-143 | Darlene Singleton 17-8 |
| 18 | Rosemary Colness 18-18 | Joanne Lencki 18-95 |
| 19 | Karmi Temple 19-26 | |
| 20 | Diane Connelly 20-32 | |
| 21 | Todd Moffett 21-86/174 | Shaunta Stocking 21-251 |
| 22 | Kathy Brush 22-153 | Kim Gibas 22-104 |
| 23 | Brenda Kriss 23-104 | Rita Olsen 23-48 |
| 24 | Laurie Picha 24-9 | Marisa Chavez 24-77 |
| 25 | | |
| 26 | Angel Flores 26-119 | |
| 27 | Charlene Hill 27-114 | |
| 28 | Donna Strake Hoffman | |
| 29 | Christine Pontrelli 29-153 | |

Volunteer Committees

As of July 20, 2022

ESAC Board of Review

Board Liaison: Dan Rossi

Members:

Kurt Benda
Bill Engelmann
Richard Gobrecht
Harry Koepfel
Mary Muir
Darlene Singleton

Public Safety Board of Review

Board Liaison: Ivan Martinez

Members:

Frank Lowery, chairperson
Heather Hansen
Denise Kalke
George Metzger
Louisa Nicotera
Susan Rossi
Patrick Sleik

Facilities Planning Committee

Board Liaison: Charlie Muir
Staff Liaison: Jeff Hickey

Members:

Diane Connelly James Dow
Dave Fase Jose Gonzalez
Peter Krull Dana Wayne
Michael Westphal

Finance Committee

Board Liaison: Laura Packwood
Staff Liaison: Rebecca Bontz, Jeff Hickey

Members:

Diana Fontanez Mark Freedman
James Parker Nancy Rocha
Mary Salvatore John Shefcik
Jim West

Communications Committee

Board Liaison: Pamela Smith
Staff Liaison: Nicci Leffelman, Amy Ackert

Members:

Maureen Draganowski Michael Flanigan
Nancy Jackson Diana Koepfel
Karen Larson Kim Norwood
Ralph Pimentel

Aquatics Operation Referendum Committee*

Chairperson: Daniel Rossi

Members:

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

**Indicates committee retired by Board of Directors as of August 2022*

Audit Committee

Dan Rossi Jeff Hickey
Laura Packwood Amy Ackert

Environmental Committee

Staff Liaison: Jeff Hickey

Members:

Bill Engelmann Mary Salvatore

Woodhaven Association Department Heads, Managers, & Supervisors
and Total Years of Service



Jeff Hickey - Executive Director
32 years



Amy Ackert - General Manager
Administrative Services
12 years

Maintenance/Janitorial/
Resources Department



Forestry & Maintenance
Director
Greg Dimmig
39 years



Maintenance
Supervisor
Ryan Farley
11 years



Resource Supervisor
Rich Klein
17 years



Lakes/Resource
Manager
Jerry Corcoran
28 years

Woody, Inc.



General Store
Manager
Jonathan Quintana
2 years



Service Center
Manager
Scott Hanson
15 years



LP Delivery Manager
Eli Bugarin
2 years

Utilities Department



Certified Operator
Rusty Lindenmeyer
35 years

Administration Department



Collections Manager
Becky Whelchel
23 years



Marketing/
Communications
Manager
Nicci Leffelman
15 years



Finance
Manager
Rebecca Bontz
1 year

Woodhaven Association Department Heads, Managers, & Supervisors

and Total Years of Service



Randy Koehler - General Manager

Member Services

25 years

Public Safety Department



Public Safety

Director

Rick Farringer

39 years



Public Safety Shift

Supervisor

Wayne Lachat,

Sergeant

27 years



Public Safety Shift

Supervisor

Lisa Westenfelt,

Sergeant

22 years



Public Safety Shift

Supervisor

John Ryan,

Sergeant

24 years

Recreation/Aquatics

Department



Recreation/Aquatics

Director

Timothy O’Laughlin

36 years



Recreation Manager

Emma Lipka

3 years



Aquatics Manager

Justin Rodriguez

8 years

ESAC Department



ESAC Department

Manager

Sue McGraw

15 years

Information Technology

Department



Information Systems

Manager

Samuel Owens

9 years

Woodhaven Lakes Realty, Inc



WLRI Managing Broker

Bonita Willis

17 years

The logo for WIPFLI, consisting of the letters "WIPFLI" in white, bold, sans-serif font, centered within a blue rectangular background.

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
The Woodhaven Association
Sublette, Illinois

Opinion

We have audited the accompanying consolidated financial statements of The Woodhaven Association and Subsidiaries (the "Association") which comprise the consolidated balance sheets as of March 31, 2022 and 2021, and the related statements of consolidated income and association equity and cash flows for the years then ended and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of the Association as of March 31, 2022 and 2021, and the consolidated results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America ("GAAS").

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Association and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Consolidated Financial Statements

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

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern for one year after the date the consolidated financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

INDEPENDENT AUDITOR'S REPORT, continued

Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Other Matter***Disclaimer of Opinion on Required Supplementary Information***

Accounting principles generally accepted in the United States require that the information about Future Major Repairs and Replacements and the Schedule of Changes in Reserve Fund Balances on pages 37-38 be presented to supplement the consolidated financial statements. Such information is the responsibility of Association's management and, although not a part of the consolidated financial statements, is required by the Financial Standards Accounting Board, who considers it to be an essential part of financial reporting for placing the consolidated financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the consolidated financial statements, and other knowledge we obtained during our audit of the consolidated financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



Sterling, Illinois
July 8, 2022

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS
March 31, 2022 and 2021

| ASSETS | 2022 | 2021 |
|---|---------------|---------------|
| Cash on hand and in bank - restricted | \$ 4,473,198 | \$ 3,047,723 |
| Cash on hand and in bank - unrestricted | 5,268,157 | 6,309,985 |
| Unrestricted cash - reclassification impact of fraudulent acts (footnote K) | | (333,046) |
| Interest-bearing deposits in banks | 6,725,455 | 6,118,693 |
| Assessments and accounts receivable, net of allowance for uncollectible accounts of \$271,434 and \$338,028, respectively | 2,230,929 | 2,104,519 |
| Investment securities - restricted | 531,968 | 973,563 |
| Inventories | 467,896 | 432,201 |
| Interest receivable | 6,686 | 8,500 |
| Other receivables | 119,344 | 95,545 |
| Other receivables - reclassification impact of fraudulent acts (footnote K) | 330,546 | 333,046 |
| Prepaid expenses | 481,571 | 204,052 |
| Property, plant and equipment, net of accumulated depreciation | 13,623,471 | 14,440,596 |
| Investment in Woodhaven lots | 3,636 | 1,580 |
| Investment in stock | 14,458 | 14,458 |
| Total assets | \$ 34,277,315 | \$ 33,751,415 |
| LIABILITIES AND ASSOCIATION EQUITY | | |
| Liabilities: | | |
| Trade accounts payable | \$ 313,261 | \$ 162,733 |
| Deferred member assessments | 7,995,887 | 7,990,642 |
| Other deferred income | 13,780 | 14,775 |
| Other accrued expenses | 314,008 | 320,843 |
| Total liabilities | 8,636,936 | 8,488,993 |
| Association equity: | | |
| Restricted: | | |
| Designated for future major repairs and replacements | 14,497,332 | 13,736,157 |
| Investment in fixed assets | 9,368,601 | 9,732,589 |
| Unrestricted capital | 1,774,446 | 1,793,676 |
| Total association equity | 25,640,379 | 25,262,422 |
| Total liabilities and association equity | \$ 34,277,315 | \$ 33,751,415 |

See Notes to Consolidated Financial Statements

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF INCOME AND ASSOCIATION EQUITY
For the Years ended March 31, 2022 and 2021

| | 2022 | 2021 |
|---------------------------------------|---------------|---------------|
| Revenue: | | |
| Assessments | \$ 8,161,865 | \$ 8,012,642 |
| Net sales | 3,477,857 | 3,045,664 |
| Commissions | 506,094 | 461,808 |
| Total revenue | 12,145,816 | 11,520,114 |
| Commissions paid | 286,791 | 263,740 |
| Cost of goods sold | 2,498,530 | 2,078,450 |
| Gross profit | 9,360,495 | 9,177,924 |
| Other operating revenue | 819,796 | 579,706 |
| Total revenue from operations | 10,180,291 | 9,757,630 |
| Operating expenses | 9,977,396 | 9,118,954 |
| Net income from operations | 202,895 | 638,676 |
| Other income | 175,062 | 1,125,651 |
| Net income | 377,957 | 1,764,327 |
| Association equity, beginning of year | 25,262,422 | 23,498,095 |
| Association equity, end of year | \$ 25,640,379 | \$ 25,262,422 |

See Notes to Consolidated Financial Statements

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
For the Years ended March 31, 2022 and 2021

| | 2022 | 2021 |
|--|--------------|--------------|
| CASH FLOWS FROM OPERATING ACTIVITIES: | | |
| Net income | \$ 377,957 | \$ 1,764,327 |
| Adjustments to reconcile net income to net cash from operating activities: | | |
| Depreciation and amortization | 1,521,112 | 1,536,839 |
| Bad debt expense | 32,333 | 100,547 |
| (Gain) on the sale of property and equipment | (28,373) | (35,384) |
| SBA PPP loan forgiveness | - | (803,500) |
| Change in assets and liabilities: | | |
| Change in assessments and accounts receivable | (158,743) | 1,979,653 |
| Change in inventories | (35,695) | 23,902 |
| Change in interest and other receivables | (21,985) | (52,120) |
| Change in other receivables - reclassification impact of fraudulent acts | 2,500 | (333,046) |
| Change in prepaid expenses | (277,519) | 30,804 |
| Change in trade accounts payable | 150,527 | (75,258) |
| Change in accrued expenses and other liabilities | (2,585) | 41,987 |
| Net cash flows from operating activities | 1,559,529 | 4,178,751 |
| CASH FLOWS FROM INVESTING ACTIVITIES: | | |
| Proceeds from the sale of property and equipment | 36,858 | 41,923 |
| Net change interest-bearing deposits in banks | (606,762) | 897,309 |
| Proceeds from maturity and sale of investment securities | 441,595 | 344,246 |
| Purchases of investment securities | - | (1,167,320) |
| Purchases of property and equipment | (714,527) | (636,930) |
| Net cash flows from investing activities | (842,836) | (520,772) |
| CASH FLOWS FROM FINANCING ACTIVITIES: | | |
| Proceeds from SBA PPP loans | - | 803,500 |
| Net cash flows from financing activities | - | 803,500 |
| Change in cash and cash equivalents | 716,693 | 4,461,479 |
| CASH AND CASH EQUIVALENTS (RESTRICTED AND UNRESTRICTED): | | |
| Beginning | 9,024,662 | 4,563,183 |
| Ending | \$ 9,741,355 | \$ 9,024,662 |
| SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION: | | |
| Cash payments for: | | |
| Income taxes | \$ - | \$ - |
| NONCASH FINANCING ACTIVITIES: | | |
| SBA PPP loan forgiveness | \$ - | \$ 803,500 |

See Notes to Consolidated Financial Statements

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
March 31, 2022 and 2021

(A) Nature of Business and Significant Accounting Policies:

Nature of business:

The Woodhaven Association (the "Association") is an Illinois corporation subject to the Declaration of Covenants made May 8, 1971, and as amended October 26, 2015. The parcels have been divided into recreational lots (campsites), commercial property or transferred to the Association as common property. At March 31, 2022 and 2021, 6,216 campsites are covered by the Declaration, of which 6,144 lots are assessable. However, included in the 6,144 assessable lots were 27 and 28 lots, respectively, which were owned by the Association and accordingly, were not assessed during the years ended March 31, 2022 and 2021. Each Owner or Owners of a campsite represent a membership of the Association, but each campsite is limited to one voting Member.

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

Description of funds:

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

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

As mentioned above, the lots held in the Lot Fund inventory are not assessable lots. The Board allocated unrestricted Owner assessments to the Lot fund, at a rate of eight dollars per lot at March 31, 2022 and 2021. In the Water and Sewer Fund, the Board allocated unrestricted Owner assessments at a rate of forty-seven dollars per lot for water services and forty-seven dollars per lot for sewer services at March 31, 2022, and at a rate of forty-six dollars per lot for each service at March 31, 2021.

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

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

Description of subsidiaries:

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

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

Principles of consolidation:

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

Use of estimates:

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

Concentrations of credit risk:

Financial instruments that potentially subject the Group to concentrations of credit risk consist principally of temporary cash investments. The Group places its temporary cash investments with various local financial institutions and brokerage firms. The balances at various local financial institutions are insured by the Federal Deposit Insurance Corporation. At March 31, 2022 and 2021, \$519,028 and \$238,655, respectively, of the cash balance in financial institutions were uninsured or under collateralized.

Revenue recognition:

The Association's sales arrangements with customers are predominantly short-term in nature and generally provide for transfer of control and risks and rewards of ownership at the time of the delivery of service or promised goods.

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

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

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

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

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

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
March 31, 2022 and 2021

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

Cash flows:

The Group considers its cash and cash equivalents to be cash on hand and in bank for both restricted and unrestricted accounts. The investment securities are not included as cash equivalents as the original maturity dates are generally in excess of three months.

Investment securities:

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

Interest-bearing deposits in banks:

The Group's interest-bearing deposits in banks consist of certificates of deposits with financial institutions with a maturity date from purchase of 90 days or more. Certificates of deposit with a maturity date from purchase of less than 90 days are classified as cash equivalents, if applicable. There were \$250,000 in certificates of deposit classified as cash equivalents at March 31, 2022 and no certificates of deposit classed as cash equivalents at March 31, 2021.

Inventories:

The Woodhaven Association - Inventories consist of Woodhaven lots held for re-sale. Substantially all lots were acquired by purchase through delinquent tax auctions or were deeded to the Association in lieu of foreclosure. As of March 31, 2022 and 2021, inventories are stated at the lower of cost or net realizable value. Net realizable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion, disposal, and transportation.

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

Depreciation:

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

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

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

Inter-fund eliminations:

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

Income taxes:

Deferred taxes are provided on a liability method whereby deferred tax assets are recognized for deductible temporary differences and operating loss and tax credit carry forwards and deferred tax liabilities are recognized for taxable temporary differences. Temporary differences are the differences between the reported amounts of assets and liabilities and their tax bases. Deferred tax assets are reduced by a valuation allowance when, in the opinion of management, it is more likely than not that some portion or all the deferred tax assets will not be realized. Deferred tax assets and liabilities are adjusted for the effects of changes in tax laws and rates on the date of enactment. No deferred taxes were recorded at March 31, 2022 and 2021.

Generally accepted accounting principles prescribe a recognition threshold and measurement attribute for the consolidated financial statement recognition and measurement of tax positions taken or expected to be taken in tax returns. The Association has determined that it does not have any significant risks related to income tax expense and therefore no amounts were reserved for uncertain tax positions at March 31, 2022 and 2021.

Subsequent Events:

The Association has evaluated subsequent events through July 8, 2022, which is the date these financial statements were available to be issued. All subsequent events requiring recognition as of March 31, 2022, have been incorporated herein.

(B) Investment Securities:

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

Table with 5 columns: Held-to-Maturity, Amortized Cost, Gross Unrealized Gains, Gross Unrealized (Losses), and Approximate Fair Value. It shows data for 2022 and 2021 for U.S. Federal agencies.

The amortized cost and approximate fair value of securities at March 31, 2022 by contractual maturity are shown below:

Table with 3 columns: Held-to-Maturity, Amortized Cost, and Approximate Fair Value. It shows the breakdown of securities by maturity date (Due in one year or less, Due after one year through five years, Due after five years through ten years, Due after ten years).

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

Table with 6 columns: Less than 12 Months Fair Value, 12 Months or More Fair Value, Total Fair Value, Less than 12 Months Unrealized Loss, 12 Months or More Unrealized Loss, and Total Unrealized Loss. It shows data for Federal agencies.

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2022 and 2021

(B) Investment Securities (continued):

At March 31, 2022, the Association had six securities in an unrealized loss position for 12 months or more and no securities in an unrealized loss position for less than 12 months.

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

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

(C) Long Term Debt:

The Association’s detailed financial statements include an internal loan obligation due to its restricted reserve fund from the purchase of the water and sewer system assets in 2008. On March 31, 2021, this loan obligation reported a balance of \$4,407,562. A principal and interest payment of \$348,225 was applied against this obligation and the outstanding balance on March 31, 2022, is reported at \$4,235,639. Terms and conditions apply a 4% fixed rate to the outstanding balance, which is scheduled over an amortization period ending on April 1, 2038.

In 2015 a tornado caused significant damage to approximately 1/3 of the property. Substantial costs for clean-up and restoration have occurred resulting in an internal loan obligation. On March 31, 2021, this obligation reported a balance of \$281,214. A principal and interest payment of \$262,656 was applied against this obligation and the Association applied surplus funds of \$29,807 from fiscal year 2020-2021 to pay the balance in full on April 1, 2021.

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

(D) 401 K Defined Contribution Plan:

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

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

| | 2022 | 2021 |
|------------------------------|------------|------------|
| The Woodhaven Association | \$ 138,324 | \$ 110,507 |
| Woody, Inc. | 11,736 | 15,554 |
| Woodhaven Lakes Realty, Inc. | 6,348 | 4,141 |
| | \$ 156,408 | \$ 130,202 |

(E) Contingencies and Commitments:

Propane sold by Woody Inc. is subject to price fluctuations. Woody Inc. attempts to stabilize the cost of this product to the extent possible by covering a portion of estimated future sales with purchase contracts at firm prices. At March 31, 2022 and 2021, the aggregate unrecorded purchase commitments under contract totaled \$59,515 and \$28,875, respectively.

(F) Investment in Property, Plant and Equipment:

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

| 2022 | | | |
|-------------------------------|---------------|--------------------------|----------------|
| | Cost | Accumulated Depreciation | Net Book Value |
| Land | \$ 534,930 | | \$ 534,930 |
| Grounds | 1,671,560 | \$ 1,364,017 | 307,543 |
| Roads and parking lots | 5,021,266 | 4,102,741 | 918,525 |
| Lakes | 2,170,155 | 1,352,153 | 818,002 |
| Pools and courts | 1,726,657 | 1,552,941 | 173,716 |
| Vehicles | 1,387,936 | 1,183,167 | 204,769 |
| Furniture and equipment | 4,125,943 | 3,524,607 | 601,336 |
| Buildings and improvements | 10,490,384 | 6,657,483 | 3,832,901 |
| Water and sewer system assets | 11,387,290 | 5,155,541 | 6,231,749 |
| | \$ 38,516,121 | \$ 24,892,650 | \$ 13,623,471 |

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

Total depreciation expense for the years ending March 31, 2022 and 2021, was \$1,521,112 and \$1,536,839, respectively.

Included in the land cost for 2022 and 2021, are lots the Association owns, and are recorded in the Lot Fund. These lots are held for the camp coast-to-coast program as well as for promotional purposes and therefore are not primarily “held for sale”. The balance of these lots for the years ending March 31, 2022 and 2021, was \$19,231.

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

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

The buildings and improvements balance for 2022 and 2021, includes common property transferred to the Association by the Developer for \$1. The common property includes open land, several lakes, roads, buildings, and improvements.

(G) Income Taxes:

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

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

During the years ended March 31, 2022 and 2021, the consolidated Group incurred tax losses for both federal and state income tax purposes. Consequently, no tax liabilities have been reflected in the 2022 and 2021, financial statements for federal and state tax purposes on a consolidated basis.

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
March 31, 2022 and 2021

(G) Income Taxes (continued):

As of March 31, 2022, the consolidated Group has unused net operating loss carryforwards of \$5,517,769 for federal tax purposes. The net operating loss carryforwards for state purposes are not materially different.
The following net operating losses are available for reduction of future federal tax liabilities:

Table with 2 columns: Carry-forwards Expire March 31, and Net Operating Loss. Rows include years 2022 through 2038, total losses subject to expiration (\$3,722,694), and a breakdown of losses carried forward under the Tax Cuts Jobs Acts of 2017 (TCJA) for March 31, 2019 through 2022, totaling \$5,517,769.

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

The Group also has unused Code Section 277 carryovers for federal and state tax purposes of \$9,156,567 to offset future membership income.

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

(H) Future Major Repairs and Replacements:

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

The Association conducted studies to estimate the remaining useful lives and the replacement costs of the components of common property and used this information to estimate future costs. The total actual reserve at March 31, 2022, amounted to \$14,497,332; \$3,045,000 for water and sewer system reserve fund, and \$11,452,332 for the Association reserve fund. On March 31, 2021, total reserves amounted to \$13,736,157: \$2,830,000 for the water and sewer system reserve fund, and \$10,906,157 for the Association reserve fund.

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

(I) Owner Assessments:

Annual assessments to Owners for fiscal year ended March 31, 2021, were \$1,360 on lots with sewer service and \$1,235 on lots without sewer service, respectively. Of those amounts, \$350 of the sewer lot assessment and \$271 of the non-sewer lot assessments were designated to the restricted fund. Annual

assessments for fiscal year ended March 31, 2022, were \$1,360 on lots with sewer service and \$1,235 on lots without sewer services. Of those amounts, \$303 and \$225, respectively, were designated to the restricted fund. Annual assessments for fiscal year ending March 31, 2023, are \$1,360 on lots with sewer service and \$1,235 on lots with without sewer service, with \$276 and \$199, respectively, designated to the restricted fund.

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

The Association's collection policies include inactivating passes to deny access to Owners whose assessments are in arrears and therefore considered delinquent. As of March 31, 2022, the Association had assessments receivable, including late fees and fines, of \$2,443,903, of which \$141,920 were delinquent. Based on historical loss experience, it is the opinion of the Board of Directors that certain accounts will become uncollectible, and, accordingly \$270,934 has been recorded as allowance for uncollectible accounts.

As of March 31, 2021, the Association had assessments receivable, including late fees and fines, of \$2,402,962, of which \$206,638 were delinquent. The recorded allowance for uncollectible accounts as of March 31, 2021, was \$337,028.

As of March 31, 2020, the Association had assessments receivable, including late fees and fines, of \$4,561,234, of which \$253,616 were delinquent. The recorded allowance for uncollectible accounts of as March 31, 2020, was \$436,347.

As of March 31, 2022, 2021, and 2020, the Association had recorded deferred member assessments of \$7,995,887, \$7,990,642, and \$7,929,705, respectively.

(J) Paycheck Protection Program:

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

Table with 2 columns: Entity and PPP Loan Amount. Rows include The Woodhaven Association (\$662,500), Woody, Inc. (\$116,000), Woodhaven Lakes Realty, Inc. (\$25,000), and a total of \$803,500.

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

(K) Prior Period Reclassification:

During 2022, management uncovered fraudulent acts committed by an employee which resulted in misstatements of the Association's consolidated financial statements. The employee separated from the Association prior to management's discoveries. There is an on-going investigation into the fraudulent acts; however, management has thoroughly investigated and believes it has materially identified the impact of the fraudulent acts.

To correct the misstatements of the Association's consolidated financial statements, an adjustment was made to the March 31, 2021, Consolidated Balance Sheet to reduce the cash on hand and in bank – unrestricted by \$333,046 and offset this balance to other receivables. Based on information received from the Association's insurance company, full recovery of these funds is anticipated minus a \$2,500 deductible. The \$2,500 deductible is posted as an expense to the March 31, 2022, Consolidated Statement of Income and Association Equity.

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR
REPAIRS
AND REPLACEMENTS – ASSOCIATION ASSETS
March 31, 2022 and 2021
(Unaudited)

The Association conducted studies to estimate the remaining useful lives and the future replacement costs of the components of common property. The estimates were based on future estimated replacement costs, as well as the current condition of the assets. During the year ended March 31, 2022, the studies were reviewed and updated by the Association to reflect modifications in estimated remaining useful lives and future replacement costs. Funding requirements consider an annual inflation rate of 4% and interest earned of 5%, net of taxes, on amounts funded for future major repairs and replacements.

The following tables, as well as the tables on page 20, are based on the study of the Association assets and presents significant information about the components of common property in the Association reserve fund described in Note (H).

| March 31, 2022 | | | | |
|-------------------------|--|------------------------------------|--|--|
| Components | Estimated Remaining Useful Lives (Years) | Estimated Future Replacement Costs | Year Ending March 31, 2022 Funding Requirement | Components Of Fund Balance at March 31, 2022 |
| Vehicles | 1-23 | \$ 1,753,430 | \$ 288,454 | \$ 363,927 |
| Furniture and Equipment | 1-25 | 5,213,210 | 784,634 | 1,013,952 |
| Grounds | 1-24 | 2,754,019 | 177,898 | 430,537 |
| Buildings | 1-66 | 117,324,062 | 711,079 | 6,240,367 |
| Roads | 1-19 | 8,357,943 | 574,147 | 1,721,967 |
| Lakes | 1-40 | 4,234,754 | 264,296 | 634,865 |
| Pools and courts | 1-32 | 7,697,882 | 377,763 | 1,046,717 |
| Professional services | | 31,627 | 30,612 | |
| | | \$ 147,366,927 | \$ 3,208,883 | \$ 11,452,332 |
| March 31, 2021 | | | | |
| Components | Estimated Remaining Useful Lives (Years) | Estimated Future Replacement Costs | Year Ending March 31, 2021 Funding Requirement | Components Of Fund Balance at March 31, 2021 |
| Vehicles | 1-24 | \$ 1,738,933 | \$ 250,797 | \$ 339,384 |
| Furniture and Equipment | 1-26 | 5,065,045 | 602,174 | 989,467 |
| Grounds | 1-24 | 2,081,913 | 164,953 | 422,372 |
| Buildings | 1-67 | 111,060,017 | 681,905 | 5,960,434 |
| Roads | 1-17 | 8,358,219 | 496,297 | 1,601,308 |
| Lakes | 1-25 | 4,335,580 | 229,376 | 596,383 |
| Pools and courts | 1-33 | 7,718,233 | 277,194 | 996,809 |
| Professional services | | 17,695 | 103,093 | |
| | | \$ 140,375,635 | \$ 2,805,789 | \$ 10,906,157 |

See Independent Auditor’s Report

2022 ANNUAL REPORT
THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
SCHEDULE OF CHANGES IN RESERVE FUND BALANCES
ASSOCIATION ASSETS
March 31, 2022 and 2021
(Unaudited)

| March 31, 2022 | | | | |
|-------------------------|--------------------------------------|-------------------|-----------------|-----------------------------------|
| Components | Components Of Beginning Fund Balance | Additions to Fund | Charges to Fund | Components of Ending Fund Balance |
| Vehicles | \$ 339,384 | \$ 102,042 | \$ 77,499 | \$ 363,927 |
| Furniture and Equipment | 989,467 | 266,197 | 241,712 | 1,013,952 |
| Grounds | 422,372 | 20,570 | 12,405 | 430,537 |
| Buildings | 5,960,434 | 401,528 | 121,595 | 6,240,367 |
| Roads | 1,601,308 | 195,023 | 74,364 | 1,721,967 |
| Lakes | 596,383 | 290,829 | 252,347 | 634,865 |
| Pools and courts | 996,809 | 66,312 | 16,404 | 1,046,717 |
| Professional services | | 58,007 | 58,007 | |
| | | \$ 10,906,157 | \$ 1,400,508 | \$ 854,333 |
| | | | | \$ 11,452,332 |
| March 31, 2021 | | | | |
| Components | Components Of Beginning Fund Balance | Additions to Fund | Charges to Fund | Components of Ending Fund Balance |
| Vehicles | \$ 337,686 | \$ 115,856 | \$ 114,158 | \$ 339,384 |
| Furniture and Equipment | 930,461 | 294,136 | 235,130 | 989,467 |
| Grounds | 354,944 | 104,692 | 37,264 | 422,372 |
| Buildings | 5,266,133 | 741,505 | 47,204 | 5,960,434 |
| Roads | 1,414,222 | 281,628 | 94,542 | 1,601,308 |
| Lakes | 625,163 | 40,452 | 69,232 | 596,383 |
| Pools and courts | 885,481 | 141,197 | 29,869 | 996,809 |
| Professional services | | 5,113 | 5,113 | |
| | | \$ 9,814,090 | \$ 1,724,579 | \$ 632,512 |
| | | | | \$ 10,906,157 |

Using the Association assets reserve balance and estimated future replacement costs, the Association has estimated that for the fiscal year ending March 31, 2023, the required assessment for 100% funding would be \$3,208,883. The Board of Directors approved to assess, in fiscal year ended 2023, 12% of the amount recommended by the study. Accordingly, approximately \$395,200 of assessments has been included in the fiscal year 2023 budget. This budget also includes the approved transfer of \$966,649 in surplus operating funds from fiscal year 2020-2021. Based on projected expenditures and the stated contributions for fiscal year ended 2023, Association asset reserves are projected to total approximately 83% of the study’s recommended reserves at March 31, 2023.

See Independent Auditor’s Report

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!



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 WOODHAVEN ASSOCIATION AND SUBSIDIARIES
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR
REPAIRS
AND REPLACEMENTS – WATER AND SEWER SYSTEM
ASSETS

March 31, 2022 and 2021
(Unaudited)

The following tables, as well as the tables on page 28, are based on the study of the water and sewer system assets and presents significant information about the components of common property in the water and sewer system reserve fund described in Note (H).

| March 31, 2022 | | | | |
|------------------------------|--|------------------------------------|--|--|
| Components | Estimated Remaining Useful Lives (Years) | Estimated Future Replacement Costs | Year Ending March 31, 2022 Funding Requirement | Components Of Fund Balance at March 31, 2022 |
| Vehicles | 3-7 | \$ 116,723 | \$ 11,161 | \$ 21,022 |
| Furniture and Equipment | 1-23 | 1,597,321 | 68,366 | 110,193 |
| Buildings and Plant | 6-53 | 4,531,794 | 52,681 | 282,596 |
| Lift Stations | 16-35 | 8,462,457 | 100,877 | 610,581 |
| Treatment and Disposal | 1-37 | 7,303,621 | 251,745 | 762,604 |
| Water System | 1-31 | 11,513,436 | 415,456 | 1,258,004 |
| Mains, Manholes and Hydrants | 1-1 | 61,290 | 65,816 | |
| Professional services | | 31,627 | 30,918 | |
| | | \$ 33,618,269 | \$ 997,020 | \$ 3,045,000 |
| March 31, 2021 | | | | |
| Components | Estimated Remaining Useful Lives (Years) | Estimated Future Replacement Costs | Year Ending March 31, 2021 Funding Requirement | Components Of Fund Balance at March 31, 2021 |
| Vehicles | 4-8 | \$ 179,249 | \$ 21,268 | \$ 31,668 |
| Furniture and Equipment | 1-24 | 1,387,483 | 151,246 | 124,339 |
| Buildings and Plant | 7-54 | 4,531,597 | 49,474 | 261,649 |
| Lift Stations | 17-36 | 8,463,265 | 96,550 | 565,458 |
| Treatment and Disposal | 1-38 | 7,331,240 | 234,269 | 711,703 |
| Water System | 1-32 | 11,447,113 | 310,155 | 1,135,183 |
| Mains, Manholes and Hydrants | 1-1 | 60,043 | 65,052 | |
| Professional services | | 26,937 | 31,237 | |
| | | \$ 33,426,927 | \$ 959,251 | \$ 2,830,000 |

See Independent Auditor’s Report

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
SCHEDULE OF CHANGES IN RESERVE FUND BALANCES
WATER AND SEWER SYSTEM ASSETS

March 31, 2022 and 2021
(Unaudited)

| March 31, 2022 | | | | |
|------------------------------|--------------------------------------|-------------------|------------------------------|-----------------------------------|
| Components | Components Of Beginning Fund Balance | Additions to Fund | Charges & Reductions to Fund | Components of Ending Fund Balance |
| Vehicles | \$ 31,668 | | \$ 10,646 | \$ 21,022 |
| Furniture and Equipment | 124,339 | \$ 84,185 | 98,331 | 110,193 |
| Buildings and Plant | 261,649 | 20,947 | | 282,596 |
| Lift Stations | 565,458 | 45,123 | | 610,581 |
| Treatment and Disposal | 711,703 | 66,146 | 15,245 | 762,604 |
| Water System | 1,135,183 | 122,821 | | 1,258,004 |
| Mains, Manholes and Hydrants | | 20,966 | 20,966 | |
| Professional services | | 5,874 | 5,874 | |
| | \$ 2,830,000 | \$ 366,062 | \$ 151,062 | \$ 3,045,000 |
| March 31, 2021 | | | | |
| Components | Components Of Beginning Fund Balance | Additions to Fund | Charges to Fund | Components of Ending Fund Balance |
| Vehicles | \$ 29,275 | \$ 2,393 | | \$ 31,668 |
| Furniture and Equipment | 112,964 | 44,026 | \$ 32,651 | 124,339 |
| Buildings and Plant | 241,714 | 19,935 | | 261,649 |
| Lift Stations | 522,375 | 43,083 | | 565,458 |
| Treatment and Disposal | 657,477 | 67,235 | 13,009 | 711,703 |
| Water System | 1,056,195 | 154,530 | 75,542 | 1,135,183 |
| Mains, Manholes and Hydrants | | 19,093 | 19,093 | |
| Professional services | | 3,783 | 3,783 | |
| | \$ 2,620,000 | \$ 354,078 | \$ 144,078 | \$ 2,830,000 |

Using the water and sewer system assets reserve balance and estimated future replacement costs, the Association has estimated that for the fiscal year ending March 31, 2023, the required assessment for 100% funding would be \$997,020. The Board of Directors has approved to assess, in fiscal year ended 2023, 35% of the amount recommended by the study. Accordingly, approximately \$349,500 of assessments has been included in the fiscal year 2023 budget. Based on projected expenditures and the above assessment level for fiscal year ended 2023, water and sewer system asset reserves are projected to total approximately 78% of the study's recommended reserves at March 31, 2023.

See Independent Auditor’s Report

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

SICKLEY

LAWN CARE

TONY SICKLEY

815-488-2041

SPRING/FALL CLEAN-UP

MOWING

LANDSCAPING

WEED CONTROL

TREE WORK



SHADY OAKS
COUNTRY CLUB

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

SEPTEMBER

4th | Glo Ball 5 p.m.

8th | Woodhaven Employees..... 4 p.m.

11th | 75 and Over 8 a.m.

15th | Dixon Fire Department 10 a.m.
*Course closed till 3 p.m.

25th | Calcutta 9 a.m.
*Course closed till 2 p.m.

**Woodhaven Property
Owner Spring Rates
OPEN - May 19**

Monday-Sunday

- 18 Holes for w/ Cart \$17
- 9 Holes for w/ Cart \$11

**Annual Fee for handicap system
\$6 per person

**Woodhaven Property
Owner Summer Rates
May 20 - Sept. 1**

Monday-Friday

- 18 Holes for w/ Cart \$18
- 9 Holes for w/ Cart \$12

Saturday-Sunday

- 18 Holes for w/ Cart \$28
- 9 Holes for w/ Cart \$17

Kids 13 & Under Play FREE!*

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

Live Video Gaming

CLUB HOUSE HOURS
Weekdays: 7:00 AM - DUSK | Weekends: 6:00 AM - DUSK

Visit us at www.shadyoaksgc.com to schedule tee times and check the event calendar! Like us on Facebook!



HOPS N HARMONY

2022

**SATURDAY,
SEPTEMBER 3RD**

SUBLETTE CENTENNIAL PARK

.....

BEER TASTING & LIVE MUSIC

4 PM - 6 PM

.....

LIVE MUSIC & BEER GARDEN

7 PM

.....

PRESENTED BY: SUBLETTE-365



FOLLOW US ON SOCIAL MEDIA!



Woodhaven Lakes @woodhavenlak... · 4d ···

The Leisure Times for Aug. 12 - 19 is now available online! Check it out here: bit.ly/3JN546o

PASSPORT

LEISURE TIMES

Around the World

Cruising Through China | August 12 - 19

FACILITY HOURS

Association Office

| | |
|-----------------|---------------------|
| Monday-Saturday | 8:30 a.m.-4:30 p.m. |
| Sunday | 10 a.m.-2 p.m. |

Woodhaven Lakes Realty

| | |
|-----------------|---------------------|
| Monday-Saturday | 8:30 a.m.-4:30 p.m. |
| Sunday | 10 a.m.-2 p.m. |

Wood's True Value

| | |
|-------------------|---------------|
| Sunday | 8 a.m.-3 p.m. |
| Monday - Saturday | 8 a.m.-5 p.m. |

The Q & Ice Box

| | |
|--|-----------------|
| Fri. 12 - Sun. 14 | 10 a.m.-10 p.m. |
| Mon. 15 - Fri. 19 | 4 p.m.-9 p.m. |
| -Mini Golf Closes One Hour Prior to the Ice Box- | |

Family Center

| | |
|-------------------|----------------|
| Fri. 12 - Sun. 14 | 11 a.m.-7 p.m. |
| Mon. 15 - Fri. 19 | 11 a.m.-5 p.m. |

Lakeview/Lakeside

| | |
|-------|-------------|
| Daily | 7 a.m.-Dusk |
|-------|-------------|

General Store

| | |
|---------------------|---------------|
| Friday - Saturday | 8 a.m.-9 p.m. |
| Sunday | 8 a.m.-3 p.m. |
| Mon., Wed., & Thurs | 8 a.m.-4 p.m. |

FRIDAY, AUGUST 12

| | | |
|--------------------------|-------------------|------------------------------|
| Coffee Hour | 8 a.m.-10:30 a.m. | Lakeview Building |
| CRAFT: Glove Monster \$3 | 10 a.m.-11 a.m. | Rec Plex - Creation Station |
| A+ Programming | 1 p.m.-3 p.m. | Lakeview Building |
| Photography Club Meeting | 8 p.m. | Nature Center - Screen Porch |

SATURDAY, AUGUST 13

| | | |
|--------------------------------------|--------------------|------------------------------|
| Coffee Hour | 8 a.m.-10:30 a.m. | Lakeview Building |
| Zumba | 9 a.m. | Pavilion |
| CRAFT: Finger Paint Chinese Lantern | 10 a.m.-11 a.m. | Rec Plex - Creation Station |
| Free Craft: Paper Tube Dragon | 10 a.m.-4:30 p.m. | Nature Center - Screen Porch |
| Around the World Trivia Trail | 10 a.m.-5 p.m. | Nature Center Trail/Hard |
| Catch the Dragon's Tail | 11 a.m. | Rec Plex Lawn |
| Panda Rattle Drum Craft | 11 a.m.-12:30 p.m. | Nature Center Pavilion |
| CRAFT: Create Your Own Paper Lantern | 12 p.m.-1 p.m. | Rec Plex - Creation Station |
| Chinese Lanterns | 1 p.m. | Pavilion |
| Band: Ray's Rockets | 7 p.m.-10 p.m. | Pavilion |
| Family Movie: Mulan PG-13 | Dark. | Family Center - Amphitheater |

SUNDAY, AUGUST 14

| | | |
|--------------------------------------|-------------------|------------------------------|
| Coffee Hour | 8 a.m.-10:30 a.m. | Lakeview Building |
| Free Craft: Paper Tube Dragon | 9 a.m.-2:30 p.m. | Nature Center - Screen Porch |
| Around the World Trivia Trail | 9 a.m.-3 p.m. | Nature Center Trail/Hard |
| Chapel in the Woods | 10 a.m. | Pavilion |
| CRAFT: Create Your Own Paper Lantern | 10 a.m.-12 p.m. | Rec Plex - Creation Station |
| Chinese Lanterns | 11 a.m. | Rec Plex Lawn |
| Coffee Hour | 8 a.m.-10:30 a.m. | Lakeview Building |
| | 1 p.m.-3 p.m. | Lakeview Building |

PICKLE BALL . . .

A FEW OF OUR HAPPY CAMPERS WHO PLAY PICKLE BALL EVERY MORNING AT 8 A.M.



MAIN EVENT WEEKEND ...



Early Bird Special!
\$65

TRAILER MUST BE WINTERIZED BEFORE
SEPTEMBER 30TH
NO SPECIAL DATES



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

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

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

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

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

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

| ALL WINTER SERVICES MUST BE PAID IN ADVANCE | | | |
|--|--------------------------------|--------------------|---------------|
| IF YOU HAVE AN UNPAID BALANCE, THAT MUST ALSO BE PAID BEFORE ANY SERVICE IS DONE | | | |
| | | Prepaid by 10/1/22 | After 10/1/22 |
| 1. | WINTERIZING | \$70.00 | \$75.00 |
| 2. | WINTER WATCH | \$155.00 | \$160.00 |
| 3. | SPRING PHYSICAL | \$70.00 | \$75.00 |
| 1&2. | WINTERIZING & WINTER WATCH | \$210.00 | \$220.00 |
| 1&3. | WINTERIZING & SPRING PHYSICAL | \$140.00 | \$150.00 |
| 2&3. | WINTER WATCH & SPRING PHYSICAL | \$210.00 | \$220.00 |
| ALL 3 | WINTERIZING, WATCH, PHYSICAL | \$265.00 | \$295.00 |

Section _____ Lot _____ Trailer Make _____

Name _____

Phone _____

Email _____

Street Address _____

City _____ State _____ Zip _____

☐ Winterizing ☐ Winter Watch ☐ Spring Physical

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

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



ERBES

Realty

LLC

Over 30
Years Experience

1922 Tower Road,
Sublette, IL 61367

www.Erbes-Realty.com





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

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

Marcia Kosowski, Broker,
815-582-2381 mkosowski@erbesrealty.com

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



Sec 1, Lot 49 - \$55,000



Sec 1, Lot 50 - \$39,000



Sec 1, Lot 97 - \$33,900



REDUCED

Sec 2, Lot 35 - \$55,000



Sec 2, Lot 162 - \$49,900



Sec 4, Lot 87 - \$64,900



Sec 4, Lot 94 - \$32,500



Sec 5, Lot 54 - \$47,900



Sec 5, Lot 55 - \$52,500



REDUCED

Sec 6, Lot 74 - \$19,500



Sec 7, Lot 156 - \$39,900



REDUCED

Sec 7, Lot 196 - \$20,500



Sec 10, Lot 24 - \$29,000



Sec 10, Lot 133 - \$14,000



REDUCED

Sec 10, Lot 200 - \$65,000



Sec 11, Lot 104 - \$18,250



Sec 12, Lot 4 - \$58,000



REDUCED

Sec 13, Lot 36&37 - \$59,000



Sec 15, Lot 30 - \$57,500



Sec 16, Lot 211 - \$99,900



Sec 19, Lot 80 - \$54,990



Sec 21, Lot 96 - \$24,000



REDUCED

Sec 20, Lot 37 - \$28,000



Sec 21, Lot 149 - \$23,500



Sec 21, Lot 272 - \$70,000



Sec 23, Lot 30 - \$70,000



Sec 23, Lot 92 - \$37,500



Sec 23, Lot 195 - \$24,000



Sec 23, Lot 196 - \$25,000



REDUCED

Sec 24, Lot 25 - \$34,900

Sec 2, Lot 173.....SOLD

Sec 3, Lot 83.....SOLD

Sec 3, Lot 93.....PENDING

Sec 5, Lot 161 & 162.....PENDING

Sec 5, Lot 177.....SOLD

Sec 5, Lot 195.....PENDING

Sec 6, Lot 122.....PENDING

Sec 7, Lot 125.....SOLD

Sec 7, Lots 181&182.....SOLD

Sec 10, Lot 291.....SOLD

Sec 10, Lot 292.....SOLD

Sec 11, Lot 88.....PENDING

Sec 14, Lot 37.....SOLD

Sec 18, Lot 88 & 89.....CONTINGENT

Sec 21, Lot 150.....SOLD

Sec 23, Lot 54&55.....PENDING

Sec 24, Lot 245.....SOLD

Sec 26, Lot 221.....SOLD

Sec 27, Lot 4.....SOLD

Sec 27, Lot 60.....SOLD

Sec 27, Lot 76.....CONTINGENT

Sec 28, Lots 84 & 85.....SOLD

****Property status is as of Aug. 4, 2022****

ERBES

Realty

LLC

Over 30
Years Experience

1922 Tower Road,
Sublette, IL 61367

www.Erbes-Realty.com



Lori Erbes

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

Marcia Kosowski, Broker,

815-582-2381 mkosowski@erbesrealty.com

Tonja Greenfield, Broker,

815-761-3220 tmg1973@gmail.com

Abigail Vaessen, Broker,

815-508-9715 abbivaessen@erbesrealty.com



Sec 24, Lot 110 - \$100,000



Sec 24, Lot 123 - \$49,900

REDUCED



Sec 26, Lot 229 & 230 - \$42,500

REDUCED



Sec 27, Lot 145 - \$53,000



Sec 28, Lot 28 - \$56,500



Sec 29, Lot 234 - \$38,500

THINKING
OF SELLING?
GIVE ONE
OF OUR
AGENTS
A CALL!

Land to Build On



917-919 Missouri Dr., Dixon
\$17,000



812-814-816 Missouri Drive,
Dixon - \$13,500



707 Mississippi Dr., Dixon
\$4,900



415 Saint Francis Dr., Dixon
\$4,900

“The Ladies at Erbes Realty were beyond kind and helpful, they helped us close on a property at Woodhavon Lakes a few days ago and the whole process was painless due to their professionalism!!! I would definitely recommend them!! Thank you so much we truly appreciate everything!! :)”
Alex - 6/6/2022 ★★★★★

Residential Listings



2031 Richardson Rd.,
Amboy - \$250,000
BACK ON THE MARKET BUYER FINANCING FELL THRU! Don't let his one get away! Charming 3 bedroom 2 bath ranch style manufactured 1990 Patriot mobile home and 3 car attached garage is waiting for you! Multiple storage areas, laundry room, work area. Seller has repainted and put vinyl flooring throughout. All appliances and a freezer stay. Furnace and central air (11-2018), generac generator for shop and house, extra deep 24x36 Amish built Shop with 2 overhead doors (9x10 & 7x10) has lots of storage/work area and well pump room. Flagpole and flag. This beautiful country setting has many mature trees, garden and flowering trees. 1-12x18 storage shed & 1-12x42 shed, firepit, back deck, patio and landscaping throughout!



221 N. Mason, Amboy -
\$147,500
Beautiful family home that has been used for a business. Zoned residential. Gorgeous hardwood floors, with 3 bedrooms, 1.5 bath front enclosed area for entertaining, kitchen with an island and oak cupboards, refrigerator is negotiable, dishwasher, water softener, central air/furnace, furnace(2021), main floor laundry, central vac needs a new hose, large living room, office with 1/2 bath. The French doors lead to porch and office area. The back deck over looks the extra lot, in the back yard is grape vine, dog run, amazing circle drive and lots of parking, a 2.5 car detached garage that's heated with a big workshop area.

Commercial Listings

REDUCED



804 W Prairieview St.,
Sublette - \$255,000

CALLING ALL INVESTORS! This property is located on a high traffic count and high visibility Road! Great opportunity to start your own business! Paved area for parking. Used to be a trailer sales. Parcel 19-22-09-300-008 is vacant commercial land .077, and 19-22-09-402-006 is improved commercial with 1.62 Ac of land. Wick building 30x88 used for storage with 3 season porch and deck with durability roof, Misc. building 24x34 with garage area, old septic, natural gas and bath room! Great for storage. Both buildings sold as is.



4 W. Division St.,
Amboy- \$114,500

Great 1900 sq ft building on approximately 1/2 acre, that can be used for storage, office, or store front. There is blacktop for parking in front and grassy area in back for storage or conversion to more parking. This property is being sold AS IS.

203 E MCKENNEY ST., DIXON.....PENDING.....\$202,999
27858 2600 EAST ST., VAN ORIN. CONTINGENT.....\$63,400

THE naturalist CORNER

Alyssa Rod, Nature Center Coordinator

Now is the time many species of birds are starting their migration south for the winter season. Some shorebirds already started to move in August. September usually brings the smaller warblers and other songbirds through on their move to the southern US and South America, but did you know that raptors like hawks, falcons, and eagles also migrate? In Illinois, we see large numbers of these raptors start to move through the area in September through November. While we can see some of these birds flying through the Woodhaven area, the best locations are along Lake Michigan. You may be asking why Lake Michigan, but there is a logical reason. The lake is a natural barrier as the birds try to stay mostly over land. In autumn, we have strong winds that come out of the north and west and these winds are what help the birds travel south. The winds make the migration easier, so the birds use less energy, thus having enough energy to make it to their southern winter homes. During this time there are programs called Hawk Watch going on around the all across of North America including at least 38 US states.

Hawk Watch is a program where citizen scientists (volunteers), with an interest in raptors, a drive to learn more about them, and a desire to share their passion with others, group together to identify and count all south bound migrating diurnal raptors and vultures daily from 6 a.m. till sunset for three months (or at least 4 hours a day, weather permitting). It's not always an easy job as the weather can be cold and rainy. There are three main Hawk Watch sites in Illinois in the Chicago area: Illinois Beach State Park, Fort Sheridan, and Greene Valley Forest Preserve. Some days see no raptors migrating while other days can see hundreds. At Illinois Beach in 2021, the best migration day saw 1,382 raptors on October 16th, which Turkey Vultures saw 515 birds, Red-tailed Hawks with 399 birds and Sharp-Shinned 3rd with 272. In 2019, September 26th saw 3,368 raptors migrating by with 3,152 Broad-winged Hawks flying by! Every year varies. In Duluth Minnesota, Hawk Ridge is a major migration location. In 2021, September 21st watched 15,178 raptors fly by the bluffs along Lake Superior with 13,821 of those birds being Broad-Winged Hawks! Keep your eyes to the skies to watch for the migrating hawks this autumn or try visiting one of the Hawk Watch locations and have the volunteers point out the species migrating through!

NAURE CENTER HOURS

Saturday: 10:00 a.m. – 5:00 p.m.

Sun., Mon., Wed., & Thurs.: 9:00 a.m. – 3:00 p.m.

Tuesday: CLOSED

September Nature Center Hours After Labor Day:

Saturday: 10:00 a.m. – 3:00 p.m.

Sunday: 10:00 a.m. – 2:00 p.m.

Monday through Friday: CLOSED

September at the Nature Center: September is a great time to enjoy the outdoors and the movement of nature with migration of many bird species and butterflies. Watch for nature walks led by our staff this autumn. Nature Center crafts will continue every weekend through the month and into October. We also have the Nature Center Nature Journal for 2022, so stop by and pick up your copy if you missed out this summer. The Nature Center will continue to focus on the Woodhaven "Around the World" theme throughout this autumn, so stop by to discover more about the wildlife, plant life, and general nature of some new countries including parts of Africa and South America. You can even try learning the names of some of our Nature Center animals in the language of those countries!

Around the World Nature Trivia | Sunday, September 4th

Nature Center Fire Ring Area

Take the challenge with friends and family to see how much you know about the world's nature. With a focus on the various animals, plants, and natural wonders of the countries this years' "Around the World" theme has focused on with a few more coming soon.

Nature Center Farmers Market | Saturday and Sunday, August 3 & 4

Nature Center open hours

Basket Giveaway at 3 p.m. Sunday

Stop by the Nature Center Yard to pick up some of your favorite food goodies! We plan to have jams, honey, mustard, pastries, kettle corn, fruits, veggies, plants, and more, weather permitting. **Farmer's Market Basket Giveaway:** Sign-up on Saturday and Sunday for your chance to win a basket of goodies from the Farmer's Market vendors. Please only ONE entry per lot. Winners will be announced at the Nature Center on Sunday 3 p.m. Those not present will be notified via phone and must pick up at the time the call is made, or another winner is immediately drawn. Basket must be picked up by 3:45 p.m., or a new winner will be selected.



WOODY

TrueValue®

HARDWARE

Advertised Bargains and Hours
of Operation are for
September Only

September
Mon.-Sat: 8 a.m.-5 p.m.
Sunday: 8 a.m.-3 p.m.
9/3 & 9/4: 8 a.m.-6 p.m.
9/5: 8 a.m.-2 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®



12.99
YOUR CHOICE
20 lb. Wild Bird Food
or 5 lb. Nut & Fruit
Blend™ L 501 272, 355



18.99 SALE PRICE
-3.00 MAIL-IN REBATE*
15.99
FINAL PRICE
**Ortho® Home
Defense Max®**
1 gal. Ready-to-Use
Indoor Insect Barrier
Includes extended wand.
L 262 122 B4 *Limit 2 per offer.



32.99
Black Jack®
4.75 gal. Drive-Maxx®
1000 Filler &
Sealer P 782 575 1



21.99
Zinsser®
1 gal. Primer/Sealer/
Stain Killer P 669 630 B4



28.99
Rubbermaid®
32-Gal. Trash
Can W 133 884 F8



9.99
WD-40®
14.4 oz. EZ-Reach®
Multi-Use Lubricant
H 108 199 F48



16.99
Prestone®
1 gal. Yellow Antifreeze/
Coolant H 363 507 F6



13.99
DeWALT®
Ratcheting Screwdriver
Set R 211 400 B4

Consumer responsible for taxes. While supplies last.

TV-AD-348395 T

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



Sale ends 9/30/22

©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

PRSRT 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 : 10 a.m.-2 p.m.
View available properties: woodhavenassociation.com | realtor.com | zillow.com | trulia.com

CLOSED

| | | | | | | | |
|-------------|-----------|----------------|----------|--------------|----------|---------------|----------|
| 1/127 | 10/13 | 5/429 | \$15,000 | 11/308 | \$29,900 | 22/70 | \$16,900 |
| 2/54 | 11/8 & 9 | 5/430 | \$15,000 | 13/110 | \$11,900 | 22/137 | \$75,000 |
| 3/94 | 11/132 | 5/451 | \$45,000 | 14/3-4 | \$79,900 | 23/146 | \$21,900 |
| 3/160 | 11/171 | 5/490 | \$32,900 | 14/27 | \$19,000 | 24/262 | \$30,900 |
| 5/103 | 11/278 | 5/508 | \$55,000 | 15/140 | \$23,900 | 25/130 | \$75,000 |
| 5/134 | 17/231 | 6/7 | \$32,900 | 15/141 | \$28,000 | 26/171 | \$42,000 |
| 7/187 | 18/101 | 6/65 | \$50,000 | 16/16 | \$28,000 | 27/113 | \$49,900 |
| 9/189 & 190 | 29/204 | 7/57-8 | \$78,000 | 16/64 | \$37,900 | 27/163 | \$24,900 |
| | | 7/63-4 | \$69,900 | 17/83 | \$19,900 | 29/7 | \$39,900 |
| | | 7/206 | \$34,000 | 17/100 | \$29,500 | 29/49 | \$42,000 |
| 1/139 | \$55,000 | 8/26 | \$27,400 | 17/103 | \$34,900 | 29/57-8 | \$31,000 |
| 2/76 | \$115,000 | 10/51 | \$12,000 | 17/157 | \$65,000 | 29/153 | \$32,500 |
| 2/156 | \$26,900 | 10/82 | \$18,500 | 17/249 | \$29,999 | 29/343 | \$14,999 |
| 2/172 | \$27,500 | 10/91 | \$11,900 | 17/269 | \$36,900 | 29/393 | \$24,900 |
| 2/202 | \$16,500 | 10/110 | \$37,000 | 18/78 | \$26,000 | | |
| 2/265 | \$54,900 | 10/290 | \$19,000 | 19/4 | \$20,000 | | |
| 3/161 | \$69,900 | 10/314 | \$14,900 | 19/101 | \$44,000 | | |
| 3/169 | \$44,900 | 11/98 | \$12,000 | 20/4 | \$28,000 | | |
| 4/136 | \$18,000 | 11/113 | \$49,900 | 20/10 | \$29,900 | | |
| 5/157 | \$51,900 | 11/126 | \$33,000 | 21/174 | \$44,900 | | |
| 5/189 | \$69,900 | 11/196-7 | \$30,500 | 21/268 | \$36,500 | | |
| 5/200 | \$29,500 | | | | | | |

Reduced | Contingent/Pending | New Listing

Information Last Updated 8/13/22



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